

COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
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May 19, 2014

TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF MAY 14, 2014

RE: *Golden Inn and Village; 12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009, 12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006*

Hearing on the request of Lisa Plowman of Peikert Group Architects, agent for The Rona Barrett Foundation, owner, to consider the following:

- a) **12GPA-00000-00002** [application filed on April 17, 2012] proposing to amend the land use designation on the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres;
- b) **12RZN-00000-00002** [application filed on November 30, 2012] proposing to rezone the subject parcel from Residential (1-E-1) to Professional/Institutional (PI) on approximately 2.2 acres, Design Residential (DR-14) on approximately 2.1 acres, and Design Residential (DR-25) on approximately 3 acres in compliance with Chapter 35.14 of the County Land Use and Development Code;
- c) **12TPM-00000-00009/TPM 14,794** [application filed on November 30, 2012] for approval of a Vesting Tentative Parcel Map in compliance with County Code Chapter 21 to subdivide approximately 7.3 acres (gross) into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2), and 2.1 acres (Proposed Parcel 3);
- d) **12DVP-00000-00014** [application filed on November 30, 2012] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop an Assisted Living/Memory Care Facility of approximately 36,991 sq. ft. with a maximum building height of 27 ft.;
- e) **13DVP-00000-00005** [application filed on April 2, 2013] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop an Independent Living Senior Apartment Complex and a Senior Community Center of approximately 46,067 square feet with a maximum building height of 25 feet;

- f) **13DVP-00000-00006** [application filed on April 2, 2013] for approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 27 Low-Income Employee/Family Apartments in three separate buildings totaling approximately 24,442 square feet, each with a maximum building height of 23 feet 6 inches; and to

Adopt the Mitigated Negative Declaration (14NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetic/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. The ND and all documents referenced in the ND may be reviewed at Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara and 624 West Foster Road, Suite C, Santa Maria. The ND is also available at the Solvang Public Library, 1745 Mission Dr., Solvang CA 93463. The document is available online at: www.sbcountyplanning.org. The applications involve Assessor Parcel No. 141-380-014 located at the southeast corner of Highway 246 and Refugio Road, in the Santa Ynez area, Third Supervisorial District.

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of May 14, 2014, Commissioner Hartmann moved, seconded by Commissioner Brown and carried by a vote of 5 to 0 to:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of the staff report dated April 24, 2014, including CEQA findings;
2. Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration (14NGD-00000--00007) and adopt the mitigation monitoring program contained in the conditions of approval;
3. Adopt a resolution recommending that the Board of Supervisors approve a Comprehensive Plan Amendment (12GPA-00000-00002), changing the Land Use Designation on specified portions of the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres (draft resolution included as Attachment D of the staff report, dated April 24, 2014);
4. Adopt a resolution recommending that the Board of Supervisors adopt an ordinance (12RZN-00000-00002) changing the zone district on specified portions of the subject parcel from Residential (1-E-1) to Professional/Institutional (PI) on approximately 2.2 acres, Design Residential (DR-14) on approximately 2.1 acres, and Design Residential (DR-25) on approximately 3 acres (draft resolution included as Attachment E of the staff report, dated April 24, 2014);
5. Recommend that the Board of Supervisors approve a Vesting Tentative Parcel Map (12TPM-00000-00009), subject to the conditions included as Attachment B of the staff report, dated April 24, 2014, and revised in the staff memorandum dated May 13, 2014;
6. Recommend that the Board of Supervisors approve a Final Development Plan (12DVP-00000-00014) including a modification to the setback requirement, to develop an Assisted

Living/Memory Care Facility of approximately 36,991 sq. ft. with a maximum building height of 27 ft., subject to the conditions included as Attachment B of the staff report, dated April 24, 2014, and revised in the staff memorandum dated May 13, 2014;

7. Recommend that the Board of Supervisors approve a Final Development Plan (13DVP-00000-00005) to develop a Low Income Independent Senior Living Apartment complex, and a Senior Community Center of approximately 46,067 sq. ft. with a maximum building height of 25 ft., subject to the conditions included as Attachment B of the staff report, dated April 24, 2014, and revised in the staff memorandum dated May 13, 2014; and
8. Recommend that the Board of Supervisors approve a Final Development Plan (13DVP-00000-00006) to develop 27 Low-Income Employee/Family Apartments in three separate buildings totaling approximately 24,442 sq. ft., each with a maximum building height of 23 ft. 6 in. subject to the conditions included as Attachment B of the staff report, dated April 24, 2014, and revised in the staff memorandum dated May 13, 2014.

Sincerely,



Dianne M. Black
Secretary Planning Commission

cc: Case File: 12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009, 12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006
Planning Commission File
Dianne M. Black, Assistant Director
Agent: Lisa Plowman, Peikert Group Architects, 10 E. Figureroa Street, Santa Barbara, CA 93101
Owner: The Rona Barrett Foundation, P.O. Box 1559, Santa Ynez, CA 93460
Engineer: Jeffrey P. Wagner, 1998 Santa Barbara Street, San Luis Obispo, CA 93401
Jenna Richardson, Deputy County Counsel
Dana Eady, Planner

Attachments: **Attachment A – Findings**
 Attachment B – Conditions of Approval
 Attachment D – Comprehensive Plan Amendment Resolution
 Attachment E – Rezone Resolution and Ordinance

DMB/dmv

ATTACHMENT A: FINDINGS

The Golden Inn and Village

**Case Nos. 12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009,
12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006**

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The Board of Supervisors has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the Negative Declaration and any comments received, the Board of Supervisors finds that that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record (including the initial study and any comments received), there is no substantial evidence that the project will have a significant effect on the environment.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15074(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 COMPREHENSIVE PLAN AMENDMENT FINDINGS

Government Code Section 65358 requires a comprehensive plan amendment to be in the public interest. The comprehensive plan amendment is in the public interest for the following reasons:

1. The Golden Inn and Village provides a mixture of housing types and senior services that include an Assisted Living/Memory Care Facility, Low Income Senior Apartments, Senior Community Center, and 27 Low Income Employee/Family Apartments.

2. The comprehensive plan amendment changes the land use designation to allow for increased residential development onsite consisting of a mixture of different housing types that are 100% affordable. The increased density provides additional housing without expanding the urban limit line (i.e. urban sprawl), while allowing for a compact, well designed project which is compatible with the existing Santa Ynez Township area.
3. The project conforms with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan and offers benefits to the community that cannot be realized under the existing RES-1.0 land use designation.

2.2 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map, the review authority shall first make all of the following findings:

2.2.1 The request is in the interests of the general community welfare.

Rezoning the subject 7.3 acre parcel from Residential (1-E-1) to Design Residential (DR), and Professional and Institutional (PI) will allow the subject parcel to be developed with a mixture of housing types and senior services that will include an assisted living/memory care facility, low income senior apartments, a senior community center, and 27 low income employee/family apartments.

The rezone allows increased residential development onsite consisting of a mixture of different housing types that are 100% affordable. The increased density onsite provides additional housing without expanding the urban limit line (i.e. urban sprawl), while allowing for a compact, well designed and affordable project which is compatible with the existing Santa Ynez Township area.

The project conforms with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan, and offers benefits to the community that cannot be realized under the existing 1-E-1 zoning. Therefore, the rezone is in the interests of the general community welfare and the project is consistent with this finding.

2.2.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

As discussed in Sections 5.3, 6.2, and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, upon approval of the Comprehensive Plan Amendment to change the land use designation on specified portions of the subject parcel from Residential (Res-1.0) to Office and Professional (P) on approximately 2.2 acres, Residential (Res-20) on approximately 2.1 acres, and Residential (Res-30) on approximately 3 acres, the rezone will be consistent with this finding.

2.2.3 The request is consistent with good zoning and planning practices.

Rezoning the subject parcel from 1-E-1 to DR and PI will allow the project site to be developed with a mixture of housing types and senior services that are 100% affordable and include an assisted living/memory care facility, low income senior apartments, a senior day community center, and 27 low income employee/family apartments. The rezone allows increased residential development onsite consisting of a mixture of different housing types that are 100% affordable. The increased density onsite provides additional housing without expanding the urban limit line (i.e. urban sprawl), while allowing for a compact, well designed affordable project which is compatible with the existing Santa Ynez Township area. The project conforms with the broader goals and purposes of the County's Comprehensive Plan and Santa Ynez Valley Community Plan and offers benefits to the community that cannot be realized under the existing 1-E-1 zoning. Therefore, the rezone is consistent with good zoning and planning practices and is consistent with this finding.

2.3 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

2.3.1 The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.

The subject parcel is located within the urban Santa Ynez township of the Santa Ynez Valley Community Plan. The project consists of five free-standing structures totaling approximately 109,741 gross sq. ft. located on the 7.3 acre parcel in the urban township area of Santa Ynez. The density and intensity of development is similar to and compatible with the density and intensity of development occurring on adjacent parcels, which includes the Channel Islands YMCA, Santa Ynez High School, Santa Ynez Valley Christian Academy and Valley Gardens Mobile Home Park. The 7.3 acre parcel is adequately shaped and sized to support the project's uses by providing adequate area for development, and allowing 40% of the area on Parcels 2, and 3 to be dedicated as common open space area in conformance with the DR zone district standards. Therefore, this finding can be made.

2.3.2 Adverse impacts will be mitigated to the maximum extent feasible.

The Final Mitigated Negative Declaration (14NGD-00000-00007) prepared for the project (Attachment C of the Planning Commission staff report dated April 24, 2014) identified potentially significant, but mitigable impacts to Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. Adherence to required mitigation measures will ensure that adverse impacts are reduced to less than significant levels, and mitigated to the maximum extent feasible. Therefore, the project is consistent with this finding.

