



COASTAL DEVELOPMENT PERMIT NO: 24DVP-00005

Project Name: MISSION ISLA VISTA PARTNERS LP HOUSING DEVELOPMENT

Project Address: 6737 SUENO RD, GOLETA, CA 93117

A.P.N.: 075-092-009

Zone: SR-M-18

Project Description Summary: The project is a request for a Development Plan submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single family dwelling and 455 SF garage, and the construction of three new, 3 story multi family buildings totaling 15,093 net SF and 18,436 gross SF. The project includes 13 three bedroom units and 3 two bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36' 7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8 foot tall masonry wall along the southern property line and a portion of the western property line, two 6 foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). Each affordable housing lease will include one parking space at no additional cost, and tenants of affordable units will have the first right of refusal to lease a second parking space. The Applicant will evaluate the option to provide a car share vehicle (such as zip car) on site. The Applicant will also voluntarily market the housing complex as a public transit accessible site.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and four concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, an increase to maximum height limit for the SR-M Zone District, and removal of Coastal Land Use Plan bedroom area per occupant standard. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58 acres net, 0.65 acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District. A full project description and project specific conditions are included as Attachment A.

Associated Case Numbers: 25HSG-00029, 24DVP-00005

Assigned Planner: Kathleen Volpi, volpik@countyofsb.org, (805)568-2033

Owner/Applicant Acknowledgment: Undersigned agrees to abide by all conditions and terms thereof.

Owner/Applicant Signature

Print Name

Date

Permit Approval: This permit is hereby approved in compliance with the required findings for approval and subject to the attached conditions.

Decision Maker (or designee) Signature

Print Name

Date

ATTACHMENT A: CONDITIONS OF APPROVAL**Project Description**

1. **Proj Des-01 Project Description:** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked A-H, dated September 9, 2025, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:

The project is a request for a Development Plan submitted pursuant to Senate Bill 330 to allow for the demolition of an existing 1,620 square foot (SF) single family dwelling and 455 SF garage, and the construction of three new, 3 story multi family buildings totaling 15,093 net SF and 18,436 gross SF. The project includes 13 three bedroom units and 3 two bedroom units (totaling 45 bedrooms), a management office, and will have a maximum height of 36' 7". Two of the units will be very low income units pursuant to State Density Bonus Law and two will be moderate income units pursuant to Coastal Plan policy. The project includes 24 parking spaces, 48 bike lockers, and 52 bike racks to serve the development. Other site improvements include a new trash enclosure, an approximately 180 foot 8 foot tall masonry wall along the southern property line and a portion of the western property line, two 6 foot tall gates and fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork and landscaping. Grading will include 415 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Public transit information, resources, and vouchers will be provided to all project tenants (unless the tenants already have a transit voucher through their school ID). Each affordable housing lease will include one parking space at no additional cost, and tenants of affordable units will have the first right of refusal to lease a second parking space. The Applicant will evaluate the option to provide a car share vehicle (such as zip car) on site. The Applicant will also voluntarily market the housing complex as a public transit accessible site.

Existing onsite development, consisting of one residential structure, one garage and various shed and storage containers are proposed for demolition and removal. The project is requesting a 45% density bonus, resulting in an additional five units above the zoning density per acre, and four concessions. The concessions include an increase to the allowed bedroom density, a reduction in front, side and rear setbacks, an increase to maximum height limit for the SR-M Zone District, and removal of Coastal Land Use Plan bedroom area per occupant standard. The parcel and project will be served by the Goleta Water District, the Goleta Sanitary District, and the County Fire Department. Access will be provided via Sueno Road. The property is 0.58 acres net, 0.65 acres gross, zoned SR-M-18 and is shown as Assessor's Parcel Number 075-092-009, located at 6737 Sueno Road in the Goleta Community Plan area, Second Supervisorial District.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity:** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

Conditions By Issue Area

- 3. Aest-10c Lighting:** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. No unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for P&D approval incorporating these requirements and showing locations and height of all exterior lighting fixtures.

TIMING: P&D shall review a Lighting Plan for compliance with this measure prior to issuance of a Coastal Development Permit for structures.

