

ATTACHMENT 2 (a-f)

ATTACHMENT 2a: CONDITIONS OF APPROVAL OASIS RECORDED MAP MODIFICATION CASE NO. 16RMM-00000-00001 APNs 105-020-063, -064

- 1. Proj Des-01 Project Description.** This Recorded Map Modification is based upon and limited to compliance with the project description, the hearing exhibits marked 1-10, dated December 7, 2021, 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:

This Recorded Map Modification modifies two (2) Southpoint Estates subdivision conditions of approval and two (2) Southpoint Estates subdivision recorded final maps.

SOUTHPOINT ESTATES SUBDIVISION CONDITIONS OF APPROVAL:

- ***SOUTHPOINT ESTATES SUBDIVISION TM 12,679 Condition No.18/SOUTHPOINT ESTATES SUBDIVISION TM 13,345 Condition No. 21 (identical condition language) is revised to no longer apply to the OASIS property, as follows:***

Title to the common Open Space shall be held by a non-profit association of property owners or by any other individual or entity of such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except Open Space or non-commercial recreation. This condition no longer applies to the OASIS property, APNs 105-020-063 and 105-020-064 (together one legal lot).

- ***SOUTHPOINT ESTATES SUBDIVISION TM 13,345 Condition No. 8 is revised to no longer apply to the OASIS property (TM 13,345 Lot 89) as follows:***

Lots 87, 88, ~~89~~, 92 and 93 shall be labeled "Open Space Not a Building Site" on the Final Map.

SOUTHPOINT ESTATES SUBDIVISION RECORDED MAPS

- 1. The "NOT A BUILDING SITE" OPEN SPACE label shall be removed from Lot 89 (current APNs 105-020-063, -064) of two recorded maps:**
 - a) *SOUTHPOINT ESTATES SUBDIVISION TM 13,345 Final Map for Unit I (Book 125, p. 8) and*

- b) *SOUTHPOINT ESTATES SUBDIVISION TM 13,345 Final Map for Unit 2 (Book 128, p. 93).*

The SOUTHPOINT ESTATES SUBDIVISION conditions, which include land use restrictions and required conveyance of development rights to the County continue to run with the land until the above modifications are effectuated.

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.

3. ***Visual Resources/Aesthetics Mitigation Measures***

Aest-10 Lighting. No lighting is approved as part of this recorded map modification. If lighting is proposed in the future, the Owner/Applicant shall ensure that any future night lighting is of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting that would shine into the area near Orcutt Creek, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (both in lighting locations and lighting intensity) for security. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed at least 50-80% after 10 p.m., subject to all applicable insurance and/or security light requirements for the property.

Plan Requirements and Timing: If lighting is proposed, the Owner/Applicant shall develop a Lighting Plan incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture (photometrics). Any requirements for dimming or turning off lighting by specific hours shall be included in facility close up instructions and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D shall review a Lighting Plan and ensure NBAR review of Lighting Plan for compliance with this measure prior to approval of Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. The Lighting Plan shall be included on the Landscape and Building Plans. Permit Compliance shall respond to any complaints regarding lighting and any lighting installed that is in non-compliance with this condition, including after final inspection, shall be replaced with lighting consistent with this condition. (EIR MM# VIS-3)

4. **Special -Temporary Structures:** Temporary structures/amenities shall be limited to those accessory to the onsite non-profit meeting center or an onsite public park use. (EIR MM# VIS-4)

5. **Landscap-01 Landscape and Irrigation Plan.** As part of new development onsite, the Owner/Applicant shall have a licensed landscape professional prepare a Landscape and Irrigation Plan designed to provide screening for the access road, retaining walls, and retention basin, to screen and break up paved parking areas and the massing of any proposed structures and to provide a visual buffer between development/ trail/bikeway areas and the Orcutt Creek riparian corridor. Native species compatible with the specific areas of the site shall be used (e.g., French drain areas, retention basin, tall tree and shrub species strategically placed to screen structures and parking areas, plantings compatible with adjacent Orcutt Creek between bikeway/trail and riparian corridor, etc.,). Drought tolerant, noninvasive non-native species may be planted in proximity to the proposed structures. **Plan Requirements:** The plan shall include the following:
 - a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
 - b. An agreement by the Owner to maintain all required/approved landscaping for the life of the project.
 - c. Securities posted by the Owner for installation and three-year maintenance for the development landscape plan (five-year maintenance for restoration plantings near Orcutt Creek) per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
 - d. The landscaping within 100 feet of structures shall take into account County Fire vegetation fuel management requirements and shall be reviewed and approved by County Fire prior to zoning clearance.
 - e. Plants used for restoration along Orcutt Creek north of access road and between the bikeway/trail and Orcutt Creek shall be with compatible native plants from seed stock from locally obtained sources.

- f. Landscaping shall be with native plants within the parking areas and between the creek and the development. Compatible, non-invasive, drought tolerant species may be used in proximity to proposed structures building.
- g. Compatible native species used in any retention basin shall be approved by Flood Control in addition to P&D.
- h. Project landscaping along the new paved access road shall adequately screen the paved road as viewed from the southbound Foxenwood Lane but shall not reduce visibility for vehicles entering or exiting the OASIS property from/to Foxenwood Lane. (OCP Dev Std KS18-VIS-2).
- i. Project landscaping species, sizes and locations shall be chosen to best screen the access road, parking areas and new buildings from public roads, including Clark Avenue and Foxenwood Lane, and to minimize loss of existing views of natural open space from surrounding land uses. Therefore, plantings shall be located to best provide screening, and plant shapes and sizes (initial and at maturity) shall be considered with regard to ability to screen the improvements and blend the overall site with the surrounding KS 18 natural open space setting.
- j. Project landscaping shall be compatible with the surrounding natural vegetation, including grassland species, oak trees, and riparian habitat along Orcutt Creek).
- k. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D and NBAR, to soften the visual effects of the structures & to discourage graffiti.
- l. The northern side of the bikeway/trail shall be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment along the length of the OASIS property.
- m. A restoration plan shall be included for the slope north of the access road to mitigate impacts from road improvements, including any vegetation removal along and within the riparian habitat of Orcutt Creek west of Foxenwood Lane and north of the proposed access road. (See separate restoration plan condition requirements).

Timing: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance for grading and development, (2) enter into an agreement with the County to install required landscaping/restoration plantings & water-conserving irrigation systems and maintain required landscaping for the life of the project. In addition, with regard to initial installation and maintenance, the Owner/Applicant shall successfully maintain landscape plantings for three years and restoration plantings for up to five years unless restoration plantings are established (including successfully weaned from supplemental irrigation for a minimum of two years), (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years and for five years for restoration

plantings that will not receive irrigation over the long-term, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The applicant/owner shall demonstrate to compliance staff that the landscaping and associated irrigation have been established and maintained according to plans and agreements for a period of 3 years and have achieved the original goals of this condition (for a period of 5 years for restoration plantings, including successfully established and weaned from supplemental irrigation for a minimum of 2 years). Compliance staff signature is required to release the 1) installation security upon satisfactory installation of all items in the approved plans and 2) maintenance security upon satisfactory completion of maintenance, including satisfaction of success criteria. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the applicant/owner fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans. (EIR MM# VIS-7).

6. **Aest-07 Understories and Retaining Walls.** Any retaining walls shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **Plan Requirements:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D and NBAR for review and approval. **Timing:** Plans shall be submitted prior to zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. (EIR MM# VIS-8)

7. **Rooftop Equipment.** The Owner/Applicant shall submit final rooftop plans for any proposed structures, which identify mechanical equipment and associated screening, except where screening is not possible (e.g., screening would block sunlight from rooftop solar panels). If solar panels are proposed, the plans shall also identify solar panels with non-reflective materials/finishes. A long-term maintenance agreement shall also be submitted identifying required long-term maintenance of the non-reflective materials/finishes on the solar panels, including replacement as needed to retain the non-reflective characteristic of these materials/finishes. **Plan Requirements:** The Owner/Applicant shall submit to P&D (for P&D and NBAR review and approval) the rooftop plans showing equipment, any screening methods, solar panel locations and materials/finishes proposed to reduce solar panel reflection/glare. **Timing:** Plans shall be submitted prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. (EIR MM# VIS-9)

8. *Air Quality / Greenhouse Gasses and Climate Change*

Special – Transportation Demand Program (TDM): Given distance to closest bus stops and site topography, development plans shall include a plan to reduce single occupant vehicle trips and related emissions. **Plan Requirements and Timing:** Prior to zoning clearance, the applicant shall submit a plan with the following components for P&D review and approval:

- a. Shuttle service
 - i. At a minimum shuttle service shall provide rides to and from site development daily lunches and shall be available for activities/events involving more than 30 individuals (both OASIS and non-OASIS programs/activities);
 - ii. Proposed shuttle program (vehicle occupant size, typical pick-up/drop-off schedule);
 - iii. Rental agreement language for events/rentals shall identify required use of shuttle service;
 - iv. Proposed method to document use of shuttle program (number of riders, actual schedule, etc.).
- b. Assistance in facilitating carpooling.
- c. Priority parking and/or other opportunities to encourage carpooling;
- d. Installation of bike racks;
- e. Other vehicle trip reduction methods acceptable to County (e.g., agreement with Santa Maria Area Transit to provide shuttle services or other assistance to reduce single occupant vehicle trips). If availability of shuttle service (or other previously approved method acceptable to County) ceases, an alternative TDM plan shall be approved by the Director of Planning and Development.

Applicant shall confirm availability/ability to accommodate shuttle service (e.g., contract(s) for provision of shuttle service, consistent with the TDM requirements).

MONITORING: P&D shall review and approve adequate TDM to reduce single occupant vehicle use and related vehicle miles traveled, prior to zoning clearance, including confirmation of long-term shuttle service. Permit compliance shall receive and review annual monitoring reports to confirm implementation. Permit compliance to confirm TDM ready to implement, including shuttle(s) onsite, etc. prior to occupancy. (EIR MM#

AQ-2)

9. **Special – Gas Fireplace/Fire Pit:** Wood-fired ~~barbeques, mobile or permanent fire pits, fireplaces, etc.~~ shall be required to reduce smoke (PM2.5) and odors, and respond to related nuisance complaints. Wood-fire barbeques are included in the project~~may be permitted, however, no other wood-fired amenities are authorized as a part of the OASIS project subject to decision-maker finding of no significant nuisance or conflict with Clean Air plan.~~ **Plan Requirements and Timing:** Prior to zoning clearance/issuance of building permits, the applicant shall ensure project plans (building plans, landscape plans, and other plans as applicable) identify all wood-fired BBQ locations. No other wood-fired amenities are included in the project approval. All fireplaces and fire pits proposed shall and include a note on the plans that these amenities shall not be they are not wood-fired, with exception noted above for the wood-fired BBQ. A note shall be included on the cover page of project plans for zoning clearance/building permits identifying this restriction. Agreements for use of the OASIS facilities shall include this restriction.

MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy. (EIR MM# AQ-1)

10. **Odor Abatement Plan:** The applicant shall prepare and implement an Odor Abatement Plan to minimize the potential for nuisance complaints related to use of the onsite barbeque, ~~fireplaces, and fire pits.~~ **Plan Requirements and Timing:** Prior to zoning clearance/issuance of building permits, the applicant shall submit an Odor Abatement Plan to P&D and Santa Barbara County Air Pollution Control District for review and approval. The plan shall include the following elements:
- a. Description of project design features to reduce potential smoke and odor impacts;
 - b. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints (during and after regular OASIS hours of operation);
 - c. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.
 - d. Description of potential odor sources at the facility;
 - e. Description of potential methods for reducing odors, including process changes, facility modifications and/or feasible add-on air pollution control equipment if other methods do not adequately reduce the nuisance issue (to the satisfaction of Santa Barbara County);

- f. Contingency measures to curtail emissions in the event County determines that the odor-generating activity that has received a complaint qualifies as a public nuisance.

MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy. Permit Compliance will perform site visits, as needed, after project is operational. (EIR MM# AQ-3)

11. *Biological Resources*

Special – General Bio Protection: The following measures shall be implemented to minimize impacts to biological resources during grading and construction for new development. **Plan Requirements and Timing:** These measures shall be adhered to during site preparation and construction activities:

- a. All construction equipment shall be limited to the use of designated access roads, staging areas, and/or previously identified work areas shown on the project plans.
- b. Exclusionary fencing shall be erected at the boundaries of the Project limits of work (all earth disturbance and construction activities) to avoid equipment and human intrusion into adjacent native habitats (i.e., oak trees and the riparian corridor of Orcutt Creek). The fencing shall remain throughout the duration of construction activities.
- c. All motorized equipment used at the Project Area shall be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used in the Project Area unless such equipment is free of leaks and drips.
- d. A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or operated adjacent to Orcutt Creek shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling activities shall not occur within 100 feet of Orcutt Creek.
- e. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease unless mandatory drought restrictions limit use of water for this purpose. The construction area shall be wet down after work is completed for the day and whenever wind exceeds 15 mph.

- f. Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed soils could enter Orcutt Creek.
- g. Construction material shall be stockpiled in upland habitat at least 100 feet from Orcutt Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work area and riparian corridor of Orcutt Creek to ensure sediment runoff from the work area does not enter the creek. Unattended soil stockpiles shall be covered.
- h. Trash and food items shall be kept in closed containers and removed daily.
- i. Open excavations shall be covered at the end of each workday. If this is not feasible, escape ramps shall be installed in the pits to ensure no entrapment of animals occur.

MONITORING: P&D shall site inspect for compliance during the grading and construction period and shall respond to complaints. (EIR MM# BIO-1)

- 12. Special- Special Status Species Survey:** A County-qualified biologist shall conduct a pre-construction survey of the Project Area for CRLF, western spadefoot toad, Blainville's horned lizard, and SWPT. **Plan Requirements and Timing:** The survey shall be performed 7-10 days prior to the onset of any grubbing or grading for new development. No state or federally listed species shall be handled without the approval of the USFWS and/or CDFW. Any specimens found (with the exception of CRLF) shall be captured and relocated to suitable habitat within KS18 (per USFWS and/or CDFW direction). If CRLF is present within the work area, (considered highly unlikely) the USFWS and CDFW shall be consulted by the biologist regarding any necessary avoidance measures (e.g. morning inspections of the work area, installation of exclusion barriers around active work zones).

MONITORING: P&D Compliance staff shall ensure proof of pre-construction survey and any actions necessary based on the results of the survey. (EIR MM# BIO-2)

- 13. Special – Worker Orientation:** Worker Orientation regarding biological protection measures during site preparation and construction shall be required. **Plan Requirements and Timing:** Prior to the start of work, a County-approved biologist shall oversee worker orientation for all construction contractors (including site supervisors, equipment operators, laborers) which emphasizes the potential presence of special-status species within/ or adjacent to the Project Area, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance shall be conducted. This orientation may be done as part of the standard pre-construction meeting. If members of the crew arrive after the initial orientation meeting or have otherwise not received the orientation, they shall attend a subsequent training prior to working on the job. No staging of equipment or construction supplies shall occur prior to orientation.

MONITORING: P&D Compliance shall confirm with applicant implementation of worker orientation and procedure for all employees to receive the orientation prior to commencement of grading and construction. (EIR MM# BIO-3)

- 14. Special- Biological Monitor:** A County-approved biological monitor shall monitor earthwork activities (e.g., grading, trenching) within 100 feet of the outer edge of Orcutt Creek riparian canopy, including but not limited to, any grading on the slope north of the access road, for the trail/bikeway, and for the sewer line extension to the Laguna County Sanitation District manhole. Work shall be stopped, if necessary, or modified to protect wildlife and other biological resources, or if violations of laws or permit conditions are observed. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species. To the extent practical, common wildlife species entering the construction zone shall be captured and relocated to suitable habitat. Any special-status wildlife species observed in the Project Area shall not be physically relocated without permission from the CDFW or the USFWS, as appropriate. **Plan Requirements and Timing:** The applicant shall fund the biological monitor prior to zoning clearance. The biological monitor, in consultation with P&D, shall determine necessary frequency and duration of onsite monitoring during earthwork activities and shall periodically inspect the Project site during construction. The County-approved biological monitor shall oversee and survey the work areas prior to activities commencing.

MONITORING: P&D shall confirm applicant funding for biological monitor tasks prior to zoning clearance. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# BIO-4)

- 15. Tree Protection (Bio-01) without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees, unless otherwise identified on the approved Development Plan exhibits.
- a) Prior to zoning clearance for all grading or construction, all native trees proposed for retention as shown on the project plans shall be fenced at least six feet beyond the dripline as shown on the approved Development Plan exhibits. If six feet cannot be accommodated the fencing shall be placed as far away as possible from the tree trunk. If earthwork will impact more than 20% of the tree canopy, the restoration/landscape plan shall incorporate 10:1 replacement of the tree. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15-

foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

- b) No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation for P&D approval. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
- c) To help ensure the long-term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees unless the trees were not naturally occurring (were planted and have been irrigated as landscape trees). Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

Plan Requirements: Fencing shall be graphically depicted on project plans. Timing: This condition shall be printed on project plans submitted for zoning approval and installed prior to Grading or Building Permit issuance.

MONITORING: P&D compliance monitoring staff shall review plans and confirm fence installation. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# BIO-5)

- 16. Special -Nesting Birds Preconstruction Surveys.** For construction activities occurring during the nesting season (generally February 1 - September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 30 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high- visibility flagging or fencing acceptable to P&D, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails. **Plan Requirements and Timing:** The Owner/Applicant shall submit survey(s) and identification of buffer areas, if determined necessary (on plans and marked in field) for P&D review and approval prior to commencement of construction. Any required

flagging/fencing shall remain in place until applicable construction activities are complete.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that any necessary buffer areas are protected (flagging/fencing acceptable to P&D) before initiation of grading/construction through project completion/final sign-off. (EIR MM# BIO-6)

- 17. Tree Planting and Maintenance (Bio-5).** The Owner/Applicant shall plant 10 oak trees obtained from locally occurring saplings or seed stock for any (each) oak tree removed, relocated or damaged. The trees shall be planted, gopher fenced and irrigated (drip irrigation on a time) as part of the creek riparian area restoration plan for a five-year maintenance period as identified in the related habitat restoration plan condition. **Plan Requirements:** This requirement shall be shown on the creek riparian restoration plan and landscape plan if applicable to be reviewed and approved by P&D. **Timing:** A performance security shall be required prior to zoning clearance. Prior to final inspection, trees shall be planted, fenced and irrigated.

MONITORING: P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off. (EIR MM# BIO-7)

- 18. Habitat Setback (Bio-7).** With the exception of Orcutt Creek Trail/Class I Bikeway installation/use and restoration activities, all ground disturbances, vegetation removal, landscaping, parking, development, activities, and other special uses onsite shall be restricted to the areas identified on approved permit exhibits. Grading plans shall minimize grading on the slope north of the access road and any grading approved within 100 feet of Orcutt Creek (e.g., for the trail/bikeway) to the greatest degree feasible. Grading for the access road shall be limited to within the easement area on APNs 105-020-041, the slope north of the driveway on 105-020-53 and the OASIS property (105-020-63, -064). Grading shall not extend onto the adjacent property APN 105-020-018. Restoration plantings shall be required to offset vegetation removal or grading (proposed or unintentional) within 50 feet of the edge of riparian habitat. The exception to this is grading within the graded footprint of the existing dirt access road.

- a) Construction Period Fencing and erosion control materials/methods (type and location acceptable to P&D) shall be shown on grading plans and shall be installed prior to any earth movement to ensure excavation work within or adjacent to sensitive habitats including native trees and riparian habitat shall be avoided to the maximum extent feasible. Where excavation must be performed within sensitive areas (as determined by P&D), it shall be performed with hand tools only. If the use of hand tools is deemed infeasible by P&D, excavation work may be authorized by P&D to be completed with rubber-tired construction equipment weighing five tons or less. If significant

large rocks are present, or if spoil placement will impact surrounding trees, then a small, tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff.

- b) Long-Term: The boundaries of the development and parking areas shall be visually delineated with a combination of fencing, vegetation, and/or other features (e.g., rock) acceptable to P&D before final sign-off/occupancy clearance to facilitate compliance with this condition.