2.3.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The existing road network is adequate to serve the project and the quantity of traffic that the project will generate. The additional traffic generated by the project, and the potential for impacts to area streets and highways was analyzed in a Traffic, Circulation, and Parking Study prepared for the Golden Inn Senior Housing Project, (Associated Transportation Engineers (ATE), dated October 15, 2013). Additional information regarding the roadway network surrounding the project site is contained in the SYVCP (adopted 2009) and associated Environmental Impact Report (certified 2009). These documents are based on an ATE Traffic and Circulation Study, dated April 28, 2008, included as Appendix D of the SYCP EIR.

As discussed in the Mitigated Negative Declaration (MND), 14NGD-00000-00007 (Attachment C of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference), the project is expected to generate approximately 658 average daily vehicle trips, 39 morning peak hour trips and 49 afternoon peak hour trips. This additional traffic will not cause a significant impact to the nearby road network or intersections, nor will it considerably contribute to any cumulative impacts. The MND analyzes the traffic impacts of the project considering County thresholds of significance and concludes that project-generated traffic will not cause a significant impact.

In addition, project generated traffic was analyzed for consistency with County traffic policies and found to be consistent (Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference). Thus, the streets and highways in the project area are adequate and can carry the type and quantity of traffic generated by the project. No improvements to streets and highways in the area will be required at this time. Therefore, this finding can be made.

2.3.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

Water for the project will be supplied from the Santa Ynez River Water Conservation District – Improvement District #1, which receives its water from the Santa Ynez Uplands Groundwater Basin. According to the Santa Barbara County Public Works Water Resources Division Groundwater Report dated May 1, 2012, the Santa Ynez Uplands Groundwater Basin is currently in a slight state of overdraft. The project will result in a total water demand of 31.18 AFY. Since the volume of water extracted annually from the groundwater basin will not exceed the Santa Ynez Uplands Groundwater Basin threshold of significance of 61 AFY, the project will not substantially reduce the amount of water otherwise available for public water supplies, and adequate water is available to serve the project.

Access to the site will be provided by two driveways accessed from Refugio Road. The driveways are designed to conform to Fire Department access standards. Fire protection services will be provided by S.B. County Fire Dept. Station #32 located at 906 Airport Road in Santa Ynez. Police protection will be provided by the County Sheriff.

The Santa Ynez Community Services District has provided a preliminary Can and Will Serve letter indicating that adequate wastewater treatment and disposal capacity exist to

serve the project. The project is conditioned (Condition No. 40) to require the property to be annexed into the district prior to map recordation. All necessary services are adequate or available to serve the proposed project. Therefore, this finding can be made.

2.3.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

The project site is located in the Santa Ynez Community Plan urban township area. Surrounding development adjacent to the site consists of the Channel Islands YMCA, Santa Ynez High School, Santa Ynez Valley Christian Academy, Valley Gardens Mobile Home Park, and residences. Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas. Therefore, the project is consistent with this finding.

2.3.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.

As discussed in Section 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, with the approval of the request for a 5 ft. reduction in the side yard setback on parcel 1, the project complies with the requirements of the Land Use and Development Code (LUDC), including height limits and setbacks. As discussed in Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, the project, as conditioned, is consistent with the applicable policies and development standards of the Comprehensive Plan, including the Santa Ynez Valley Community Plan. Therefore this finding can be made.

2.3.7 Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.

The project site is located in the Santa Ynez Valley Community Plan urban township area. Therefore, this finding does not apply to the project.

2.3.8 The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.

There are no existing public easements on the subject parcel. Therefore, the project is consistent with this finding.

B. Additional finding required for Final Development Plans. In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved

Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.

The project consists of a Final Development Plan, and does not involve a previously approved Preliminary Development Plan; therefore, the Board of Supervisors may consider the Final Development Plan as both a Preliminary and Final Development Plan.

C. Additional finding required for a 5 foot reduction in the required 15 foot rear yard setback requirement on proposed parcel 1. At the time the Preliminary or Final Development Plan is approved, or subsequent amendments or revisions are approved, the review authority may modify the distance between structures, landscaping, parking except as provided within Subsection H.1.a below, screening requirements, setbacks, structure coverage, structure height limit, or yard areas specified in the applicable zone and Chapter 35.36 (Parking and Loading Standards) when the review authority finds that the modification is justified.

Allowing a reduction in the side yard setback from 15 ft. to 10 ft. is justified as it will allow the proposed Memory Care/Assisted Living Facility, and Senior Community Center buildings to be located in close proximity to provide senior citizens with safe and convenient access between the two uses.

2.4 TENTATIVE MAP FINDINGS

A. Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for The Golden Inn and Village Tentative Parcel Map, Case No. 12TPM-00000-00009 / TPM 14,794.

- 1. State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

Future residential development on the site will be able to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site. Therefore, the project is consistent with this finding.

- 2. State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.**

As discussed in Section 6.2 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, following approval of the proposed General Plan Amendment and rezone applications and adherence to Conditions of Approval, the project will be consistent with all applicable policies of the County's Comprehensive Plan, including the Santa Ynez Valley Community Plan. Adequate ingress/egress, infrastructure and public services are available to serve the proposed lots. With compliance with the

project description and conditions identified in Attachment B of the Planning Commission staff report dated April 24, 2014, the project will not create any significant environmental impacts. Therefore, the project is consistent with this finding.

3. State Government Code §66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required if it makes any of the following findings:

a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, following approval of the General Plan Amendment and rezone and with compliance with the project description and conditions of approval identified in Attachment B of the Planning Commission staff report dated April 24, 2014, the project will be consistent with all applicable policies of the County's Comprehensive Plan, the Santa Ynez Valley Community Plan, the Santa Barbara County Land Use and Development Code, and Chapter 21, the County Subdivision Ordinance.

b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, following approval of the General Plan Amendment and rezone and with compliance with the project description and conditions of approval identified in Attachment B of the Planning Commission staff report dated April 24, 2014, future improvements on the three lots will be consistent with the County's Comprehensive Plan, and the Santa Ynez Valley Community Plan.

c. The site is not physically suitable for the type of development proposed.

The approximately 7.3 acre parcel is sufficient in size to accommodate the future development of the Golden Inn and Village project. To ensure neighborhood compatibility, all phases of the project's design will be reviewed and approved by the Central Board of Architectural Review prior to Zoning Clearance and Building Permit issuance. Adequate public services are available to serve the project. As such, the site is physically suitable for the subdivision.

d. The site is not physically suited for the proposed density of development.

The project consists of five free-standing structures totaling approximately 109,741 gross sq. ft. located on 7.3 gross acres in the urban township area of Santa Ynez. The density and intensity of development is similar to and compatible with the density and intensity of development occurring on adjacent parcels, which includes the Channel Islands YMCA, Santa Ynez High School, Santa Ynez Valley Christian Academy, Valley Gardens Mobile Home Park. The 7.3 acre parcel is adequately shaped and sized to support the project's uses by providing adequate area for development, and allowing 40% of the area on

parcels 2, and 3 to be dedicated as common open space area, in conformance with the DR zone district standards.

- e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The Final Mitigated Negative Declaration (14NGD-00000-00007) prepared for the project identified potentially significant, but mitigable impacts to Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding. Adherence to required mitigation measures will ensure that adverse environmental impacts are reduced to less than significant levels, and mitigated to the maximum extent feasible.

- f. The design of the subdivision or type of improvements is likely to cause serious public health problems.**

The project has been designed to minimize the potential to cause serious public health problems. Adequate water, utilities, and access are available to serve the parcels. The subject parcels are not located within an area of historic flood hazards and has been reviewed by the County Fire Department, Flood Control District, Environmental Health Services, and Air Pollution Control District. There are no identified or likely public health problems or hazards associated with the project.

- g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

There are no existing public easements on the subject parcels. Therefore, the tentative parcel map will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

- 4. State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:**

- (a) A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.**

The subject parcel is not subject to a contract entered into pursuant to the California Land Conservation Act of 1995, or any easements entered into pursuant to Section 51256.

(b) An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).

The subject parcel is not subject to an existing open space easement entered into pursuant to the Open Space Easement Act of 1974.

(c) An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.

The subject parcel is not subject to an agricultural conservation easement entered into pursuant to Chapter 4.

(d) A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.

The subject parcel is not subject to a conservation easement entered into pursuant to Chapter 4 of part 2 of Division 2 of the Civil Code.

- 5. State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.**

The project site will be served by the Santa Ynez Community Services District. The Santa Ynez Community Services District has indicated that they "Can and Will Serve" the 2 new parcels once the project has been annexed into the district. Therefore, the project will not result in a violation of RWQCB requirements.

B. Chapter 21, County Subdivision Regulations

- A. The following findings shall be cause for disapproval of a Tentative Parcel Map or lot split map, but the Tentative Parcel Map or lot split map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant.**

- 1. Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening; however the Director of Public Works may approve such easements or rights-of-way without such subordinations.**

The project does not include any easements or rights-of-way across proposed County streets. Therefore, this finding does not apply.

- 2. Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.**

The project has been designed so that lots resulting from the parcel map will not become landlocked. Roads will be adequately designed for ingress and egress, and have been reviewed by the County Fire Department and Public Works Transportation

Division. Therefore, the Board of Supervisors finds that the project has adequate access roads and will not result in a landlocked lot.

3. Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.

Future development including access roads will occur on areas of the parcel which contain slopes of less than 10 percent. Utilities will be installed underground. Therefore, the Board of Supervisors finds that the project will not create unsafe or unattractive grading cuts or fills.

4. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.