MONITORING: Compliance Monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

- 4. Air-01 Dust Control:** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
- b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to first grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping successfully installed.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

5. **CulRes-09 Stop Work at Encounter:** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to approval of Coastal Development Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

6. **Noise-02 Construction Hours:** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

7. **NPDES-15 Storm Water Retention-Pervious Parking:** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces including pervious pavement into the project design.

PLAN REQUIREMENTS: The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

MONITORING: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

8. **NPDES-16 Storm Water Retention-Roof Runoff Collection:** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided.

PLAN REQUIREMENTS: The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 9. NPDES-18 Storm Water Retention-Driveway Design:** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall use one of the following driveway designs: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas.
- PLAN REQUIREMENTS:** The Owner/Applicant shall include the driveway design, including materials building plans and as needed on grading plans depicted graphically.
- MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.
- 10. SolidW-03 Solid Waste-Construction Site:** The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.
- PLAN REQUIREMENTS:** All plans shall contain notes that the site is to remain trash-free throughout construction.
- TIMING:** Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.
- MONITORING:** Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.
- 11. WatCons-03 Water Conservation in Landscaping:** Water Conservation in Landscaping. The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of the CDP, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a Water Efficient Landscape Ordinance Supplement Application, including the Landscape Documentation Package or Appendix D, as appropriate to the size of the landscape area.
- PLAN REQUIREMENTS:** The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.
- TIMING:** The Water Efficient Landscape Ordinance Supplemental Application shall be completed, stamped, signed, and submitted to P&D prior to issuance of the CDP. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
- MONITORING:** Permit Compliance and Building Inspection staff shall check in the field prior to Final Building Inspection Clearance to ensure the landscape and irrigation is installed per plan and ensure the Certificate of Completion is completely filled out and submitted.
- 12. WatConv-04 Equipment Storage-Construction:** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
- PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit and building permits.
- TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.
- MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

- 13. WatConv-05 Equipment Washout-Construction:** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as needed. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Coastal development Permit and building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

Project Specific Conditions

- 14. Hous-02 Agreement to Provide Affordable Housing Under IHO:** The Owner/Applicant shall provide two (2) Very Low-income dwelling units available for sale or rental prices affordable to households earning up to 50% of Area Median Income (AMI) adjusted for family size and revised annually consistent with the provisions of Government Code § 65915-65918 (Density Bonus).

PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record with the County Clerk-Recorder an Agreement to Provide Affordable Housing, which shall include a Restrictive Covenant and Preemptive Right. This Agreement shall specify affordability terms described in the Housing and Community Development (HCD) Condition Letter referred to in Condition No. 30. The Agreement to Provide shall be prepared by the Housing and Community Development Division of the County of Santa Barbara's Community Services Department. Recorded Agreements shall bind the property owners to maximum rental amount and sales price requirements for the time period required by law and/or County policy, and shall include the number of affordable housing units, their size, their affordability level, the income level at which they must be rented or sold, and marketing and lottery requirements.

TIMING AND MONITORING: The Owner/Applicant shall submit the Agreement to County Housing and Community Development, Planning & Development and County Counsel for review, approval and execution. Planning & Development processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to issuance of a Coastal Development permit. The rental units shall remain affordable for a period of fifty-five (55) years, or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

Affordable units shall be constructed in proportionate timing with the construction of the market-rate units based on the ratio of price restricted affordable housing units to proposed market-rate units.

- 15. Hous-03 Agreement to Provide Affordable Housing Under CLUP:** The Owner/Applicant shall provide two (2) Moderate income dwelling units available for rent or sale at prices affordable to households earning up to 120% of Area Median Income (AMI) adjusted for family size consistent with the provisions of CLUP Policy 5-5(c)

PLAN REQUIREMENTS: The Owner/Applicant shall enter into and record with the County Clerk-Recorder an Agreement to Provide Affordable Housing, which shall include a Restrictive Covenant and Preemptive Right. This Agreement shall specify affordability terms described in the Housing and Community Development (HCD) Condition Letter referred to in Condition No. 30. The Agreement to Provide shall be prepared by the Housing and Community Development division of the County of Santa Barbara's Community Services Department. Recorded Agreements shall bind the property owners to maximum rental amount and sales price requirements for the time period required by law and/or County policy, and shall include the number of affordable housing units, their size, their affordability level, the income level at which they must be rented or sold, and marketing and lottery requirements.