MONITORING: P&D compliance monitoring staff shall ensure compliance throughout construction and shall respond to any complaints during operational phase. (EIR MM# BIO-8)

- 19. Storm Water BMPs (Bio-10).** To minimize pollutants impacting downstream waterbodies or habitat, parking areas, driveways, trails and paved bikeways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas with compatible native species), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other County approved method shall be installed to intercept and remove pollutants prior to 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. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once a year and retain proof of inspections. **Plan Requirements:** The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. **Timing:** The plans and maintenance program shall be submitted to P&D and Public Works for approval prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction and shall inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D and Public Works upon request. (EIR MM# BIO-9)

20. Habitat Restoration (Bio-12). Proposed development shall include a Creek Riparian Area Buffer Restoration Plan prepared by a P&D-approved biologist and designed to provide a buffer for increased development and activities adjacent to Orcutt Creek, consistent with the Orcutt Community Plan (OCP), including direction regarding creek buffer plantings in the OCP Biological Resources and Parks, Recreation and Trails sections. The restoration plantings shall take into consideration the location of the Orcutt Creek Multi-Use Trail (including Class I bikeway), ~~including future segments of the trail connecting to Broadway and trails on APNs 105-020-052, 053, together one legal parcel.~~ The approved location of the OASIS trail/bikeway easement shall be included on the restoration plans. The applicant may choose to combine Restoration and Landscape Plans. If combined with the Landscape Plan, the installation security shall separately cover the Restoration component of the plan, with a 3-year maintenance period for the Landscape Plan plantings and 5-year maintenance period for restoration plantings. The Restoration Plan shall include the following components:

- a. Plantings shall be with compatible native riparian species.
- b. Species shall be from locally obtained plants and seed stock.
- c. The new plantings shall be irrigated with drip irrigation on a timer and shall be weaned off of irrigation over a period of not less than two years, sufficient to ensure plantings remain successful a minimum of one year following cessation of supplemental irrigation. Restoration plantings must be established without irrigation for a minimum period of one year. The maintenance period shall be extended beyond the minimum five-year period, if needed, to accommodate this requirement for success of plantings for a minimum period of one year after cessation of supplemental irrigation.
- d. The creek area shall be temporarily fenced (or other method acceptable to P&D) at the limits of disturbance during grading and construction activities and shall be protected to the extent necessary (as determined by P&D and the plan biologist during restoration activities to ensure success of the restoration plan).
- e. If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall monitor and direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under direction of the P&D-approved biologist.
- f. A plan shall be included for removal of non-native invasive species in the buffer area between the project development and the creek.

Plan Requirements: Include applicable components of the plan in the Landscape and Irrigation Plans if not proposed as a combined Landscape/Restoration Plan. Timing: Plans shall be submitted for review and approval by P&D prior to ~~zoning clearance~~ map recordation and the Owner/Applicant shall post a performance security to ensure

installation and maintenance for three (3) years prior to ~~Final Building Inspection Clearance~~ map recordation and maintenance for three years. The landowner shall maintain the plants and irrigation for five years following Final Building Inspection Clearance or until successful establishment of restoration plantings for a minimum of one year following cessation of supplemental irrigation, whichever is greater.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security for the restoration plantings upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan. Successful implementation includes monitoring report confirming successful establishment after cessation of supplemental irrigation. If replanting and/or an extended supplemental irrigation period is necessary to ensure successful establishment, this will extend the minimum maintenance period. Restoration plantings must be established for at least one year after cessation of irrigation because, unlike landscaping near buildings, restoration plants will not have long-term irrigation. (EIR MM# BIO-12)

- 21. Use Natives (Bio-21).** Landscaping between Orcutt Creek and development, parking areas, and along the access road shall be with native plants. Plantings within 100 feet of Orcutt Creek shall be plants or seed stocks from locally obtained sources. Compatible, non-invasive, drought tolerant plant species may be used in proximity to structures. **Plan Requirements:** The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. The landscape plan can be combined with the restoration plan, although the restoration plan is subject to additional requirements. **Timing:** The landscape plan shall be reviewed and approved by P&D prior to zoning clearance. Landscaping shall be installed prior to Final Building Inspection Clearance.

MONITORING: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock on the property prior to release of performance security. (EIR MM# BIO-13)

- 22. Equipment Washout-Construction (Bio-20a).** The Owner/Applicant shall designate one or more washout areas 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 these areas and removed from the site at intervals sufficient to ensure adequate capacity is maintained onsite. The areas 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 grading and building

permits. **Timing:** The Owner/Applicant shall install and sign the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# BIO-14)

23. Special-Trails. The Orcutt Creek Trail (including Class I Bikeway) on the Oasis site and the Applicant's proposed trail on APNs 105-020-052 and 053 and any other required trails shall be designed to minimize removal of native vegetation and to minimize erosion that could impact Orcutt Creek water quality or the creek banks as well as comply with all mitigation measures. In addition, restoration plantings shall be accommodated between the trails/bikeways and Orcutt Creek consistent with OCP DevStd BIO-O-5.3 and DevStd KS 18-4. Prior to approving the final trail alignment, the proposed trail route shall be surveyed by a qualified botanist. The botanist, in consultation with P&D, shall reroute the trails/bikeway alignment to avoid sensitive species where feasible. The final trails/bikeway alignments shall be approved by P&D and the Community Services Department, Parks Division prior to ~~issuance of map recordation Zoning Clearance~~. Signage shall be included in the trail design, providing educational and interpretive information. (The trail locations shall also be consistent with the requirements of the project's related trail/bikeway conditions). **Plan Requirements:** The Owner/Applicant shall submit the proposed trail/bikeway plan for County review and approval prior to ~~map recordation zoning clearance for onsite grading or construction~~. The Owner/Applicant shall coordinate with P&D prior to finalizing the proposed trail/bikeway design to ensure coordination with botanist reviewing trail route and other County departments (Flood Control, Public Works, and Parks). The proposed restoration/buffer plantings on both sides of the trail/bikeway shall be included with the proposed trail/bikeway plans. **Timing:** The Owner/Applicant shall install the trails/bikeways and associated restoration/buffer plantings ~~concurrent with development and~~ prior to ~~final occupancy clearance~~ zoning clearance for the meeting facility building. ~~inspection. Financial sureties for installation of the trail/bikeway and restoration plantings and a 2-5-year maintenance period shall be required prior to zoning clearance.~~ Also see requirements for success of plantings after cessation of supplemental irrigation in Restoration Plan condition. The restoration component may be combined with the landscape plan or other project related restoration plan (e.g., north slope of access road).

24. Fence Design (Bio-3d). Fencing along roads, trails, bikeways, etc. shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:

- a) A minimum 18 inches between the ground and the bottom of the fence to provide clearance for small animals;

- b. A minimum 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and
- c. If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement.

Plan Requirements and Timing. Grading and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of land use clearance for grading and subdivision improvements. ~~The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence.~~

MONITORING. P&D shall site inspect upon completion of construction. (EIR MM# BIO-16)

- 25. Lighting Plan (Bio-3e, modification of OCP EIR Mitigation Measure KS3- BIO-6).** Proposed lighting shall be identified in a lighting plan that shall reduce light pollution in open space habitat areas. Any exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night-lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek, unless specifically required by County for safety purposes and any required trail/bikeway lighting shall include the minimum number of locations, height, intensity, and extent of illumination deemed necessary by the County for safety purposes. Use of high-intensity lights, including but not limited to floodlights, shall be prohibited onsite and use of dark sky fixtures shall be specified on the lighting plan. **Plan Requirements and Timing.** The applicant shall submit the Lighting Plan to Planning and Development (P&D) for review and approval prior to issuance of Zoning Clearance.

MONITORING: P&D shall site inspect all exterior light fixtures after installation to ensure compliance. (EIR MM# BIO-17)

- 26. Fish and Wildlife (Bio-08)** If any alteration to stream channels or banks occurs, no Zoning Clearance shall be issued until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife, Regional Water Quality Control Board and/or federal agencies for any planned alteration to stream channels or banks, (e.g., grading on the slope north of the proposed access drive and for the proposed trail/bikeway). (EIR MM# BIO-18)

- 27. Threatened and Endangered Species Approvals (Bio-9a):** The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish

and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for Cooper's Hawk, California red-legged frog, western spadefoot toad, southwestern pond turtle, and Blainville's horned lizard, if required, prior to Zoning Clearance. **Timing** If preconstruction surveys determine that these species are found onsite, the Permittee shall provide to P&D copies of approvals obtained from CDFW, FWS and/or NMFS.

MONITORING: Permittee shall provide to P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance. (EIR MM# BIO-19)

28. *Cultural Resources*

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 potential archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 and Phase 3 investigations of the County Archaeological Guidelines. All work shall be 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 issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction. (EIR MM# CR-1)

29. *Fire/Police Services*

Special- Event Contractor. For any activities involving more than 100 people onsite, the Owner/Applicant shall be responsible for ensuring adequate security and traffic control for all activities onsite. **Plan Requirements and Timing:** For any activities involving more than 100 people onsite, the responsible party shall coordinate with and comply with the direction of the SBSO to determine whether a Santa Barbara Sheriff's Office permit and private security/traffic control will be needed.

MONITORING: The Owner/Applicant shall provide P&D with sample rental contract wording demonstrating this requirement for review and approval. P&D compliance monitoring staff will respond to complaints as necessary. In the event, that compliance staff is contacted on a regular basis in regards to security and traffic control, P&D may require the Owner/Applicant to provide separate funds to allow P&D to contract with a monitor for project specific monitoring. (EIR MM# FP-1).

30. Geology/Grading

WatConv-01 Erosion and Sediment Control Plan. As determined by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of any grading and development activities. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading and Drainage Plan submittal and will be reviewed for its technical merits by P&D, Flood Control District and Project Clean Water as applicable. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>, (refer to California Stormwater Best Management Handbook and Erosion and Sediment Control Plan Requirements); and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **Plan Requirements:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of zoning clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **Timing:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year-round.

MONITORING: P&D shall perform site inspections throughout the construction phase.
(EIR MM# GEO-1)

- 31. Grading plans.** Grading plans shall clearly address slope stability and soil collapse issues in areas with soils constraints, steep slopes or adjacent to steep slopes, including access from Foxenwood Lane. Plan Requirements and Timing: The grading plan for the access road shall be submitted for P&D review and approval. P&D review will require peer review under contract to P&D of the geotechnical analysis (funded by the applicant) to ensure adequate evaluation of geotechnical hazards and methods for addressing hazards which ensure, as proposed by the project engineer, that no grading will occur within the banks of Orcutt Creek. Dependent on the need for/ visibility of/location in relation to riparian habitat, the project landscape and restoration plans shall be supplemented to address the slope north of the access road. The proposed slope stabilization methods

shall be documented in a soils report if deemed necessary by P&D, including Building & Safety.

MONITORING: P&D shall perform site inspections throughout the construction phase. (EIR MM# GEO-2)

- 32. Grading Limits.** Grading for the access road shall be limited to within the easement on APNs 105-020-041, the slope north of the driveway on 105-020-053 and the OASIS property (105-020-63, -064). Grading shall not extend onto the adjacent property APN 105-020-018. Planning and Development shall review final grading plan and confirm prior to zoning clearance that grading is limited to the OASIS property and APNs 105-020-041 and 105-020-053.

33. Noise

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 7:00 a.m. and 4:00 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 at least one week 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. (EIR MM# NS-1)

- 34. Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the closest residential property line shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **Plan Requirements:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **Timing:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance (EIR MM# NS-2).

- 35. Special Noise Limiters.** Noise limiters shall be used for activities involving indoor and outdoor amplification (recorded music, instruments, voice) and for all outdoor music (acoustic or amplified). The noise limiters shall restrict the sound level of amplified music or voice to the 80.5 dBA level identified in the 45 dB.com Supplemental Noise Assessment. If amplification will be used indoors, the noise limiter may measure noise levels on the exterior of the building, at the location where noise levels would be highest. In order to accommodate this sound level, the applicant may incorporate measures to reduce noise levels (e.g., 8-foot partition walls, noise insulated party tent, etc.). For non-amplified music which exceeds this noise level, the music shall be performed indoors unless measures can be implemented that effectively limit the sound level of the music to no more than 80.5 dBA. **Plan Requirements and Timing:** The requirements of this condition shall be included on the plans prior to zoning clearance. Noise limiters shall be operational consistent with this condition prior to commencing any activities involving amplification and before commencing activities involving outdoor music. Sign-off by OASIS staff or other personnel with appropriate expertise to setup the noise limiter shall confirm that noise limiters are installed, programmed and functioning to ensure compliance with this condition before use of associated instruments, microphones, etc. and OASIS shall maintain a record of such sign-offs including date and time of sign-off. In addition, this condition language shall be included in all rental agreements for use of any OASIS facilities, including indoor and outdoor areas. In response to comments received from neighbors regarding onsite noise, the applicant shall provide a hand-out to the surrounding property owners with the language of this condition and P&D contact information. If noise limiters are not set properly and noise levels exceed 80.5 dBA at the property line, the noise generating activity shall cease. Noncompliance with this measure shall result in limiting these activities to indoor areas away from doors and windows.

MONITORING: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance (EIR MM# NS-3).

- 36. Special Amplification.** Use of amplification shall be limited. **Plan Requirements and Timing:** Amplification (e.g., voice, music, bullhorns, etc.) and loud acoustic music (e.g., bagpipes, horns, drums, etc.) shall be limited as follows:
- a. Maximum of three hours per day.
 - b. Sunday through Thursday, limited to the hours of 10:00 AM to 7:00 PM.
 - c. Friday and Saturday, limited to the hours of 10:00 AM to 9:00 PM.
- These limits shall apply to all amplification and loud acoustic music.

MONITORING: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-outs for interested members of the public with noise concerns prior to zoning clearance. (EIR MM# NS-4)

37. Acoustical Leaks. The following measures are required to maximize noise attenuation in the structures from common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

- a) **Windows:** Windows on the north side of any structures shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory.
- b) **Doors:** Doors shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door shall be considered to meet the STC 30 rating.

Plan Requirements and Timing. All construction techniques shall be incorporated and detailed on building plans. Plans shall note all noise-resistant construction measures. An acoustical engineer shall confirm compliance with these requirements and/or shall demonstrate the achievement of equivalent noise reduction construction methods.

MONITORING: Building & Safety shall ensure that all noise control measures have been included according to the approved plans. (EIR MM# NS-5)

38. Special Windows/Doors Closed. Windows and doors shall remain closed, as indicated below, to minimize nuisance noise to residential neighbors. **Plan Requirements and Timing:** Structures with north and west facing windows and doors shall remain closed (except for entering and exiting the buildings) when amplification is used in indoor areas. This requirement shall be posted at all times to facilitate neighborhood compatibility.

MONITORING: P&D shall review signs for posting in buildings prior to zoning clearance and shall respond to complaints, as necessary. (EIR MM# NS-6)

39. Noise Contact. A contact person shall be identified to promptly respond to noise complaints, hours of operation and attendee numbers. **Plan Requirements and Timing:** A designated contact person shall facilitate resolution of potential complaints involving noise levels, number of attendees (larger attendance increases noise levels) and hours of

use (if activities extend past dusk outdoors and past 9:00 PM indoors). The noise contact shall be available during noise generating activities to promptly address neighbor complaints and to ensure activities are consistent with identified noise mitigation, including use of noise limiters, door/window closures, hours of operation, etc.

MONITORING: P&D shall confirm a contact to address noise prior to zoning clearance. (EIR MM# NS-7)

- 40. Special Deliveries.** To reduce noise from vehicle back-up beeping before 8:00 AM and after 7:00 PM (e.g., trucks delivering supplies, food for hot lunches, rental supplies pick-up/drop-offs, etc.), vehicles shall avoid backing into loading areas to the maximum extent feasible during these times. **Plan Requirements and Timing:** This requirement shall be included in rental agreements and OASIS shall communicate this requirement to their clients and vendors.

MONITORING: P&D shall confirm this inclusion in sample rental agreement and in hand-out for interested members of the public with noise concerns prior to zoning clearance. (EIR MM# NS-8)

41. Recreation and Open Space

Trail/Bikeway Location, Offer to Dedicate, and Construction Consistent with the Owner/Applicant's proposed trails and bikeways, the Owner/Applicant shall offer to dedicate ~~provide~~ to the County a minimum 25-foot wide public easement for the Orcutt Creek Trail on APNs 105-020-063 and 105-020-064, and a minimum 12-foot wide public easement for the Orcutt Creek Trail on APN 105-020-060. ~~including the parallel Class I Bikeway and the Owner/Applicant's proposed trail on APNs 105-020-052 and 053 with new development.~~ The trail/bikeway location shall be consistent with the OCP Parks Recreation and Trails Map, OCP Open Space Plan criteria, and Multi-use Trails Plan & Trails Siting Guidelines). The easement shall be sited south of Orcutt Creek in a location that assures the public's ability to access and use the trail over the long-term and that does not negatively affect layout and siting flexibility for future park amenities on adjacent open space parcels (APNs 105-020-052, -053, -060-, 061, -062). The proposed easements shall be shown on the map and shall not conflict with existing recorded easements or other obstructions.

Option 1:

- ~~Recorded access Easements "2" and "4" identified on the OASIS site plan, in favor of APNs 105-020-052, -053, shall be relinquished/terminated and/or shall be relocated to another location that would not conflict with the location of the Orcutt Creek Trail/Class I Bikeway easement (e.g.,~~

~~trail/bikeway must be physically separated from vehicle traffic) or other OCP standards.~~

- Proposed Easement "H" to APNs 105-020-052 and -053, the LeBard open space parcel, should have limited vehicular access to avoid conflicts with the proposed Orcutt Creek Trail/Bikeway.

Option 2:

- ~~The project development, including buildings, parking lot, landscaping, etc. shall be shifted/reoriented within the OASIS property, as necessary, to accommodate the Class I Bikeway/Orcutt Creek Trail in a location acceptable to Public Works, Parks and P&D (e.g., shift development to the west and south to allow the trail/bikeway to be located outside of the recorded access easements and within the OASIS property).~~

Plan Requirements and Timing: The map Plans identifying the proposed trail/bikeway easement and any associated easement documents shall be submitted for review and approval by P&D, Public Works, Parks and Flood Control prior to issuance of Zoning Clearance prior to map recordation. Prior to map recordation, the Owner/Applicant shall execute and submit to P&D and County Counsel an irrevocable Offer to Dedicate (OTD) for the trail and bikeway easement areas identified above. The OTD shall be in a form and content acceptable to P&D and County Counsel and shall include a formal legal description of the easements and a graphic depiction prepared by a licensed surveyor. Upon approval of the form and content of the OTD, the Owner/Applicant shall execute the OTD and P&D will present the OTD to the Board of Supervisors to be acknowledged. Within 20 days of acknowledgement of the OTD by the Board of Supervisors, the OTD shall be recorded free of prior liens and encumbrances which the County determines may affect the interest being conveyed and shall run with the land in favor of the County. The OTD shall be binding upon the owners, heirs, assigns, or successors in interest. Construction of Orcutt Creek Trail by the Owner/Applicant, including the Class I bikeway and segments located on adjacent parcels (APN 105-020-060 APNs 105-020-052, -053) improvements shall be completed prior to zoning clearance final occupancy clearance for the meeting facility building; Owner/Applicant shall maintain the trails/bikeways for a minimum of three years after construction.

