

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 5, 2016 (Agenda)

LAFCO 16-05 Curletti Annexation to the Laguna County Sanitation District (LCSD)

PROPONENT: County Board of Supervisors, Ex Officio the Board of Directors of the Laguna County Sanitation District, by resolution, dated June 7, 2016.

OWNERSHIP: The parcel is owned by Betteravia Properties.

ACREAGE & LOCATION The annexation area is comprised of 398.42 acres located at 3650 Highway 1, Santa Maria, CA 93455.
(Exhibits A and B).

PURPOSE: Annexation will allow the provision of wastewater collection services for a proposed farm labor housing project.

GENERAL ANALYSIS:

Description of Project

1. Land Use, Planning and Zoning - Present and Future:

Under the County Land Use & Development Code, the parcel is Zone District AG-II- 100. The applicant is processing a Conditional Use Permit through Santa Barbara County to allow farm worker housing on the site. As a point of clarification, the proposed housing project is not an "allowed use" in the zone district, but rather, it is a conditionally permitted use through 15CUP-00000-00011/16CUP-00000-00003) **(Exhibit C)**.

Existing Structural Development: 2,744 square foot single family dwelling, 4,700 square foot greenhouse, 950 square greenhouse, 1,630 square foot agricultural storage building, 1,850 square foot agricultural storage building, 479 square foot shed, 600 square foot shed, 2,556 square foot concrete slab, a private water well; livestock corrals along the access drive; faux windmill with telecommunications antennas and cistern to the west of the fenced 7.92 acre development area; the majority of the parcel is used for cattle grazing.

Proposed Development: The proposed farm labor camp includes 30 bunk houses (each 1,443 sq. ft. in size and functioning as sleeping quarters and bathing facilities for 20 laborers) and 3 common area structures (each 2,052 sq. ft. in size and functioning as

common cooking, dining and laundry areas for 200 laborers). The square footage of the proposed structures totals 49,446 sq. ft. Heating and air conditioning will be provided in each structure. The farm labor camp structures will be constructed in up to 3 phases, with each phase providing housing for 200 farmworkers in 10 bunk houses and 1 common area cooking/dining laundry structure. While the project could accommodate a maximum of 600 workers upon buildout of all three project phases, the average occupancy will vary throughout the year, depending on seasonal farm labor needs. The farm labor camp is proposed to be constructed in up to three phases; each phase would include 10 bunkhouses and 1 common dining/cooking/washing building.

There are no changes in zoning or land use proposed for either of the parcels. No changes in zoning are proposed as land use is consistent with the current County zoning.

2. Surrounding Land Uses

North: Cultivated agriculture across Highway 1/AG-II-100 (same owner)
South: Rangeland, oilfields further south/AG-II-100
East: Rangeland
West: Rangeland, cultivated agriculture/AG-II-100

3. Sphere of Influence

A Sphere of Influence amendment would be required before approval of the annexation area. Staff recommends that the Commission amend the Laguna County Sanitation District's sphere of influence to include the parcel, prior to acting to approve the annexation.

4. Environmental Justice:

The annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

5. Topography, Natural Features and Drainage Basins:

The site is generally level with existing rural ranch roads throughout leveled row crop agriculture. The surrounding area is generally level with rolling hills to the south.

6. Population:

The property is uninhabited (11 or less registered voters).

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The Laguna County Sanitation District is a county dependent special district formed in 1958 and operated pursuant to the County Sanitation District Act (Health and Safety Code Section 4700 et seq. The Board of Supervisors is the District Board of Directors. The County Public Works Department, Resource Recovery & Waste Management Division, administers the District.

Annexation to Laguna County Sanitation District (LCSD) and modification to the LCSD sphere of influence boundary is proposed for treatment of wastewater from the project. The parcel's eastern property line abuts the existing LCSD boundaries and, as the crow flies, the proposed development area is approximately 2,000 feet from the LCSD treatment facilities.

The sewer line extension route is designed to minimize disturbance, primarily following existing agricultural roads on both sides of Highway 1. This results in a length of approximately 4,500 ft. The sewer line extension will run from the housing area, down (and within) the existing access drive and will include a lift station within the existing paved access drive, just south of the Highway 1 right-of-way. After crossing Highway 1, the private force main sewer line will run eastward, parallel to Highway 1 within an existing dirt farm road, then turn north within the agricultural field, to run along an existing agricultural drainage ditch to Dutard Road. At Dutard Road, the sewer line will continue east toward LCSD. The sewer line will be directionally drilled under Orcutt Creek to the LCSD facility for treatment and only water will be used for drilling fluid purposes. The sewer lift station will be privately maintained by the owner.

