

ATTACHMENT D:

Proposed Conditions

I. **Project Description:**

1. This Final Development Plan is based upon and limited to compliance with the project description, the Planning Commission Hearing Exhibit marked "1", dated April 8, 2009 and conditions of approval set forth below. 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.

The project description is as follows:

08DVP-00000-00011

Dwelling Units and Site Development. The proposed development is a 39 apartment unit rental project. All of the units would be rented at rates considered affordable to very low and low income households. The proposal consists of a total of nine buildings throughout the site with the construction of two, three and four bedroom units and a community center. The height of the buildings would range from 24 feet in height to 34 feet in height. The lot coverage would be approximately 31,376 square feet of structures. The applicant proposes to have a fulltime manager residing on site as well as maintenance staff employed onsite. All development would be located outside of the 50-foot setback from the bank of San Antonio Creek. A priority of the project would be to provide housing for households where at least one of the residents is employed full-time in the local agriculture industry.

Grading and Drainage. Approximately 9,000 cubic yards of fill would be required for the project, much of it to elevate floor elevations above the base flood elevation per County Flood Control requirements. This fill would raise the ground surface up to 3 feet. Runoff from the project site would be directed to San Antonio Creek via the existing open concrete channel. A new, smaller culvert from the proposed cul-de-sac and westerly portions of the site would also convey runoff to San Antonio Creek. Drainage improvements affecting the creek would require permits from the California Department of Fish and Game and possibly the US Army Corps of Engineers.

Utilities and Services: The Los Alamos Community Service District (LACSD) would provide water and sewer service to the proposed project. Fire protection services would be provided by Station 24 of the Santa Barbara County Fire Department (99 Centennial Street in Los Alamos) and Olga Reed Elementary School and Ernest Righetti High School would provide school service.

Amenities and Open Space. The project would maintain a minimum 50-foot structural setback from the northerly bank of San Antonio Creek, as a buffer for the purposes of water quality, protection of biological resources, and recreation. This area, and other landscaped areas between buildings, would be common open space. Within the common open space, the applicant would develop trails and a tot lot with play equipment for

children. The trails along the creek would be accessible not only for residents of the project but for the public as well. In total, approximately 113,787 square feet (51%) of the project site would be devoted to recreation or open space, which meets and exceeds the 40% open space requirement of the “Design Residential” zone district.

08GPA-00000-00003

The General Plan Amendment is proposed to revise the Los Alamos Community Plan, Development Standard FLD-LA-1.1.5. This development standard reads as follows: *Residential units that are proposed in areas prone to flooding which are required by the County Flood Control District to provide raised finish floor elevations shall accomplish this requirement by use of a raised foundation rather than by the use of fill above what is required to provide adequate drainage of the lot.* **The General Plan Amendment would revise this policy to state:** “Residential units that are proposed in areas prone to flooding shall comply with the requirements of the County Flood Control District.”

This proposed revision is also part of the recently initiated Los Alamos Community Plan Update.

08GOV-00000-00024

Kahn Way is currently an 80-foot wide unimproved or “paper” street that runs from the northerly terminus of Saint Joseph Street to the westerly boundary of the project site and then dead ends. The right-of-way for Saint Joseph Street is also 80 feet in width. Both right-of-ways extend 40 feet from centerline onto the project site and 40 feet from centerline onto lands of others. The current County Standard right-of-way width is only 60 feet, which would be 30 feet from centerline. The applicant proposes to abandon this excess 10 foot strip along St. Joseph Street and a 10 – 15 foot strip along Kahn Way.

08RDN-00000-00005

Road naming: submitted to rename that portion of Kahn Way to Gonzales Drive as conditioned by Santa Barbara County Fire Department for emergency purposes.

II MITIGATION MEASURES FROM 08NGD-00000-00030

2. **AEST-1:** The design, scale and character of the project architecture shall be compatible with the visual character of the Los Alamos community. **Plan Requirement and Timing:** At minimum, the applicant shall submit the following information to P&D and the Board of Architectural Review (BAR) for review and approval, prior to approval of Zoning Clearance Permits: grading plans, building designs for each proposed floor plan/house style, building designs for the recreation building, colors and materials, detailed planting and irrigation plans for on- and off-site landscaping, fence details, and site lighting. **Monitoring:** P&D shall inspect the project site prior to occupancy clearance to ensure compliance with approved plans.
3. **AEST-2:** Building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures. **Plan Requirement:** Materials shall be denoted on BAR plans, Land Use Permit or Zoning Clearance plans, and building plans. **Timing:** All structures and landscaping shall be in place and consistent with approved plans

prior to occupancy clearance. **Monitoring:** P&D shall inspect prior to occupancy clearance.