MONITORING: ~~The easement document~~ OTD shall be reviewed and approved by P&D, General Services, Real Property Division, County Surveyor, Parks and Public Works. P&D and County Surveyor shall review the map to ensure the easement is provided and that all easement documents are included as an exhibit to the map prior to final map recordation. to be recorded prior to zoning clearance issuance for any grading or development associated with the project and prior to initiation of other project related improvements that would conflict with the existing Southpoint Estates land use restrictions and deeded development rights held by the County. P&D, County Parks, and Public Works shall site inspect in the field to ensure the constructed trail and bikeway is

in compliance with approved easement, grading and building plans. ~~P&D and Parks shall site inspect in the field to ensure the trail is in compliance with grading and building plans.~~

42. ~~Deleted. **Plans for and Construction of Bikeway/Trail.** The Owner/Applicant shall submit plans for review and approval of the Orcutt Creek Trail/Class I Bikeway segments, including planted buffers on both sides of the trail and shall install or submit a bond for the entire value of the bikeway/trails and plantings in the County approved location prior to map recordation. All trail improvements shall conform to OCP specifications, including OCP Appendix C, the Multi-use Trails Plan & Trails Siting Guidelines), with additional County Parks Department specifications, as applicable, for the trail and Public Works specifications, as applicable, for the bikeway. The plans shall include specific alignment (subject to prior site visit with P&D, County Parks and a qualified biologist), landscaping/restoration plantings, fencing, signage, and maintenance funding/responsibility. **Plan Requirements:** The applicant shall submit the plans for review and shall receive approval of the plans by County Parks, P&D and Public Works prior to recordation of documents for the recorded map modification. The bikeway/trail improvements must be completed or a bond issued by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure.~~

~~**MONITORING:** P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans.~~

43. **Financial Surety for Public Bikeway/Trail Improvements.** The Owner/Applicant applicant/property owner shall post a financial surety (e.g. bond) acceptable to P&D, Parks and Public Works for completion and construction and maintenance of the Class I Bikeways/Orcutt Creek Trail segment located on the OASIS APNs (105-020-063 and 105-020-064) as well as APNs 105-020-06052, 053.The financial security shall be reviewed and plans approved as adequate by P&D, Parks and Public Works. **Plan Requirements and Timing:** The Owner/Applicant applicant/property owner shall post the surety for construction and 3-year maintenance of the trails/bikeway prior to map recordation. the first zoning clearance for grading or development. The bond security will be in the amount based on the full funding of the County's cost of construction of the trails/bikeway identified above. Installation/construction securities shall be equal to the value of a) all materials necessary at the cost to the County to purchase, and b) labor to successfully install the materials at the County's cost to complete the work. The bond security will be in the amount based on the full funding of the construction cost of a dedicated Class I Bikeway/Orcutt Creek trail.The financial surety for the bikeway/trail construction shall not be released until all required improvements have been completed. The final building and grading plan shall be reviewed and approved by P&D, County Parks and Public Works prior to approval of zoning clearance. If the Owner fails to install or maintain the trails/bikeway, the County may use the security to complete the work.

MONITORING: The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans prior to occupancy clearance. (EIR MM# Rec-3)

44. Traffic

Traf-06 Traffic Roadway Improvements. The Owner/Applicant shall prepare roadway plans and implement road improvements as required by Public Works. Road improvement plans shall be reviewed by Public Works, County Fire, Parks and P&D. Final plans shall be approved prior to zoning clearance and improvements shall be constructed prior Final Building Inspection Clearance sign-off. The County shall allow concurrent construction of approved development and proposed roadway improvements; however Final Building Inspection shall not be issued until the traffic improvement(s) have been completed. **Plan Requirements and Timing:** The Owner/Applicant shall submit the plans and schedule for improvements, including construction management component for roadway improvements, and must receive approvals prior to the first Zoning Clearance for grading or development of the project. The final plans shall be in compliance with the roadway improvements in the approved plans and shall specifically address pedestrian and bicycle safety.

MONITORING: The Owner/Applicant shall provide P&D compliance monitoring staff with proof that all improvements have been fully completed pursuant to approved plans prior to Final Building Inspection Clearance. (EIR MM# TC-1)

- 45. Transportation/Circulation. Driveway.** The Owner/Applicant shall install all required driveway improvements (e.g., "Keep Clear" pavement markings or other features at Foxenwood Lane/OASIS driveway intersection) and incorporate pedestrian safety measures, as applicable, into the project road improvements plans to improve pedestrian and bicycle safety for schoolchildren at the driveway entrance and the Clark Avenue/Foxenwood Lane intersection. **Plan Requirements:** The Owner/Applicant shall identify all required driveway details (e.g., new striping and pavement markings) on plans for Public Works prior to zoning clearance. Plans shall also be reviewed and approved by Planning, Grading, and Building. **Timing:** The Owner/Applicant shall receive approval of the design exception prior to Planning Commission hearing on the project. The Owner/Applicant shall install all required driveway improvements prior to Final Building Inspection Clearance. Pavement improvements shall be reviewed and approved by Public Works Transportation prior to Zoning Clearance Issuance for grading and site improvements.

MONITORING: P&D permit processing staff shall ensure compliance prior to and throughout construction. (EIR MM# TC-2)~~Caltrans Park and Ride Lot. Parking demand shall be provided onsite. The Caltrans Park and Ride parking lot across Foxenwood Lane~~

~~shall not be used to accommodate parking demand for APNs 105 020 063 and 064, unless expressly permitted by Caltrans. **Plan Requirements and Timing:** This parking restriction shall be provided to patrons/attendees/employees and others generated parking demand on these parcels in printed and online information/advertisements for onsite uses as well as rental agreements for use of onsite facilities. Examples of this language from the webpage, rental agreement template, etc. shall be provided to P&D prior zoning clearance. The exception to the above requirements is documentation of Caltrans agreement to allow parking onsite. (EIR MM# TC 3)~~

- 46. Caltrans Encroachment Permit.** The owner/applicant shall obtain an encroachment permit from Caltrans for any work within, over or under the State's right of way and shall provide the encroachment permit to Planning and Development prior to zoning clearance for any work done within Caltrans right of way.

47. Water Resources

WatCons-01 Water Conservation-Outdoor. To ensure water conservation, Landscape and Irrigation Plans shall incorporate landscape plants, planting methods, and irrigation which reduce water demand and incorporate permeable hardscapes where feasible.

Plan Requirements: The Owner/Applicant shall submit landscape and irrigation plans to P&D for review and approval prior to zoning clearance for approved development. **Timing:** The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required water conserving landscape and irrigation features are installed prior to Final Building Inspection and that project landscaping and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a permit shall be inspected by building inspectors. (EIR MM# W-1)

- 48. Special- Supplemental Water:** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. **Plan Requirements & Timing:** Prior to zoning clearance, the applicant shall provide proof of purchase of supplemental water from the City of Santa Maria.

MONITORING: P&D shall confirm receipt of agreement from City of Santa Maria for purchase of supplemental water before zoning clearance. (EIR MM# W-2)

- 49. Storm Water Pollution Prevention Plan (SWPPP).** 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 for new development, 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 to P&D's Building & Safety Division. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP. (EIR MM# W-3).

50. WatServ-01 Can and Will Serve. The Owner/Applicant shall provide a Final Can and Will Serve letter from the Golden State Water Company indicating that adequate water is available to serve the project. **TIMING:** A final can and will serve letter shall be submitted prior to recordation of certificates of correction and other documents effectuating the recorded map modification.

51. Sewer Can and Will Serve. The Owner/Applicant shall provide a Final Can and Will Serve letter from the Laguna County Sanitation District indicating that adequate capacity to transport and treat project wastewater capacity is available to serve the project. **TIMING:** A final can and will serve letter shall be submitted prior to recordation of certificates of correction and other documents effectuating the recorded map modification.

52. Equipment Washout-Construction. The 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. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **Plan Requirements and Timing:** The applicant shall designate the P&D approved location on all grading and building permits. The applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# W-4).

53. Low Impact Development (LID) Measures. To reduce water quality impacts the project design and SWQMP shall include LID measures to the extent feasible.

Plan Requirements and Timing. Plans indicating LID techniques to be used shall be submitted by the applicant for review and approval by the Santa Barbara County Public Works Department prior to land use clearance for grading and utility installations. Installation of structural LID technologies shall be performed by the project applicant per approved plans and completed prior to occupancy.

MONITORING. Public Works and Planning and Development staff shall review plans and monitor compliance. (EIR MM# W-5)

- 54. Operational Erosion Control Measures.** New development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.
- a. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D.
 - b. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels.
 - c. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
 - d. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to zoning clearance for grading.

Plan Requirements and Timing. This requirement shall be printed on final grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to approval of Land Use Permits for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance.

MONITORING. The applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements. (EIR MM# W-6)

Standard Map Conditions

- 55. Map-01 Maps-Info.** The Owner/Applicant shall submit a certificate of correction for each Final Map to be corrected, which shall include all approved tract map conditions of approval, as modified pursuant to this request:

The certificates of correction shall include the tract conditions of approval, including those conditions modified by Case No. 16RMM-00000-00001. Prior to recordation of documents and maps effectuating the recorded map modifications and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, modified conditions associated with or required by this project approval on a separate informational sheet(s) to be recorded with the certificate of correction. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

- 56. Map-03 Public Subdivision Report.** Prior to recordation of the recorded map modification documents/exhibits, the Owner/Applicant shall request the State Department of Real Estate to include the following note in its public subdivision report (white sheet):

Use of APN 105-020-063 and 105-020-064, together one legal lot, shall be limited to a public multi-use trail and non-profit meeting facility, consistent with the approved OASIS project (16DVP-00000-00002) site plan and multi-use trail.

- 57. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the recorded map modification documents/maps, the Owner/Applicant shall submit separate certificates of correction with each Final Map to be modified/corrected (and including all tract conditions, as modified), prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.

- 58. 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.

- 59. Rules-36 Map/LLA Expiration.** This recorded map modification shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.

- 60. 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.

- 61.** Prior to map recordation, the Owner/Applicant must enter into an Agreement to Release Open Space/Development Rights with the Board of Supervisors of the County of Santa Barbara. If the Agreement is unable to be executed, the Owner/Applicant is not authorized to record the map modification.

62. Rules-29 Other Dept and Agency Conditions. Compliance with Departmental/Division/Agency letters required as follows:

a. CSD Parks Division dated 11/22/21;

63. Caltrans Park and Ride Lot. Parking demand shall be provided onsite. The Caltrans Park and Ride parking lot across Foxenwood Lane shall not be used to accommodate parking demand for APNs 105-020-063 and -064, unless expressly permitted by Caltrans. **Plan Requirements and Timing:** This parking restriction shall be provided to patrons/attendees/employees and others generated parking demand on these parcels in printed and online information/advertisements for onsite uses as well as rental agreements for use of onsite facilities. Examples of this language from the webpage, rental agreement template, etc. shall be provided to P&D prior zoning clearance. The exception to the above requirements is documentation of Caltrans agreement to allow parking onsite. (EIR MM# TC-3)

ATTACHMENT 2b: CONDITIONS OF APPROVAL

OASIS LOT LINE ADJUSTMENT

Case No. 16LLA-00000-00004

APNs 105-020-063, -064, -041

- 1. Proj Des-01 Project Description.** *This Lot Line Adjustment is based upon and limited to compliance with the project description, the hearing exhibits marked 1-10, dated December 7, 2021, and all conditions of approval set forth below, including specified plans and agreements included by reference, as well as all applicable County rules and regulations. The project description is as follows:*

The project involves a lot line adjustment between OASIS (APNs 105-020-063 and -064) and Steve LeBard (APN 105-020-041). The project would add approximately 5,200 square feet of commercially zoned land on the OASIS property to the LeBard corner commercial property. The Lot Line Adjustment is limited to adjusting the respective property lines and does not address specific development.

EXISTING		PROPOSED	
APN 105-020-041	1.24 acres gross/net	Parcel 1	1.37 acres gross/net (+9.6%)
APN 105-020-064	1.12 acres gross/not	Parcel 2	5.16 acres gross/net (-2.3%)
APN 105-020-064	4.16 acres gross/net		
Total	6.53 acres gross/net	Total	6.53 acres gross/net

Both sites are currently undeveloped. Any future development on the properties would be serviced by public water (Golden State Water Company) and public sewer (Laguna County Sanitation District) if developed. The properties would be accessed by a shared driveway off of Foxenwood Lane on APN 105-020-041. An access easement is ~~proposed~~ in place over APN 105-020-041 in favor of APNs 105-020-063, -064.

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.

Lot Line Adjustment Conditions

- 3. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the documents effectuating the Lot Line Adjustment, the Owner/Applicant shall submit a Record of Survey prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The exhibit shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
- 4. Map-15 LLA-Deed Recordation.** The following language shall be included on the deeds (and/or other documents) used to finalize the lot line adjustment: "This deed arises from the lot line adjustment Case No. 16LLA-00000-00004 and defines a single parcel within the meaning of California Civil Code Section 1093 among two legal parcels created by Case No. 16LLA-00000-00004." The County Surveyor shall determine the appropriate documents necessary.

County Rules and Regulations

- 5. Rules-04 Additional Approvals Required.** No permits for development for the commercially zoned portion of the current OASIS property shall be issued until the Recorded Map Modifications (Case No. 16RMM-00000-00001) and the action by the Board of Supervisors to vacate, abandon, or release the Development Rights are effectuated.
- 6. 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.
- 7. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 8. Rules-19 Maps/LLA Revisions.** If the unrecorded Lot Line Adjustment is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Lot Line Adjustment.
- 9. Rules-23 Processing Fees Required.** Prior to filing of a record of survey, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 10. 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.

- 11. Rules-36 Map/LLA Expiration.** This Lot Line Adjustment shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
- 12. 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.
- 13. Rules-29 Other Dept and Agency Conditions.** Compliance with Departmental/Division/Agency letters required as follows:
 - a. County Fire dated 7/15/16;

ATTACHMENT 2c: CONDITIONS OF APPROVAL

OASIS DEVELOPMENT PLAN CASE NO. 16DVP-00000-00002

APNs 105-020-063, -064

- 1. Proj Des-01 Project Description.** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked 1-10, dated December 7, 2021, 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:

OASIS proposes to relocate from their existing facility on Orcutt Union School District property on Soares Avenue to the OCP Key Site 18/Southpoint property. The new facility includes 15,661 square feet (SF) of structural development, with a main building of 14,069 sf and an ancillary BBQ/crafts building of 1,592 SF on APNs 105-020-063 and -064. The meeting facility design is proposed as an “Elegant Barn.” The project also includes a related access road, parking, landscaping, trails within the development area, a section of the multi-use Orcutt Creek Trail, and a modification to LUDC parking requirements, which are described in greater detail below and on the project plans.

The companion Conditional Use Permit (CUP) includes conditions focused on long-term use and operation of the proposed OASIS facilities.

~~*All existing and proposed easements are identified on the project plans and as depicted in the EIR Revision Letter #2, dated December 1, 2020, . The access/utility easements in favor of the adjacent properties (indicated on the project site plan as “D” and “H”) are shown for informational purposes. Future use and/or permitting of development, including driveways, associated with these access easements is not a part of the project.*~~

Landscaping is proposed throughout the site, including around the parking lot. Trees would be placed in clusters rather than rows for a more natural appearance. Several project conditions address requirements for use of native species in the project landscaping and restoration plan.

Consistent with the Orcutt Community Plan, the project includes public multi-use trail easements and construction of a segment of the Orcutt Creek Trail. This trail includes a parallel Class I paved bike path, except within the driveway section from Foxenwood Lane to OASIS’ eastern property line. Within this driveway section, the bikeway component of the Orcutt Creek Trail will be accommodated as striped bike lanes within the paved width of the driveway in each direction and the pedestrian component will be provided by a separated, parallel pedestrian path. This pedestrian path is designed as an ADA accessible path between Foxenwood Lane and the proposed OASIS buildings. Stairs near the southeast corner of the OASIS property will connect the pedestrian path with the

Orcutt Creek Trail segment at the base of the driveway. Outside of the driveway, a 25-foot public multi-use trail easement is provided for the Orcutt Creek Trail including Class I bike path, generally following the common property line between APNs 105-020-063/-064 (OASIS) and APNs 105-020-052/-053 (LeBard) along a north/south direction and generally following OASIS' northern property line in an east/west direction, and another connecting minimum 12-foot public multi-use trail easement segment ~~generally located east extending northwest~~ of the project site ~~onto APNs 105-020-052 and -053~~ APN 105-020-060 outside of the Orcutt Creek riparian area. ~~The proposed public easements to accommodate the trail and bikeway components are included on the project site plan~~ All existing and proposed easements are identified on the project plans and as depicted in the EIR Revision Letter #2, dated ~~December 1, 2020~~ November 23, 2021.

STATISTICS

<u>Description</u>	<u>AREA</u>	<u>% OF TOTAL</u>
Senior Center Building	14,069 SF	6.11%
Bar-B-Que / Storage Building	1,592 SF	0.69%
Concrete Hardscape	14,761 SF	6.41%
Concrete Curbs/Retaining Walls	3,267 SF	1.42%
Landscape Area	85,823 SF	37.29%
Dry Creek Area	627 SF	0.27%
Turf Area	<9,759> SF	
Off-Site Landscape Area	2,279 SF	
Paved Area (Parking/Bikepath)	45,323 SF	19.69%
Off-Site Paved Area	7,512 SF	
Class II Based Parking Area	23,967 SF	10.41%
DG Onsite Walking Trail	9,731 SF	4.22%
Undeveloped Area	31,045 SF	13.49%
Total Lot Area 5.28* Acres	230,135.41 SF	100%

*Total lot area assuming approval of the Lot Line Adjustment case = 5.16 acres.

The Preliminary Grading Plan (included with the project site plan) identifies project earthwork involving approximately 4,400 cubic yards (CY) of cut (including for the 3-foot deep retention basin) and approximately 5,202 CY of fill. Earthwork will be balanced onsite by "mining" for the additional 620 CY of fill onsite, within the development/landscape areas of the OASIS property. The OASIS facility and parking areas are located on nearly level topography.

Grading for the access road/bikeway/pedestrian path from Foxenwood Lane will involve earthwork on slopes exceeding 30% to the south of the access road and grading on slopes of exceeding 50%+ to the north of the access road. Retaining walls are identified on the south

side of the access road, extending into the OASIS property. The proposed OASIS driveway on Foxenwood Lane will be shared with the approved (not constructed) commercial project at the corner of Foxenwood Lane/Clark Avenue (APN 105-020-041, owner S. LeBard). The driveway will generally follow the route of the existing dirt driveway from Foxenwood Lane, which is used by Laguna County Sanitation District and County Flood Control for sewer and creek maintenance activities, respectively. However, the driveway entrance will be further north, on steeper terrain. The existing dirt driveway requires widening and improvements to accommodate Fire Department access standards and a four-foot, striped bike lane on each side of the driveway. In addition to grading on APN 105-020-041, grading on the slope north of the access road will extend onto APN 105-020-053 (also owned by S. LeBard) and will abut the southern tip of APN 105-020-018 (not a part of the project requests, owned by V. Lee). Grading on the slope north of the access road will also extend into the riparian canopy and the very steep slopes above the creek; however, no grading is identified within the top of bank of Orcutt Creek. The final grading plan will only include a retaining wall(s) on the north side of the access road, if needed to ensure earthwork will not extend into the banks of Orcutt Creek. (B. Hain, project engineer, Stantec, 08/26/19).

ACCESS

Vehicular and Americans with Disabilities Act (ADA) pedestrian access will be provided from Foxenwood Lane via an access easement across the adjacent commercial parcel (APN 105-020-041), which is located on the northwest corner of the Foxenwood/Clark intersection. A separate Land Use Permit has been issued for a commercial development on this commercial property (LeBard commercial project) and OASIS would share the driveway with the LeBard commercial. Proposed road improvements along Foxenwood Lane and Clark Avenue are identified in Exhibit H. The project includes a ride share/drop off area at the facility, and bicycle racks for alternative transportation. (This permit also includes a condition requiring implementation of a Transportation Demand Management Plan, which is detailed in the CUP condition of approval).

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.

MITIGATION MEASURES FROM EIR

EIR Visual Resources/Aesthetics Mitigation Measures

- 3. Aest-04 BAR Required.** The Owner/Applicant shall obtain North County Board of Architectural Review (NBAR) approval for project grading, building, directional sign, lighting, roadway, public improvement and landscape plans. All project elements (e.g., design, scale, character, colors, materials, lighting, sign, access, other road improvements, and landscaping) shall be in substantial conformance with the approved project, as conditioned. Consistent with required NBAR findings, project design details, including the lighting plan, shall be compatible and avoid conflicts with the surrounding neighborhood. **Plan Requirements and Timing:** The applicant shall install stakes or otherwise delineate the location of the access road in the vicinity of native trees proposed for retention, in a manner acceptable to P&D, prior to NBAR preliminary review to ensure that native trees proposed for retention will not be impacted by project development and that existing trees and proposed landscaping will provide adequate screening and adequately blend the development into the surrounding natural environment. : The Owner/Applicant shall submit grading and drainage, architectural, landscaping, lighting, off-site directional sign, access driveway and road improvements (for Foxenwood Lane and Clark Avenue) for NBAR and P&D approval prior to issuance of Zoning Clearance and shall install/construct improvements consistent with approved plans. The applicant shall submit grading, drainage, landscape and public improvement plans to Flood Control District, Public Works, and County Fire, as applicable, for review and approval prior to zoning clearance.

