



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

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March 24, 2016

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

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

Dear Ms. Campbell,

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

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

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

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

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

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

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

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

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.
4. Prior to Rough Grade inspection, and if appropriate for landscape installation, prior to Building Inspection Clearance, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. Prior to final Building Inspection Clearance, an Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

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

Sincerely,



Cathleen Garnand
Civil Engineering Associate

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