Grading for the project is estimated at approximately 15,000 cu. yd. cut, and approximately 15,000 cu. yd. fill. No grading has occurred and the project is conditioned so that grading or construction work shall not commence prior to map recordation.

5. Potential creation of hazard to life or property from floods, fire, or other catastrophe.

The project site is not located within a flood plain or flood way, and any future development will be located within areas of the parcel that contains slopes of less than 10%. Additionally, the County Flood Control and Fire Departments have reviewed the project and have submitted conditions included in Attachment B of the Planning Commission staff report, dated April 24, 2014, incorporated herein by reference. Therefore, the Board of Supervisors finds there is no potential creation of hazard to life or property from floods, fire, or other catastrophe.

6. Nonconformance with any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the Department of Transportation.

As discussed in Sections 6.2, and 6.3 of the Planning Commission staff report, dated April 24, 2014, incorporated herein by reference, compliance with the project description and required conditions of approval will ensure that the project's design and improvements are consistent with the County's Comprehensive Plan, Santa Ynez Valley Community Plan, and the Land Use Development Code. The project site is located adjacent to State Route 246; however, the parcel map conforms with the alignment of the highway, and the newly created lots will not take access from the highway. Therefore, the Board of Supervisors finds that the project is in conformance with the adopted general plan of the County and does not conflict with any State highway.

7. Creation of a lot or lots which have a ratio depth to width in excess of 3 to 1.

The project will not result in lots that have a ratio depth to width in excess of 3 to 1.

8. Subdivision designs with lots backing up to watercourses.

A USGS-designated blue line creek (seasonal drainage) bisects the eastern end of parcels 1 and 2 from north to south. No parcels back up to this watercourse.

- B. Pursuant to Chapter 21-8 of the Santa Barbara County Code, a tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.**

In accordance with Findings 2.4.A, 2.4.B, and Sections 6.2, and 6.3 of the Planning Commission staff report dated April 24, 2014, incorporated herein by reference, upon completion of the general plan amendment changing the land use designation on the subject parcel from Res-1.0 to Res-20, Res-30, P, and the corresponding rezone from 1-E-1 to PI, and DR, the project conforms to the provisions of the applicable zoning ordinance, the Land Use Development Code, including General Plan Amendment, Rezone, Tract Map, and Development Plan procedures and requirements. The project conforms with all requirements of the Chapter 21 Subdivision Regulations for a Vesting Tentative Parcel Map.

ATTACHMENT B: CONDITIONS OF APPROVAL

The Golden Inn & Village

**Case Nos. 12TPM-00000-00009 / TPM 14,794, 12DVP-00000-00014,
13DVP-00000-00005, 13DVP-00000-00006
Associated Case Nos. 12GPA-00000-00002, 12RZN-00000-00002**

May 14, 2014

- 1. Proj Des-01 Project Description.** This Tentative Parcel Map and Final Development Plans are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit 1, dated _____ (Approval dated by Board of Supervisors) and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The Golden Inn project would create a campus-like development intended to provide a mix of housing types and senior services that would include an Assisted Living/Memory Care Facility, Independent Living Senior Apartment Complex, a Senior Community Center, and Low Income Employee/Family Apartments.

Parcel Map, General Plan Amendment, and Rezone

The proposed project includes a Parcel Map, Case No. 12TPM-00000-00009 (TPM 14,794) to divide the existing 7.3-gross acre lot into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2) and 2.1 acres (Proposed Parcel 3). Proposed Parcel 1 would host the proposed Assisted Living/Memory Care building, Proposed Parcel 2 would host the proposed Independent Living Senior Apartments and Senior Community Center, and Proposed Parcel 3 would host the proposed Low Income Employee/Family Housing units.

The request also includes a General Plan Amendment, Case No. 12GPA-00000-00002 to change the property's land use designation from RES-1.0 (Residential, one dwelling unit per acre) and a Rezone, Case No. 12RZN-00000-00002 to change the property's zoning designation as follows:

- | | |
|-----------|---|
| Parcel 1: | Office and Professional land use designation and Professional/Institutional zoning. 2.2 net acres in size. |
| Parcel 2: | Residential 30.0 (RES-30) land use designation and Design Residential 25.0 (DR-25) zoning. 3.0 net acres in size. |
| Parcel 3: | Residential 20.0 (RES-20) land use designation and Design Residential 14.0 (DR-14) zoning. 2.1 net acres in size. |

Assisted Living/Memory Care (Proposed Parcel 1)

The assisted living/memory care facility portion of the project would include 60 beds intended to serve those in need of assisted living services (40 beds) and those that have more advanced memory care needs (20 beds). The facility would be approximately 36,991 gross square feet in size and two stories with a building height of 27 feet. The memory care units and common facilities would be on the ground floor and the assisted

living units and an exercise room would be on the second level. This facility would include a commercial kitchen which could provide meals for those living in the facility. The facility would also provide space for dining for residents/guests, reception/lounge area, a nursing station, and offices for staff.

This facility would be owned and operated by an organization that specializes specifically in elder memory care. This facility is anticipated to require up to 50 employees that would work in three shifts. Approximately 15 staff would be in the facility during any one particular shift.

In order to provide convenient access to the common facilities in the Community Center for those living in the assisted living/memory care facility, these two buildings are proposed to be located in close proximity to each other. As a result, the assisted living/memory care facility would not meet the required 15-foot side yard setback identified in the Professional Institutional zone district. The project includes a request to reduce the rear yard setback of Proposed Parcel 1 to 10 feet from the required 15 foot side-yard setback under Land Use Development Code Section 35.82.080.H.

Low Income Senior Independent Living Apartments (Proposed Parcel 2)

The Low Income Senior Independent Living Apartment portion of the project would include 60 units to be owned and operated by the Housing Authority of the County of Santa Barbara. The unit mix would include 20 studio apartments and 40 one-bedroom apartments. Each unit would include independent kitchen facilities, but the residents would have the choice of having meals provided in the dining facility in the community center. As noted above, the building is proposed to face the assisted living/ memory care building which creates a common courtyard between them. The building housing the low income senior apartments and the senior community center facilities would be 46,067 gross square feet. The portion of the structure dedicated for the apartments totals approximately 37,283 square feet. This building would be two stories with a building height of 25 feet.

Common Senior Facilities (Proposed Parcel 2)

The proposed Senior Community Center would house the common senior facilities, senior support services (e.g., hair salon, nail salon), and offices for the Housing Authority and Community Center staff. This portion of the building is approximately 10,784 gross square feet and is two stories with a building height ranging between 25 to 29 feet. It is anticipated that there would be approximately 12 staff associated with uses in the Community Center, including a manager for the senior apartments that would live on-site.

The building would also include a dining room and kitchen where meals would be prepared on-site. As noted above, residents of the low income apartments may participate in the voluntary meal plan and meals would be served to those utilizing the Senior Community Center.

It is anticipated to that the Senior Community Center would accommodate a maximum of 50 daily visitors. Approximately 75%, of the visitors would come from off-site and approximately 25% would come from on-site. The Community Center would operate from 7:30 AM-7:30 PM.

The Housing Authority of the County of Santa Barbara would own and manage the Senior Apartments and would own and participate in the management of the Community Center along with a local non-profit such as Friendship Center of Santa Barbara.

As depicted on the site plan, the senior campus has been laid out to create a central courtyard that is surrounded by the Assisted Living/Memory Care Facility to the north, the Community Center to the west and the Low Income Independent Living Senior Apartments to the south. The courtyard would provide a place for seniors and those visiting the community center to enjoy the surroundings in an outdoor setting.

Low Income Employee/Family Apartments (Proposed Parcel 3)

Proposed Parcel 3 would include 27 Low Income Employee/Family Apartments located in three separate buildings. Qualifying on-site employees would be given first preference to these units to limit traffic trips for commuting and reduce the need for onsite parking. It is anticipated that approximately 12 of the units would be occupied by onsite employees. Units that are not occupied by employees would be made available to qualifying members of the general public. The Housing Authority of the County of Santa Barbara would own and manage the low-income apartments. Seven (7) one-bedroom apartments, ten (10) two-bedroom apartments, and ten (10) three-bedroom apartments be organized in three separate buildings as follows:

- Building 3 would total 7,556 gross square feet in size including four (4) two-bedroom units, each 765 net square feet in size and four (4) three-bedroom units, each 991 net square feet in size.
- Building 4 would total 9,330 gross square feet in size including seven (7) one-bedroom units, each 646 net square feet; two (2) two-bedroom units, each 765 net square feet in size; and two (2) three-bedroom units, each 991 net square feet in size. This building also includes a 646 net sq. ft. community room for use by the residents of the units.
- Building 5 would total 7,556 gross square feet in size including four (4) two-bedroom units, each 765 net square feet in size and four (4) three-bedroom units, each 991 net square feet in size.

Each of the buildings would be two stories with a building height of 23 feet 6 inches. This portion of the project would include common amenities made available for use to the residents including barbeque areas near the units, a communal barbeque area and tot lot to the south of the apartments, and a community room.

Phasing

The proposed project would be constructed in three separate phases. The timing of the phasing will be determined after the project has been reviewed by the decision-makers and prior to application for building permits.

Access and Internal Circulation

Site access would consist of two entrances/exits to be located on Refugio Road. Primary site access would be provided approximately 150 feet south of Highway 246 by formal entrance driveway. Near this entrance, a small turning circle would allow people to drop

seniors off at the community center or the low income senior apartments and then exit the site without using the internal circulation. A second drop off location in the form of a *porte cochere* would be located directly north of the turning circle for the residents of the assisted living/memory care facility. The site's internal circulation system would extend along the outer boundaries of the site in order to provide access to the low-income employee/family units, on-site parking areas and the common recreational areas. A secondary entrance/exit is provided on Refugio Road approximately 150 feet south of the primary entrance.