MONITORING: Permit Compliance shall site inspect to monitor project compliance with approved plans prior to Final Building Inspection Clearance. (EIR MM# VIS-1)

- 4. Aest-10 Lighting.** The Owner/Applicant shall ensure any night lighting installed on the project site is of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting north of the development area and access road, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (in both lighting locations and lighting intensity) for security, parking, trail, and outdoor use areas, including for activities involving use of site facilities by parties other than OASIS Center. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed at least 50-80% after 10 p.m., subject to all applicable insurance and/or security light requirements for the property. **Plan Requirements and Timing:** The Owner/Applicant shall develop a Lighting Plan

incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture (photometrics). Any requirements for dimming or turning off lighting by specific hours shall be included in facility close up instructions and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D shall review a Lighting Plan and ensure NBAR review of Lighting Plan for compliance with this measure prior to approval of Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. The Lighting Plan shall be included on the Landscape and Building Plans. Permit Compliance shall respond to any complaints regarding lighting and any lighting installed that is in non-compliance with this condition, including after final inspection, shall be replaced with lighting consistent with this condition. (EIR MM# VIS-3)

5. **KS18-VIS-2 Landscape Access Road Slope:** The area on the slope immediately north of the new paved areas (access road, including bike path) shall be landscaped with native shrubs of sufficient height to block views of new paved area. Given proximity to Orcutt Creek, the plantings shall also be compatible with adjacent riparian habitat. Landscaping shall not reduce visibility for drivers, bicyclists, or pedestrians entering and exiting the site on Foxenwood Lane. **Plan Requirements and Timing:** The applicant shall submit landscape plans consistent with this condition to P&D and NBAR prior to zoning clearance and shall submit same to Public Works, Flood Control District and County Fire for review and approval as part of submittal of access road plans to ensure landscaping does not conflict with line of sight/other roadway access requirements, Flood Control standards or County Fire road or vegetation management requirements.

MONITORING: Planning & Development shall ensure landscaping consistent with this measure is included on project plans for Preliminary and Final NBAR review and prior to zoning clearance. In addition, Planning & Development shall confirm that the applicant has received approval from Public Works, Flood Control, and County Fire that the landscaping along the driveway is acceptable to these agencies prior to zoning clearance. Permit Compliance shall monitor to ensure landscaping is installed and maintained per approved plans prior to release of landscape/restoration plan securities for installation and maintenance. (EIR MM# VIS-5)

6. **Retention Basin:** The landscape plan for the retention basin shall include native species compatible with the retention basin location, use, and physical characteristics, including but not limited to the soil type, frequency and duration of standing water, etc. There shall be adequate landscaping and maintenance of the onsite retention basin, consistent with the retention basin use and location adjacent to protected natural open space. **Plan**

Requirements and Timing: Prior to zoning clearance, the applicant shall revise the landscape plan for the retention basin consistent with comments received from P&D and NBAR and shall also receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to the long-term maintenance agreement including the retention basin.

MONITORING: P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance. (EIR MM#VIS-6)

7. **Landscp-01 Landscape and Irrigation Plan.** The Owner/Applicant shall have a licensed landscape professional prepare a final Landscape and Irrigation Plan designed to provide screening for the access road and retaining walls, to screen and break up the massing of the proposed structures and to provide a visual buffer between the OASIS development/trail/bikeway areas and the Orcutt Creek riparian corridor. Native species compatible with the specific areas of the site shall be used (e.g., French drain areas, retention basin, tall tree and shrub species strategically placed to screen structures and parking areas, plantings compatible with adjacent Orcutt Creek between bikeway/trail and riparian corridor, etc.). Drought tolerant, noninvasive non-native species may be planted for the lawn near the BBQ building and in proximity to the proposed structures. **Plan Requirements:** The plan shall include the following:

- a) An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
- b) An agreement by the Owner to maintain all required/approved landscaping for the life of the project.
- c) Securities posted by the Owner for installation and three-year maintenance for the development landscape plan (five-year maintenance for restoration plan near Orcutt Creek) per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
- d) The landscaping within 100 feet of structures shall take into account County Fire vegetation fuel management requirements and shall be reviewed and approved by County Fire prior to zoning clearance.
- e) Plants used for restoration along Orcutt Creek north of access road and between the bikeway/trail and Orcutt Creek shall be with compatible native plants from seed stock from locally obtained sources.
- f) All project landscaping shall consist of native species, except that drought tolerant, non-invasive, non-native species may be used in the proposed lawn area near the BBQ building and in proximity to project structures.

- g) Project landscaping species, sizes and locations shall be chosen to best screen the access road, parking areas and new buildings from public roads, including Clark Avenue and Foxenwood Lane, and to minimize loss of existing views of natural open space from surrounding land uses. Therefore, plantings shall be located to best provide screening, and plant shapes and sizes (initial and at maturity) shall be considered with regard to ability to screen the improvements and blend the overall site with the surrounding KS 18 natural open space setting.
- h) Project landscaping shall be compatible with the surrounding natural vegetation, including grassland species, oak trees, and riparian habitat along Orcutt Creek).
- i) If a permanent noise shielding feature will be included in the lawn area, this feature shall be landscaped with vines (non-invasive) or shrubs to blend it in with the surrounding area. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls (e.g., retaining walls), as determined by P&D, to soften the visual effects of the structures & to discourage graffiti.
- j) The northern side of the bikeway/trail shall be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment along the length of the OASIS property.

Timing: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance, (2) enter into an agreement with the County to install required landscaping/restoration plantings & water-conserving irrigation systems and maintain required landscaping for the life of the project. In addition, with regard to initial installation and maintenance, the Owner/Applicant shall successfully maintain landscape plantings for three years and restoration plantings for up to five years unless restoration plantings are established (including successfully weaned from supplemental irrigation for a minimum of two years), (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years and for five years for restoration plantings that will not receive irrigation over the long-term, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The applicant/owner shall demonstrate to compliance staff that the landscaping and associated irrigation have been established and maintained according to plans and agreements for a period of 3 years and have achieved the original goals of this condition (for a period of 5 years for restoration plantings, including successfully established and weaned from supplemental irrigation

for a minimum of 2 years). Compliance staff signature is required to release the 1) installation security upon satisfactory installation of all items in the approved plans and 2) maintenance security upon satisfactory completion of maintenance, including satisfaction of success criteria. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the applicant/owner fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans. (EIR MM# VIS-7)

8. **Aest-07 Understories and Retaining Walls.** All retaining walls along the pedestrian path and both sides of the access road shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. **Plan Requirements:** The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D and NBAR for review and approval. **Timing:** Plans shall be submitted prior to zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. (EIR MM# VIS-8)

9. **Rooftop Equipment.** The Owner/Applicant shall submit final rooftop plans, which identify mechanical equipment and associated screening, except where screening is not possible (e.g., screening would block sunlight from rooftop solar panels). The plans shall also identify solar panels with non-reflective materials/finishes. A long-term maintenance agreement shall also be submitted identifying required long-term maintenance of the non-reflective materials/finishes on the solar panels, including replacement as needed to retain the non-reflective characteristic of these materials/finishes. **Plan Requirements:** The Owner/Applicant shall submit to P&D (for P&D and NBAR review and approval) the rooftop plans showing equipment, any screening methods, solar panel locations and materials/finishes proposed to reduce solar panel reflection/glare. **Timing:** Plans shall be submitted prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance. (EIR MM# VIS-9)

Air Quality / Greenhouse Gasses and Climate Change

10. **Special – Gas Fireplace/Fire Pit:** Wood-fired ~~barbeques, mobile or permanent fire pits, fireplaces, etc.~~ shall be required to reduce smoke (PM2.5) and odors, and respond to related nuisance complaints. Wood-fire barbeques are included in the project ~~may be permitted, however, no other wood-fired amenities are authorized as a part of the OASIS~~

~~project subject to decision maker finding of no significant nuisance or conflict with Clean Air plan.~~ **Plan Requirements and Timing:** Prior to zoning clearance/issuance of building permits, the applicant shall ensure project plans (building plans, landscape plans, and other plans as applicable) identify all wood-fired BBQ locations. No other wood-fired amenities are included in the project approval. All fireplaces and fire pits proposed shall and include a note on the plans that ~~these amenities shall not be~~ they are not wood-fired, with exception noted above for the wood-fired BBQ. A note shall be included on the cover page of project plans for zoning clearance/building permits identifying this restriction.

MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy. (EIR MM# AQ-1)

11. Odor Abatement Plan: The applicant shall prepare and implement an Odor Abatement Plan to minimize the potential for nuisance complaints related to use of the onsite barbeque, ~~fireplaces, and fire pit.~~ **Plan Requirements and Timing:** Prior to zoning clearance/issuance of building permits, the applicant shall submit an Odor Abatement Plan to P&D and Santa Barbara County Air Pollution Control District for review and approval. The plan shall include the following elements:

- a. Description of project design features to reduce potential smoke and odor impacts;
- b. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints (during and after regular OASIS hours of operation);
- c. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.
- d. Description of potential odor sources at the facility;
- e. Description of potential methods for reducing odors, including process changes, facility modifications and/or feasible add-on air pollution control equipment if other methods do not adequately reduce the nuisance issue (to the satisfaction of Santa Barbara County);
- f. Contingency measures to curtail emissions in the event County determines that the odor-generating activity that has received a complaint qualifies as a public nuisance.

MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy. Permit Compliance will perform site visits, as needed, after project is operational. (EIR MM# AQ-3)

Biological Resources

- 12. Special – General Bio Protection:** The following measures shall be implemented to minimize impacts to biological resources. **Plan Requirements and Timing:** These measures shall be adhered to during site preparation and construction activities:
- a. All construction equipment shall be limited to the use of designated access roads, staging areas, and/or previously identified work areas shown on the project plans.
 - b. Exclusionary fencing shall be erected at the boundaries of the Project limits of work (all earth disturbance and construction activities) to avoid equipment and human intrusion into adjacent native habitats (i.e., oak trees and the riparian corridor of Orcutt Creek). The fencing shall remain throughout the duration of construction activities.
 - c. All motorized equipment used at the Project Area shall be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used in the Project Area unless such equipment is free of leaks and drips.
 - d. A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or operated adjacent to Orcutt Creek shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling activities shall not occur within 100 feet of Orcutt Creek.
 - e. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease unless mandatory drought restrictions limit use of water for this purpose. The construction area shall be wet down after work is completed for the day and whenever wind exceeds 15 mph.
 - f. Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed soils could enter Orcutt Creek
 - g. Construction material shall be stockpiled in upland habitat at least 100 feet from Orcutt Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work area and riparian corridor of Orcutt Creek to ensure sediment runoff from the work area does not enter the creek. Unattended soil stockpiles shall be covered.
 - h. Trash and food items shall be kept in closed containers and removed daily.
 - i. Open excavations shall be covered at the end of each workday. If this is not feasible, escape ramps shall be installed in the pits to ensure no entrapment of animals occur.

MONITORING: P&D shall site inspect for compliance during the grading and construction period and shall respond to complaints. (EIR MM# BIO-1)

13. **Special- Special Status Species Survey:** A County-qualified biologist shall conduct a pre-construction survey of the Project Area for CRLF, western spadefoot toad, Blainville's horned lizard, and SWPT. **Plan Requirements and Timing:** The survey shall be performed 7-10 days prior to the onset of grubbing and grading. No state or federally listed species shall be handled without the approval of the USFWS and/or CDFW. Any specimens found (with the exception of CRLF) shall be captured and relocated to suitable habitat within KS18 (per USFWS and/or CDFW direction). If CRLF is present within the work area, (considered highly unlikely) the USFWS and CDFW shall be consulted by the biologist regarding any necessary avoidance measures (e.g. morning inspections of the work area, installation of exclusion barriers around active work zones).

MONITORING: P&D Compliance staff shall ensure proof of pre-construction survey and any actions necessary based on the results of the survey. (EIR MM# BIO-2)

14. **Special – Worker Orientation:** Worker Orientation regarding biological protection measures during site preparation and construction shall be required. **Plan Requirements and Timing:** Prior to the start of work, a County-approved biologist shall oversee worker orientation for all construction contractors (including site supervisors, equipment operators, laborers) which emphasizes the presence of special-status species within/ or adjacent to the Project Area, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance shall be conducted. This orientation may be done as part of the standard pre-construction meeting. If members of the crew arrive after the initial orientation meeting or have otherwise not received the orientation, they shall attend a subsequent training prior to working on the job. No staging of equipment or construction supplies shall occur prior to orientation.

MONITORING: P&D Compliance shall confirm with applicant implementation of worker orientation and procedure for all employees to receive the orientation prior to commencement of grading and construction. (EIR MM# BIO-3)

15. **Special- Biological Monitor:** A County-approved biological monitor shall monitor earthwork activities (e.g., grading, trenching) within 100 feet of the outer edge of Orcutt Creek riparian canopy, including but not limited to, all grading on the slope north of the access road, for the trail/bikeway, and for the sewer line extension to the Laguna County Sanitation District manhole. Work shall be stopped, if necessary, or modified to protect wildlife and other biological resources, or if violations of laws or permit conditions are observed. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are

notified of the presence of any listed species. To the extent practical, common wildlife species entering the construction zone shall be captured and relocated to suitable habitat. Any special-status wildlife species observed in the Project Area shall not be physically relocated without permission from the CDFW or the USFWS, as appropriate. **Plan Requirements and Timing:** The applicant shall fund the biological monitor prior to zoning clearance. The biological monitor, in consultation with P&D, shall determine necessary frequency and duration of onsite monitoring during earthwork activities and shall periodically inspect the Project site during construction. The County-approved biological monitor shall oversee and survey the work areas prior to activities commencing.

MONITORING: P&D shall confirm applicant funding for biological monitor tasks prior to zoning clearance. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# BIO-4)

16. Tree Protection (Bio-01) without a Tree Protection Plan. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees, unless otherwise identified on the approved Development Plan exhibits.

- a. Prior to zoning clearance for all grading or construction, all native trees proposed for retention as shown on the project plans shall be fenced at least six feet beyond the dripline as shown on the approved Development Plan exhibits. If six feet cannot be accommodated the fencing shall be placed as far away as possible from the tree trunk. If earthwork will impact more than 20% of the tree canopy, the restoration/landscape plan shall incorporate 10:1 replacement of the tree. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15-foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
- b. No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation for P&D approval. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
- c. To help ensure the long-term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees unless the trees were not naturally occurring (were planted and have been irrigated as landscape trees). Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

Plan Requirements: Fencing shall be graphically depicted on project plans. Timing: This condition shall be printed on project plans submitted for zoning approval and installed prior to Grading or Building Permit issuance.

MONITORING: P&D compliance monitoring staff shall review plans and confirm fence installation. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# BIO-5)

- 17. Special -Nesting Birds Preconstruction Surveys.** For construction activities occurring during the nesting season (generally February 1 - September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 30 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high-visibility flagging or fencing acceptable to P&D, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails. **Plan Requirements and Timing:** The Owner/Applicant shall submit survey(s) and identification of buffer areas, if determined necessary (on plans and marked in field) for P&D review and approval prior to commencement of construction. Any required flagging/fencing shall remain in place until applicable construction activities are complete.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that any necessary buffer areas are protected (flagging/fencing acceptable to P&D) before initiation of grading/construction through project completion/final sign-off. (EIR MM# BIO-6)

- 18. Tree Planting and Maintenance (Bio-5).** The Owner/Applicant shall plant 10 oak trees obtained from locally occurring saplings or seed stock for every oak tree removed, relocated or damaged. The trees shall be planted, gopher fenced and irrigated (drip irrigation on a time) as part of the creek riparian area restoration plan for a five-year maintenance period as identified in the related habitat restoration plan condition. **Plan Requirements:** This requirement shall be shown on the creek riparian restoration plan and landscape plan if applicable to be reviewed and approved by P&D. Timing: A performance security shall be required prior to zoning clearance. Prior to final inspection, trees shall be planted, fenced and irrigated.

MONITORING: P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off. (EIR MM# BIO-7)

19. Habitat Setback (Bio-7). With the exception of Orcutt Creek Trail/Class I Bikeway installation/use and restoration activities, all ground disturbances, vegetation removal, landscaping, parking, development, OASIS programs and activities, and rentals/special events shall be restricted to the areas identified on the approved Development Plan exhibits. The final grading plan shall minimize grading on the slope north of the access road and any grading approved within 100 feet of Orcutt Creek (e.g., for the trail/bikeway) to the greatest degree feasible. Earth disturbance associated with the proposed access road improvements shall be restricted to the Foxenwood Lane right of way and APNs 105-020-063, -041, and -053. If grading is proposed to extend onto adjacent APN 105-020-018 (Lee), such change to the grading plan shall require sign off from that property owner and additional environmental review. Restoration plantings shall be required to offset vegetation removal or grading (proposed or unintentional) within 50 feet of the edge of riparian habitat. The exception to this is grading within the graded footprint of the existing dirt access road.

- a. Construction Period Fencing and erosion control materials/methods (type and location acceptable to P&D) shall be shown on grading plans and shall be installed prior to any earth movement to ensure excavation work within or adjacent to sensitive habitats including native trees and riparian habitat shall be avoided to the maximum extent feasible. Where excavation must be performed within sensitive areas (as determined by P&D), it shall be performed with hand tools only. If the use of hand tools is deemed infeasible by P&D, excavation work may be authorized by P&D to be completed with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small, tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff.
- b. Long-Term: The boundaries of the OASIS development and parking areas shall be visually delineated with a combination of fencing, vegetation, and/or other features (e.g., rock) acceptable to P&D before final sign-off/occupancy clearance to facilitate compliance with this condition.

MONITORING: P&D compliance monitoring staff shall ensure compliance throughout construction and shall respond to any complaints during operational phase. (EIR MM# BIO-8)

20. Storm Water BMPs (Bio-10). To minimize pollutants impacting downstream waterbodies or habitat, the parking area, driveway, and paved bikeway and parallel trail shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas with compatible native species), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other County approved method shall be

installed to intercept and remove pollutants prior to 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. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once a year and retain proof of inspections. **Plan Requirements:** The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. **Timing:** The plans and maintenance program shall be submitted to P&D and Public Works for approval prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction and shall inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D and Public Works upon request. (EIR MM# BIO-9)

21. Habitat Restoration (Bio-12). Proposed development shall include a Creek Riparian Area Buffer Restoration Plan prepared by a P&D-approved biologist and designed to provide a buffer for increased development and activities adjacent to Orcutt Creek, consistent with the Orcutt Community Plan (OCP), including direction regarding creek buffer plantings in the OCP Biological Resources and Parks, Recreation and Trails sections. The restoration plantings shall take into consideration the location of the Orcutt Creek Multi-Use Trail (including Class I bikeway). ~~including future segments of the trail connecting to Broadway and trails on APNs 105-020-052, 053, together one legal parcel.~~ The approved location of the OASIS trail/bikeway easement shall be included on the restoration plans. The applicant may choose to combine Restoration and Landscape Plans. If combined with the Landscape Plan, the installation security shall separately cover the Restoration component of the plan, with a 3-year maintenance period for the Landscape Plan plantings and 5-year maintenance period for restoration plantings. The Restoration Plan shall include the following components:

- a. Plantings shall be with compatible native riparian species.
- b. Species shall be from locally obtained plants and seed stock.
- c. The new plantings shall be irrigated with drip irrigation on a timer and shall be weaned off of irrigation over a period of not less than two years, sufficient to ensure plantings remain successful a minimum of one year following cessation

of supplemental irrigation. Restoration plantings must be established without irrigation for a minimum period of one year. The maintenance period shall be extended beyond the minimum five-year period, if needed, to accommodate this requirement for success of plantings for a minimum period of one year after cessation of supplemental irrigation.

- d. The creek area shall be fenced (or other method acceptable to P&D) at the limits of disturbance during grading and construction activities and shall be protected to the extent necessary (as determined by P&D and the plan biologist during restoration activities to ensure success of the restoration plan).
- e. If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall monitor and direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under direction of the P&D-approved biologist.
- f. A plan shall be included for removal of non-native invasive species in the buffer area between the project development and the creek.