8. Impact on Prime Agricultural Land, Open Space and Agriculture:

No prime lands are located on the parcel. However, the parcel has been included in a Land Conservation (Williamson Act) Contract since March 1, 1982. The contract is proposed to remain in place after the construction project is completed.

The Agricultural Preserve Advisory Committee reviewed the project on August 14, 2014 and found it to be consistent with the County's Agricultural Preserve Uniform Rules.

The "project area", including the proposed "development area" and the entire length of the access road, is fenced, previously graded, highly compacted and comprises approximately 7.92 acres amidst the grazing land. Currently, this area includes two greenhouses (not in use), two storage buildings, two small sheds, an unoccupied single family dwelling and outdoor storage of agricultural supplies, equipment and vehicles.

The project would not impact the ongoing grazing operation or the agricultural operations on nearby parcels. Further, the farm equipment currently stored onsite would be moved to the Bonipak headquarters at 1850 Stowell Road, ensuring that relocation of these supplies and equipment would not impact productive farmland. The provision of safe and decent housing, which is compliant with the H-2A program, would help ensure a more reliable agricultural labor force, which is a critical component in preserving viable and productive agricultural land and the related physical and economic benefits to the county.

Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate of the property will not be affected by this change. The proposal is within Tax Rate Area 080-047. The net assessed valuation for APN 113-240-009 is \$499,126. Land is valued at \$191,687 and improvements are valued at \$307,442.

8. Environmental Impact of the Proposal:

As CEQA lead agency, the County of Santa Barbara prepared a Mitigated Negative Declaration for the Curletti Farmworker Housing Project(15CUP-00000=00011/16CUP-00000-00003) dated May 27, 2016. The Commission will find that it has considered the Final Negative Declaration prepared by the County of Santa Barbara pursuant to CEQA in making its determination on the annexation. The Commission has reviewed the document under separate cover.

The Notice of Determination are attached as **Exhibit D**.

In addition, a copy of the Notice of Determination is included with this staff report and may be inspected at the following location: 105 East Anapamu Street, Room 407, Santa

Barbara, CA, 93101. Additionally, a copy of the document is posted online at: www.sblafco.org.

9. Landowner and Annexing Agency Consent:

The landowner and the County Board of Supervisors, Ex Officio the Board of Directors of the Laguna County Sanitation District, have consented to this annexation. In addition, the annexing district consents to waiving the conducting authority proceedings (**Exhibit E and F**).

10. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The property is contiguous and surrounded by the District. The parcels are uninhabited; namely, there are less than 12 registered voters.

11. Conclusion:

The proposed sphere of influence amendment and annexation represents a logical expansion of the boundaries of the Laguna County Sanitation District. It allows the development of 7.92 acres of a 398-acre parcel for a proposed farm labor camp would provide housing for up to 600 workers on a parcel enrolled in the County's Agricultural Preserve Program.

As a point of clarification, the proposed housing project is not an "allowed use" in the zone district, but rather, it is a conditionally permitted use through 15CUP-00000-00011/16CUP-00000-00003). No prime lands are located on the parcel. However, the parcel has been included in a Land Conservation (Williamson Act) Contract since March 1, 1982. The contract is proposed to remain in place after the construction project is completed.

Lastly, no changes in zoning are proposed for the Farmworker Housing Project as land use is consistent with the current County zoning.

EXHIBITS

**Exhibits A&B
Exhibit C**

**Maps of the Proposed Annexation
Curletti Conditional Use Permit**

- Exhibit D** **Notice of Determination**
- Exhibit E** **Landowner Consent to the Annexation**
- Exhibit F** **Annexing District Consent to Waiving the Conducting
Authority Proceedings**
- Exhibit G** **Proposed Commission Resolution Approving the Sphere of
Influence Revision and Annexation**

ALTERNATIVES FOR COMMISSION ACTION

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE Resolution No. 16-05 (**Exhibit G**) that will take the following actions:

- a) Find that the Commission has considered the Final Negative Declaration prepared by the County of Santa Barbara as Lead Agency under the California Environmental Quality Act, Public Resources Code § 21000 et seq., for the Curletti Farmworker Housing Project.
- b) Amend the Sphere of Influence for the Laguna County Sanitation District to include APN 113-240-009.
- c) Approve the proposal, known as the Curletti Annexation to the Laguna County Sanitation District, subject to certain terms and conditions, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- d) Find that all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e) Waive the conducting authority proceedings and complete the proceedings.