An internal network of walking paths would provide pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, would be located between the senior facilities and the low-income employee/family housing. This path would provide access into the courtyard area situated between the two senior facility buildings on Proposed Parcels 1 and 2. Additional footpaths and a foot bridge would be placed over the proposed vegetated-swale to create direct access to the employee family housing from the senior facilities.

The project also includes a 5 to 8-foot multi-use path adjacent to Refugio Road. This pathway would mirror the existing pathway which fronts the YMCA property on the north side of Highway 246 and would provide for pedestrian travel along the roadway similar to a sidewalk.

Grading, Drainage, Hydrology, Bio-Treatment

The project site would be graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents. Grading would include approximately 15,000 cubic yards of cut and 15,000 cubic yards of fill with all material to be balanced onsite.

The site is at a lower elevation than State Highway 246. The Highway ranges between 610 to 616 feet and the finished grade of the project site will range between 597 feet at the southern end (excluding the proposed detention basins) and 604 at the northern portion of the site adjacent to the highway. As such the proposed senior facilities would be approximately 10-12 feet below the highway and the affordable employee/family housing will be about 10 feet below the highway.

Storm water run-off generated on-site would be directed through an on-site storm drain system into two detention basins to be located in the southern portion of the site. The basins have been designed in a manner that will allow them to remain as accessible open space during dry periods. Off-site drainage would be conveyed through the project site via a combination of storm drain pipes under parking areas as well as through the existing vegetated swale located along the western property line of Proposed Parcel 3. The vegetated swale would continue to collect storm water from areas north of the site including the YMCA property across Highway 246 and direct it to the existing natural drainage feature which extends south of the proposed basins. In an effort to address concerns expressed by property owners to the south regarding the increase in storm water run-off since the development of the YMCA to the north, the applicant has agreed to detain a portion of the off-site storm water in the proposed detention basins.

The un-vegetated swale which bisects the parcel is identified as a blue line intermittent seasonal ephemeral drainage. The swale, with a central channel approximately 1 foot wide in the north-central portion of the property, discharges into a constructed drainage in the south-central portion of the property. To improve and enhance the existing swale and

constructed drainage, a bio-treatment area would be designed in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. The proposed grading plan would maintain the swale and constructed drainage in its current location.

Open Space, Landscaping & Recreation

A significant portion of each parcel is dedicated to common open space, landscaping and recreational areas. A breakdown per parcel is provided below:

- Parcel 1 - Approximately 37% of the parcel dedicated to common open space and landscaping.
- Parcel 2 – Approximately 43% of the parcel is dedicated to common open space, landscaping and recreational areas.
- Parcel 3 – Approximately 44% of the parcel is dedicated to common open space, landscaping and recreational areas.

A series of internal courtyards would be developed at the center of the senior facilities to create areas for respite and recreation for residents. The courtyard includes planter boxes for the residents to grow flowers and/or vegetables. The proposed Landscape Plan for the Golden Inn includes new trees, plants and groundcover, all of which are consistent with known water conservation standards. On-site trees and plantings include but are not limited to: valley oak, coast live oak, sycamore, western redbud, fruitless olive, Raywood ash, lilac, fuchsia, lavender lemonade berry, rock rose, flax lily, jasmine, blue eyed grass, and sage. Please refer to the Landscape Plan for a complete plant list and for more detailed information. A tot lot and barbeque area are proposed to be developed at the southeastern corner of the site intended to serve onsite employees and residents. Two smaller barbeque areas would be placed directly adjacent to the low-income employee/family units on Proposed Parcel 3.

Parking

Parking for each of the uses and buildings included with the project would be provided along the exterior boundaries of the site. The table below outlines the parking provided by the project.

USE & STANDARDS	REQUIRED PARKING	PROVIDED PARKING
60 Assisted Living/Memory Care Beds		
- 1 space/3 beds	20	20
- 1 space/3 employees	17	17
Senior Community Center - 50 Seniors		
- 1 space/10 seniors	5	5
- 1 space/2 employees	6	6
2,400 s.f. Housing Authority Office Space	8	8
- 1 space/300 s.f.		
60 Senior Apartments		
- 1 space/unit	60	60

27 Employee/Family Apartments		
- 1 space/1 bedroom	7	8
- 1 space/2 bedroom	10	10
- 2 spaces/3 bedroom	20	20
Guest Parking for 87 Units		
- 1 space/5 units	18	18
PROJECT TOTAL	171	172

Project Lighting

Numerous 8-foot tall, post-mounted light fixtures would be located throughout the project's parking areas. Bollard style lighting would be used to illuminate area walkways, providing safe travel for residents, staff and guests to each of the buildings from adjacent parking areas. A Dark Sky lighting plan has been prepared for the project which highlights the type of lighting that would be used in the project.

Public Services

The project site would be served by the Santa Ynez River Water Conservation District – Improvement District #1, the Santa Ynez Community Service District and the County Fire Protection District. In order to address increased bus ridership due to project development, and to minimize project trip generation, installation of a new Santa Ynez Valley Transit (SYVT) bus stop/shelter on Hwy 246 will be provided.

- 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.

II. MITIGATION MEASURES from NEGATIVE DECLARATION 14NGD-00000-00007

- 3. Aest-04 BAR Required:** The applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and lighting plan) shall be compatible with vicinity development.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

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

- 4. Aest-10 Lighting:** The applicant shall ensure any exterior night lighting installed on the

project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The applicant shall install timers or otherwise ensure lights are dimmed after 9 p.m.

PLAN REQUIREMENTS: Prior to zoning clearance issuance, the applicant shall develop a Lighting Plan for P&D & BAR approval 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. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: Prior to Final Building Inspection Clearance, permit compliance monitoring staff shall inspect to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

- 5. Bio-01b Tree Protection Plan – Construction Component.** The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect native oak trees which could potentially be damaged as a result of construction related activities. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

1. Fencing of all trees to be protected at least six feet outside the dripline with chain-link or other material satisfactory to P&D (e.g. temporary orange construction fencing). Fencing at least 3 ft. in high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
2. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
3. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
4. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
5. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - a. Any trenching required within the dripline or sensitive root zone of any specimen.
 - b. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - c. Tree trimming.
6. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work 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 and under the direction of a P&D approved biologist.
7. The following are not permitted:
 - a. Cutting any roots of one inch in diameter or greater.

b. Tree removal and trimming.

8. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING:** The Owner/Applicant shall comply with this measure prior to issuance of zoning clearance. Plan components shall be included on all plans prior to the issuance of grading permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

6. **Geo-02 Erosion and Sediment Control Plan.** 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 an Erosion and Sediment Control Plan (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 Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 ([www.countysb.org/government/county_ordinance/code/Chapter 14 14-9 and 14-29](http://www.countysb.org/government/county_ordinance/code/Chapter%2014%20-%20refer%20to%20Erosion%20and%20Sediment%20Control%20Plan%20Requirements) – refer to Erosion and Sediment Control Plan Requirements.)

PLAN REQUIREMENTS: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits/Zoning Clearances. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

7. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries 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.

8. **Noise-02 Construction Hours:** The Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) 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 Applicant shall provide and post 2 signs stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The 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.

9. **SolidW-02 Solid Waste-Recycle.** The Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Applicant shall provide separate onsite bins as needed for recycling.

PLAN REQUIREMENTS: The Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

MONITORING: The Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

10. **SolidW-03 Solid Waste-Construction Site.** The Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction. **TIMING:** Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

- 11. SolidW-01 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 and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:
 - a. A description of how fill will be used on the construction site, instead of landfilling,
 - b. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
 - a. 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.
3. Operation Solid Waste Reduction Examples:
 - a. Specify space and/or bins for storage of recyclable materials within the project site AND
 - b. Establish a recyclable material pickup area.
 - c. A green waste source reduction program, including the creation of common open space composting areas, and the use of mulching mowers in all common open space lawns.
 - d. Participate in a curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs). If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

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

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

- 12. WatCons-01 Water Conservation-Outdoor.** To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

1. Landscaping that reduces water use:
 - a. Landscape with primarily native/drought tolerant species.
 - b. Group plant material by water needs.

- c. Turf shall constitute less than 20% of the total landscaped area.
 - d. No turf shall be allowed on slopes of over 4%.
 - e. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
2. Irrigation that reduces water use:
- a. Install drip irrigation or other water-conserving irrigation.
 - b. Install soil moisture sensing devices to prevent unnecessary irrigation.
 - c. Install separate landscape meters (plumbing permit required).
 - d. Use reclaimed water for all irrigation;

PLAN REQUIREMENTS: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance of zoning clearance permit. **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 conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance, and landscape and irrigation features are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

- 13. NPDES-21 Storm Water Retention-Parking Area Cleaning.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall develop and implement a parking lot cleaning program. The program shall include the following elements: removal of litter; spot cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a monthly basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly. **PLAN REQUIREMENTS/TIMING:** The Applicant shall submit the parking lot clean-up program to P&D for review and approval prior to zoning clearance issuance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout the life of the project. The Owner is responsible for annual maintenance inspections of the parking lot clean-up program. The Owner shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections 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/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

- 14. NPDES-22 Storm Water Retention-Parking Area BMPs.** The parking area and associated driveways 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), designed in accordance with the Santa Barbara County Storm Water Technical Guide or other approved method shall be installed to intercept and remove pollutants and retain run-off 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 storm water controls, and shall maintain annual maintenance records. The BMPs shall be described and detailed in the Storm Water Control Plan and on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the Landowner. A maintenance program shall be specified in the CC&Rs or 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/year and retain proof of inspections. **PLAN REQUIREMENTS:** 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 for approval prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

- 15. NPDES-26-Trash Container Req.** To meet NPDES requirements, all trash container areas must (1) divert drainage from adjoining paved areas, and (2) be protected and regularly maintained to prevent off-site transport of trash. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate these trash container area requirements into project design and depict on plans, including detail plans as needed. **TIMING:** P&D planners shall ensure plan compliance prior to issuance of zoning clearance. The Owner shall maintain these requirements for the life of the project.