TIMING AND MONITORING: The Owner/Applicant shall submit the Agreement to County Housing and Community Development, Planning & Development and County Counsel for review, approval and execution. Planning & Development processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to issuance of the Coastal Development permit. The rental units shall remain affordable for a period of twenty-five (25) years or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

Affordable units shall be constructed in proportionate timing with the construction of the market-rate units based on the ratio of price restricted affordable housing units to proposed market-rate units.

County Rules and Regulations

- 16. DIMF-24a DIMF Fees-Library:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Library DIMF amount is currently estimated to be \$463.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.

TIMING: Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st)

- 17. DIMF-24b DIMF Fees-Public Administration:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.

The total Public Administration DIMF amount is currently estimated to be \$1,978.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.

TIMING: Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

- 18. DIMF-24c DIMF Fees-Sheriff:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.
- The total County Sheriff DIMF amount is currently estimated to be \$541.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.
- TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 19. DIMF-24d DIMF Fees-Fire:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.
- The total Fire DIMF amount is currently estimated to be \$14,127.75 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.
- TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 20. DIMF-24e DIMF Fees-Parks:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.
- The total Parks DIMF amount is currently estimated to be \$11,039.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.
- TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 21. DIMF-24g DIMF Fees-Transportation:** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid.
- The total DIMF amount for Transportation is currently estimated to be \$197,552.00 (February 26, 2025). This is based on a project type of residential multifamily units and a project size of 18,837 square feet.
- TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
- 22. Rules-01 Effective Date-Not Appealable to CCC:** This Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. ARTICLE II §35-169.4
- 23. Rules-05 Acceptance of Conditions:** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 24. Rules-07 DP Conformance:** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit E, dated February 19, 2025.
- 25. Rules-09 Signs:** Signs. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with Article II.

- 26. Rules-20 Revisions to Related Plans:** The Owner/Applicant shall request a revision for any proposed changes to approved Coastal Development Permit, Storm Water Protection Plan, landscaping plans. Substantial conformity shall be determined by the Director of P&D.
- 27. Rules-23 Processing Fees Required:** Prior to issuance of Coastal Development Permit, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 28. Rules-29 Other Dept Conditions:** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated June 26, 2024;
 2. Building and Safety Division dated March 7, 2024;
 3. Fire Department dated March 14, 2024;
 4. Flood Control Water Agency dated March 7, 2024;
 5. Housing and Community Development, dated December 19, 2024
- 29. Rules-30 Plans Requirements:** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 30. Rules-31 Mitigation Monitoring Required:** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to issuance of Coastal Development Permit as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
 - c. Note the following on each page of grading and building plans "This project is subject to Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval";
 - d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
- 31. Rules-33 Indemnity and Separation:** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.
- 32. Rules-37 Time Extensions-All Projects:** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.



air pollution control district
SANTA BARBARA COUNTY

June 26, 2024

Kathleen Volpi
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Sent Via Email: volpik@countyofsb.org

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for Mission Isla Vista Partners LP Housing Development project, 24DVP-00000-00005

Dear Kathleen Volpi:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the demolition of an existing single-family dwelling and associated structures and construction of three new 3-story apartment buildings totaling 15,214 gross square feet (SF). The project includes 16 residential units (15 three-bedroom units and 1 two-bedroom unit) and will have a maximum height of 36.5 feet. 24 parking spaces and 100 bike lockers will be provided to serve the development, along with a new driveway entrance. Other site improvements include a new trash enclosure, two 6-foot tall gates and or fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork, and landscaping. Grading activity is expected to include 436 cubic yards (CY) of cut and 190 CY of fill. The subject property, a 0.65-acre parcel zoned SR-M-18 and identified in the Assessor Parcel Map Book as APN 075-092-009, is located at 6737 Sueno Road in the community of Isla Vista.