OPTION 2 –Deny the proposal.

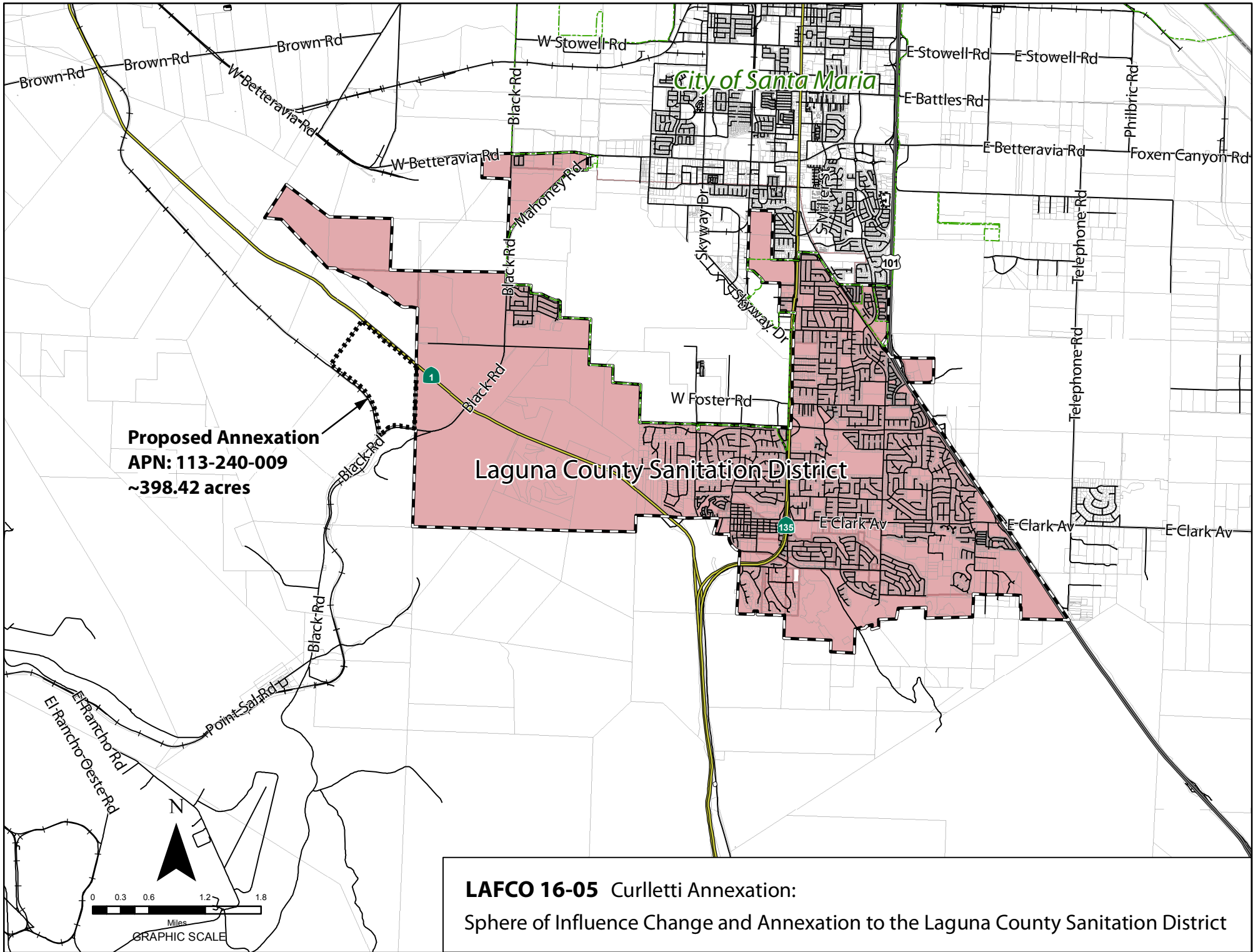
OPTION 3 - Continue the proposal to a future meeting for additional information.