4. **AQ-3:** If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. seeding and watering to revegetate graded areas; and/or
 - b. spreading of soil binders; and/or
 - c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans. **Timing:** Plans are required prior to issuance of a Zoning Clearance Permit. **Monitoring:** Grading Inspector shall perform periodic site inspections. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:

5. **AQ-4:** Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction periods. **Monitoring:** P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

6. **AQ-5:** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD. **Timing:** The dust monitor shall be designated prior to issuance of a Zoning Clearance Permit. **Monitoring:** P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

7. **BIO-6:** With the exception of drainage conveyances, the tot lot, fencing, flat work and tree removals (diseased/dead Box elder, fruit trees ornamental hedge) expressly shown on approved plans, there shall be no grading, trenching or vegetation removal within 50 feet of the top-of-bank of San Antonio Creek, a sensitive riparian habitat area. The area shall be fenced during construction with a fencing type and in a location acceptable to P&D. **Plan Requirements:** The riparian habitat area, and type and location of protective fencing, shall be shown on all grading plans. **Timing:** Fencing shall be installed prior to any earth movement. **Monitoring:** P&D shall perform site inspections throughout the construction phase.
8. **BIO-7:** No alteration to stream channels or banks shall be permitted until the Department of Fish and Game has been contacted to determine if the drainage falls under its jurisdiction. **Plan Requirements and Timing:** Prior to approval of Zoning Clearance Permits, the applicant must receive all necessary permits from California Department of Fish and Game.
9. **BIO-8:** Prior to approval of Zoning Clearance Permits for grading, the applicant shall obtain a U.S. Army Corps of Engineers 404 permit for any grading or fill activity (i.e., headwall or rip-rap) within San Antonio Creek. **Plan Requirements and Timing:** A copy of the 404 permit or waiver shall be submitted to P&D prior to approval of Zoning Clearance Permits.
10. **BIO-9:** To minimize pollutants impacting downstream water bodies or habitat, storm drain filters/inserts, inline clarifiers, or separators shall be installed in the project area storm drain inlets and/or paved areas. The filters/inserts shall be maintained in working order. **Plan Requirements:** Prior to approval of Zoning Clearance Permits for grading, the applicant shall submit grading and building plans identifying the type and location of filters/inserts to P&D for review and approval. The location of such filters/inserts shall be noted on grading and building plans. The requirements and schedule for cleaning and maintaining the filters shall be specified in the project CC&Rs a private maintenance agreement acceptable to P&D. **Timing:** Filters/inserts shall be installed prior to the final building inspection/occupancy permit and shall be cleaned per the CC&Rs private maintenance agreement, or at least twice a year, once immediately prior to November 1 (i.e. before the start of the rainy season) and once in January. **Monitoring:** P&D shall site inspect periodically throughout the construction phase to ensure proper installation. Records of maintenance shall be maintained by the Santa Barbara County Housing Authority and shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. **After the fifth** year the records shall be maintained by the Santa Barbara County Housing Authority and be made available to P&D on request. P&D shall review the maintenance records and site inspect as needed following completion of construction to ensure periodic cleanout.
11. **BIO-10:** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall not be located within the 50-foot creek setback. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction

and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to approval of Zoning Clearance Permits. The washout area(s) shall be in place and maintained throughout construction. **Monitoring:** P&D staff shall check plans prior to approval of Zoning Clearance Permits and compliance staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area(s).

12. **Bio A: Construction Timing – Raptors:** If construction is to occur during the raptor breeding season (February 1 through July 15), a survey shall be conducted by a County-approved biologist no more than 7 days prior to construction. The purpose of the survey is to determine whether nesting activity is occurring within 500 feet of the project site. If raptor nesting is observed within the 500-foot perimeter, construction activity shall be delayed until the young have fledged the nest. Such determination will require follow-up surveys to confirm that fledging has occurred.
13. **CULRES-11:** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** P&D shall check plans prior to issuance of Zoning Clearance Permits and shall spot check in the field.
14. **GEO-12:** Excavation and grading shall be limited to the dry season of the year (April 15 – November 1) unless a Building & Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. A grading and erosion control plan shall be designed to minimize erosion and shall include the following measures:
 - a. A fence (see **BIO-6**) shall be installed across the entire project site in an east-west direction at a point at least 50 feet from the top of the San Antonio Creek bank. Grading shall be prohibited within this 50-foot setback area (except the minor trenching and flat work that has expressly been authorized).
 - b. Methods such as retention basins, drainage diversion structures and spot grading shall be used to reduce siltation into San Antonio Creek during grading and construction activities.
 - c. Graded areas shall be revegetated within two (2) weeks of the completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Planning and Development shall review and approve the proposed revegetation plan. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

Plan Requirements: The grading and erosion control plan shall be submitted for review and approval by P&D prior to issuance approval of the **Land Use Permit or Zoning Clearance**. *The applicant shall notify Permit Compliance* prior to commencement of grading. **Timing:** Components of the grading plan shall be

implemented throughout the project construction period. **Monitoring:** Permit Compliance will photo document revegetation and ensure compliance with approved plans. Grading inspectors shall monitor technical aspects of the grading activities.