MONITORING: The Owner/Applicant shall demonstrate to compliance monitoring staff that the trash enclosure was constructed consistent with NPDES requirements prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public Works-Water Resources Division staff will periodically inspect thereafter to ensure proper maintenance. The Owner shall make the site available to P&D for periodic inspections of the trash areas 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/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

- 16. WatConv-01 Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.

2. Apply concrete, asphalt, and seal coat only during dry weather.
3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
4. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

- 17. WatConv-03 Erosion and Sediment Control Re-vegetation.** Within 30 days of completion of grading activities, the Owner/Applicant shall use hydro-seed, straw blankets, geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until landscape vegetation is established. P&D may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall use hydro-seed, straw blankets, geotextile binding fabrics or other P&D approved methods as necessary within 30 days of completion of grading activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

- 18. WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all plans for zoning clearance, grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

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

- 19. WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all zoning clearance, grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

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

- 20. WatConv-07 SWPPP.** The Owner/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.

TIMING: Prior to issuance of land use permits/zoning clearance for grading and construction activities, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/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 issuance of land use permits or zoning clearance for grading and construction activities. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

III. PROJECT SPECIFIC CONDITIONS

- 21. Bio-08 Fish and Wildlife.** No alteration to stream channels or banks shall be permitted (no zoning clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife and/or federal agencies for any planned alteration to stream channels or banks. **PLAN REQUIREMENTS:** This condition shall be printed on all grading and building plans. **TIMING:** Prior to zoning clearance issuance for grading and/or construction activities, the applicant shall demonstrate to P&D receipt of all authorizations as described above.

- 22. Bio-15 Outlet Structures.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. **PLAN REQUIREMENTS:** Plans shall be submitted for review and approval by P&D and Flood Control. **TIMING:** Plans shall be submitted prior to approval of Land Use Permit for grading. Structures shall be installed during grading operations.

MONITORING: P&D compliance monitoring staff and/or Building & Safety inspectors shall ensure construction according to plans.

- 23. Bio-21 Use Natives.** Landscaping within the bio-treatment area shall be with native plants and seed stock from locally obtained sources in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. **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. **TIMING:** 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 Final Building Inspection Clearance.

- 24. CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall 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 investigations of the County Archaeological Guidelines and 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 zoning clearance issuance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

- 25. Landscp-01 Landscape and Irrigation Plan.** The Owner/Applicant shall have a licensed landscape professional prepare a Landscape and Irrigation Plan for the project.

PLAN REQUIREMENTS: The plan shall include the following:

1. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
2. An agreement by the Owner to maintain required landscaping for the life of the project.
3. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition.
4. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
5. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
6. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti.

TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance issuance, (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for the life of the project, (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years, (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 Owner shall demonstrate to compliance staff that the landscaping and 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. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. 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 fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

- 26. Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for grading and zoning clearance permits. **TIMING:** A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of a land use permit or zoning clearance. This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

- 27. Traf-04 Bus Stop Improvements.** In order to address increased bus ridership due to project development and minimize project trip generation, a new Santa Ynez Valley Transit bus shelter shall be provided. **PLAN REQUIREMENTS:** The bus shelter improvements shall be shown on plans submitted for project grading, zoning, and building permits, and are subject to review and approval by Caltrans, and the Santa Ynez Valley Transit. **TIMING:** Improvements shall be installed prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff shall field verify installation as to plan.

- 28. NPDES-15 Storm Water Retention-Pervious Parking.** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces into the project design. **PLAN REQUIREMENTS:** The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

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

- 29. NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

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

IV. CONDITIONS UNIQUE TO TENTATIVE MAPS

- 30. Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the parcel map. 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.
- 31. Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.
- 32. Map-01b Maps-Not Retroactive.** If land use permits or zoning clearances are obtained prior to recordation, tentative map conditions will not apply retroactively to the previously issued permit.
- 33. Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the parcel map, the Owner/Applicant shall submit a Parcel Map 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.
- 34. Map-06 Title to Common Space.** Title to the common open space and recreational amenities located on parcel 2 and parcel 3 shall be held by the Housing Authority of the County of Santa Barbara, or other non-profit individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the Housing Authority of the County of Santa Barbara, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara. The maintenance of the common open space and recreational amenities shall be the responsibility of the Housing Authority of the County of Santa Barbara, or other non-profit individual or entity holding title to the common open space and recreational amenities.
- 35. Special Condition: Access Easement – Common Open Space.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by County Counsel and Planning and Development to reserve a reciprocal common open space access easement over all three parcels at the time the final map is recorded. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
- 36. Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water

Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.

- 37. Map-09 Access Easement.** The Owner/Applicant shall enter into and record an agreement in a form acceptable to and approved by the County Counsel and the Planning and Development to reserve a reciprocal access easement over all three parcels at the time the final map is recorded. This agreement is to be recorded with the appropriate instruments as determined by the County Surveyor.
- 38. Map-10 Public Utility Easements.** Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Parcel map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
- 39. Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.
- 40. Map-12 Interference Removal.** Prior to Recordation, any obstruction within a utility easement which would interfere with the intended use of the easement, shall be removed by the subdivider at subdivider's expense.
- 41. Map-14 Annexation.** Prior to recordation, the property shall be annexed into the Santa Ynez Community Services District service area.
- 42. Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Parcel Map 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 Tentative Parcel Map.

V. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

- 43. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will 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.
- 44. Rules-04 Additional Approvals Required.** Approval of the Tentative Parcel Map and Development Plans are subject to the Board of Supervisors approving the required General Plan Amendment and Rezone.
- 45. 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.

- 46. Rules-06 Recorded Map Required.** Tentative Parcel Map 14,794 shall be recorded prior to issuance of any permits for development, including grading.
- 47. Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plans. 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 #1, dated May 14, 2014.
- 48. 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.
- 49. Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with County LUDC.
- 50. 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.
- 51. Rules-18 DVP Revisions.** The approval by the Board of Supervisors of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.
- 52. Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
- 53. Rules-23 Processing Fees Required.** Prior to issuance of a land use permit or zoning clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 54. 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 \$21,948.20. This is based on a project type of Residential and non-retail commercial, and a project size of 109,741 square feet. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
- 55. 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 \$44,196. This is based on 87 residential units. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection.

56. DIMF-24g DIMF Fees-Transportation. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$26,950. This is based on 49 newly generated peak hour trips (49 PHT's x \$550/PHT). **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection.

57. Bio-22 Fish and Wildlife Fees. The Owner/Applicant shall provide Planning and Development with a check payable to the "County of Santa Barbara" within 10 days of project approval as required by California Fish and Wildlife Code Section 711.4 for that Department's review of the Mitigated Negative Declaration (14NGD-00000-00007) associated with the project.

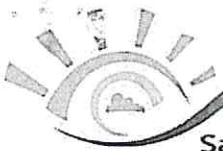
58. Rules-26 Performance Security Required. The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscaping and irrigation. The landscape installation security shall be waived 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 of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscaping & irrigation 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 landscaping and irrigation, P&D may use the security to complete the work.

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

1. Air Pollution Control District dated January 3, 2013
2. Environmental Health Services Division dated April 9, 2014
3. Fire Department dated January 4, 2013
4. Flood control Water Agency dated December 19, 2012
5. Public Works Project Clean Water dated January 31, 2013
6. Parks Department dated May 13, 2014
7. Transportation Division dated April 17, 2014

60. 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.

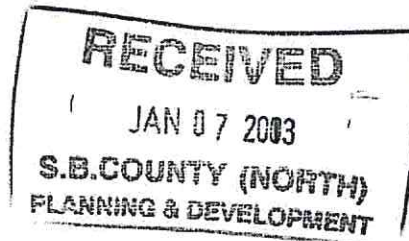
- 61. Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
1. Contact P&D 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;
 2. Pay fees prior to approval of Land Use Permit or Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including 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;
 3. Note the following on each page of grading and building plans "This project is subject to Mitigation and/or 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 the Mitigated Negative Declaration, 14NGD-00000-00007.
 4. 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.
- 62. 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.
- 63. 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. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
- 64. Rules-36 Map/LLA Expiration.** This Tentative Map 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.



**Santa Barbara County
Air Pollution Control District**

January 3, 2013

Gary Kaiser
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455



**Re: APCD Comments on Golden Inn Development Plan and Tentative Parcel Map
12DVP-00000-00014, 12TPM-00000-0009**

Dear Mr. Kaiser:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a parcel map to divide a 7.3 acre parcel into three parcels of 2.1 acres, 2.2 acres, and 3.0 acres respectively. Zoning would be changed for 1-E-1 estate residential to, Design Residential and Professional/Institutional.

The lot split would allow the development of a mixed use project including a 23,778 square foot building containing 40 residential units of assisted living senior housing and 20 units for senior memory care. Also proposed are 60 residential units for independent senior living, a 21,028 square foot community center and administration office, and 24 employee apartments.