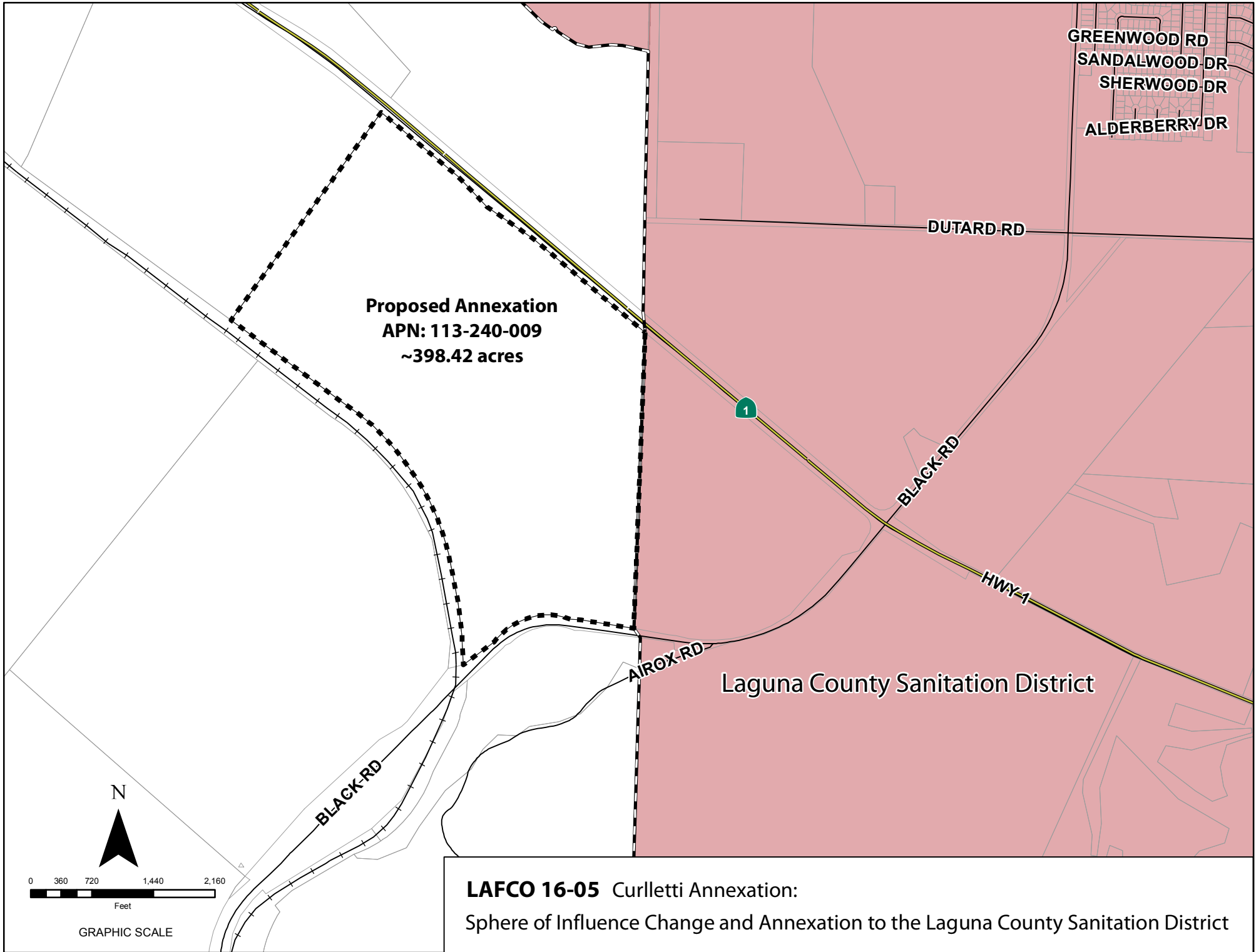
RECOMMENDED ACTION:

Approve OPTION 1.



PAUL HOOD
Executive Officer
LOCAL AGENCY FORMATION COMMISSION





LAFCO 16-05 Curletti Annexation:
Sphere of Influence Change and Annexation to the Laguna County Sanitation District

ATTACHMENT B: CONDITIONS OF APPROVAL

CURLETTI FARM LABOR HOUSING PROJECT (15CUP-00000-00011)

1. *Proj Des-01 Project Description - Agricultural Employee Housing. This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits marked A-X, dated June 1, 2016, 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 project is a Conditional Use Permit for a farm labor camp under the Federal H-2A program, on the Curletti Ranch, including extension of a wastewater line from the development area to the Laguna County Sanitation District (LCSD) facilities and associated annexation to the LCSD. There is companion Conditional Use Permit for a domestic water system (16CUP-00000-00003).