15. **GEO-13:** (Note that this condition has been replaced by revised condition 31).
16. **GEO-14:** All site preparation, grading and foundation work shall be consistent with the recommendations contained in the Geotechnical Engineering Investigation (Krazan & Associates, Inc., March 25, 2002). **Plan Requirements and Timing:** These recommendations shall be printed on grading plans submitted at the Zoning Clearance Permit and Building Permit stage. The recommendations shall be checked and cross-referenced with the Geotechnical Investigation prior to the issuance of a Zoning Clearance Permit, Building Permit or Grading Permit. **Monitoring:** P&D shall site inspect during construction.
17. **NOISE-16:** Construction activity for site preparation and for project development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (i.e. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspectors and Permit Compliance shall spot check and respond to complaints.
18. **SOLIDW-1:** The applicant shall develop and implement a Solid Waste Management Plan (SWMP) to be approved by the Public Works Solid Waste Division and P&D and shall include the following components at a minimum:
 - a. Provision of space and bins for storage of recyclable materials within the project site.
 - b. Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).
 - c. Implementation of a green waste source reduction program, including the creation of lot or common composting areas, and the use of mulching mowers in all common open space lawns.

Plan Requirement/Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance. Program components shall be implemented prior to occupancy clearance and throughout the life of the project. **Monitoring:** P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

19. **SOLIDW-2:** To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more

frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to Zoning Clearance approval, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities. **Monitoring:** Permit Compliance staff shall inspect periodically throughout grading and construction activities.

20. **SOLIDW-3:** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to approval of Zoning Clearance Permits the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities. **Monitoring:** P&D shall review the documentation prior to approval of Zoning Clearance Permits. P&D shall site inspect during construction for compliance with the SWPPP.
21. **Traffic B: Construction Traffic:** Haul trucks accessing and leaving the site shall be restricted to hours that do not conflict with the start and end times of the local school, e.g. 9 a.m. through 2 p.m. The applicant shall comply with this measure by obtaining a haul permit from the Public Works Department that specifies both the routes and the times of day to which haul trucks are restricted.

III. PROJECT SPECIFIC CONDITIONS

22. Pursuant to County Ordinance 3898, the lowest finish floor elevation of all new structures shall be at least 2 feet above the 100 year water surface elevation. Graded lot pads with slab on grade foundations shall be at least 1.5 feet above the 100-year water surface elevation, with finish floor 2' above 100 year elevation. Finish floor elevations may be increased if deemed necessary by the Flood Control Engineer. Finish floor elevations shall be higher than overland escape of adjacent streets, bridges and other obstructions. **Plan Requirements and Timing:** The finish floor elevations shall be shown on site, building and grading plans prior to approval of grading and zoning clearance permits. **Monitoring:** Flood Control and Building and Safety shall review plans and site inspect to ensure project compliance with this condition.
23. Prior to Zoning Clearance issuance, the applicant shall enter into and record an Agreement to Provide and Rental Restrictive Covenant and Preemptive Right based upon the County's model document which shall be subject to review and approval by Planning & Development, County Housing and Community Development ("HCD") and County Counsel. Thirty-nine apartment units shall be provided at rental prices affordable to very low and low income households, as defined by the County's Housing Element and the Housing Element Implementation Guidelines. This document shall specify affordability consistent with the terms described above and shall include provisions describing marketing of rental of units and requiring County approval of proposed leases. Income eligibility of prospective renters shall be determined by the County or its

designee, however, HCD may choose to authorize applicant to conduct income certifications at the discretion of HCD subject to review and monitoring by HCD. The maximum rental rate for the affordable units shall not exceed the maximum levels established by the Board of Supervisors, consistent with the provisions of the Housing Element. The Agreement shall specify that the affordable units shall remain affordable for a period of 45 years unless preempted by state or federal programs. **Monitoring:** P&D shall review the agreement and determine it to be appropriate prior to Zoning Clearance Issuance.