The new residences would be tied into the local wastewater line, but a lift station with a stationary engine on the site will most likely be needed to convey the wastewater. An emergency generator is also proposed, but the size and type have not yet been determined. Grading for the project consists of 15,000 cubic yards of cut and 15,000 cubic yards of fill. The subject property is identified in the Assessor Parcel Map Book as APN 141-380-014, and is located at southeast corner of Refugio Road and Highway 246 in the unincorporated community of Santa Ynez.

The proposed project would include an emergency generator, wastewater pump, and water heaters, which may be subject to APCD permit requirements and prohibitory rules. Therefore, APCD may be a responsible agency under the California Environmental Quality Act (CEQA), and will rely on the CEQA document when evaluating any APCD permits for proposed equipment. The CEQA document should include the air pollutant emissions for all proposed equipment to avoid additional CEQA documentation requirements related to APCD permit issuance. In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required. If a Health Risk Assessment analysis is required, the results should be incorporated into the CEQA review for the project. The applicant should refer to APCD's website at http://www.sbcapcd.org/eng/atcm/dice/dice_atcm.htm for more information on diesel engine permitting.

This project was discussed at Santa Barbara County's Subdivision/Development Review Committee meeting of December 20, 2012. Completeness items include the following:

1. **Large Boilers and Water Heaters.** APCD requires permits for boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour. Boilers and water heaters

between 2.0 million and 75,000 Btu/hr must comply with APCD emission limits and certification requirements. If any large central heating units are to be installed, equipment specifications should be identified and emission calculations provided to the lead agency for inclusion in the California Environmental Quality Act (CEQA) document.

2. **Stationary Engines.** APCD requires permits for diesel engines rated 50 bhp and greater that may be used for emergency power generation or for wastewater lift stations. Other types of engines may also require permits. If any stationary engines are proposed, the equipment specifications should be identified and emission calculations provided to the lead agency for inclusion in the CEQA document. In the case of a diesel-fired engine, an equipment-specific Health Risk Assessment may be required. Any Health Risk Assessment analysis should be discussed in the CEQA document.
3. **Traffic Study.** The proposed project will involve air quality impacts associated with motor vehicle trips from the new residences. The air quality impact analysis for mobile source emissions should be based on a project-specific traffic study whenever possible.

Air Pollution Control District staff offers the following suggested conditions for the land use permit:

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 APCD prior to issuance of land use clearance.
2. APCD 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. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. 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 ozone precursors and fine particulate emissions from diesel exhaust.
4. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
5. Spark ignition piston-type internal combustion engines (e.g., gasoline or propane-fired) used exclusively for emergency electrical power generation or emergency pumping of water for flood control or firefighting are exempt from permit requirements pursuant to APCD Rule 202, Section F.1.d., provided the engine operates no more than 200 hours per calendar year and a record is maintained and is available to the District upon request. The record shall list the identification number of the equipment, the number of operating hours on each day the engine is operated and the cumulative total hours.

January 3, 2012

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6. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
7. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. Please see www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
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, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
9. Asphalt paving activities shall comply with APCD 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) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Lisa Plowman
Project File
TEA 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. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

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

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

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



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated 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 shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

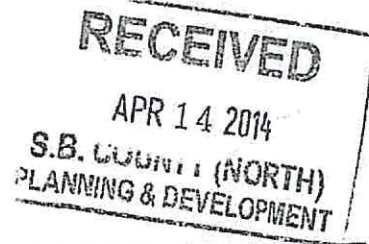
- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- 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.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Santa Barbara County

PUBLIC Health
DEPARTMENT



Environmental Health Services

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

TO: Dana Eady, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: April 9, 2014

SUBJECT: Case No. 12TPM-00000-00009/12DVP-00000-00014 Santa Ynez Area

Applicant: Rona Barret Foundation
P.O. Box 1559
Santa Ynez, CA. 93460

Assessor's Parcel No. 141-380-014, zoned I-E-1, located at the southeast corner of the intersection of Refugio Road and State Highway 246.

12TPM-00000-00009/12DVP-00000-00014 represents a request to subdivide a 7.3 acre lot into three lots of 2.2 acres, 3.0 acres and 2.1 acres. The development would include a two story living/memory care facility, a two story independent living/senior daycare/community center & administrative offices and a two story low income employee/family apartments. Included in the project would be a retention basin.

Domestic water supply is proposed to be provided by the Santa Ynez River Water Conservation District. The Santa Ynez River Water Conservation District will need to review the project and indicate in writing that it "can and will serve" domestic water.

Sewage disposal is proposed to be provided by the Santa Ynez Community Services District. The project will need to have a lift station and main extension both of which will need to be approved and maintained by the Santa Ynez Community Services District. The District will need to provide written notice that it will accept maintenance for the lift station and provide sewage disposal for the project.

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

1. Prior to Recordation, Environmental Health Services shall approve written notice from the Santa Ynez River Water Conservation District indicating that said district can and will provide domestic water service upon demand and without exception.

2. Prior to Recordation, Environmental Health Services shall approve written notice from the Santa Ynez Community Services District indicating that said district can and will provide domestic water and municipal sewage collection and disposal upon demand and without exception.
3. Prior to Recordation, final detailed plans and specifications for the proposed sewage lift station shall be submitted, reviewed and approved by the Santa Ynez Community Services District.
4. Prior to Recordation, Environmental Health Services shall review and approve a Mosquito Management Plan for the retention basin proposed for this project. The plan shall include the following information:
 - (a) Steepness and material of banks and water depth.
 - (b) Weed control and maintenance procedures.
 - (c) A map showing access to the basin and any other water sources.
 - (d) Mosquito prevention and control methods.
 - (e) Drainage and grading plan.
5. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.
6. 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.

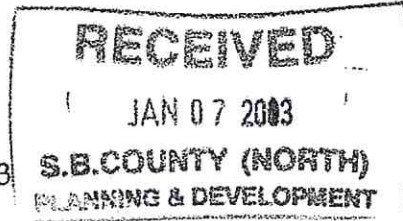


Paul E. Jenzen, REHS
Senior Environmental Health Specialist

cc: Applicant

Agent, Lisa Plowman, Peikert Group Architects, 10 E. Figueroa St., S.B. 93101
Santa Ynez River Water Conservation District
Santa Ynez Community Services District
Office of the County Surveyor
Mark Matson, Planning & Development Building Division, Santa Maria
Kathy Cardiel, Environmental Health Services

Memorandum



DATE: January 4, 2013

TO: Gary Kaiser
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain *DWP*
Fire Department

SUBJECT: APN: 141-380-014; Permit: 12DVP-00014, 12TPM-00009
Site: Refugio Road and HWY 246, Santa Ynez
Project: Development Plan

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

GENERAL NOTICE

1. Fire Protection Certificate(s) will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 805-686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
3. If an elevator is required for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.

PRIOR TO VERTICAL CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET

4. Temporary address posting is required during construction.

5. The number of new fire hydrants to be installed shall 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.
- For a municipal water system, 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.
- The system shall be tested by the fire department to ensure compliance.
- A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- 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.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.

6. Access shall be as shown on plans dated November 29, 2012.

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

7. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.

8. An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
- Fire sprinkler plans shall require Fire Protection Engineer design and certification.
- 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 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.

- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
9. An automatic fire or emergency alarm system shall be installed.
- 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.
 - Alarm system plans shall require Fire Protection Engineer design and certification.
10. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
11. Recorded addressing for the residences, building and suites is required by the fire department.
12. Address numbers shall be a minimum height of four inches for residential and 6 inches and 12 inches for commercial.
- Address number locations 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 road / driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.
13. Knox Box entry systems shall be installed.
- Telephone the Fire Prevention Division at 805-681-5523 for additional information and application procedures.
14. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Checks shall be made payable to the Santa Barbara County Fire Department and mailed to Santa Barbara County Fire Department with the bottom portion of attached invoice.

Mitigation fees are subject to change prior to issuance of building permit. Estimated fees:

\$.10 per square foot for structures with fire sprinklers

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

ADVISORY

15. An annual Unified Program Facility Permit for the generation and storage of any amount of hazardous waste is required 30 days prior to operation. To determine if your business requires the issuance of a Unified Program Annual permit, contact the Santa Barbara County Fire Department, Hazardous Materials Unit for additional information and application procedures, 805-686-8170.

A Hazardous Materials Business Plan shall be required if your business stores or handles any hazardous materials at any one time during a calendar year in quantities equal to or greater than: 55 gallons, 500 pounds or 200 cubic feet of a compressed gas at standard temperature and pressure. A Unified Program Hazardous Waste Generators Permit is required for any amount of hazardous waste produced. Contact the Santa Barbara County Fire Department, Hazardous Materials Unit for additional information and application procedures.

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 805-681-5523 or 805-681-5500.

DP:mkb

c Santa Ynez River Water District, PO Box 157, Santa Ynez 93460



Santa Barbara County Public Works Department
Flood Control & Water Agency

December 19, 2012

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

Re: **12DVP-00000-00014; The Golden Inn Village**
APN 141-380-014; Santa Ynez

Dear Mr. Kaiser:

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. Prior to Final Zoning Clearance

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Detention basins shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.
- d. The proposed drainage plan shall accommodate the offsite runoff that currently flows through the site in the existing drainage swale.
- e. 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.

- f. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
 - g. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
 - h. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - i. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
 - j. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - k. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, 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 a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: Mark Luehrs
Mark Luehrs
Development Review Engineer

Cc: HACSB, 815 W. Ocean St., Lompoc, CA 93436
Harmony Real Estate – Teri Harmon, P.O. Box 1800, Santa Ynez, CA 93460
EDA – Jeffery P. Wagner PE, 1998 Santa Barbara Street, San Luis Obispo, CA 93401
Peikert Group Architects, 10 E. Figueroa St., Santa Barbara, CA 93101

RECEIVED

JAN 04 2013

S.B. COUNTY
PLANNING & DEVELOPMENT



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

January 31, 2013

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

Re: 12 DVP-0000-00014 The Golden Inn
APN 141-380-014

Dear Mr. Briggs,

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project contains more than ten housing units, OR will provide more than 25 parking stalls, OR greater than 5,000 square feet of parking area exposed to rain water. See attached Standard Conditions.