The farm labor camp includes 30 bunk houses (each 1,443 sq. ft. in size and functioning as sleeping quarters and bathing facilities for 20 laborers) and 3 common area structures (each 2,052 sq. ft. in size and functioning as common cooking, dining and laundry areas for 200 laborers). The square footage of the proposed structures totals 49,446 sq. ft. Heating and air conditioning will be provided in each structure. The farm labor camp structures will be constructed in up to 3 phases, with each phase providing housing for 200 farmworkers in 10 bunk houses and 1 common area cooking/dining laundry structure. While the project could accommodate a maximum of 600 workers upon buildout of all three project phases, the average occupancy will vary throughout the year, depending on seasonal farm labor needs. The busiest months are typically April through November, while November through March are typically very slow. During the slower winter months, occupancy is expected to range from 0-100 workers onsite (Joe Leonard, personal communication with N. Campbell 5/23/16). On an annual basis, the reasonable worst case average daily occupancy will be approximately 450 workers (D Swenk phone call and email, 2/10/16).

Prior to the issuance of a Zoning Clearance for each phase of construction, the applicant shall demonstrate to Planning & Development staff that the further build-out of the project is justified by a commensurate labor shortage.

The applicant will provide all necessary transportation, via buses and vans, for residents of the labor camp, including transportation to and from the work sites and for private and recreational purposes. During peak occupancy, the applicant expects to use approximately 5, 40-passenger buses transporting workers and approximately 3 vans for personal needs trips. The vehicles will be parked onsite at night and the buses will be parked in the fields

during the day awaiting return trips to the housing site. Residents of the labor camp will not have private vehicles, although there could be vehicles associated with visitors. With regard to employees, there will be two full-time employees (manager and maintenance worker) and approximately six cleaning employees. The manager will live onsite and will also be the main contact for all operations. The full-time maintenance worker will be responsible for routine maintenance and repairs. Maintenance and cleaning (kitchens cleaned daily, dormitories cleaned weekly) will be done while the employees are in the fields.

The zoning ordinance requires 155 parking spaces:

- *Proposed Farm worker Housing: 154 spaces
(Sec. 35.36.050 Dormitories, etc: 1 space/4 beds, 1 space/2 employees –
600 beds, 8 emps);*
- *Existing Greenhouse Project: 1 space
(Sec. 35.36.040 Greenhouses) 2 spaces per acre of land in this use*

The applicant is requesting a modification under the Conditional Use Permit to reduce the LUDC parking requirement for the development of 155 spaces to 50 parking spaces (2 are handicap accessible), as transportation will be provided for the workers (mandatory requirement of the H-2A guest worker program) and the workers will not have their own vehicles.

Hardscaping and landscaping improvements include a 2-foot high Allan block wall along the western perimeter of the development area, an unenclosed water station equipment area adjacent to the new water well, and landscaping, including along the eastern property line, the eastern corners of each of the three phases of buildings and around the detention basin. The project will require 3,119 cubic yards of cut and 3,853 cubic yards of fill, balanced onsite. No trees would be removed.

Annexation to Laguna County Sanitation District (LCSD) and modification to the LCSD sphere of influence boundary is proposed for treatment of project wastewater. The parcel's eastern property line abuts the existing LCSD boundaries and, as the crow flies, the proposed development area is approximately 2,000 ft from the LCSD treatment facilities. However, the sewer line extension route is designed to minimize disturbance, primarily following existing agricultural roads on both sides of Highway 1. This results in a length of approximately 4,500 ft. The sewer line extension will run from the housing area, down (and within) the existing access drive and will include a lift station within the existing paved access drive, just south of the Highway 1 right-of-way. After crossing Highway 1, the private force main sewer line will run eastward, parallel to Highway 1 within an

existing dirt farm road, then turn north within the agricultural field, to run along an existing agricultural drainage ditch to Dutard Road. At Dutard Road, the sewer line will continue east toward LCSD. The sewer line will be directionally drilled under Orcutt Creek to the LCSD facility for treatment and only water will be used for drilling fluid purposes. The sewer lift station will be privately maintained by the owner.