Plan Requirements: Include applicable components of the plan in the Landscape and Irrigation Plans if not proposed as a combined Landscape/Restoration Plan. Timing: Plans shall be submitted for review and approval by P&D prior to ~~zoning clearance map recordation~~ and the Owner/Applicant shall post a performance security to ensure ~~installation and maintenance for three (3) years prior to Final Building Inspection Clearance map recordation and maintenance for three years.~~ The landowner shall maintain the plants and irrigation for five years following Final Building Inspection Clearance or until successful establishment of restoration plantings for a minimum of one year following cessation of supplemental irrigation, whichever is greater.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security for the restoration plantings upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan. Successful implementation includes monitoring report confirming successful establishment after cessation of supplemental irrigation. If replanting and/or an extended supplemental irrigation period is necessary to ensure successful establishment, this will extend the minimum maintenance period. Restoration plantings must be established for at least one year after cessation of irrigation because, unlike landscaping near buildings, restoration plants will not have long-term irrigation. (EIR MM# BIO-12)

22. **Use Natives (Bio-21).** Landscaping between Orcutt Creek and the project development, within the parking areas, and along the access road shall be with native plants. Plantings

within 100 feet of Orcutt Creek shall be plants or seed stocks from locally obtained sources. Compatible, non-invasive, drought tolerant plant species may be used in the lawn area to the west of the proposed buildings and adjacent to structures. **Plan Requirements:** The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. The landscape plan can be combined with the restoration plan, although the restoration plan is subject to additional requirements. **Timing:** The landscape plan shall be reviewed and approved by P&D prior to zoning clearance. Landscaping shall be installed prior to Final Building Inspection Clearance.

MONITORING: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock on the property prior to release of performance security. (EIR MM# BIO-13)

- 23. Equipment Washout-Construction (Bio-20a).** The Owner/Applicant shall designate one or more washout areas 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 these areas and removed from the site at intervals sufficient to ensure adequate capacity is maintained onsite. The areas 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 grading and building permits. **Timing:** The Owner/Applicant shall install and sign the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# BIO-14)

- 24. Special- Trails.** Design of the Orcutt Creek Trail (including Class I Bikeway) shall be designed to minimize removal of native vegetation and to minimize erosion that could impact Orcutt Creek water quality or the creek banks. In addition, either the trail or the project layout shall be revised to accommodate restoration plantings between the trail/bikeway and Orcutt Creek consistent with OCP DevStd BIO-O-5.3 and DevStd KS 18-4. Prior to approving the final trail alignment, the proposed trail route shall be surveyed by a qualified botanist. The botanist, in consultation with P&D, shall reroute the trail/bikeway alignment to avoid sensitive species where feasible. The final trail/bikeway alignment shall be approved by P&D and the Community Services Department, Parks Division prior to final map recordation ~~issuance of Zoning Clearance~~. Signage shall be included in the trail design, providing educational and interpretive information. (The trail location shall also be consistent with the requirements of Mitigation Measure Rec-1 in Section 4.11.5). **Plan Requirements:** The Owner/Applicant shall submit the proposed trail/bikeway plan for County review and approval prior to final map recordation ~~zoning clearance~~. The Owner/Applicant shall coordinate with P&D prior to finalizing the proposed trail/bikeway design to ensure coordination with botanist reviewing trail route and other County departments (Flood Control, Public Works, Parks). The proposed restoration/buffer plantings on both sides of

the trail/bikeway shall be included with the proposed trail/bikeway plans. **Timing:** The Owner/Applicant shall install the trail/bikeway and associated restoration/buffer plantings ~~or submit a bond for the entire value of the trail/bikeway and associated restoration/buffer plantings in the County approved location prior to map recordation, concurrent with development and prior to final zoning clearance for the meeting facility building, occupancy clearance inspection.~~ Financial sureties for installation of the trail/bikeway and restoration plantings and a ~~3~~ 5-year maintenance period shall be required prior to map recordation, zoning clearance. (Also see requirements for success of plantings after cessation of supplemental irrigation in Restoration Plan condition. The restoration component may be combined with the landscape plan or other project related restoration plan (e.g., north slope of access road).

MONITORING: P&D compliance staff shall ensure compliance prior to and throughout construction and trail installation. (EIR MM# BIO-15)

- 25. Fence Design (Bio-3d).** Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:
- A minimum 18 inches between the ground and the bottom of the fence to provide clearance for small animals;
 - A minimum 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and
 - If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement.

Plan Requirements and Timing. Grading and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of land use clearance for grading, ~~and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence.~~

MONITORING. P&D shall site inspect upon completion of construction. (EIR MM# BIO-16)

- 26. Lighting Plan (Bio-3e, modification of OCP EIR Mitigation Measure KS3- BIO-6).** The applicant shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas except as provided below for safety. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night-lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek, unless specifically required by County for safety purposes and any required

trail/bikeway lighting shall include the minimum number of locations, height, intensity, and extent of illumination deemed necessary by the County for safety purposes. Use of high-intensity lights, including but not limited to floodlights, shall be prohibited onsite and use of dark sky fixtures shall be specified on the lighting plan. Plan Requirements and Timing. The applicant shall submit the Lighting Plan to Planning and Development (P&D) for review and approval prior to issuance of Land Use Permits.

MONITORING: P&D shall site inspect all exterior light fixtures after installation to ensure compliance. (EIR MM# BIO-17)

27. Fish and Wildlife (Bio-08): If any alteration to stream channels or banks occurs no Zoning Clearance shall be issued until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife, Regional Water Quality Control Board and/or federal agencies for any planned alteration to stream channels or banks, (e.g., grading on the slope north of the proposed access drive and for the proposed trail/bikeway). (EIR MM# BIO-18)

28. Threatened and Endangered Species Approvals (Bio-9a): The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for Cooper's Hawk, California red-legged frog, western spadefoot toad, southwestern pond turtle, and Blainville's horned lizard, if required, prior to Zoning Clearance. **Timing** If preconstruction surveys determine that these species are found onsite, the Permittee shall provide to P&D copies of approvals obtained from CDFW, FWS and/or NMFS.

MONITORING: Permittee shall provide to P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance. (EIR MM# BIO-19)

Cultural Resources

29. 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 potential archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 and Phase 3 investigations of the County Archaeological Guidelines. All work shall be 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 issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction. (EIR MM# CR-1)

30. Special- Event Contractor. The Owner/Applicant shall be responsible for ensuring adequate security and traffic control for all activities onsite, including regular OASIS activities/programs and rentals involving non-OASIS activities/events. A contract for private security/traffic control shall be required for non-OASIS activities involving more than 100 people onsite. For OASIS activities, OASIS shall provide adequate security/traffic control themselves or may contract for this service. **Plan Requirements And Timing:** At least one week prior to the date of non-OASIS program events/activities involving more than 100 people onsite at any given time, the party legally and financially responsible for the event/activities shall submit a copy of a contract for security/traffic control to the Santa Barbara County Sheriff's Office (SBSO) at 812-A West Foster Road for review and approval. SBSO may also require a permit for the day's activity. This requirement shall be included all facility rental agreements. For OASIS activities involving more than 100 people onsite, OASIS shall coordinate with the SBSO to determine whether a SBSO permit and private security/traffic control will be needed. **MONITORING:** The Owner/Applicant shall provide P&D with sample rental contract wording. P&D compliance monitoring staff will respond to complaints as necessary. In the event, compliance staff is contacted for more than four events or activities in a six month period on a regular basis, P&D may require the applicant to provide separate funds to allow P&D to contract with a monitor for project specific monitoring. (EIR MM# FP-1)

31. WatConv-01 Erosion and Sediment Control Plan. As determined by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading and Drainage Plan submittal and will be reviewed for its technical merits by P&D, Flood Control District and Project Clean Water as applicable. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>, (refer to California Stormwater Best Management Handbook and Erosion and Sediment Control Plan Requirements); and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **Plan Requirements:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of zoning clearances.

The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

Timing: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year-round.

MONITORING: P&D shall perform site inspections throughout the construction phase. (EIR MM# GEO-1)

- 32. Special: Slope Stability.** Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway, and buildings, including the use of retaining walls or other slope stabilization methods. **Plan Requirements and Timing:** The grading plan shall be submitted for P&D review and approval. P&D review will require peer review under contract to P&D of the geotechnical analysis (funded by the applicant) to ensure adequate evaluation of geotechnical hazards and methods for addressing hazards which ensure, as proposed by the project engineer, that no grading will occur within the banks of Orcutt Creek. Dependent on the need for/ visibility of/location in relation to riparian habitat, the project landscape and restoration plans shall be supplemented to address the slope north of the access road. The proposed slope stabilization methods shall be documented in a soils report if deemed necessary by P&D, including Building & Safety.

MONITORING: P&D shall perform site inspections throughout the construction phase. (EIR MM# GEO-2)

Noise

- 33. 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 7:00 a.m. and 4:00 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 at least one week 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. (EIR MM# NS-1)

- 34. Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the closest residential property line shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **Plan Requirements:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **Timing:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance. (EIR MM3 NS-2)

- 35. Acoustical Leaks:** The following measures are required to maximize noise attenuation in the proposed main building from common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

- a) **Windows:** Windows on the north side of the buildings shall be of double-glazed construction and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory.
- b) **Doors:** Doors shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door shall be considered to meet the STC 30 rating.

Plan Requirements and Timing. All construction techniques shall be incorporated and detailed on building plans. Plans shall note all noise-resistant construction measures. An acoustical engineer shall confirm compliance with these requirements and/or shall demonstrate the achievement of equivalent noise reduction construction methods.

MONITORING: Building & Safety shall ensure that all noise control measures have been included according to the approved plans. (EIR MM# NS-5)

Recreation and Open Space

36. Deleted. Trail/Bikeway Location: ~~The Owner/Applicant shall provide a minimum 25-foot public easement for the Orcutt Creek Trail, including parallel Class I Bikeway (consistent with the OCP Parks Recreation and Trails Map, OCP Open Space Plan criteria, and Multi-use Trails Plan & Trails Siting Guidelines). The easement shall be sited south of Orcutt Creek in a location that assures the public's ability to access and use the trail over the long term and that does not negatively affect layout and siting flexibility for future park amenities on adjacent open space parcels (APNs 105-020-052, 053, 060, 061, 062).~~

Option 1:

- ~~• Recorded access Easements "2" and "4" identified on the OASIS site plan, in favor of APNs 105-020-052, 053, shall be relinquished/terminated and/or shall be relocated to another location that would not conflict with the location of the Orcutt Creek Trail/Class I Bikeway easement (e.g., trail/bikeway must be physically separated from vehicle traffic) or other OCP standards.~~
- ~~• Proposed Easement "H" to the LeBard open space parcel should have limited vehicular access to avoid conflicts with the proposed Orcutt Creek Trail/Bikeway.~~

Option 2:

- ~~• The project development, including buildings, parking lot, landscaping, etc. shall be shifted/reoriented within the OASIS property, as necessary, to accommodate the Class I Bikeway/Orcutt Creek Trail in a location acceptable to Public Works, Parks and P&D (e.g., shift development to the west and south to allow the trail/bikeway to be located outside of the recorded access easements and within the OASIS property).~~

Plan Requirements: ~~Prior to recordation of the documents effectuating the recorded map modifications to the Southpoint Estates conditions of approval/recorded maps and prior to relinquishment of the County held development rights to the OASIS property, the applicant shall identify how a minimum 25-foot trail/bikeway easement will be accommodated based on the above requirements. Prior to recordation of documents for the recorded map modification¹, the applicant shall submit documentation that there are no longer conflicting easements in the location of the minimum 25-foot Orcutt Creek Trail/Class I Bikeway easement location and the easement document for the Orcutt Creek Multi-Use Trail shall be submitted for review and approval by County Parks, P&D, Public Works and County Counsel. In addition, no zoning clearance for grading, development or other improvements that would conflict with the existing SOUTHPOINT ESTATES SUBDIVISION land use restrictions or deed of development rights shall be permitted prior to recordation of the Orcutt Creek Multi use Trail easement. Prior discussion with the above department~~

¹ Zoning Clearance cannot occur until after the recordation of the recorded map modifications as the property is otherwise "NOT A BUILDING SITE OPEN SPACE" and restricted to open space and noncommercial recreation uses until the Southpoint Estates conditions that restrict development are effectuated.

~~representatives regarding the easement location is recommended before completing final bikeway/trail plans for formal submittal/review. The public trail/bikeway improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure.~~

~~**MONITORING:** The easement document shall be approved by P&D, County Counsel, County Surveyor, Parks and Public Works. P&D and County Surveyor shall ensure the easement is included as an exhibit to be recorded prior to zoning clearance for any grading or development associated with the project and prior to initiation of other project related improvements that would conflict with the existing Southpoint Estates land use restrictions and deeded development rights held by the County. P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with approved easement, grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans.~~

- ~~**37. Deleted. Plans for Bikeway/Trail:** The Owner/Applicant shall submit plans for review and approval of the Orcutt Creek Trail/Class I Bikeway segment, including planted buffers on both sides of the trail and shall install or submit a bond for the entire value of the bikeway/trail and plantings in the County approved location prior to map recordation. All trail improvements shall conform to OCP specifications, including OCP Appendix C, the Multi-use Trails Plan & Trails Siting Guidelines), with additional County Parks Department specifications, as applicable, for the trail and Public Works specifications, as applicable, for the bikeway. The plans shall include specific alignment (subject to prior site visit with P&D, County Parks and a qualified biologist), landscaping/restoration plantings, fencing, signage, and maintenance funding/responsibility. **Plan Requirements:** The applicant shall submit the plans for review and shall receive approval of the plans by County Parks, P&D and Public Works prior to recordation of documents for the recorded map modification. The bikeway/trail improvements must be completed or a bond issued by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure.~~

~~**MONITORING:** P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans. (EIR MM# Rec 2)~~

- ~~**38. Deleted. Financial Surety for Public Bikeway/Trail Improvements:** The applicant/property owner shall post a financial surety (e.g. bond) acceptable to P&D, Parks and Public Works for completion of the Class I Bikeway/Orcutt Creek Trail segment located on the OASIS APNs (105-020-063 and 105-020-064) as well as APNs 105-052, 053). The financial security shall be reviewed and plans approved by P&D, Parks and Public Works. **Plan Requirements and Timing:** The applicant/property owner shall post the surety for construction and 3 year maintenance of the trails prior to the County's release of development rights. The bond security will be in the amount based on the full funding of the construction cost of a~~

~~dedicated Class I Bikeway/Orcutt Creek trail. the first zoning clearance for grading or development. The financial surety for the bikeway/trail construction shall not be released until all required improvements have been completed. The final building and grading plan shall be reviewed and approved by P&D, County Parks and Public Works prior to approval of zoning clearance.~~

~~**MONITORING:** The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans prior to occupancy clearance. (EIR MM# Rec 3)~~

Traffic

- 39. Traf-06 Traffic Roadway Improvements.** The Owner/Applicant shall submit final roadway improvement plans for review and approval by Public Works, County Fire, Parks and P&D for the proposed improvements identified on EIR Figure 4.12-2 (which shows the preliminary improvement designs). The County shall allow concurrent construction of the project and proposed roadway improvements; however Zoning Clearance will not be issued until the traffic improvement(s) have commenced. **Plan Requirements and Timing:** The Owner/Applicant shall submit the plans and schedule for roadway, median, intersection, and related trail/bikeway components, including construction management component for roadway improvements, and must receive approvals prior to the first Zoning Clearance for grading or development of the project. The final plans shall be in compliance with the roadway improvements in the approved plans and shall specifically address pedestrian and bicycle safety.

MONITORING: The Owner/Applicant shall provide P&D compliance monitoring staff with proof that all improvements have been fully completed pursuant to approved plans prior to Final Building Inspection Clearance. (EIR MM# TC-1)

- 40. Transportation/Circulation. Driveway.** The Owner/Applicant shall receive approval of exception from design standards for the proposed driveway. In addition, the Owner/Applicant shall install all required driveway improvements (e.g., "Keep Clear" pavement markings or other features at Foxenwood Lane/OASIS driveway intersection) and incorporate pedestrian safety measures, as applicable, into the project road improvements plans to improve pedestrian and bicycle safety for school children at the driveway entrance and the Clark Avenue/Foxenwood Lane intersection. **Plan Requirements:** The Owner/Applicant shall identify all required driveway details (e.g., new striping and pavement markings) on plans for Public Works prior to zoning clearance. Plans shall also be reviewed and approved by Planning, Grading, and Building. **Timing:** The Owner/Applicant shall receive approval of the design exception prior to Planning Commission hearing on the project. The Owner/Applicant shall install all required driveway improvements prior to Final Building Inspection Clearance. Pavement improvements shall be reviewed and approved by Public Works Transportation prior to Zoning Clearance Issuance for grading and site improvements.

MONITORING: P&D permit processing staff shall ensure compliance prior to and throughout construction (EIR MM# TC-2).

- 41. Caltrans Park and Ride Lot.** Parking for the OASIS project shall be provided on the OASIS property and the Caltrans Park and Ride parking lot across Foxenwood Lane shall not be used for regular or overflow OASIS parking demand, including special events. **Plan Requirements and Timing:** OASIS shall include this parking restriction in printed and online information/brochures/schedules for classes, programs, activities, hot lunches, special events, etc. and all rental agreements for use of the OASIS facilities/property shall include this parking restriction. Examples of this language from the webpage, rental agreement template, etc. shall be provided to and accepted by P&D prior zoning clearance.

MONITORING: P&D compliance monitoring staff will confirm inclusion in online and hard copy documents prior to Final Building Inspection Clearance and respond, if necessary, after clearance if OASIS related parking is occurring in this parking lot. (EIR MM# TC-3)

- 42. Caltrans Encroachment Permit:** The owner/applicant shall obtain an encroachment permit from Caltrans for any work within, over or under the State's right of way and shall provide the encroachment permit to Planning and Development prior to zoning clearance for any work done within Caltrans right of way.

Water Resources

- 43. WatCons-01 Water Conservation-Outdoor.** To ensure water conservation consistent with the project description and water demand assumptions, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:
- a. Landscaping that reduces water use:
 - i. Except in areas specifically approved for lawn, plant species shall be drought tolerant
 - ii. Group plant material by water needs.
 - iii. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
 - b. Irrigation that reduces water use:
 - c. Install drip irrigation or other water-conserving irrigation.
 - d. Permeable surfaces such as shall be used for hardscape areas wherever feasible.

Plan Requirements: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to zoning clearance. **Timing:** The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required water conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and that project landscaping and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a permit shall be inspected by building inspectors. (EIR MM# W-1)

- 44. Special- Supplemental Water:** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. **Plan Requirements & Timing:** Prior to zoning clearance, the applicant shall provide proof of purchase of ~~1.32 AFY~~ of supplemental water from the City of Santa Maria.

MONITORING: P&D shall confirm receipt of agreement from City of Santa Maria for ~~1-acre~~ ~~feet~~ purchase of supplemental water before zoning clearance. (EIR MM# W-2)

- 45. Storm Water Pollution Prevention Plan (SWPPP).** 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, 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 to P&D's Building & Safety Division. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP. (EIR MM# W-3)

- 46. Equipment Washout-Construction.** The 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. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **Plan Requirements and Timing:** The applicant shall designate the P&D approved location on all grading and building permits. The applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction. (EIR MM# W-4)

- 47. Low Impact Development (LID) Measures.** To reduce water quality impacts the project design and SWQMP shall include LID measures to the extent feasible.

Plan Requirements and Timing. Plans indicating LID techniques to be used shall be submitted by the applicant for review and approval by the Santa Barbara County Public Works Department prior to land use clearance for grading and subdivision improvements.

Installation of structural LID technologies shall be performed by the project applicant per approved plans and completed prior to occupancy clearance of the first home.

MONITORING. Public Works and Planning and Development staff shall review plans and monitor compliance. (EIR MM# W-5)

48. Operational Erosion Control Measures. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.

- a. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D.
- b. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels.
- c. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
- d. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to zoning clearance for grading.

Plan Requirements and Timing. This requirement shall be printed on final grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to approval of Land Use Permits for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance.

MONITORING. The applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements. (EIR MM# W-6)

49. Rules-26 Performance Security Required. The Owner/Applicant shall post ~~separate~~ performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of Orcutt Creek Trail components (~~including trail, bikeway,~~ plantings) and landscape plan and restoration plan plantings and irrigation prior to final map recordation. ~~The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval.~~ Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years for landscaping that will be irrigated over the long-term and five years for

plantings that will not be on long-term irrigation (restoration and trail buffer plantings), which must be successfully weaned off of supplemental irrigation prior to release of the five year maintenance security for maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily completed ~~Orcutt Creek Trail improvements and~~ plantings associated with the trail/bikeway, landscape plan and restoration plan and & irrigation required by the approved plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape and restoration plantings & irrigation required by the approved plans have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and restoration plantings and irrigation, P&D may use the security to complete the work.