The proposed project is subject to the following **regulatory requirements** that should be included as conditions of approval in the applicable land use permit:

1. All portable diesel-fired construction engines rated at 50 brake horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from the District permit, provided they will be on-site for less than 12 months. *If a District permit is required, proof of receipt of the District permits shall be submitted by the applicant to planning staff. The District permit process can take several months. To avoid delay, the applicant is encouraged to submit their Authority to Construct permit application to the District as soon as possible, see www.ourair.org/permit-applications to download the necessary permit application(s).*
2. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.
3. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

4. Construction/demolition activities are subject to District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*. This rule establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites, includes measures for minimizing fugitive dust from on-site activities, and from trucks moving on- and off-site. Please see www.ourair.org/wp-content/uploads/rule345.pdf. Activities subject to Rule 345 are also subject to Rule 302 (*Visible Emissions*) and Rule 303 (*Nuisance*).
5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 British thermal units per hour (Btu/hr) and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
6. The applicant is required to obtain an asbestos survey that checks for asbestos containing materials at the project site and complete and submit an **Asbestos Demolition/Renovation Notification** (District Form ENF-28, which can be downloaded at www.ourair.org/compliance-forms) for each regulated structure to be demolished or renovated. Demolition notifications are required even if a survey determines no asbestos containing materials are onsite. The completed notification should be presented or mailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information on asbestos survey and notification requirements, please see www.ourair.org/asbestos/ or contact the District's Compliance Division at (805) 979-8050 or asbestos@sbcapcd.org.

In addition, the District recommends that the following **best practices** be considered for inclusion as conditions of approval, in the interest of reducing emissions of criteria air pollutants, toxic air contaminants, greenhouse gases, dust and odors:

7. To reduce the potential for violations of District Rule 345 (*Control of Fugitive Dust from Construction and Demolition Activities*), Rule 302 (*Visible Emissions*), and Rule 303 (*Nuisance*), standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.
8. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible. Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.
9. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)

- Architectural features (green building practices, cool roofs)
- Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers)
- For additional information on greenhouse gas mitigation and potential strategies, see www.ourair.org/ghgmitigation-sbc.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 979-8302 or via email at wongb@sbcapcd.org.

Sincerely,



Bryan Wong,
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

Mission Isla Vista Housing Development

Complete plan check comments will be provided at the time of construction permit applications.

Informational comments:

1. A grading permit is necessary, applications may be made online here:

<https://aca-prod.accela.com/SBCO/Default.aspx>

Grading regulations may be found here:

<https://www.countyofsb.org/1042/Grading-Code>

2. All construction shall be per the 2022 California Construction Codes:

<https://codes.iccsafe.org/content/CABC2022P1>

Santa Barbara County construction permit applications may be started here:

<https://aca-prod.accela.com/SBCO/Default.aspx>

3. 5% of the residential units shall be accessible with mobility features, the remaining residential units shall be accessible adaptable.

4. All ground floor common use facilities shall be accessible.

Memorandum

DATE: March 14, 2024

TO: Kathleen Volpi
Planning and Development
County of Santa Barbara - Santa Barbara
volpik@countyofsb.org

FROM: Christopher Olmstead, Captain
Fire Department, County of Santa Barbara
colmstea@countyofsb.org



Digitally signed by Chris
Olmstead
DN: c=US,
e=colmstea@countyofsb.org,
o=Santa Barbara County Fire
Department, ou=Planning
and Engineering, cn=Chris
Olmstead
Date: 2024.03.14
15:48:08-07'00

Chris Olmstead

SUBJECT: APN: 075-092-009 Permit: 24DVP-00005 Project: 24FDR-00017
Site: 6737 Sueno Road, Goleta
Project: Development Plan – Three New-Three Story Apartment Buildings, 16 Total Units

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

CONDITIONS FOR DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal.
A change in the project description may cause conditions to be imposed.

GENERAL NOTICE

1. Any structure that exceeds thirty (30) feet in height shall meet the California Fire Code Appendix D105 requirements.
 - D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
 - D105.3** One of more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
 - D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

ADVISORY

2. All standard fire department conditions and current codes shall apply at time of development.
3. Fire Protection Certificates (FPCs) shall be required.