A domestic water system is proposed under a companion CUP to serve the farm labor camp using a new private, onsite water well. Environmental Health Services has determined that an older existing onsite well is expected to meet minimum water quality or quantity requirements. However, the applicant is developing a new water well onsite. The new well is expected to have the capacity to meet more than minimum water quality/quantity requirements. Access will continue to be provided by a driveway on the south side of Highway 1. The property is enrolled in the County's Agricultural Preserve program, under contract #81-AP-013A.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

MITIGATION MEASURES FROM MND (16NGD-00000-00005)

3. **(MM AES-1) Lighting.** The Owner/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 minimum light intensity necessary for safety purposes shall be used. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for Permit Compliance staff 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:** P&D shall review a Lighting Plan for compliance with this measure prior to zoning clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. (MM AES-1)

4. **(MM AES-2) Landscp-01 Landscape and Irrigation Plan.** The Owner/Applicant shall have a licensed landscape professional prepare a Landscape and Irrigation Plan designed with plantings of sufficient height, quantities, and locations to provide substantial screening of the project's proposed structural development and lighting. The landscape plan is not required to completely screen the project development, but to provide partial screening sufficient to break up the massing of the structural development, particularly as viewed from Highway.

PLAN REQUIREMENTS: The plan shall include the following:

- a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
- b. An agreement by the Owner to maintain required landscaping for the life of the project.
- c. Securities posted by the Owner for three year maintenance per requirements in the Performance Securities condition.
- d. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species and shall comply with the requirements of the State Mandated Water Efficiency Landscape Ordinance.
- e. Non-native species which are invasive shall be prohibited in the landscape plan.
- f. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.

TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review and approval prior to zoning clearance for structural development, (2) enter into an agreement with the County to install required landscaping before Final Building

Inspection Clearance and water-conserving irrigation systems and maintain required landscaping for the life of the project, and 3) Post a performance security to ensure plantings have been installed and maintained for three years.

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. The Owner/Applicant 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. (MM AES-2)

5. **Aest-06 Building Materials.** Building materials and colors, which are compatible and blend in with surrounding terrain (primarily earth-tones and non-reflective paints) shall be used on exterior surfaces of all new structures (including roofs), water tanks and fences. **PLAN REQUIREMENT:** Materials shall be denoted on building plans. **TIMING:** Structures shall be painted prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance. (MM AES-3)

6. **(BIO-2) Special-02 General Wildlife Best Management Practices.** The following measures are required and are designed to avoid impacts to wildlife including special status wildlife species:
 - a. No pets shall be allowed on-site during construction.
 - b. All trash that may attract predators must be properly contained and removed from the work site at project completion or more frequently if directed.
 - c. Access routes, staging, and construction areas shall be limited to the minimum area necessary to achieve the project goal.
 - d. Grading and trenching activities shall occur between April 15th and November 1st, unless P&D determines that such activities can occur due to lack of existing ponding, wet soil conditions and confidence that no rainfall will occur within the short-term period proposed for a grading or trenching activity.
 - e. A speed limit of 10 mph or less shall be in effect during the project operational phase.

- f. Water shall not be impounded in a manner that may attract California red-legged frog and California tiger salamander during construction.
- g. Construction shall be restricted to daylight hours to the extent feasible.

PLAN REQUIREMENTS: The Owner/Applicant shall note this condition on applicable project plans (e.g., grading, construction, erosion control etc.) and signage at the construction area entrance shall be used to facilitate compliance (additional signage may be required if needed for compliance). **TIMING:** The Owner/Applicant shall inform and ensure construction workers are aware of the above measures and ensure compliance during grading and construction activities until construction is completed and receives final sign-off. In addition, prior to zoning clearance for activities involving earthwork, the Owner/Applicant shall fund a County approved/County-contracted biological monitor to be onsite throughout all earthwork activities (grading, trenching, etc.). The biological monitor shall also site inspect during construction activities. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species and that appropriate measures are implemented per the USFWS approved HCP, as applicable.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) during site inspections, through photo-documentation or other method acceptable to P&D compliance with these measures. (MM Bio-2)

- 7. **(MM BIO-1) Special-01 Invasive Weed Prevention.** All efforts shall be made to avoid the spread or introduction of invasive weeds during implementation of the proposed project. Appropriate best management practices that are intended and designed to curtail the spread of invasive plant species shall be implemented during construction. These include, but are not limited to, the following:
 - a. To avoid the spread of invasive species, all soil excavated for the proposed sewer line will be re-deposited into the trench made during sewer line installation.
 - b. Any soils that are exported from the site shall be disposed of at a designated landfill.
 - c. All erosion control materials including straw bales, straw wattles, or mulch used on-site shall be free of invasive species seed.
 - d. All landscaped material used on-site shall be free of invasive weed species seed.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate this requirement into applicable project plans (e.g., grading, landscape, erosion control etc.), which shall be reviewed by a landscape architect or arborist to confirm no invasive species. **TIMING:** Applicant shall implement sewer line installation, erosion control and landscape installation according to plans during site development. **MONITORING:** Applicant shall submit confirmation (in writing) of landscape architect or arborist review of applicable plans prior to zoning clearance for the project and Permit Compliance shall monitor during construction. (MM Bio-1)