50. Solid Waste-SRSWMP. The Owner/Applicant/Permittee shall] develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project. **PLAN REQUIREMENTS:** The plan shall include but not limited to

- a. Construction Source Reduction:
 - i. A description of how fill will be used on the construction site, instead of landfilling,
 - ii. A program to purchase materials that have recycled content for project construction.
- b. Construction Solid Waste Reduction:
 - i. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
- c. Operation Source Reduction:
 - i. Examples of office procedures such as purchase of office supplies with recycled content.
 - ii. A program to purchase materials that have recycled content for operation (e.g., office supplies, etc.).
- d. Operation Solid Waste Reduction Examples:
 - i. Establish a recyclable material pickup area.
 - ii. A green waste source reduction program, including the creation of composting area(s), and the use of mulching mowers, if practical.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to zoning clearance, (2) include the program measures on building plans. Program components shall be maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented.

- 51. Special Annex to Community Facilities District.** Consistent with the project description and to provide consistency with Orcutt Community Plan Fiscal Policy FSCL-O-2 and Development Standards DevStd FSCL-O-2.2 (new development is required to pay its fair share of the cost of operation and maintenance of public facilities), DevStd OS-O-7.3 (recreation facilities, landscape medians, open space, trails), and DevStd LIB-O-1.4 (library), and to provide revenue for operations and maintenance of such regional public facilities shown in the Orcutt Community Plan Public Infrastructure Finance Program, prior to recordation and/or land use clearance the permittee shall complete annexation to the existing Community Facilities District. If this timing is found to be infeasible by the County Executive Officer and the office of county counsel, the permittee shall provide an alternative funding mechanism.
- 52. Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit 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. [LUDC §35.82.020].
- 53. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until all necessary planning and building permits are obtained. Before any Permit would be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 54. Rules-04 Additional Approvals Required.** Approval of this Development Plan is subject to the Board of Supervisors approving the required General Plan Amendment (Case No. 14GPA-00000-00020), Recorded Map Modification (Case No. 16RMM-00000-00001), and the Board of Supervisors vacating, abandoning, or releasing the Development Rights (Case No. 18GOV-00000-00005).
- 55. 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.
- 56. 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 H, dated September 11, 2020.

57. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
58. **Rules-09 Signs.** One off-site directional sign is associated with the project. Refer to 17CUP-00000-00017 for conditions of approval related to this off-site sign. No other signs are approved with this action. All signs shall be permitted in compliance with CLUDC.
59. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
60. **Rules-18 CUP and DVP Revisions.** The approval by County decision-makers of a revised Development Plan shall automatically supersede any previously approved Development Plan upon the effective date of the revised permit.
61. **Rules-23. Processing Fees Required.** Prior to issuance of a Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
62. **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. [LUDC §35.84.030]. The total Library DIMF amount is currently estimated to be \$13,358.83 (11/22/2021) ~~\$12,420.00 (9/11/2020)~~. This is based on a project type of non-retail commercial land a project size of 15,661 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).
63. **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. [LUDC §35.84.030]. The total Public Administration DIMF amount is currently estimated to be \$7,470.30 (11/22/21) ~~\$6,938.00 (9/11/2020)~~. This is based on a project type of non-retail commercial and a project size of 15,661 square feet 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).

64. 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. [LUDC §35.84.030] The total County Sheriff DIMF amount is currently estimated to be \$5,418.70 (11/22/21) ~~\$5,028.00 (9/11/2020)~~. This is based on a project type of non-retail commercial and a project size of 15,661 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).

65. 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 \$12,059 (11/22/21 ~~9/11/2020~~). This is based on a project type of non-retail commercial and a project size of 15,661 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).

66. 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 \$23,632.45 (11/22/21) ~~\$21,863 (9/11/2020)~~. This is based on a project type of non-retail commercial and a project size of 15,661 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).

67. Rules-29 Other Dept and Agency Conditions. Compliance with Departmental/Division/Agency letters required as follows:

- a. Air Pollution Control District dated 5/26/20;
- b. Environmental Health Services Division dated 5/27/20;
- c. Fire Department dated 3/22/16;
- d. Flood Control Water Agency dated 5/4/16;

- e. CSD, General Services, County Parks Division dated 11/22/21;
- f. Project Clean Water dated 3/24/16;
- g. Public Works, Transportation Division dated 8/12/20;
- h. Laguna County Sanitation District Availability letter dated 6/2/20; and
- i. Golden State Water Company Preliminary Can and Will Serve letter dated ~~6/2/20~~ 11/10/21;

68. 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.

69. 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 approval of zoning clearance 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 Mitigation and Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Environmental Impact Report 19EIR-00000-00003";
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.

70. Rules-32 Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify

all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

- 71. 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.
- 72. 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.

ATTACHMENT 2d: CONDITIONS OF APPROVAL
OASIS CONDITIONAL USE PERMIT CASE NO. 16CUP-00000-00006

- 1. Proj Des-01 Project Description.** This Conditional Use Permit Plan is based upon and limited to compliance with the project description, the hearing exhibits marked 1-10, dated December 7, 2021, 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. Additional requirements include but are not limited to the companion OASIS Development Plan conditions that address approved development for the OASIS project and Orcutt Community Plan (OCP) Key Site 18 development standards.

PROGRAMS AND OPERATIONS

Existing Operations

There are currently approximately 1,500 adult (senior) memberships, although OASIS serves over 5,000 local individuals and families on an ongoing basis (<https://oasisorcutt.org/about/>). Based on monthly tracking, most members attend a class, lunch, or health service once a week, with about 300 members currently using the facility throughout each day, mainly during the midday hours for lunch and related services. It is anticipated that membership will continue to grow as the Orcutt community grows and ages. The existing OASIS center is operating out of sub-standard mobile structures and OASIS has been looking for a permanent home to continue their services in the Old Town Orcutt community.

Summary of Proposed Uses

In addition to continuing existing programs, the OASIS Center also proposes allowance for weekend programs from 9:00 A.M. to 9:30 P.M. The OASIS Center is proposing to allow Special Events for members and non-members up to 12 times a year. OASIS member events would occur up to 5 times a year. Non-OASIS member events would occur up to 7 times a year. The maximum attendance would be 200 persons, with up to 15 OASIS or catering staff included as part of this maximum.

OASIS estimates that attendance for programs and activities will increase by approximately 30% over existing levels at the new facility. However, to provide flexibility, OASIS proposes that the 200-person maximum attendance restriction that is identified for special events also apply to regular activities onsite.

HOURS OF OPERATION

7:30 AM Open for Staff

8:30 AM Open for Program/Use

Dusk Outdoor Uses Close at Dusk (Hours vary depending on time of year)

9:00 PM Closed for Indoor Program/Use

9:30 PM Close Up After Cleaning

The OASIS Center proposes to continue to be predominately in use on weekdays (Monday – Friday). Staff arrives at 7:30 AM and the first programs start at 8:30 A.M. The peak period of the day is expected to continue to be from 11:00 A.M. to 2:00 P.M., before and after the lunch service is provided. Currently, the lunch service normally has approximately 100 people at any one time. The primary OASIS services and classes directed to senior members of the community would be completed by 4:00 P.M.

OASIS has historically made the existing buildings available for rental by community groups. Use of the new OASIS Meeting Center for non-OASIS programs/uses is proposed to continue, outside of regular OASIS weekday program hours and outside of the evening peak commute period (4:00-6:00 P.M.). Therefore, Monday through Friday, the proposed OASIS Meeting Center could be used from 6:30 P.M. to 9:00 P.M., with the facility closed by 9:30 P.M. after cleanup. Weekends, OASIS proposes that the facility could be used/rented from 9:00 A.M. to dusk for any outdoor use and from 9:00 A.M. to 9:00 P.M. for indoor use, with the building closed at 9:30 P.M. to allow for cleanup. The OASIS restrooms will be available for use by the public when the building is open. Private pedestrian trails on the OASIS site and APN 105-020-041 (Lebard) would also be available for use by the public when the OASIS building is open.

ALCOHOL

If alcohol is served, OASIS will verify all California ABC regulations are being followed and will notify the Santa Barbara Sheriff and Highway Patrol. In addition, OASIS will ensure a certified security firm will be used during such facility usage. (This permit includes additional conditions that address requirements of the Santa Barbara County Sheriff's Office).

NOISE

All OASIS programs would comply with Santa Barbara County regulations, including the requirement that noise (from indoor or outdoor activities) would not result in noise levels of 60 dBA at the OASIS property line. (This permit includes additional conditions that address noise limitations/requirements).

Amplification

OASIS: Amplification (e.g., for spoken voice, music) would be permitted for both indoor and outdoor OASIS activities.

Non-OASIS: Amplified music and amplification/sound equipment (including for the spoken voice) for Non-OASIS activities would be restricted to use inside the building.

(This permit includes additional conditions that address use of amplification).

OASIS WEEK-DAY SERVICES AND PROGRAMS

OASIS Senior Services/Programs

- *Daily lunch service from 11:00 to 1:30*
- *Meals on Wheels prepared in the kitchen*
- *Library and Computer Room open daily*
- *Classes with average attendance of 30 members*
- *Arts and Craft*
- *Computers*
- *Photography*
- *Grief/Counseling Services*
- *Financial Planning*
- *Insurance Educational Classes*
- *Medical Services (Flu shots/Screenings/Classes)*
- *Exercise, yoga, aerobics (indoor and outdoor)*
- *Travel Planning and Group Excursions*
- *Celebration of life (average once a week)*
- *Holiday programs for the senior members-Easter, Thanksgiving, Christmas, New Years*

OASIS EVENING/WEEKEND USES

OASIS Members Only Events - 5 Times per Year:

OASIS anticipates that five times per year an activity may be scheduled for a weekend or holiday use with the following limitations:

- *OASIS members only*
- *Maximum of 200 attendees (includes ~15 service staff)²*
- *Parking limited to onsite parking*

NON-OASIS ACTIVITIES AND EVENTS – if consistent with 200-person any given time cap and other project conditions.

² This is also an “anytime” maximum population onsite for the OASIS facilities.

- Youth groups-
- Boys Scouts/Girls Scouts/Cubs Scouts
- Diet programs-Weightwatchers
- TOPS
- Allan Hancock College Adult Classes:
 - Art
 - Photography
 - Gardening
- Other Adult Classes
- Celebration of life (Evening and weekends)
- Community Holiday Activities- Easter, Thanksgiving Christmas, etc.
- Community Activities (Limited to building or yard areas):
 - Art shows/Craft fairs
 - Farmers Market
 - Dinners
 - Church services on Sunday
 - County Voting Location

NON-OASIS EVENTS

Non-OASIS Events 7 Times per Year: Seven times a year the facility is proposed to be scheduled for Non- OASIS user events with the following limitations:

- Maximum of 200 attendees (includes ~15 service staff)
- Parking limited to onsite parking.

ACCESS

Vehicular access will be provided by an access easement over the adjacent corner commercial property (APN 105-020-041). A shared driveway will serve both properties. The driveway includes striped bike lanes in each direction within its paved width. These bike lanes will serve as the bikeway component of the public Orcutt Creek Trail between Foxenwood Lane and OASIS' eastern property line. A separated, parallel pedestrian path will be located just south of the driveway. This pedestrian path will provide ADA accessible access from Foxenwood Lane to the OASIS buildings. In addition, the path will provide a pedestrian connection between Foxenwood Lane and OASIS eastern property line. Stairs are identified at the base of the driveway hill for pedestrians connecting between the pedestrian path and the main, multi-use Orcutt Creek Trail segment that will generally follow OASIS' east and northern property lines, and then extend northwestward across APN 105-020-060 to its western property line. OASIS activities and improvements shall not inhibit use of the Orcutt Creek Trail/Bikeway easement(s). All existing and proposed

easements are identified on the project plans and as depicted in the EIR Revision Letter dated November 23, 2021 #2, dated December 1, 2020. The Owner/Applicant shall post a financial surety (e.g. bond) acceptable to P&D, Parks and Public Works for completion and construction and maintenance of the Class I Bikeways/Orcutt Creek Trail segment located on the OASIS APNs (105-020-063 and 105-020-064) as well as APN 105-020-060 APNs 105-020-052, 053.

The project includes a ride share/drop off area at the facility, and bicycle racks for alternative transportation. (This permit also includes a condition requiring implementation of a Transportation Demand Management Plan).

PARKING

In addition to the 200-person maximum attendance limit identified in discussion of OASIS operations, OASIS proposes to limit the use of the facility, including indoor and outdoor spaces, based on the available onsite parking (to avoid spillover effects on the surrounding neighborhood). OASIS also proposes that use of the parking areas will be limited to use for parking. The project includes a modification to allow the project to provide 143 instead of the required 229 parking spaces (229) otherwise required by the County's Land Use and Development Code (LUDC). Uses which generate additional parking demand are not addressed in this Conditional Use Permit, given parking limitations. Peak parking demand is projected to be 139 spaces. This estimate is based on a 200-person maximum onsite. The project includes 143 spaces. However, parking for trail and bikeway users is also proposed to be accommodated onsite, but the peak parking demand did not account for trail user parking demand. Therefore, there would be approximately four spaces available for trail users when there is maximum attendance onsite. ~~In addition, if the 20-foot access easement to the adjacent open space parcel is ever utilized, this would potentially result in the loss of three parking spaces.~~

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.

MITIGATION MEASURES FROM EIR

3. **Aest-10 Lighting.** The Owner/Applicant shall ensure any night lighting installed on the project site remains of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting north of the development area and access road, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (both in lighting locations and lighting intensity) for security, parking, trail, and outdoor use areas, including for activities involving use of site facilities by parties other than OASIS Center. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **Plan Requirements and Timing:** OASIS shall be responsible for any requirements for dimming or turning off lighting by specific hours. The requirements shall be included in facility close up instructions and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Criteria required prior to zoning clearance and Final Building Inspection Clearance are included in the Development Plan conditions.

MONITORING: Permit Compliance shall respond to any complaints regarding lighting and any lighting installed that is in non-compliance with this condition, including after final inspection, shall be replaced with lighting consistent with this condition. (EIR MM# VIS-3)

4. **Special -Temporary Structures:** Temporary structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, “portapotties” etc., shall be promptly removed after completion of events. **Plan Requirements and Timing:** This requirement shall be identified on project plans and rental agreements. Temporary structures/amenities shall be removed from the site as part of outdoor gathering/event/rental activity clean up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities.

MONITORING: Permit Compliance staff shall confirm submittal of rental agreement with above requirements before zoning clearance. (EIR MM# VIS-4)

Air Quality / Greenhouse Gasses and Climate Change

5. **Special – Transportation Demand Program (TDM):** The applicant shall develop a plan to reduce single occupant vehicle trips and related emissions. **Plan Requirements and Timing:** Prior to zoning clearance, the applicant shall submit a plan with the following components:
 - a. Shuttle service
 - i. At a minimum shuttle service shall provide rides to and from the OASIS facility

- for area seniors attending daily lunches and shall be available for other activities/events involving more than 30 individuals (both OASIS and non-OASIS programs/activities);
- ii. Proposed shuttle program (vehicle occupant size, typical pick-up/drop-off schedule);
 - iii. Rental agreement language for events/rentals shall identify required use of shuttle service;
 - iv. Proposed method to document use of shuttle program (number of riders, actual schedule, etc.).
- b. Assistance to members wishing to carpool – OASIS shall facilitate member carpools by gathering and providing member information (contact information provided by members on a voluntary basis only), OASIS programs regularly attending, etc.
 - c. Priority parking and/or other opportunities to encourage members to carpool;
 - d. Installation of bike racks;
 - e. Other vehicle trip reduction methods acceptable to County (e.g., agreement with Santa Maria Area Transit to provide shuttle services or other assistance to reduce single occupant vehicle trips). If availability of shuttle service (or other previously approved method acceptable to County) ceases, an alternative TDM plan shall be approved by the Director of Planning and Development.

OASIS shall provide confirmation of shuttle service available to implement the TDM, but OASIS is not required to own shuttle vehicles (e.g., contract(s) for provision of shuttle service, consistent with the TDM requirements).

MONITORING: P&D shall review and approve adequate TDM to reduce single occupant vehicle use and related vehicle miles traveled, prior to zoning clearance, including confirmation of long-term shuttle service. Permit compliance shall receive and review annual monitoring reports to confirm implementation. Permit compliance to confirm TDM ready to implement, including shuttle(s) onsite, etc. prior to occupancy. (EIR MM# AQ-2)

6. **Special – Gas Fireplace/Fire Pit:** Wood-fired, mobile or permanent fire pits, fireplaces, etc. shall be prohibited, with the exception of the approved barbeque at the Barbeque/Storage Building, to reduce smoke (PM2.5) and odors, and related nuisance complaints. To facilitate compliance, agreements for use of the OASIS facilities shall include this restriction. Building plans shall be consistent with this condition.
7. **Odor Abatement Plan:** The applicant shall prepare and implement an Odor Abatement Plan to minimize the potential for nuisance complaints related to use of the onsite barbeque, ~~fireplaces, and fire pit.~~ **Plan Requirements and Timing:** Prior to zoning clearance/issuance of building permits, the applicant shall submit an Odor Abatement Plan to P&D and Santa Barbara County Air Pollution Control District for review and approval. The plan shall include the following elements:

- a. Description of project design features to reduce potential smoke and odor impacts;
- b. Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints (during and after regular OASIS hours of operation);
- c. Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.
- d. Description of potential odor sources at the facility;
- e. Description of potential methods for reducing odors, including process changes, facility modifications and/or feasible add-on air pollution control equipment if other methods do not adequately reduce the nuisance issue (to the satisfaction of Santa Barbara County);
- f. Contingency measures to curtail emissions in the event County determines that the odor-generating activity that has received a complaint qualifies as a public nuisance.

MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy. Permit Compliance will perform site visits, as needed, after project is operational. (EIR MM# AQ-3)

- 8. Lighting (Bio-3e, modification of OCP EIR Mitigation Measure KS3- BIO-6).** All project lighting shall reduce light pollution in and near open space habitat areas. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent “spill-over” into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek, unless specifically required by County for safety purposes and any required trail/bikeway lighting shall include the minimum number of locations, height, intensity, and extent of illumination deemed necessary by the County for safety purposes. Use of high-intensity lights, including but not limited to floodlights, shall be prohibited onsite and use of dark sky fixtures shall be specified on the lighting plan. **Plan Requirements and Timing.** Development Plan conditions address timing for submittal and review of a Lighting Plan. This Conditional Use Permit condition is included to facilitate compliance for ongoing operations.

MONITORING: Compliance shall respond to complaints if lights are changed in the future in manner which is inconsistent with this condition. (EIR MM# BIO-17)

- 9. Special-Food Cleanup:** In order to minimize wildlife scavenging and interactions in the development area, activities involving food preparation, meals, etc. shall ensure that outdoor eating and food preparation areas are maintained and trash disposed of on a daily basis to avoid nuisance complaints/conflicts with wildlife scavenging for food.