PROJECT DEVELOPMENT

We submit the following with the understanding the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

PRIOR TO CONSTRUCTION

4. Driveway shall have a minimum width of 26 feet.
 - All driveways shall be constructed to provide a minimum of sixteen feet (16') unobstructed horizontal clearance.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
 - Reference Santa Barbara County Fire Department Development Standard #1.*
5. New buildings four or more stories above grade plan, or when provisions of section D105 are required, except those with roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where roofs are used for landscaped roofs or for other purposes, stairways shall be provided as required for such occupancy classification.

PRIOR TO OCCUPANCY CLEARANCE

6. Since the provision of D105 are required for these structures, a full NFPA 13 fire sprinkler system shall be required. Any building or structure that meets the requirements of D105 will be required to follow Section 903.3.1.1.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
7. Because a fire sprinkler system shall be installed, the following acceptance testing is required.
 - A flush of dedicated underground mains and lead-in connections shall be witnessed by the fire department Inspector prior to connecting to the overhead fire sprinkler system.
 - Prior to covering any pipes, the sprinkler system shall be inspected at the rough plumbing stage (i.e., exposed pipe, fittings, hangers, and bracing stage) by the fire department inspector.
 - The sprinkler system shall be hydrostatically tested at 200 psi for 2 hours.
 - A function test (aka bucket test) shall be witnessed by the fire department inspector. The system shall meet the required flow rate as indicated on the submitted sprinkler plans.

8. An automatic fire or emergency alarm system shall be installed.
 - Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
9. Recorded addressing for the residences are required by the Fire Department.*
10. Address numbers shall be a minimum height of 12 inches.
11. A Knox Box entry system shall be installed for the building. A spare key shall be provided for the Knox Box entry system.*
 - To obtain Knox Authorization, use the following link:
<https://sbcfire.com/general-planning-and-engineering-forms/>
 - Please note, an authorized fire agency review is required prior to submission to Knox Company.
12. The applicant shall be required to pay Fire Department Development Impact Mitigation Fees in accordance with Chapter 15 of the Santa Barbara County Code.
 - Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Other Residential Housing	\$0.75 per square foot
---------------------------------------	------------------------

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

CO:ps



Santa Barbara County Flood Control and Water Conservation District

130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101

PH (805) 568-3440

FAX (805) 568-3434

<https://www.countyofsb.org/2155/Flood-Control>

SCOTT D. MCGOLPIN

Director

WALTER RUBALCAVA

Deputy Director – Flood Control

March 7, 2024

Kathleen Volpi, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

**Re: 24DVP-00005; Mission Isla Vista Partners LP Housing Development
APN: 075-092-009; 6737 Sueno Road, Goleta, CA**

Dear Ms. Volpi,

The Flood Control District has the following conditions for the proposed project to demolish an existing single-family dwelling and garage, and construct three new 3-story apartment buildings totaling 15,214 gross square feet (SF). The project includes 16 residential units (15 three-bedroom units and 1 two-bedroom unit) and will have a maximum height of 36.5 feet. 24 parking spaces and 100 bike lockers will be provided to serve the development, along with a new driveway entrance. Other site improvements include a new trash enclosure, two 6-foot tall gates and or fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork, and landscaping. The project is being proposed pursuant to SB 330 and state density bonus.

Flood Control and Water Conservation District

The District requires that the above referenced project is subject to the following conditions:

1. Design/ Prior to Permit Issuance:
 - a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011
(<https://content.civicplus.com/api/assets/1076b7b8-f860-4131-a24e-f93a66f4fb0e>)
 - b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - c. Submit Flood Control District plan check deposit in the amount of \$2500 payable to Santa Barbara County Flood Control District to the following address: 130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101. Add case number and APN to the check.
 - d. Submit project plans including grading and drainage plans, foundation plans, and elevation views with current topography in vertical datum NAVD 1988. The topographic map survey sheet shall be submitted concurrently with the plans and signed/stamped by a CA-licensed land surveyor.
 - e. Site grading must:

- i. Maintain overland drainage patterns onto and through the parcel.
 - ii. Maintain conveyance capacities of existing drainages through the site.
 - iii. Cause no adverse impacts to neighboring parcels. Proposed development shall not displace or reroute flows in a manner that deflects runoff onto neighboring parcels, or that concentrates flows at outfall locations.
- f. Submit a drainage report, and include predevelopment and post development runoff calculations, an offsite watershed map showing offsite areas contributing runoff to the site, and an onsite watershed map delineating areas contributing to each concentration point (e.g. drop inlets).
- g. Detention basins are required and shall be designed such that the post-development peak discharge rate is less than or equal to the pre-development rate for the 2, 5, 10, 25, 50, and 100 year storm events and
 - i. Submit a geotechnical report including depth to groundwater information, and attestation regarding suitability of detention system.
 - ii. Underground detention systems are not automatically permitted, but must have prior District approval. They must include, but are not limited to, the following requirements:
 - 1. Must be oversized 10% above the required volume, or must provide 12" freeboard above the maximum calculated water surface elevation.
 - 2. Underground systems utilizing aggregate void space for storage volume must multiply the void ratio by 0.75.
 - 3. Must be free draining and have a positive outlet (the outlet invert must be higher than the ultimate outfall invert).
 - 4. Must include oversized outlet pipes.
 - 5. Orifice restriction plates must be removable and galvanized, with stainless steel bolts
 - 6. Must overflow back onto the site in the event of a blockage.
 - 7. Underground overflow weirs are not allowed.
 - 8. Must incorporate a pre-treatment system.
 - 9. No credit towards the required detention volume as a result of infiltration (HydroCAD exfiltration) is allowed. The invert elevation of the primary outlet device is the base of the available storage volume.
- h. Submit freeboard calculation for Q100 overland flows assuming all inlets are plugged.
- i. No overland cross-lot drainage is allowed. Overland runoff directed towards the property boundaries must be collected in the onsite storm drain system prior to being conveyed offsite.
- j. If applicable, evidence of acceptance of the onsite storm drain tie-in to the offsite storm drain system on the adjacent property.

2. Prior to Building Permit Issuance

- a. The applicant shall return the signed and notarized detention system Maintenance Agreement (Subdivider's or Owner's Agreement).
- b. The applicant shall submit to the District PDF drawings of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.

3. Prior to Occupancy Clearance

- a. The engineer of record shall submit a **Drainage Improvement Certification** (attached to the Standard Conditions of Approval). This certification attests that the engineer has inspected all storm water control measures described in the Stormwater Control Plan and found them constructed per plans and stabilized in substantial conformance with the approved development plans.

March 7, 2024

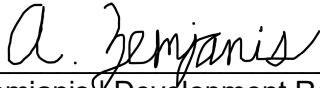
Page 3 of 3

- b. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.
- c. The applicant shall submit PDF record drawings to the District's Floodplain Manager.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: _____



Aurora Zemjanis | Development Review
azemjan@countyofsb.org

Cc: Lonnie Roy | lroy@architects-ca.com
Mission Isla Vista Partners LP | Cole@stgeorgesb.com



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Suite 27, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

WALTER RUBALCAVA
Deputy Director

March 7, 2024

Kathleen Volpi, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: 24DVP-00005; Mission Isla Vista Partners LP Housing Development
APN: 075-092-009; 6737 Sueno Road, Goleta, CA

Dear Ms. Volpi,

Project Clean Water has the following conditions for the proposed project to demolish an existing single-family dwelling and garage, and construct three new 3-story apartment buildings totaling 15,214 gross square feet (SF). The project includes 16 residential units (15 three-bedroom units and 1 two-bedroom unit) and will have a maximum height of 36.5 feet. 24 parking spaces and 100 bike lockers will be provided to serve the development, along with a new driveway entrance. Other site improvements include a new trash enclosure, two 6-foot tall gates and or fencing, cluster mailboxes and cluster parcel boxes, concrete flatwork, and landscaping. The project is being proposed pursuant to SB 330 and state density bonus.