24. Prior to zoning clearance approval, the applicant shall enter into a maintenance agreement with the County Flood Control District to assure perpetual maintenance of all on- and off-site private drainage improvements **or** the applicant shall demonstrate to the satisfaction of P&D that adequate provisions exist for the long-term maintenance (i.e. life of the project) of all flood control improvements related to the project. This may occur through the recordation of Conditions, Covenants and Restrictions (CCR) or similar private maintenance agreement acceptable to P&D and County Counsel or by the County's acceptance of said flood control improvements. **Monitoring:** P&D shall verify acceptance of flood control improvements into the County's maintenance system.
25. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to P&D for review prior to approval of Zoning Clearance Permits. **Monitoring:** P&D shall site inspect prior to the commencement of, and as needed during all, grading and construction activities.
26. To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc. **Plan Requirements and Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to approval of Zoning Clearance Permits. **Monitoring:** P&D shall site inspect, as needed during construction.
27. The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as oil/water separators, sand filters, landscaped areas for infiltration, basins or equivalent BMPs shall be installed to intercept and effectively prohibit pollutants from discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site and grading plans. The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance. **Monitoring:** P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

IV. STANDARD CONDITIONS FOR DEVELOPMENT PLANS

28. A trash storage area shall be installed which is architecturally compatible with the project design. The storage area shall be enclosed with a solid wall of sufficient height to screen the area and shall include a solid gate. The trash storage area shall be maintained in good repair. **Plan Requirement:** Location and design of trash storage area shall be denoted on project plans. **Timing:** Trash storage area shall be installed prior to occupancy clearance. **Monitoring:** P&D shall inspect prior to occupancy clearance.
29. All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval (08BAR-00000-00103). **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to issuance of a Zoning Clearance Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.
30. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be fully shielded hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Light trespass and glare shall be reduced to the maximum extent feasible through directional lighting methods. Any externally illuminated signs or building identification shall use top mounted light fixtures which shine downward and are fully shielded. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR. The Lighting Plan shall also specify lamp or bulb type, wattage, and shielding. **Monitoring:** P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.
31. Drainage shall be consistent with approved drainage plans. **Plan Requirements:** Prior to issuance of a Land Use Permit or Zoning Clearance, a drainage plan shall be submitted to P&D, the Water Resources Division, Project Clean Water, and Flood Control for review and approval. The plan shall include the location(s) and dimensions of all proposed bioswales and pipelines **Timing:** The components of the drainage plan shall be approved prior to issuance of a Land Use Permit or Zoning Clearance. All drainage features shown on the plans shall be installed and approved by P&D. **Monitoring:** P&D shall site inspect during grading.
32. Development Plan Expiration: Approval of the Final Development Plan shall expire five (5) years after approval by the Board of Supervisors, unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
33. Final Development Plan conformity: No permits for development, including grading, shall be issued except in conformance with the approved Final

Development Plan. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit 1, dated ~~February 11,~~ April 8, 2009. Substantial conformity shall be determined by the Director of P&D.

34. Subsequent Development Plan: On the date a subsequent Preliminary or Final Development Plan is approved for this site, any previously approved but un-built plans shall become null and void.
35. Time Extension – Revision: If the applicant requests a time extension for this project, the permit/project may be revised to include updated language to standard conditions and additional conditions which reflect changed circumstances or additional identified project impacts.
36. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to occupancy clearance, the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscape and irrigation shall be installed. **MONITORING:** Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

V. COUNTY RULES, REGULATIONS, & LEGAL REQUIREMENTS

37. Prior to Improvements: Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Zoning Clearance and Building Permit from Planning and Development and Building and Safety. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Board of Supervisors.
38. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
39. Departmental Conditions: Compliance with Departmental letters and conditions:
 - a. Fire Department letters dated April 15, 2008 and February 25, 2009
 - b. Environmental Health Services letter dated January 23, 2009.
 - c. Air Pollution Control District letter dated June 9, 2008.
 - d. Public Works, Roads Division letter dated January 20, 2009.
 - e. Public Works, Project Clean Water letter dated April 25, 2008.
 - f. Public Works, Flood Control letter dated April 17, 2008.
 - g. Parks Department letter dated January 14, 2009.
 - h. Public Works: Prior to Zoning Clearance, the applicant shall submit

documentation that the vacation of an excess 10 foot strip of County right-of-way along St. Joseph Street and an excess 15 foot strip of County right-of-way along Kahn Way by the County, and the County's acquisition of approximately 63 square feet of right of way from the applicant, have been recorded.

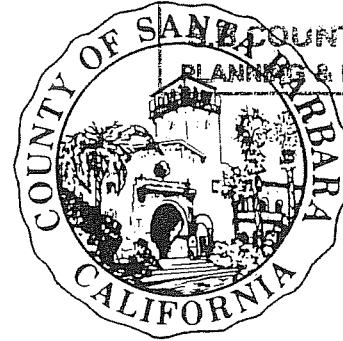
40. Building and Grading Plans: All applicable final conditions of approval shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
41. Mitigation Monitoring Required: The 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 applicant agrees to:
 - 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. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting with the owner, compliance staff or other agency personnel, and with key construction personnel.
 - c. Pay fees prior to Zoning Clearance as authorized under ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire 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 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.
42. Signed Agreement to Comply with Conditions Required: Prior to Zoning Clearance, the applicant shall provide evidence that he/she has recorded an Agreement to comply with conditions on a form acceptable to Planning and Development. Such form may be obtained from the P&D office.
43. Fees Required: Prior to issuance of Land Use Permit or Zoning Clearance, the applicant shall pay all applicable P&D permit processing fees in full.
44. Indemnity: Developer shall defend, indemnify and hold harmless the County or its agents, 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, for the County's approval of the Development Plan. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
45. Legal Challenge: In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action

filed in a court of law or threatened to be filed therein which action is brought in the time period provided for in section 66499.37, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the Board of Supervisors and no approval shall be issued unless substitute feasible conditions/measures are imposed.