- 10. Special- Activity/Event Contractor.** The Owner/Applicant shall be responsible for ensuring adequate security and traffic control for all activities onsite, including regular OASIS activities/programs and rentals involving non-OASIS activities/events. A contract for private security/traffic control shall be required for non-OASIS activities involving more than 100 people onsite. For OASIS activities, OASIS shall provide adequate security/traffic control themselves or may contract for this service. **Plan Requirements And Timing:** At least one week prior to the date of non-OASIS program events/activities involving more than 100 people onsite at any given time, the party legally and financially responsible for the event/activities shall submit a copy of a contract for security/traffic control to the Santa Barbara County Sheriff's Office (SBSO) at 812-A West Foster Road for review and approval. SBSO may also require a permit for the day's activity. This requirement shall be included all facility rental agreements. For OASIS activities involving more than 100 people onsite, OASIS shall coordinate with the SBSO to determine whether a SBSO permit and private security/traffic control will be needed. **MONITORING:** The Owner/Applicant shall provide P&D with sample rental contract wording. P&D compliance monitoring staff will respond to complaints as necessary. In the event, compliance staff is contacted on a regular basis, P&D may require the applicant to provide separate funds to allow P&D to contract with a monitor for project specific monitoring. (EIR MM# FP-1)

Noise

- 11. Special-Noise Limiters:** Noise limiters shall be used for activities involving indoor and outdoor amplification (recorded music, instruments, voice) and for all outdoor music (acoustic or amplified). The noise limiters shall restrict the sound level of amplified music or voice to the 80.5 dBA level identified in the 45 dB.com Supplemental Noise Assessment. If amplification will be used indoors, the noise limiter may measure noise levels on the exterior of the building, at the location where noise levels would be highest. In order to accommodate this sound level, the applicant may incorporate measures to reduce noise levels (e.g., 8-foot partition walls, noise insulated party tent, etc.). This requirement shall apply to all OASIS and non-OASIS activities, events, and programs onsite. For non-amplified music which exceeds this noise level, the music shall be performed indoors unless measures can be implemented that effectively limit the sound level of the music to no more than 80.5 dBA. **Plan Requirements and Timing:** The requirements of this condition shall be included on the plans prior to zoning clearance. Noise limiters shall be operational consistent with this condition prior to commencing any activities involving amplification and before commencing activities involving outdoor music. Sign-off by OASIS staff or other personnel with appropriate expertise to setup the noise limiter shall confirm that noise limiters are installed, programmed and functioning to ensure compliance with this condition before use of associated instruments, microphones, etc. and OASIS shall maintain a record of such sign-offs including date and time of sign-off. In addition, this condition language shall be included in all rental agreements for use of any OASIS facilities, including indoor and outdoor areas. In response to comments received from neighbors regarding onsite noise, the applicant shall provide a hand-out with the language of this condition and P&D contact

information. If noise limiters are not set properly and noise levels exceed 80.5 dBA, the noise generating activity shall cease.

MONITORING: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance. (EIR MM# NS-3)

- 12. Special-Amplification:** Use of amplification shall be limited. **Plan Requirements and Timing:** Amplification (e.g., voice, music, bullhorns, etc.) and loud acoustic music (e.g., bagpipes, horns, drums, etc.) shall be limited as follows:

- a. Maximum of three hours per day.
- b. Sunday through Thursday limited to the hours of 10:00 AM to 7:00 PM.
- c. Friday and Saturday limited to the hours of 10:00 AM to 9:00 PM.

These limits shall be included on all rental agreements but shall apply to all amplification and loud acoustic music (OASIS and Non-OASIS).

MONITORING: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance. (EIR MM# NS-4)

- 13. Special-Windows/Doors Closed:** Windows and doors shall remain closed, as indicated below, to minimize nuisance noise to residential neighbors. **Plan Requirements and Timing:** The north and west facing windows and doors shall remain closed (except for entering and exiting the buildings) when the indoor areas of the facility are rented and when indoor OASIS activities involve music or amplification (voice or instruments). This requirement shall be included on all rental agreements and shall be posted at all times to facilitate neighborhood compatibility.

MONITORING: P&D shall review example rental agreement language and signs for posting in buildings prior to zoning clearance and shall respond to complaints as necessary. (EIR MM# NS-6)

- 14. Noise Contact:** OASIS shall identify a contact person to promptly respond to noise complaints, hours of operation and attendee numbers. **Plan Requirements and Timing:** OASIS shall designate a contact person to facilitate resolution of potential complaints involving noise levels, number of attendees (larger attendance increases noise levels) and hours of use (if activities extend past dusk outdoors and past 9:00 PM indoors). The contact information shall be listed in a prominent location on the OASIS website. The OASIS noise contact shall be available during rental activities to promptly address neighbor complaints and to ensure activities are consistent with identified noise mitigation, including use of noise limiters, door/window closures, hours of operation, etc.

MONITORING: P&D shall confirm a contact to address noise issues is included on the OASIS website and in a hand-out prior to zoning clearance. The hand-out shall be made available upon request to interested members of the public with noise concerns. (EIR MM# NS-7)

15. **Special-Deliveries:** To reduce noise from vehicle back-up beeping before 8:00 AM and after 7:00 PM (e.g., trucks delivering supplies, food for hot lunches, rental supplies pick-up/drop-offs, etc.), vehicles shall avoid backing into loading areas to the maximum extent feasible during these times. **Plan Requirements and Timing:** This requirement shall be included in rental agreements and OASIS shall communicate this requirement to their clients and vendors.

MONITORING: P&D shall confirm this inclusion in sample rental agreement and in hand-out for interested members of the public with noise concerns prior to zoning clearance. (EIR MM# NS-8)

16. **Special-Activity Records:** OASIS shall keep records for use of the facilities outside of regular OASIS operating hours and regular OASIS programs/activities, including type of event, number of people onsite, parking, permit obtained from County Sheriff's Office, complaints (number, type, name and contact for person with complaint) and records shall be available for P&D review upon request. Records shall be submitted annually to Permit Compliance beginning one year after final inspection.

17. **Caltrans Park and Ride Lot.** Parking for the OASIS project shall be provided on the OASIS property. The Caltrans Park and Ride parking lot across Foxenwood Lane shall not be used for OASIS parking demand (regular or overflow), including special events. **Plan Requirements and Timing:** OASIS shall include this parking restriction in printed and online information/brochures/schedules for classes, programs, activities, hot lunches, special events, etc. and all rental agreements for use of the OASIS facilities/property shall include this parking restriction. Examples of this language from the webpage, rental agreement template, etc. shall be provided to and accepted by P&D prior zoning clearance.

MONITORING: P&D compliance monitoring staff will confirm inclusion in online and hard copy documents prior to Final Building Inspection Clearance and respond, if necessary, after clearance if OASIS related parking is occurring in this parking lot. (EIR MM# TC-3)

COUNTY RULES AND REGULATIONS

18. **Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit 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. [LUDC §35.82.020].

19. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until all necessary planning and building permits are obtained. Before any Permit would be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
20. **Rules-04 Additional Approvals Required.** Approval of this Conditional Use Permit is subject to the Board of Supervisors approving the required General Plan Amendment (Case No. 14GPA-00000-00020), Recorded Map Modification (Case No. 16RMM-00000-00001), and Vacating, Abandoning, or Releasing of Development Rights (Case No. 18GOV-00000-00005).
21. **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.
22. **Rules-06 Recorded Map Required.** The documents effectuating the Recorded Map Modification (Case No. 16RMM-00000-00001) to modify TM 12,679 condition no. 18, TM 13,345 condition Nos. 8 and 21, the recorded final map for TM 13,345 Unit 1, and the recorded final map for TM 13,345 Unit 2 shall be recorded prior to issuance of Zoning Clearance.
23. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
24. **Rules-09 Signs.** One off-site directional sign is associated with the project. Refer to 17CUP-00000-00017 for conditions of approval related to this off-site sign. No other signs are approved with this action. All signs shall be permitted in compliance with CLUDC.
25. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within the five (5) years following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within five (5) years following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code, and an

application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.

- 26. Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].
- 27. Rules-18 CUP and DVP Revisions.** The approval by County decision-makers of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.
- 28. Rules-21 CUP Revisions-Change of Use.** Any change of use in the proposed structure shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.
- 29. Rules-23 Processing Fees Required.** Prior to issuance of a Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 30. 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.
- 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.

33. Rules-29 Other Dept and Agency Conditions. Compliance with Departmental/Division/Agency letters required as follows:

- a. Air Pollution Control District dated 5/26/20;
- b. Environmental Health Services Division dated 5/27/20;
- c. Fire Department dated 3/22/16;
- d. Flood Control Water Agency dated 5/4/16;
- e. ~~General Services, County~~ CSD Parks Division dated 11/22/21;
- f. Project Clean Water dated 3/24/16;
- g. Public Works, Transportation Division dated 8/12/20;
- h. Laguna County Sanitation District Availability letter dated 6/2/20; and
- i. Golden State Water Company Preliminary Can and Will Serve letter dated 11/10/21 ~~6/2/20~~

ATTACHMENT 2e: CONDITIONS OF APPROVAL
OASIS OFF-SITE SIGN CONDITIONAL USE PERMIT
Case No. 17CUP-00000-00013 APN 105-020-041

1. **Proj Des-01 Project Description.** This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked B5-1, dated September 11, 2020, 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:

This Conditional Use Permit is for an off-site directional sign. The sign will be located on APN 105-020-041, near the proposed OASIS driveway on Foxenwood Lane and outside of the road right-of-way. The sign is proposed to identify the OASIS driveway and proposed new OASIS facility, which will be located on APNs 105-020-063, and -064. The proposed sign received conceptual review by the North Board of Architectural Review (NBAR) on December 15, 2017. An easement for the sign's location on APN 105-020-041 is required prior to application for a zoning clearance to effectuate Case No. 17CUP-00000-00013. If the applicant does not secure an easement for the sign's location on APN 105-020-041, no signage is authorized by this permit.

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 would 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.
3. **Directional Sign.** The Owner/Applicant shall submit a Sign Plan to P&D and Public Works with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into KS18. **Plan Requirements and Timing:** The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance and shall submit same to Public Works, included on the road improvement plans to ensure the sign does not impact line of sight or safety issues for vehicles, bicycles or pedestrians along Foxenwood Lane and the project driveway. The sign shall receive P&D and Public Works sign-off prior to zoning clearance.

COUNTY RULES AND REGULATIONS

4. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, and materials) shall be compatible with vicinity development and shall conform in all respects to BAR approval. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

5. **Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit 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. [LUDC §35.82.020].
6. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until all necessary planning and building permits are obtained. Before any Permit would be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
7. **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.
8. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
9. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance within the five (5) years following the effective date of this Conditional Use Permit. If the required Zoning Clearance is not issued within the five (5) years following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section or within such extended period of time

as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then Conditional Use Permit shall be considered void and of no further effect.

- 10. Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].
- 11. Rules-18 CUP and DVP Revisions.** The approval by the Zoning Administrator of a revised Conditional Use Permit shall automatically supersede any previously approved Conditional Use Permit upon the effective date of the revised permit.
- 12. Rules-23 Processing Fees Required.** Prior to issuance of a Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 13. 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.
- 14. 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.
- 15. 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.

OASIS Off-Site Sign CUP/16CUP-00000-00006

Conditions of Approval

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ATTACHMENT 2f
DEPARTMENT AND AGENCY CONDITION LETTERS



air pollution control district
SANTA BARBARA COUNTY

May 26, 2020

Natasha Campbell
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Santa Barbara County Air Pollution Control District Suggested Conditions for the Oasis Center, 19EIR-00000-00003, 16DVP-00000-00002, 16LLA-00000-00004, 16CUP-00000-00006, 16RMM-00000-00001, 14GPA-00000-00020

Dear Natasha Campbell:

The Santa Barbara County Air Pollution Control District (District) has reviewed the referenced project, which consists of the construction of the Oasis Center to provide community services to seniors in the Orcutt area. The facility includes a main building of 14,069 square feet (SF) and an ancillary BBQ/storage building of 1,592 SF with a wood-fired outdoor barbecue. The project would also include related access roads, landscape, trails, and 155 parking spaces within the development area. Several sizes of meeting and activity rooms are proposed, including the ability to host special events with a maximum of 200 guests up to 12 times a year. Grading for the site involves 4,400 cubic yards (CY) of cut and 5,202 CY of fill. The subject property is a 5.28-acre parcel zoned REC (Recreation) within the Orcutt Community Plan, Key Site 18. It is identified in the Assessor Parcel Map Book as APNs 105-020-063, -064, and is located at the intersection of Foxenwood Lane/Highway 135 and E. Clark Avenue in the community of Orcutt.

District staff offers the following suggested conditions:

1. 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.
2. District Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule 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.
3. 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.
4. Prior to building permit issuance, **District Authority to Construct permits** must be obtained for all equipment that requires a District permit. Proof of receipt of the required District permits shall be submitted by the applicant to planning staff. District Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency

Aeron Arlin Genet, Air Pollution Control Officer

805.961.8800

260 N. San Antonio Rd., Ste. A Santa Barbara, CA 93110

ourair.org

[@OurAirSBC](https://twitter.com/OurAirSBC)

standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

Advisories: (1) In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required as part of District permit issuance. The applicant should refer to the District's website at www.ourair.org/dice-atcm/ for more information on diesel engine permitting. (2) 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).

5. All portable diesel-fired construction engines rated at 50 bhp 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.
6. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 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.
7. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.
8. 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, 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 (*pedestrian- and bicycle-friendly features such as sidewalks and bike racks*)
 - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.
9. 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.
10. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8878 or via email at WaddingtonE@sbcapcd.org.

May 26, 2020

Page 3

Sincerely,

Emily Waddington

Emily Waddington
Air Quality Specialist
Planning Division

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

cc: Laurie Tamura, Urban Planning Concepts
Chron File



ATTACHMENT A FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. 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 when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day 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.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures 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 grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NO_x), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NO_x and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NO_x idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: 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.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



Environmental Health Services

225 Camino del Remedio ♦ Santa Barbara, CA 93110
805/681-4900 ♦ FAX 805/681-4901

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

Lawrence Fay Director of Environmental Health

TO: Natasha Campbell, Planner
Planning & Development Department
Development Review Division

FROM: Deanna Talerico
Environmental Health Services

DATE: May 27, 2020

SUBJECT: Case No. 16LLA-00000-00002, 16RMM-00000-00001, 16GOV-00000-00005,
14GPA-00000-00020, 17CUP-00000-00006, 16DVP-00000-00002

Applicant: Orcutt Area Seniors in Service (OASIS)
Laurie Tamura (Agent)
Orcutt Community Plan Key Site 18
Orcutt, CA

Property Location: Assessor's Parcel No. 105-020-063 & -064, located between
Clark Avenue, Foxenwood Lane/Hwy 135, Southpoint Estates,
and Broadway/California Boulevard in Orcutt CA

The project includes the following application requests:

- **Development Plan (16DVP-00000-00002):** Proposal to construct a new OASIS Center of 15,661 square feet (sf) in two buildings, with related parking, landscaping, and a retention basin. Access from Foxenwood Lane provided by a proposed access easement over the adjacent parcel, following an existing dirt road (grading for the road extends into Orcutt Creek riparian canopy). The project also includes a commercial kitchen facility within the main building.
- **Conditional Use Permit (16CUP-00000-00006):** A Conditional Use Permit (CUP) is proposed to allow the proposed OASIS Center (meeting facility) development and use.
- **Minor Conditional Use Permit (17CUP-00000-00013):** A Minor CUP is proposed for an off-site directional sign near the Foxenwood Lane driveway entrance.
- **General Plan Amendment (14GPA-00000-00020):** 1) Amend OCP KS18 Development Standard KS18-1 allow development of the OASIS project on land currently restricted to open space and park land; 2) Remove the OASIS property from the OCP Open Space Area Map; 3) Remove the OASIS property as part of a future Key Site 18 park from the OCP Park, Recreation and Trails (PRT) Map; and 4) Modify the OCP Bikeways Map to allow the bikeway section along the project driveway to be a striped Class II bikeway instead of Class I Bikeway.

- **Government Code §65402 Consistency (18GOV-00000-00005):** A determination regarding consistency with the Comprehensive Plan with regard to OASIS proposed acquisition of the development rights to the property that are held by the Board of Supervisors pursuant to the Southpoint Estates project conditions of approval (TM 12,679 Condition No.18, TM 13,345 Condition No.21).
- **Recorded Map Modification (16RMM-00000-00001):** The OASIS parcels (APNs 105-020-063 and -064, together one legal lot), are identified as one of the open space Southpoint Estates open space lots. This request would modify Southpoint Estates Tract Maps (TM 12,679 condition #18 and TM 13,345 condition #s 8 and 21) and affected recorded maps for the subdivision. The modification would remove the ownership and use restrictions for the TM 12,679/TM 13,345 open space acreage now owned by OASIS and would remove the “NOT A BUILDING SITE OPEN SPACE” label from the OASIS property on two of the recorded maps for Southpoint Estates.
- **Lot Line Adjustment (16LLA-00000-00002):** Adjust the common property line between the OASIS property (APNs 105-020-063 and -064) and the adjacent corner commercial parcel (LeBard APN 105-020-041), to add the area of commercial zoning on the OASIS property to the corner commercial parcel.

Domestic water supply is proposed to be provided by Golden State Water Company. Environmental Health Services has received and reviewed a Preliminary Can and Will Serve letter from Golden State Water Company, dated July 20, 2017. The letter outlines various conditions that the applicant must meet to obtain a final Can and Will Serve Letter and service, including but not limited to obtaining supplemental water supply, special facilities or improvements, and connection fees. The letter also states that the Can and Will Serve commitment expires one year from the letter’s date. Therefore, the applicant must obtain a new valid letter, as well as comply with Golden State Water Company conditions to obtain water service.

Sewage disposal is proposed to be provided by the Laguna County Sanitation District. Environmental Health Services has received and reviewed an Availability letter from Laguna County Sanitation District, dated March 3, 2016. The letter states that the project is within the service territory of Laguna County Sanitation District and has adequate capacity to serve the project. It also outlines various conditions that the applicant must meet to obtain a final Permit for Service and Can and Will Serve letter, including but not limited to plan review and connection fees. Therefore, the applicant must meet all conditions set forth by Laguna County Sanitation District in order to obtain sewage disposal services as expressed in the recommended conditions below.

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

Pertaining to 16LLA-00000-00002 & 16RMM-00000-00001:

1. Prior to Recordation, the applicant shall provide a valid (updated) Intent to Serve or Preliminary Can and Will Serve letter from Golden State Water Company for review and approval by Environmental Health Services.
2. Prior to Recordation, the applicant shall provide a valid (updated) Intent to Serve or Availability letter from Laguna County Sanitation District for review and approval by Environmental Health Services.

Pertaining to 17CUP-00000-00006 & 16DVP-00000-00002:

3. Prior to Issuance of Zoning Clearance, Environmental Health Services shall receive and approve written notice from the Laguna County Sanitation District indicating that said district can and will provide municipal sewage collection and disposal upon demand and without exception and that all financial arrangements guaranteeing extension of said service has been made to the satisfaction of the district and Environmental Health Services.
4. Prior to Issuance of Zoning Clearance, Environmental Health Services shall receive and approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception and that all financial arrangements guaranteeing extension of said service has been made to the satisfaction of the water company and Environmental Health Services.
5. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed food facility and any related facilities.
6. Prior to Occupancy (operation of the food facility), Environmental Health Services shall conduct a final inspection and approval of the food facility, and the applicant shall obtain a valid food facility operating permit.



Deanna Talerico, R.E.H.S
Senior Environmental Health Specialist

MEMORANDUM

DATE: March 22, 2016

TO: Natasha Campbell
Planning and Development
Santa Maria

FROM: Fred Tan, Captain
Fire Department

SUBJECT: APN: 105-020-064; Permit: 16CUP-00006
Site: Clark Avenue, Orcutt
Project: New Oasis Senior Center



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

NO CONDITIONS FOR CERTIFICATE OF COMPLIANCE

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. Fire Protection Certificate(s) will be required.
2. Recorded addressing for the building(s) and suites are required by the fire department.*

THE FOLLOWING CONDITIONS FOR FUTURE DEVELOPMENT ARE ADVISORY ONLY AT THIS TIME

3. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
 - Removal does not apply to single specimens of trees, ornamental shrubbery or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any structure.
4. Access plans shall be approved by the Fire Department prior to any work being undertaken.
 - Access plans for private driveways shall require civil engineering design and certification.

- All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Primary access to interior driveways shall have a minimum width of 20 feet, and interior driveways shall have a minimum width of 26 feet.
 - Surface shall be all weather or paved.
 - All portions of the access exceeding 10 percent in slope shall be paved.
 - All portions of the access exceeding 15 percent in slope shall be engineered concrete.
 - All portions of the access exceeding 20 percent in slope shall be engineered brushed concrete.
 - 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 15 feet 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. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
6. Fire hydrant(s) shall be installed, number to be determined.
- The Fire Department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per Fire Department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Location for fire hydrants shall be approved by the Fire Department.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - Reference Santa Barbara County Fire Department Development Standard #2.*
7. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet or as required by the Fire Department. Refer to current adopted California Fire Code.
8. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

9. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the Fire Department prior to installation.
 - A set of approved plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
 - The Fire Department shall determine the location of any Fire Department connection (FDC) that may be required.
 - Fire Department Connection (FDC) shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
 - 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.
 - Reference Santa Barbara County Fire Department Standard #4.*
10. The Fire Department connection shall be clearly visible from the access road or driveway. Provide unobstructed access from the roadway to the Fire Department connection. Clearance around the Fire Department connection shall be a minimum of 3 feet.
 - Clearance shall be maintained for the life of the project.
11. 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.
12. Recorded addressing for the building(s) and suites is required by the Fire Department.*
13. Address numbers shall be a minimum height of twelve (12) inches for the building(s) and four (4) inches for suites.
 - Address number location(s) shall be approved by the Fire Department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.
14. Access way entrance gates shall conform to Fire Department requirements.