8. **(MM BIO-3) Exclusionary Fencing.** During construction, the project site shall be surrounded by a solid temporary exclusion fence acceptable to P&D (such as silt fence) that shall be buried into the ground at least six inches and extend at least three feet above the ground to exclude California tiger salamanders (CTS) from the project site. Plastic monofilament netting or other similar material will not be implemented. The fencing shall be located at the perimeter of the limits of disturbance around the guest worker housing area, as well as the driveway improvements and sewer line installation work areas. The fencing shall not be located beyond the designated boundaries of the approved development areas, including appropriate protective fencing around sewer line /lift-station near Highway 1. The fencing shall be installed during the dry season prior to rain events that may stimulate movement of CTS. The fence shall be inspected daily to assure that it is functioning properly to exclude CTS from the work area. The fence shall remain in place throughout construction. The above fencing requirements may be modified subject to consultation with California Department of Fish and Wildlife or United States Fish and Wildlife Service direction (e.g., based on a Habitat Conservation Plan). **PLAN REQUIREMENTS:** The Owner/Applicant shall note this condition on applicable project plans (e.g., grading, construction, erosion control etc.) and the fencing shall be graphically depicted on the plans. In addition, prior to zoning clearance for activities involving earthwork, the Owner/Applicant shall fund a County approved/County-contracted biological monitor to be onsite throughout all earthwork activities (grading, trenching, etc.). The biological monitor shall also site inspect during construction activities. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species and that appropriate measures are implemented per the USFWS approved HCP, as applicable. **TIMING:** The Owner/Applicant shall ensure fencing is installed per condition requirements before initiating grading/construction (photo-documentation) and until project construction activities are completed and receive final sign-off. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that all exclusionary fencing requirements are in place as required throughout grading and construction. (MM Bio-3)

9. **(MM BIO-4) Special 04-Nesting Birds Preconstruction Surveys.** For construction activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 30 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high-visibility flagging or fencing acceptable to P&D, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails. **PLAN REQUIREMENTS and TIMING:** The Owner/Applicant shall submit survey(s) and identification of buffer areas, if determined necessary (on plans and marked in field) for P&D review and approval prior to zoning clearance. Any required flagging/fencing shall remain in place until applicable construction activities are complete. In addition, prior to zoning clearance for activities involving earthwork, the Owner/Applicant shall fund a County approved/County-contracted biological monitor to be onsite throughout all earthwork activities (grading, trenching, etc.). The biological monitor shall also site inspect during construction activities. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species and that appropriate measures are implemented per the USFWS approved HCP, as applicable. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that any necessary buffer areas are protected (flagging/fencing acceptable to P&D) before initiation of grading/construction through project completion/final sign-off. (MM Bio-4)

10. **(MM CUL-1) Stop Work at Encounter.** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. Plan Requirements/Timing: This condition shall be printed on all building and grading plans. **MONITORING:** P&D shall check plans prior to zoning clearance and shall spot check in the field. (MM Cul-1)

11. **(MM GEO-1) WatConv-01 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/ Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading 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 (<http://sbcountyp Planning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D shall perform site inspections throughout the construction phase. (MM Geo-1)

12. **(MM NSE-1) Noise-2 Construction Hours.** Following occupancy of the first phase of project development, the Owner /Applicant, including all contractors and subcontractors shall limit loud construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints. (MM NSE 1)

13. **(MM PS-1) SolidW-01 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:** Plan shall include but not limited to:
- a. Construction Source Reduction:
 - i. A description of how fill will be used on the construction site, instead of landfilling,
 - ii. A program to purchase materials that have recycled content for project construction.
 - b. Construction Solid Waste Reduction:
 - i. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
 - c. Operation Solid Waste Reduction Examples:
 - i. Specify sufficient space and bins for storage of recyclable materials within the project site.
 - ii. Participate in the available curbside recycling program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP before zoning clearance for grading or construction, (2) include the recycling area(s) and curbside pick-up 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/Permittee 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. (MM PS-1)

14. **(MM PS-2) Solid Waste-03 Construction Site.** The Owner/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. (MM PS-2)

15. **(MM WAT-5) WatConv-06 Basin.** The Owner/Applicant shall provide a detention basin onsite, consistent with requirements identified in the Flood Control District condition letter dated January 21, 2016 and Project Clean Water condition letter dated May 23, 2016 (both letters included in Attachment 2).