RECEIVED

APR 16 2008

COUNTY OF SANTA BARBARA
PLANNING & DEVELOPMENT



Memorandum

Date: April 15, 2008

To: Florence T. Cadena
Planning & Development
Santa Maria

From: Martin Johnson, Inspector *M.J.*
Fire Department

Subject: APN: 101-110-035; Case #: 08DVP-00011/08GPA-00003
Site: 33 St. Joseph Street, Los Alamos
Project Description: Creekside Village

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS, THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Because Kahn Way has been designated a possible future "Primary Residential Road", the required width of Kahn Way shall be 40 feet. (Refer to County of Santa Barbara Engineering Design Standards, page 6-9, attached.) The proposed 40-foot radius bulb turnaround at the end of Kahn Way will require red curbing and signage. The extension of Kahn Way, west of the proposed cul-de-sac, shall also be widened to 32 feet. Please note these corrections on future plans.

All driveways shall be paved.

3. The existing road name of "Kahn Way" will be changed to "Gonzales Drive" as part of the approval process.

4. **Three (3)** new fire hydrants shall be installed. The hydrants shall be located as shown on plans dated October 18, 2007 and shall flow **1250** gallons per minute at a 20 psi residual pressure with one 4-inch and two 2½ inch discharge outlets.

**PRIOR TO OCCUPANCY CLEARANCE,
THE FOLLOWING CONDITIONS MUST BE MET**

5. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.
6. Portable fire extinguisher(s) are required and shall be in accordance with the Santa Barbara County Code Chapter 15, Article 1.
7. Building address numbers shall be posted in conformance with fire department standards.
8. When access ways are gated a fire department approved locking system shall be installed.
9. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

Mitigation Fee at \$.20 per square foot for structures without fire sprinkler systems

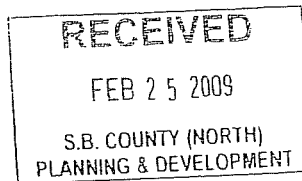
These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

MJ:jmd

c: Mr. David Goldstien, 650 Alamo Pintado, #303, Solvang, CA 93463
Sid Goldstien, Civil Engineer Inc., 650 Alamo Pintado, #302, Solvang, CA 93463
Housing Authority, County of Santa Barbara, 815 W. Ocean Ave., Lompoc, Ca 93436
Los Alamos Community Svc District, PO Box 675, Los Alamos, CA 93440
APN

Memorandum



Date: February 25, 2009

To: Alice McGurdy
Planning & Development
Santa Maria

From: Russ Sechler, Inspector *RS*
Fire Department

Subject: APN: 101-110-035; Case #: 08DVP-00011/08GPA-00003
Site: 33 St. Joseph Street, Los Alamos
Project Description: Creekside Village

*This Memorandum Supersedes the Previous Memorandum Dated April 15, 2008
Clarification of Public vs. Private Requirements for Kahn Way*

All Other Conditions Remain the Same

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS, THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

If Kahn Way is accepted as a "County Maintained Roadway", Public Works standards will apply. If Kahn Way is privately maintained, County Fire standards will apply and the road width shall be a minimum of 40 feet.

Because Kahn Way has been designated a possible future "Primary Residential Road", the required width of Kahn Way shall be 40 feet. (Refer to County of Santa Barbara Engineering Design Standards, page 6-9, attached.) The proposed 40-foot radius bulb turnaround at the end of Kahn Way will require red curbing and signage. The extension of Kahn Way, west of the

101-110-035

2

February 25, 2009

proposed cul-de-sac, shall also be widened to 32 feet. Please note these corrections on future plans.

All driveways shall be paved.

3. The existing road name of "Kahn Way" will be changed to "Gonzales Drive" as part of the approval process.
4. Three (3) new fire hydrants shall be installed. The hydrants shall be located as shown on plans dated October 18, 2007 and shall flow 1250 gallons per minute at a 20 psi residual pressure with one 4-inch and two 2½ inch discharge outlets.