15. A Knox Box entry system shall be installed.*
16. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per additional square foot of occupied space in each new building.

Payment shall be made according to the schedule of fees in place on the date fees are paid.

Nonresidential-Retail/Commercial	\$0.77 per square foot
----------------------------------	------------------------

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

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 me at 805-681-5528 or 805-681-5523.

FT:kk

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.

cc: Golden State Water Company

MEMORANDUM

DATE: July 15, 2016

TO: Natasha Campbell
Planning and Development
Santa Maria

CC: Golden State Water Company

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 105-020-063 & 105-020-064 Permit: 16LLA-00004 & 16RMM-00001
Site: Clark Avenue at Highway 135, Orcutt
Project: Lot Line Adjustment and Recorded Map Modification (New OASIS Center)



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

**THE FOLLOWING CONDITION MUST BE MET
PRIOR TO ISSUANCE OF THE LAND USE PERMIT**

1. Prior to lot line adjustment recordation, a proper 30-foot easement shall be recorded in favor of lot #2 over lot #1 for open and unobstructed access to the parcel.

**AT THE TIME OF DEVELOPMENT,
ALL STANDARD FIRE DEPARTMENT CONDITIONS SHALL APPLY**

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

GF:kk


*Information is posted at sbcfire.com. Select "Planning and Engineering" under the Doing Business Section. To have information provided, telephone 805-681-5523.



RECEIVED

MAY 04 2016

S B COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control  Water Agency

May 4, 2016

Natasha Campbell, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Rd.
Santa Maria, CA 93455

**Re: 16CUP-00000-00006, 16DVP-00000-00002; Oasis Center
APN: 105-020-063; Orcutt**

Dear Ms. Campbell:

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 January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.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. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
 - b. Structures proposed in a FEMA designated Special Flood Hazard Area shall be designed in compliance with the Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
 - c. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
 - d. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - e. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments or 0.1 ac-ft/ac for commercial/industrial developments; and to discharge water at a maximum rate of 0.07 cfs/ac.

G:\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2016\16CUP-00000-00006_Oasis Center\Condition Letter\16CUP-00000-00006cnd.doc

Scott D. McGolpin
Public Works Director

Naomi Schwartz Building
130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 www.countyofsb.org/pwd/water

Thomas D. Fayram
Deputy Public Works Director

- 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 maps, plans and studies.
 - g. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - h. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. 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 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: _____



Mark Luehrs, P.E., CFM
Development Review Engineer

Cc: Oasis Inc., P.O. Box 2673, Santa Maria, CA 93455
Vivek Harris, 195 S. Broadway, Suite 207, Orcutt, CA 93455



November 22, 2021

Supersedes Condition Letter
Dated August 4, 2020

TO: Shannon Reese, Planner
 Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002,
 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005 OASIS Meeting Center
 APN 105-020-060, -062, -063, -064

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

1) Pursuant to Ordinance 4316 and Resolution 98-226 adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new commercial or industrial development 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. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

The current applicable fee for retail commercial development is \$1,509/1,000 square feet. The development mitigation fee for the project would be \$23,632.45 (15,661 sq ft building area). Fees shall be paid prior to final inspection approval, and shall be based on the fee schedule in effect when paid. Fee schedules are subject to yearly adjustments. Funds for payment of fees will not be accepted or processed 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 Parks Administration, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

2) In conformity with the Parks, Recreation and Trails map of the Orcutt Community Plan, the applicant shall dedicate an easement to the County of Santa Barbara for riding and hiking trail purposes

concurrent with the recordation of the final map in a location as approved by County Parks Division. Said easement shall be 25 feet wide and dedicated in a location extending along the eastern property lines of parcel APNs 105-020-063 and 105-020-064 and along the eastern portion of the northern property line of APN 105-020-064 until reaching slightly west of the location of where APNs 105-020-060 and 105-020-062 meet. Said easement will continue to be at least 12 feet wide in generally a northwest direction through APN 105-020-060 until reaching the western property line of APN 105-020-060 to allow for future trail construction in an overall continuing northwest direction toward Broadway Street consistent with the Orcutt Community Plan. County public trail easements shall be for multi-use (equestrian, pedestrian and biking) riding and hiking trails.

The applicant shall also construct the extent of the trail along the said eastern property lines, along the said northern property line, and along said easement through APN 105-020-060. Within parcel APNs 105-020-063 and 105-020-064, the trail shall accommodate a standard 10 foot paved striped Class I bicycle path with standard 2 foot buffers on each side, a parallel 5 foot decomposed granite path, and a buffer in between the bicycle path and decomposed granite path. Within parcel APN 105-020-060, the trail shall accommodate to be at least the minimum 8 foot paved striped Class I bicycle path with standard 2 foot buffers on each side. At the western terminus of the trail, the applicant shall install a sign indicating the end of the public trail. The trail shall be constructed in conformance with County Parks and US Forest Service standards.

Bonds shall be posted prior to recordation of the final recorded map modification to secure the construction of the trail improvements along said western and northern property lines, and establishment of any fuel modification/management zone; and to secure the developer's responsibility for initial construction and establishment maintenance period per the mitigations. The bond amount shall be based on an estimate of probable construction and maintenance cost as approved by County Parks. The bond for construction will be released upon County Park's approval and acceptance of the improvements to the open space trails and fuel modification/management zones. The maintenance bond will be released upon expiration of the developer's required initial construction/establishment maintenance period and the acceptance of maintenance by County Parks of the trails.

The crosswalk at the end of this section of driveway must be level with no berm or curb. The transition between the Class II bicycle lanes along the driveway ramp and the decomposed granite trail/Class I bicycle path shall be continuous without any gaps for any users. The entire easement shall be maintained with no encroachments permitted within the dedicated trail easement which would inhibit or prevent future safe use of the trail including, but not limited to, fences, walls, structures, lateral private access easements, paving or landscaping other than low growing grasses or other approved groundcovers.

cc: George Chapjian, Community Services Department Director



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
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

March 24, 2016

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

**Re: Oasis Senior Center: 16DVP-00000-00002; 16CUP-00000-00006
Foxen Lane and Clark Ave, Orcutt area
APN 105-020-063**

Dear Ms. Campbell,

The proposed Oasis Center senior center/meeting facility Development Plan and Conditional Use Permit application is subject to State regulations for Post-Construction Stormwater Requirements pursuant to Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032. The proposed project would result in 3.22 acres of impervious surfaces onsite, which exceeds the established threshold of 15,000 square feet (sf) of net impervious area. Therefore, the proposed project is required to treat and retain storm water runoff from the design storm event.

In order to ensure compliance with the Post-Construction Stormwater Requirements, the following provisions apply to this project:

1. Prior to Application Completeness, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Draft Storm Water Control Plan. The Storm Water Control Plan shall follow the Storm Water Technical Guide in its approach. The Draft Storm Water Control Plan will include the calculator spreadsheet used in the sizing of bioretention facilities and a description of the maintenance activities that would be required over the life of the project.

The Storm Water Technical Guide can be found on the Project Clean Water website under the development tab. See www.sbprojectcleanwater.org

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the

Water Resources Division (attention: Project Clean Water) for review and approval a Final Storm Water Control Plan.

The final Stormwater Control Plan must provide relevant details on the location and function of Low Impact Development (LID) facilities on a separate plan sheet within the engineering plan set. The construction checklist will be updated based on the final plan set sheet numbers.

Note that the applicant will be required to pay a deposit for plan check review at the time the final Stormwater Control Plan and engineering plans are submitted. The plan check deposit of \$1,150 shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101. The check will be made payable to *County of Santa Barbara Project Clean Water*.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. 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.
4. Prior to Rough Grade inspection, and if appropriate for landscape installation, prior to Building Inspection Clearance, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. Prior to final Building Inspection Clearance, 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 As-Built plans or drawings in PDF format. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

cc: Oasis Inc. P.O. Box 2673 Santa Maria CA 93455
Vivek Harris, 195 S. Broadway Suite 207, Orcutt CA 93455

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



August 12, 2020

TO: Natasha H. Campbell, Planner
Development Review

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

SUBJECT: **Oasis Meeting Center (KS 18)**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006
16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005
APN: 105-020-063, -064, -041, Orcutt

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, for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$139,100** ((16.661 ksf General Office < 50 ksf *\$8,347/PHT) + (\$415/EDU*10.81 EDU Landscaped Median Fee) + (\$360/EDU*10.81 EDU Bikeway Fee)). **Fees are due prior to occupancy 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.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Undergrounding of Utilities

2. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.
3. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

Sight Distance

4. **Prior to zoning 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.

Access

5. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section, consistent with the plans dated 08/08/2019, approved by Public Works. All driveway accesses shall be improved to include a minimum 25 foot wide commercial driveway with 15' radius curb returns unless otherwise approved by Public Works. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Permit and Traffic Sections.
6. **Prior to zoning clearance**, the applicant shall design and **prior to occupancy clearance**, the applicant shall install an unobstructed, direct pedestrian path of travel from all proposed commercial entrances to Foxwood Lane. Implementation shall comply with all State and Federal walkable community guidelines by improving multi-modal access and safety while minimizing pedestrian/vehicle conflicts.

Frontage Improvements

9. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall install, all frontage improvements consistent with Stantec figure 2-40 "Roadway Improvements" unless otherwise approved by the County Traffic Engineer.

Street Sections/Pavement Traffic Index

11. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, 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, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

12. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed roads, public or private, and all applicable project frontages. Improvements shall be based on the appropriate roadway detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

11. **Prior to zoning clearance**, 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 will all applicable 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 Pubic 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

12. **Prior to zoning 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.
13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

14. **Prior to occupancy clearance**, all signs shall be installed, and **prior to final building 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

15. 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 IES, RP-08 standards as determined by County staff.

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.

16. **Prior to recordation of the Final Map**, the applicant must apply for annexation of the tract into Santa Barbara North County Lighting District, and pay all fees and costs for advertising public hearings in connection therewith.
17. **Prior to occupancy clearance**, the developer shall install and energize the following street lighting. Any modifications to this specification may be done by Public Works, during the plan check process, or by the developer with the approval of Public Works.
 1. 139W Cree XSP Roadway Luminaires (or equivalent) along Clark Ave. The fixtures shall be type III, full cut-off luminaires, 6 foot arm at a 32.5 foot mounting height, placed 2 feet behind back of sidewalk at approximately 150 foot intervals, within a public easement.
 2. 73W Cree XSP Roadway Luminaires (or equivalent) along the realigned Foxenwood Lane. The fixtures shall be type III, full cut-off luminaires, 6 foot arm at 32.5 foot mounting height, placed 2 feet behind back of sidewalk at approximately 150 foot intervals, within a public easement.

Off-site Road Improvements

18. 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 Fees.

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 a credit for the additional improvements and dedications.

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

Sincerely,

 8/12/2020

William T. Robertson

Date

cc: APN: 105-020-063, -064, -041
 14GPA-00000-00020, 16RMM-00000-00001, 16CUP-00000-00006, 16DVP-00000-00002, 16LLA-00000-00004, 17CUP-00000-00013, 18GOV-00000-00005
 Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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

11. 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.
12. 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.*
13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
14. 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.
15. 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.
16. 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.

17. 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.
18. 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.
19. 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.
20. 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.

21. 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.
22. 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".
23. *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.*
24. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
25. 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.
26. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
27. 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.
28. 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.
29. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
30. 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.*
31. 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.
32. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
33. All roads shall be kept clear of mud *and/or other construction debris* during construction.
34. The Developer will be responsible for and fees required for materials retesting.

35. 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.
36. 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.
37. 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.
38. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
39. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
40. 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.
41. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
42. 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.
43. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
44. 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
45. 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.
46. 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.*
47. *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.*
48. *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.

49. *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.*

LAGUNA COUNTY SANITATION DISTRICT
SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\803-8756 FAX 805\803-8753

June 2, 2020

Tom B. Martinez
Tom B. Martinez & Associates Architecture Inc.
2624 Air Park Drive
Santa Maria, CA 93455

Re: Oasis Community Center Plans, APN 105-020-064 and 105-020-063

Dear Tom:

Thank you for the May 15, 2020 submittal of the Tentative Recorded Map Modification, Tentative Lot Line Adjustment, preliminary architecture plans, and utility plan for the Oasis Community Center to be located on APN 105-020-064 and 105-020-063.

Submittal Comments

The proposed sewer lateral serving the Oasis Community Center and BBQ Storage Building extends to the north, crossing APN 105-020-062, which is not owned by Orcutt Area Seniors in Service, Inc. A private sewer easement is necessary in accordance with California Building Code section 206.0 (“drainage system”), and 307.1, granted from the owner of APN 105-020-062 to Orcutt Area Seniors in Service, Inc. The private sewer easement (legal point of disposal) must be obtained prior to issuance of a District sewer Can and Will Serve letter.

The existing District sewer trunk line alignment appears to be incorrectly shown. The District has northing, easting, and elevation data of nearby sewer manholes that may be used to accurately show the alignment, per the attached. Also attached are pages from the Solomon Creek Trunk Sewer Record Drawing and our collection system atlas map. Update the alignment accordingly and re-print the utility plan for the District to review. It appears the District trunk line intersects the northeastern portion of APN 105-020-064, and as such the existing 10’ sewer easement (copy attached) needs to be indicated and drawn on the Tentative Lot Line Adjustment and Tentative Recorded Map Modification, as shown on annotated applicable sheets.

Further, this letter constitutes an Availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

- The project is located within the service territory of the Laguna County Sanitation District.

Scott McGolpin, Director

AA/EEO Employer
Leslie Wells, Deputy Director
www.countyofsb.org/pwd

Martin J. Wilder, District Manager

- Water softening devices if used in any structure, must be canister exchange and not salt load pursuant to County Code Section Sec. 29-26.1 (Water-softening systems or devices).
- All laterals must have a backwater valve per County Code Section 29-27.1 (Sewer laterals and backflow prevention devices).
- A special saddle connection may be required to connect the Oasis Community Center private lateral to the Districts Solomon trunk sewer.
- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed Regional Water Quality Control Board thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in County Code Sections 29-25 (Definitions) and 29-26 (Prohibited wastes).
- The District has adequate treatment and disposal capabilities to serve the project.

Commercial Connection Fee, Dutard-Solomon Trunk Line Fee, and Annual Sewer Service Charge

As indicated in the March 3, 2016 comment and availability letter, the Commercial Connection and Dutard-Solomon trunk line fees are calculated based on a function of Single Family Dwelling (SFD) unit connection fee (subject to change each July 1st) drainage fixture units, DFU (based on final approved plans) and waste loading characteristics (see attached current rate and fee ordinance 5081). In accordance with ordinance no. 4142 as amended by Ordinance No. 5081, the Dutard-Solomon trunk line fee is due prior to issuance of the Can and Will Serve letter. Therefore, final proposed DFU counts (plumbing plans) must be submitted in order to calculate the Dutard-Solomon trunk line fee, prior to Can and Will Serve letter issuance. The Commercial Connection Fee will be due before occupancy approval will be issued by the Building & Safety Division.

After payment of appropriate fees and occupancy approval, the annual sewer service charge will be billed on the tax roll for the parcel. The annual sewer service charge is based on commercial type, flow, and loading (minimum charge is \$848.00).

Please contact me at 803-8756 or kethomp@cosbpw.net for any questions you may have.

Sincerely,



Kevin Thompson
Civil Engineer
Laguna County Sanitation District

Attachments:

1. Manhole northing, eastings, and elevations

2. Solomon Creek Trunk Sewer Record Drawing Pages
3. LCSD Collection System atlas map
4. Existing LCSD easement, BK 1975 PG 1318 of O.R.
5. Annotated Sheet U-1.0
6. Annotated Tentative Recorded Map Modification
7. Annotated Tentative Lot Line Adjustment
8. Current LCSD rate and fee ordinance no. 5081

Copy: Doug Dougherty, President / CEO of OASIS Inc. aka Orcutt Area Seniors in Service, Inc., PO Box 2637, Orcutt CA 93457
Marty Wilder, LCSD Civil Engineer / Manager
Jeremy Chaja, LCSD Chief Plant Operator
Natasha Campbell, Contract Planner, P&D
Brad Crandall, B&S
Deanna Talerico, EHS
File: Key Site 18 – Oasis Community Center



November 10, 2021

Updated from June 2, 2020

Kim Link
Urban Planning Concepts, Inc.
2624 Airpark Dr.
Santa Maria, CA. 93455

RE: PRELIMINARY CAN AND WILL SERVE LETTER
Oasis Senior Center
APN105-020-063, -064, -041
1320 West McCoy Lane, Orcutt
15,661 sq. ft. Community Service Building

This letter is to inform you that Golden State Water Company (GSWC) will be able to provide domestic and fire protection water service to the proposed Oasis Senior Center located in GSWC's Orcutt Water System ("Project"), subject to the requirements listed below. As a general matter, GSWC ability to extend water service to new customers is done pursuant to the California Public Utilities Commission approved rules and regulations applicable to GSWC.

Applicants requesting a new service connection, a new water meter or an increase in the size of their existing service connection and/or exiting water meter resulting in increased demand within the Santa Maria Customer Service Area, as defined on the Service Area Maps, must provide a source of supplemental water to offset the increased water demand, pursuant to the Court adopted Stipulation in *Santa Maria Valley Water Conservation District v City of Santa Maria, et al.* (and related actions), Lead Case No. CV 770214, Superior Court of the State California, County of Santa Clara, in January 2008, and Commission Decision No. 13-05-011. Where and when available, applicants may remit payment to a third party public agency a water resource demand offset fee in lieu of providing a source of supplemental water, provided such fee fully offsets the cost of , and results in the dedication to GSWC, a source of supplemental water sufficient to meet the water demands of the service requested. **The supplemental water requirement for this Project is 1.31 acre feet per year.**

It is the Applicant's responsibility to secure supplemental water to supply the Project, and to assign that supplemental water to GSWC for delivery. This letter DOES NOT provide the Applicant with a commitment from GSWC to provide a supplemental water supply to the Project.

GSWC does not currently have available any additional supplemental water supply sources that satisfy the County's supplemental water requirement. The applicant can purchase supplemental water through the City of Santa Maria. Once the Applicant has entered into an agreement with the City of Santa Maria for the purchase of supplemental water to satisfy the County's supplemental water requirement, GSWC will assume the responsibility to take delivery of the supplemental water obtained from the City. GSWC will prepare and provide the necessary documents, once the Applicant provides to GSWC a copy of its agreement with the City of Santa Maria.

PRELIMINARY CAN AND WILL SERVE LETTER

Oasis Community Center, Orcutt

Page 2 of 2

Special facilities may be required to provide water service and fire protection to the Project. Special facilities are specific system upgrades that are required to provide water service based on the Project's impact to the GSWC's existing system. Special facilities might include new booster station, storage, well, or other tangible infrastructure necessary to ensure adequate water service and fire flow protection. An analysis of the Project impact on the existing system and the need and identification of special facilities will be determined when an application and preliminary development drawings are submitted to:

Golden State Water Company
New Business Department
160 Via Verde Dr., Suite 100
San Dimas, CA 91773
or to: Heather.Cole@gswater.com

All costs associated with improvements to or new main extensions, water supply, water storage and any additional water appurtenances will be paid by the applicant and contributed to GSWC without refund unless otherwise noted in written agreements.

To ensure the ongoing integrity of the GSWC local groundwater supply, as a condition of service, GSWC will require the dedication to GSWC of any local groundwater rights associated with the Project property. GSWC will provide the necessary documentation to effect this dedication concurrent with the execution of an agreement regarding the construction of special facilities associated with the Project.

Upon completion of proper arrangements for construction of special facilities and providing suitable water supplies, GSWC will provide water service to the Project, under the same terms and conditions as its existing customers. At that time, GSWC will issue a final CWSL for the Project

This Can and Will Serve commitment expires one year from the date of this letter. If construction of this Project has not started within one year, a time extension may be requested. Such time extension will be subject to any governmental requirements in place at the time of the request.

Sincerely,

Joshua P. Alvidrez
Operations Engineer

cc: City of Santa Maria: Heather Lord, Michelle Ruiz
GSWC: Mark Zimmer, Heather Cole, Mike Babb