The following provisions apply to this application:

1. For application completeness, the applicant must submit information identifying how runoff is treated for the design storm using acceptable BMP measures. The information must show the tributary areas that generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume, as appropriate per BMP, and verify that adequate space is available and reserved for these measures. Consistent with County requirements, Low Impact Development measures must be identified for this project. Low Impact Development structural measures can *also* provide treatment of storm water runoff, consistent with these conditions.

For a description of the level of detail needed for application completeness and acceptable LID measures to meet County requirements, please see
<http://www.sbprojectcleanwater.org/development.aspx?id=76>

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan or its equivalent.

The submittal(s) must provide relevant details on the location and function of treatment control BMPs. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces and their drainage (treatment) areas,
- b. Demonstrate how the treatment areas comply with the conditions by treating runoff from the design storm, and
- c. Include a long-term maintenance plan appropriate for the proposed facilities.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits, whichever comes first, applicant must submit the long-term maintenance plan for review and approval. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. A maintenance plan agreement with the County of Santa Barbara will be signed and notarized by the property owner.

4. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

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

Attachment Standard Conditions

cc: Roan Barrett, Foundation/Housing Authority of the County of Santa Barbara
 Lisa Plowman, Peikert Group Architects, 10 East Figueroa Street, Suite 1, SB CA 93101



Renée E. Bahl
Interim Community
Services Director
(805) 568-2467

Kerry Bierman
Chief Financial Officer
(805) 568-3408

Paddy Langlands
Deputy Director
Parks Division
(805) 568-2461

Dinah Lockhart
Deputy Director
Housing and Community
Development Division
(805) 568-3520

Ginny Brush
Executive Director
Arts Commission
(805) 568-3990

☐ Community Services
Administration
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101
Tel: (805) 568-2467
Fax: (805) 568-3414

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

☐ Housing and Community
Development Administration
105 E Anapamu Street, Room 105
Santa Barbara, CA 93101
Tel: (805) 568-3520
Fax: (805) 568-2289

☐ Arts Commission
Administration
1100 Anacapa Street
3rd Floor Rolunda Tower
Santa Barbara, CA 93101
Tel: (805) 568-3990
Fax: (805) 568-3991

Connecting People to
Opportunities

May 13, 2014

Supersedes Condition Letter

Dated 4/17/14

TO: Dana Eady, Planner
Planning & Development
FROM: Claude Garciacelay, Park Planner *WMB*
RE: 12DVP-014 / 13DVP-005 & 006 Golden Inn & Village
APN 141-380-014

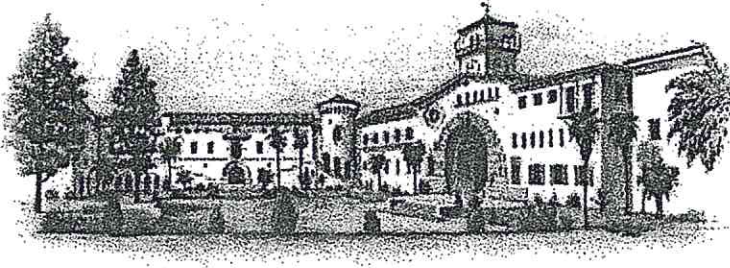
County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Ordinance 4348 and 4363 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area. 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 in the demand area for apartment dwelling unit is \$848 per unit. Ordinance 4363 allows for a 40% reduction in fees for "beneficial projects for this type of housing. The total fee for the project would be \$44,196.00 (\$508 x 87 unit(s)). Fees are payable prior to final inspection. The final fee amount shall be based on the fee schedule in effect when paid and fee schedules are subject to annual adjustments. This office will not accept or process a check received prior to project permit approval by the decision maker. The check must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105.

c: Owner/Applicant: The Rona Barrett Foundation
P.O. Box 1559, Santa Ynez, CA 93460
Agent: Lisa Plowman, Peikert Group Architects
10 E. Figueroa St., Santa Barbara CA 93101

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



April 17, 2014

TO: Dana Eady, Planner
Development Review

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

SUBJECT: **Conditions of Approval**
The Golden Inn & Village
Santa Ynez
12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009
12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006
APN: 141-380-014

Traffic Mitigation Fees

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

Based on the current fee schedule, the total estimated fee for the proposed project is \$26,950 (49 newly generated peak hour trips (PHT's) x \$550/PHT). Fractional PHT's are rounded. Fees are due prior to zoning clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

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

Sight Distance

2. Prior to 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.

Driveways/Drive Aisles

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

Street Sections/Pavement Traffic Index

4. Prior to zoning clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.
5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, ADA accessible pathways, streetlights and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.
6. Prior to land use clearance, improvement plans shall include the following items, designed to the satisfaction of the County Traffic Engineer:
 - a) Design and re-construct any substandard County roadway improvements along the project frontage. All Construction shall conform to the County Engineering Design Standards. Any substandard modifications to these standards shall be approved by the County Traffic and Permit sections prior to occupancy.

Encroachment/Excavation/Haul Permit

7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

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

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

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

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

Traffic Controls

8. 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.
9. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
10. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

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

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

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards. 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. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

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.

12. Prior to zoning clearance, if applicable, the applicant must apply for annexation of into the appropriate County Lighting District/County Service Area, and pay all fee's and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

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

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

- a. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
- b. 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,



William T. Robertson

cc: 12DVP-00000-00014

Gary Smart, Transportation Manager, County of Santa Barbara, Public Works Department

G:\Transportation\Traffic\Transportation Planning\Development Review\Santa Ynez\The Golden Inn & Village 12DVP-Cond.doc

ATTACHMENT D

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD)
OF SUPERVISORS THE ADOPTION OF AN AMENDMENT)
TO THE SANTA YNEZ VALLEY COMMUNITY PLAN OF)
THE SANTA BARBARA COUNTY COMPREHENSIVE)
PLAN, TO REVISE FIGURE 2, TOWN OF SANTA YNEZ) RESOLUTION NO.: 14 - 15
LAND USE, OF THE PLAN, BY REDESIGNATING)
ASSESSOR'S PARCEL NUMBER 141-380-014 FROM) CASE NO.: 12GPA-00000-00002
SINGLE-FAMILY RESIDENTIAL, 1.0 DWELLING UNIT)
PER ACRE, TO RESIDENTIAL, 20 DWELLING UNITS PER)
ACRE, RESIDENTIAL, 30 DWELLING UNITS PER ACRE,)
AND OFFICE AND PROFESSIONAL.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and
- B. On October 6, 2009, by Resolution No. 09-286, the Board of Supervisors of the County of Santa Barbara amended the Santa Barbara County Comprehensive Plan Land Use Element, and adopted the Santa Ynez Valley Community Plan; and
- C. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt a Resolution (Case No. 12GPA-00000-00002) amending Figure 2, Town of Santa Ynez Land Use, of the Santa Ynez Valley Community Plan of the Santa Barbara County Comprehensive Plan by re-designating Assessor's Parcel Number 141-380-014 from Residential, 1.0 dwelling units per acre, to Residential, 20 dwelling units per acre (RES-20), Residential, 30 dwelling units per acre (RES-30), and Office and Professional (P) as shown on Exhibit 1 of Attachment 1 attached hereto.

Said Resolution is attached hereto as Attachment 1 and is incorporated by reference.

- D. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65351 of the Government Code.
- F. This Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments at which hearing the proposed amendments were explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. In compliance with the provisions of Section 65354 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this Planning Commission, based on the findings included as Attachment A of the Planning Commission staff report dated April 24, 2014.

3. The Planning Commission of the County of Santa Barbara has endorsed and transmitted to the Board of Supervisors said recommended change by resolution pursuant to Government Code Section 65354.
4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Planning Commission.


PASSED, APPROVED AND ADOPTED this 14th day of May, 2014 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough

NOES:

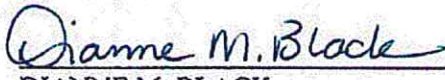
ABSENT:

ABSTAIN:



DANIEL BLOUGH, Chair
Santa Barbara County Planning Commission

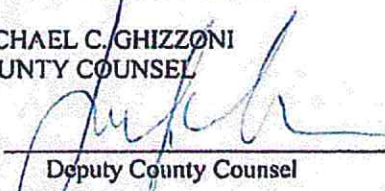
ATTEST:



DIANNE M. BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 

Deputy County Counsel

ATTACHMENTS:

1. Board of Supervisors' Resolution

ATTACHMENT 1

RESOLUTION OF THE BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDING THE SANTA)
YNEZ VALLEY COMMUNITY PLAN OF THE)
SANTA BARBARA COUNTY COMPREHENSIVE) RESOLUTION NO.: 14_____
PLAN, TO REVISE FIGURE 2, TOWN OF SANTA)
YNEZ LAND USE, OF THE PLAN, BY) CASE NO.: 12GPA-00000-00002
REDESIGNATING ASSESSOR'S PARCEL NUMBER)
141-380-014 FROM SINGE-FAMILY RESIDENTIAL,)
1.0 DWELLING UNIT PER ACRE, TO RESIDENTIAL,))
20 DWELLING UNITS PER ACRE, RESIDENTIAL,)
30 DWELLING UNITS PER ACRE, AND OFFICE)
AND PROFESSIONAL.)