**PRIOR TO OCCUPANCY CLEARANCE,
THE FOLLOWING CONDITIONS MUST BE MET**

5. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.
6. Portable fire extinguisher(s) are required and shall be in accordance with the Santa Barbara County Code Chapter 15, Article 1.
7. Building address numbers shall be posted in conformance with fire department standards.
8. When access ways are gated a fire department approved locking system shall be installed.
9. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems
- Mitigation Fee at \$.20 per square foot for structures without fire sprinkler systems

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

RS:jmd

c: Mr. David Goldstien, 650 Alamo Pintado, #303, Solvang, CA 93463
Sid Goldstien, Civil Engineer Inc., 650 Alamo Pintado, #302, Solvang, CA 93463
Housing Authority, County of Santa Barbara, 815 W. Ocean Ave., Lompoc, Ca 93436
Los Alamos Community Svc District, PO Box 675, Los Alamos, CA 93440
APN



Environmental Health Services

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

Elliot Schulman, MD, MPH Health Officer/ Director
Michele Mickiewicz, Deputy Director
Rick Merrifield / Environmental Health Director

TO: Florence Trotter-Cadena, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: January 23, 2009

SUBJECT: Case No. 08DVP-00000-00011 Los Alamos Area

Applicant: Housing Authority of the County of Santa Barbara
815 W. Ocean Avenue
Lompoc, CA. 93436

Property Location: Assessor's Parcel No. 101-110-035, zoned DR 4/8-AH, located at 33
St. Joseph Street.

Case No. 08DVP-00000-00011 represents a request to construct a total of nine buildings that include thirty-nine apartment units and a community center.

Domestic water supply and sewage disposal are proposed to be provided by Los Alamos Community Services District.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, Environmental Health Services shall approve written notice from the Los Alamos Community Services District indicating that said district can and will provide domestic water and municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of services have been made by the applicant to the satisfaction of the district and Environmental Health Services.

A handwritten signature in black ink, appearing to read "Paul Jenzen".

Paul Jenzen, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
Los Alamos Community Services District
Mark Matson, Planning & Development Dept, Building Div., Santa Maria



Santa Barbara County
Air Pollution Control District

RECEIVED
JUN 11 2008
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

To: North County Planning & Development Dept.

Attn: Florence Trotter-Cadena, Project Planner

From: Vijaya L. Jammalamadaka *VJ*

Date: June 9, 2008

Case #: 08DVP-00000-00011; Creekside Village (33 St. Joseph Place)

APN #'(s): 101-110-035

The Air Pollution Control District has reviewed the referenced case and offers the following:

_____ The applicant should determine whether the structure(s) proposed for demolition contains asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.

_____ Applicant is required to complete the "Notification for Renovation and Demolition" form (available on the APCD website). The completed form should be mailed to the Santa Barbara APCD no later than the date specified in Section I.B.1 of the instructions.

X Standard dust mitigation 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 APCD prior to issuance of land use clearance.

_____ Prior to issuance of land-use clearance, applicants for all wineries (existing and proposed) shall apply for, and obtain, either written permit exemptions or Authority to Construct permits from the APCD for winery-related equipment (fermentation and storage tanks, emergency standby generators, fire water pumps and boilers) as subject to APCD Rules and Regulations. The application forms can be downloaded from <http://www.sbcapcd.org/eng/winerv/winery.htm>.

cc: Sid Goldstien, Agent
TEA Chron File

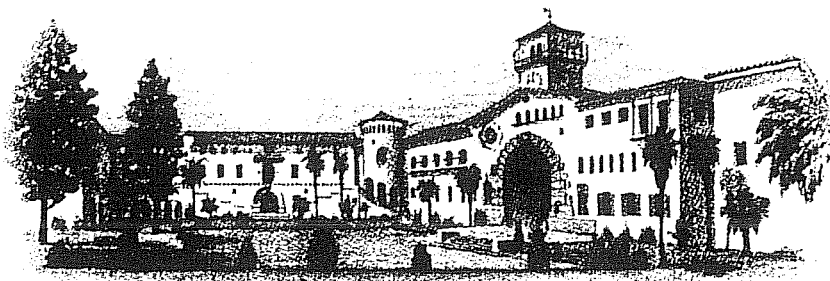


STANDARD DUST CONTROL REQUIREMENTS

The first measure is required for all projects involving earthmoving activities regardless of the project size or duration; the other measures must be implemented as applicable to the project. Proper implementation of all of these measures, as necessary, is assumed to reduce fugitive dust emissions to a level of insignificance and is strongly recommended for all discretionary projects involving earthmoving.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day.
- Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible, unless prohibited by law. Reclaimed water should not be used in or around crops grown for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. A vacuum truck or suction sweeper should be used to collect soil on paved surfaces. The use of leaf blowers is prohibited.
- If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance.
- Prior to land use clearance for map recordation (as applicable), the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans. ●

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



January 20, 2009

TO: Florence Trotter-Cadena, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Conditions of Approval (8 pages)**
Creekside Village Apartments
08DVP-000-00011, 08GPA-00000-00003
APN: 101-1-035/ Los Alamos
39 Attached Residential Units, 33 St. Joseph St.

