



Santa Barbara County Public Works Department  
Flood Control  Water Agency

May 4, 2016

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

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

Dear Ms. Campbell:

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

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>)
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Design

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

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Scott D. McGolpin  
Public Works Director


Naomi Schwartz Building  
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PH: 805 568-3440 FAX: 805 568-3434 [www.countyofsb.org/pwd/water](http://www.countyofsb.org/pwd/water)

Thomas D. Fayram  
Deputy Public Works Director

- f. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
  - g. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
  - h. The applicant shall submit to the District electronic drawings in PDF format of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
  - b. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

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

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