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and
- B. Whereas on October 6, 2009, by Resolution No. 09-286, the Board of Supervisors of the County of Santa Barbara amended the Santa Barbara County Comprehensive Plan Land Use Element, and adopted the Santa Ynez Valley Community Plan; and
- C. Whereas the Board of Supervisors now finds consistent with the authority of Government Code Section 65358 that it is in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Santa Ynez Valley Community Plan as follows:
 - 1) Adopt an amendment to Figure 2, Town of Santa Ynez Land Use, of the Santa Ynez Valley Community Plan of the Santa Barbara County Comprehensive Plan by re-designating Assessor's Parcel Number 141-380-014 from Residential, 1.0 dwelling units per acre, to Residential, 20 dwelling units per acre (RES-20), Residential, 30 dwelling units per acre (RES-30), and Office and Professional (P) as shown on Exhibit 1 attached hereto.
- D. Whereas the proposed amendments are consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws.
- E. Whereas public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Section 65351 of the Government Code.
- F. Whereas the County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.
- G. Whereas the Planning Commission held a duly noticed hearing, as required by Section 65353 of the Government Code on the proposed amendment at which hearing the amendments were explained and comments invited from the persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.

- H. Whereas this Board has held a duly noticed public hearing, as required by Section 65353 of the Government Code on the proposed amendments, at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Santa Ynez Valley Community Plan.
3. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
4. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to reflect the above described action by the Board.
5. Pursuant to the provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

APPROVED AS TO FORM:

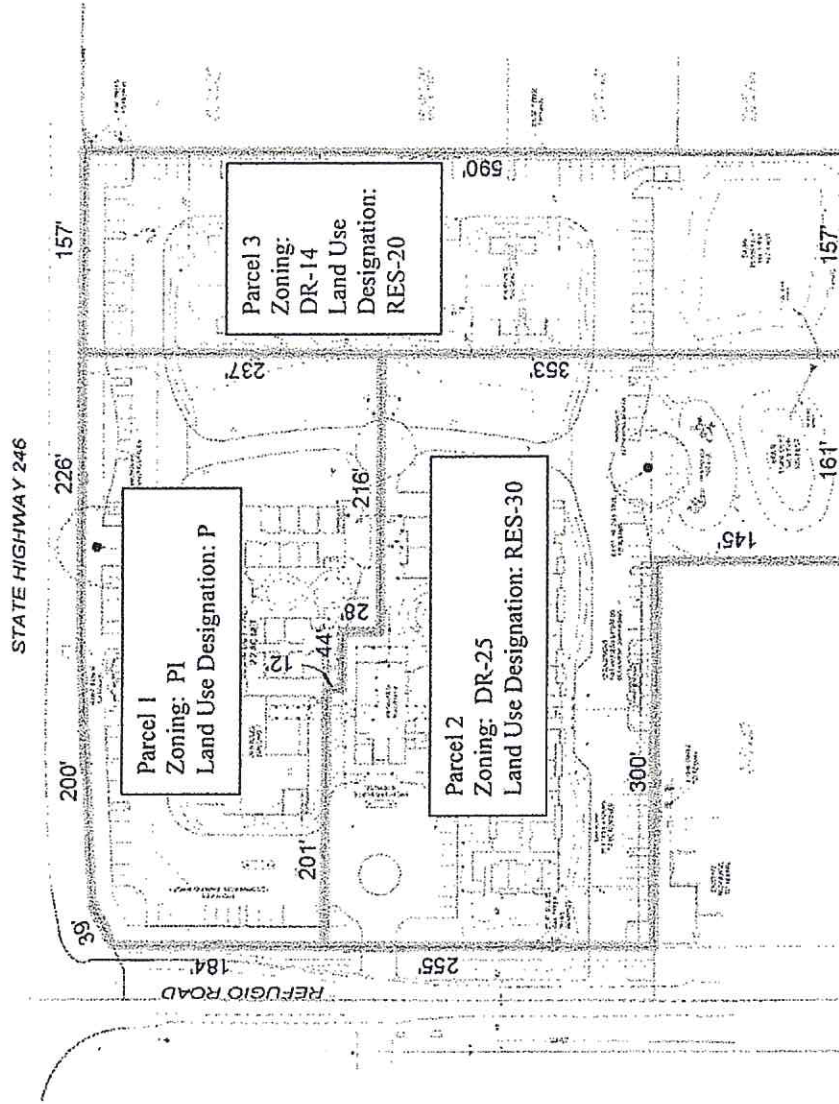
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Proposed Land Use Designations

EXHIBIT 1: Proposed Land Use Designations



ATTACHMENT E

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE BOARD)
OF SUPERVISORS THE ADOPTION OF AN AMENDMENT)
TO SECTION 35-1, THE SANTA BARBARA COUNTY)
LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35,)
ZONING, OF THE SANTA BARBARA COUNTY CODE,)
THAT AMENDS THE COUNTY ZONING MAP WITHIN) RESOLUTION NO.: 14 - 16
THE SANTA YNEZ VALLEY COMMUNITY PLAN AREA)
BY REDESIGNATING ASSESSOR'S PARCEL NUMBER) CASE NO.: 12RZN-00000-00002
141-380-014 FROM SINGLE-FAMILY RESIDENTIAL,)
ONE ACRE MINIMUM LOT AREA (1-E-1), TO DESIGN)
RESIDENTIAL, 14 DWELLING UNITS PER ACRE (DR-14),)
DESIGN RESIDENTIAL, 25 DWELLING UNITS PER ACRE)
(DR-25), AND PROFESSIONAL AND INSTITUTIONAL (PI).)

WITH REFERENCE TO THE FOLLOWING:

- A. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code which included the County Zoning Map that designates property within the unincorporated area of the County of Santa Barbara County with specific zones; and
- B. On October 6, 2009, by Ordinance 4729, the Board of Supervisors adopted the Santa Ynez Valley Community Plan which adopted new zones for the portion of the unincorporated area of the County of Santa Barbara County lying within the boundaries of the Santa Ynez Valley Community Plan; and
- C. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance (Case No. 12RZN-00000-00002) amending Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code, the Santa Barbara County Land Use and Development Code, by amending the County Zoning Map by redesignating Assessor's Parcel Number 141-380-014 from Single Family Residential, 1.0 acre minimum lot area (1-E-1), to Design Residential, 14 dwelling units per acre (DR-14), Design Residential, 25 dwelling units per acre (DR-25), and Professional and Institutional (PI) as shown on Exhibit 1 of Attachment A attached hereto.

Said Ordinance is attached hereto as Attachment A and is incorporated by reference.

- D. In compliance with Section 65855 of the Government Code which requires inclusion of the reason for the recommendation and the relationship of the zoning map amendment to the applicable general and specific plans, the proposed Ordinance is in the interest of the general community welfare as it is necessary to provide a mixture of housing types and senior services including an assisted living/memory care facility, low income senior apartments, a senior community center, and 27 low income employee/family apartments which would be 100% affordable. The proposed Ordinance is also consistent with the broader goals and purposes of the Santa Barbara County Comprehensive Plan including the Santa Ynez Valley Community Plan,

and the requirements of the State Planning, Zoning and Development Laws, and offers benefits to the community that cannot be realized under the existing 1-E-1 zoning.

- E. This Planning Commission has held a duly noticed public hearing, as required by Section 65484 of the Government Code, on the proposed Ordinance, at which hearing the proposed Ordinance was explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65855 of the Government Code, this Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above-mentioned recommendation of this Planning Commission, based on the findings included as Attachment A of the Planning Staff Report dated April 24, 2014.
3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the Planning Commission.


PASSED, APPROVED AND ADOPTED this 14th day of May, 2014 by the following vote:

AYES: Cooney, Brown, Hartmann, Ferini, Blough

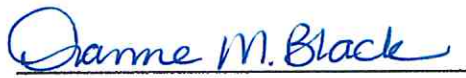
NOES:

ABSENT:

ABSTAIN:



DANIEL BLOUGH, Chair
Santa Barbara County Planning Commission

ATTEST:


DIANNE M. BLACK
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 
Deputy County Counsel

ATTACHMENTS:

- A. Board of Supervisors' Ordinance

ATTACHMENT A

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE SANTA YNEZ VALLEY COMMUNITY PLAN AREA BY REDESIGNATING ASSESSOR'S PARCEL NUMBER 141-380-014 FROM SINGLE-FAMILY RESIDENTIAL, ONE ACRE MINIMUM LOT AREA (1-E-1), TO DESIGN RESIDENTIAL, 14 DWELLING UNITS PER ACRE (DR-14), DESIGN RESIDENTIAL, 25 DWELLING UNITS PER ACRE (DR-25), AND PROFESSIONAL AND INSTITUTIONAL (PI).

Case No. 12RZN-00000-00002

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zone designations previously adopted under the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, are hereby repealed as they related to Assessor's Parcel Number 141-380-014 shown on the map attached hereto as Exhibit 1 and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, Zoning Map and Zones, of Section 35-1, the Santa Barbara County Land Use Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, State of California, the Board of Supervisors hereby amends the County Zoning Map within the Santa Ynez Valley Community Plan area by redesignating Assessor's Parcel Number 141-380-014 from Single Family Residential, 1.0 acre minimum lot area (1-E-1), to Design Residential, 14 dwelling units per acre (DR-14), Design Residential, 25 dwelling units per acre (DR-25), and Professional and Institutional (PI) as shown on Exhibit 1 attached hereto.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit 1 to show that said exhibit map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Article 35.4 and Article 35.11 of Section 35-1, the Santa Barbara County Land Use and Development Code shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

Attachments:

Exhibit 1

EXHIBIT 1