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Los Alamos Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$16,762 (34 new PHT's x \$493/PHT)**. **Fees are due prior to land use clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

Sight Distance

2. Prior to land use clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

3. Prior to land use clearance, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

4. Prior to land use clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.
5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, sidewalk and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

6. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

The developer shall comply with all applicable Public Works Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

7. Prior to land use clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
8. Prior to land use clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
9. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

10. As authorized by the Board of Supervisors Resolution No. 81-229, before the approval of any Final Subdivision Map, or Precise Plan in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards as follows unless approved otherwise by the Public Works Traffic or Permit Sections.

- a. On all residential roads, the space between road lights on the same road will be not less than 180 feet, nor more than 240 feet measured along the centerline of the road. Minimum lamp size must be 5,800 lumen High Pressure Sodium Vapor lights.
- b. Whenever possible road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department.

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California

- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

- 11. Prior to recordation of the Final Map, the applicant must apply for annexation of the tract into County Service Area No. 5, and pay all fee's and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

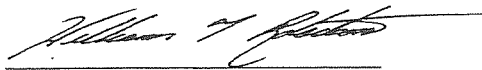
- 12. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

- 1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
- 2. Enter into an agreement with the applicant to establish payment for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,



William T. Robertson

1/20/09

Date

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.

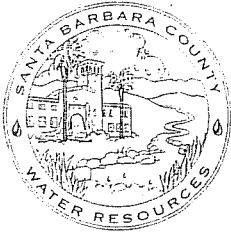
9. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.

22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. The developer's engineer *of record, as specified in these conditions*, shall certify to the Public Works Department *prior to release of any securities* that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, *and that all rough grading has been completed in substantial conformance with the tract grading plan*.
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud *and/or other construction debris* during construction.
31. The Developer will be responsible for and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.

39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
44. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
45. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.*
46. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*



County of Santa Barbara Public Works Department
 Project Clean Water
 123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
 (805) 568-3440 FAX (805) 568-3434
 Website: www.countyofsb.org/project_cleanwater



SCOTT D. MCGOLPIN
 Director

THOMAS D. FAYRAM
 Deputy Director

April 25, 2008

Florence Trotter-Cadena
 County of Santa Barbara
 Planning & Development Department
 624 W. Foster Road Suite C
 Santa Maria, CA 93455-3623

Re: 08DVP-00000-00011 08GPA-00000-00003 Creekside Village Apartments [REDACTED]
 [REDACTED]
 APN 101-110-055

Dear Ms. Trotter-Cadena:

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 10 residential units and/or more than 1.0 acre residential development and/or more than 25 parking stalls exposed to storm water. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached conditions).

This project was similarly conditioned by letter dated Feb 8, 2006.

Because of the relationship to topography and site layout, it is important to incorporate storm water quality treatment measures early in the design process.

Examples of acceptable treatment for this project include open drainage channels as treatment bioswales (vs. buried drain pipe) and landscape planters for treatment bioretention in parking areas (vs. impervious concrete gutters). These features can be incorporated into the overall landscape design. Use of impervious paving materials will reduce the amount of runoff requiring treatment while addressing County policy to minimize overall imperviousness and break up areas of connected hardscape (i.e., roof drain to parking lot into pipe to creek).

The following specific provisions apply:

1. Prior to issuance of Zoning Clearance or Building or Grading Permits, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a

drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping.

At a minimum, the submittal(s) must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,
 - b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
 - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to issuance of Zoning Clearance or Building or Grading Permits, applicant shall submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. The maintenance plan shall be recorded with the County Clerk-Recorder.
3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and *certified by a Registered Civil Engineer*. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division (attn: Cathleen Garnand).

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval.

Information on design requirements can be found on the Project Clean Water website:
(http://www.sbprojectcleanwater.org/post_construction.html).

Resources acceptable for use in the selection and design of treatment control BMPs include:

- California Stormwater Best Management Practice Handbooks – New Development and Redevelopment. California Stormwater Quality Association. 2003 (or most recent edition).
- Start at the Source. Bay Area Stormwater Management Agencies Association. 1999 (or most recent edition).
- Technical Guidance Manual for Stormwater Quality Control Measures. Ventura Countywide Stormwater Quality Management Program. 2002 (or most recent edition).
- Development Planning for Stormwater Management – A Manual for the Standard Urban Storm Water Mitigation Plan. Los Angeles County Department of Public Works. 2002 (or most recent edition).
- Post-Construction Storm Water Management in New Development & Redevelopment – National Menu of Best Management Practices for Stormwater Phase II. U.S. Environmental Protection Agency. (most recent: see <http://cfpub.epa.gov/npdes/stormwater/menuofbmps/menu.cfm>)

There are many additional resources available.