Project Clean Water

1. **Prior to Permit Approval:** for application completeness a **Conceptual Stormwater Control Plan (SWCP)** must be submitted for review. Please follow the County of Santa Barbara's Stormwater Technical Guide. The Stormwater Technical Guide is on the Water Resources Division website: <https://www.countyofsb.org/2324/New-Redevelopment>. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities. Include exhibits clearly showing the existing and proposed impervious surfaces by type and square footage.

The **SWCP** must provide relevant details on the location and function of treatment facilities. These facilities shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces, their delineated drainage management area, and associated stormwater control measure,
- b. Show that treatment areas manage runoff from the design storm, and

- c. Demonstrate adequate space is dedicated to meet the performance objective for stormwater volume retention, and
 - d. Demonstrate that post-development Q2 through Q10 runoff rates are equal to or less than pre-development runoff via hydraulic analysis
2. Design/ Prior to Permit Issuance: the applicant must submit to the Water Resources Division for review and approval a **Final Storm Water Control Plan** with accompanying civil, architectural, and landscape plans as appropriate, for the storm water control measures provided. The SWCP shall follow the County of Santa Barbara's Stormwater Technical Guide.

The final SWCP must include a separate long-term maintenance plan appropriate for the proposed facilities, including a site schematic identifying water quality treatment areas (no color, hatching, faint lines or small text). Instructions and templates for preparing a Maintenance Plan are provided in the Stormwater Technical Guide.

The applicant must submit a deposit for plan check review at the time the **Final SWCP** and engineering plans are submitted. The plan check deposit of \$2,000 shall be submitted to Water Resources Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check shall be made payable to Project Clean Water.

3. Prior to issuance of Building or Grading Permits, the owner must sign and notarize a Maintenance Agreement that includes the long-term maintenance plan. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner. **Within the first year after installation, the property owner shall arrange for one onsite inspection with Project Clean Water to verify BMP installation and maintenance.**
4. Upon installation of treatment systems, and before final clearance on the Grading Permit, or in those situations where underground systems are installed - prior to burying the treatment system, **the applicant will arrange for a site inspection with Project Clean Water staff. Documentation as shown on the final approved plans shall be provided to Project Clean Water showing installation details including: photos, material specifications, and surveyed elevations.**
5. Prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An **Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of PDF As-Built plans with the storm water measures installed. This certification attests that the engineer has verified all storm water control measures described in the SWCP and found them constructed per plans and stabilized in substantial conformance with the approved development plans. As-built surveys may be required. If the treatment systems are installed in phases, separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings

Sincerely,

24DVP-00005; Mission Isla Vista Partners LP Housing Development
March 7, 2024
Page 3 of 3

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: A. Zemjanis

Aurora Zemjanis | azemjan@countyofsb.org

Cc: Lonnie Roy | lroy@architects-ca.com
Mission Isla Vista Partners LP | Cole@stgeorgesb.com



Jesús Armas, Director, Community Services
Andrew Myung, Deputy Director, Administration & Chief Financial Officer
Joe Dzvonik, Deputy Director, Housing & Community Development
Jeff Lindgren, Deputy Director, Parks Division
Sarah York Rubin, Executive Director, Office of Arts & Culture



December 19, 2024

TO: Kathleen Volpi, Planner
Planning & Development

FROM: Andrew Kish, HPSS
Housing & Community Development

RE: Mission Isla Vista Partners LP Housing Development
Case No. 24DVP-00005, APN #075-092-009

Thank you for providing the project materials for review, please find County HCD's feedback & comments below.

Prior to the County's issuance of Zoning Clearance/Land Use Permit, the applicant shall enter into and record an Agreement to Provide Affordable Housing for the deed restricted units produced, in accordance with County Code Chapter 46A, and Government Code § 65915-65918. The Agreement shall include a model Restrictive Covenant and Preemptive Right, and is subject to review and approval by Planning & Development, Community Services Department, and County Counsel.

If you or the project applicant have any questions regarding these comments, please contact me at (805) 568-3534 or by email at akish@countyofsb.org.

Respectfully,

Andrew Kish, HPSS
CSD/HCD
Cc: Lucille Boss/HCD