Please note that the project is subject to additional conditions from Planning and Development Department to protect water quality through site design and source control measures. Such measures include but are not limited to reducing directly connected impervious surfaces, reducing overall imperviousness, and use of drought-tolerant or native landscaping as per State Water Resources Control Board NPDES General Permit WQO 2003-0005-DWQ Attachment 4(B).

I would be happy to work with you and the applicant's project team in selecting effective and appropriate measures for this site. I can be reached at (805) 568-3561.

Sincerely,

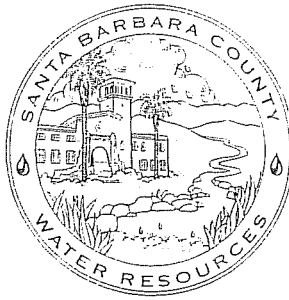


Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: Santa Barbara County Planning Commission
 Housing Authority of Santa Barbara County, 815 West Ocean Ave., Lompoc, CA 93436
 Sid Goldstien, 650 Alamo Pintado Road, #302, Solvang, CA 93463
 David Goldstien, 650 Alamo Pintado Road, #302, Solvang, CA 93463

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PLANNING & DEVELOPMENT



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PLANNING & DEVELOPMENT

April 17, 2008

Santa Barbara County Public Works Department
Flood Control & Water Agency

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

**RE: 08DVP-00000-00011, Creekside Village Apartments
APN 101-110-035, Los Alamos**

Dear Commissioners:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated November 2007 (www.countyofsb.org/pwd/water/downloads/StdCond_PlnApproval.pdf).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

- a. This project shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- e. The lowest finish floor elevation of all new structures shall be at least 2 feet above the 100-year Base Flood Elevation (BFE) as they appear on the most current Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM).
- f. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of plans and studies.

3. Prior to Issuance of Development Permits

- a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- b. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- c. The applicant shall submit a copy of the project's HASBARCO Management Plan to the District for review and approval.
- d. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- e. The applicant shall submit to the District electronic drawings in PDF format of the approved final grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.

4. Prior to Occupancy Clearance

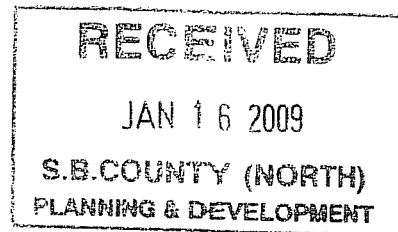
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit a Project Summary Report in PDF format to the District.
- c. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: Jonathan S. Frye
Jonathan S. Frye, P.E.
Engineering Manager

Cc: Florence Trotter-Cadena, Planning & Development
Housing Authority of Santa Barbara County, 815 West Ocean Ave., Lompoc, CA 93436
Sid Goldstien, 650 Alamo Pintado Road, #302, Solvang, CA 93463
David Goldstien, 650 Alamo Pintado Road, #302, Solvang, CA 93463




Daniel C. Hernandez, MPA
Director of Parks
(805) 568-2461

January 14, 2009

Michael Gibson, MPA
Business Manager
(805) 568-2477

TO: Florence Trotter-Cadena, Planner
Planning & Development

Juan Beltranena, A.I.A., AICP
Project Manager
(805) 568-2470

FROM: Claude Garciacelay, Park Planner 

RE: **08DVP-011 Creekside Village Apartments**
APN 101-110-035

Jeff Stone
North County
Deputy Director
(805) 934-6145

County Parks recommends the following condition(s) to the approval of the above referenced project:

Erik Axelson
South County
Deputy Director
(805) 681-5651

1) Pursuant to the provisions of Ordinance 4348 and 4363 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area.

Park Administration Office
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

The current applicable fee in the demand area for apartment unit is \$760 per unit. Ordinance 4363 allows for a 40% reduction in fees for "beneficial projects" for this type of housing. The total fee for the project would be **\$17,784.00** (\$456 x 39 unit(s)). Fees are payable prior to final inspection, and shall be based on the fee schedule in effect when paid. Fee schedules are subject to yearly adjustments in July/August of every year. This office will not accept or process a check received prior to project permit approval by the decision maker.

North County
Park Operations
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

The check must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105, or at our north county office at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

South County
Park Operations
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

cc: Applicant/Owner:
Jason Rojas, Santa Barbara County Housing Authority
815 W. Ocean Ave., Lompoc CA 93436-6526
Agent:
Robert Ruiz, Sid Goldstien Civil Engineer, Inc.
650 Alamo Pintado Rd., Ste. 302, Solvang CA 93463

Cachuma Lake
Recreation Area
HC 59, Hwy. 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075