PLAN REQUIREMENTS: The Owner/Applicant shall include the detention basin in the Erosion and Sediment Control Plan (ESCP). The location and design parameters of the detention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the Owner/Applicant. Long term maintenance requirements shall be specified in a maintenance program for the basin approved by Flood Control. **TIMING:** Detention basin shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to Final Building Inspection Clearance. **MONITORING:** County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Installation and maintenance shall comply with the afore-mentioned Flood Control and Project Clean Water condition letters.

Residual Impacts: With incorporation of the mitigation measures identified above and in section 4.8 (Geology), impacts would be reduced to less than significant levels.

16. **(MM PS-3)** Compliance with Environmental Health Services condition letter, dated February 8, 2016 (included at the end of these conditions of approval).
17. **(MM PS-4)** Compliance with Laguna County Sanitation District condition letter, dated June 10, 2015 (included at the end of these conditions of approval).
18. **(MM WAT-3)** Compliance with Flood Control District condition letter, dated January 21, 2016 (included at the end of these conditions of approval).

19. **(MM WAT-4)** Compliance with revised Project Clean Water condition letter, including Storm Water Control Plan requirement, dated May 23, 2016 (included at the end of these conditions of approval.

20. **(MM REC-1) Special REC-1:** The project plans shall incorporate some form(s) of recreational amenities onsite for the temporary worker/residents. This may include but not be limited to informal game courts (basketball, volleyball, handball, bocce, etc.), exercise stations (pull up bars, etc.), shaded outdoor tables, conversion of existing agricultural storage buildings to indoor lounging areas with television and Wi-Fi, and/or similar amenities, subject to P&D approval. **PLAN REQUIREMENTS AND TIMING:** Amenities shall be shown on project plans before zoning clearance and shall be installed before Final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall demonstrate and Building Inspector shall confirm that amenities are installed prior to Final Building Inspection. (MM REC-1)

21. **Wat-2 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 (frequency shall be approved by P&D prior to zoning clearance). The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.
PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all zoning clearance plans, 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. (MM WAT-2)

22. **Wat-1 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 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 (MM WAT-1)

PROJECT SPECIFIC CONDITIONS

23. **WatCons-03 Water Conservation in Landscaping.** The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of zoning clearance, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a Water Efficient Landscape Ordinance Supplemental application, as appropriate to the size of the landscape area. **TIMING:** The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to issuance of zoning clearance. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance. **MONITORING:** Permit Compliance shall check in the field prior to Final Building Inspection Clearance. **PLAN REQUIREMENTS:** The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.
24. **Special – Bus Parking:** : Prior to zoning clearance, applicable plans shall be revised to identify adequate parking area for a minimum of 5 buses near the existing greenhouses and outside of the Fire Department required access road width to ensure access for emergency vehicles at all times. The plans shall be submitted to P&D and Fire Department for review and approval before zoning clearance.
25. **County Contracted Biological Monitor:** Prior to zoning clearance for activities involving earthwork, the Owner/Applicant shall fund a County approved and County-contracted biological monitor to be onsite throughout all earthwork activities (grading, trenching, etc.). The biological monitor shall also site inspect during construction activities. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species and that appropriate measures are implemented per the USFWS approved HCP, as applicable.

26. **Special- Threatened/Endangered Species Approvals:** The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS), including, if required, an Incidental Take Permit and/or Habitat Conservation Plan for the California tiger salamander, red-legged frog, and/or Western spadefoot toad, or a Streambed Alteration Agreement prior to Zoning Clearance. **TIMING:** Permittee shall provide to P&D copies of approvals obtained from CDFW and USFWS prior to issuance of Zoning Clearance. **MONITORING:** Permittee shall provide to P&D copies of approvals from CDFW and/or USFWS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance.
27. **Special-LAFCO Approvals:** LAFCO approvals to amend the Laguna County Sanitation District (LCSD) “Sphere of Influence” and to annex the project site to the LCSD shall be in effect prior to zoning clearance.
28. **Special- Unpermitted Development: As-Built Land Use Permit Required.** An as-built Land Use Permit for the unpermitted smaller greenhouse shall be approved prior to zoning clearance for the farm labor housing project. In the event that a Land Use Permit is not approved by the County, the greenhouse shall be removed in a manner determined by the County to remedy this zoning violation.
29. **Adequate Parking:** If, in the future, there is insufficient parking onsite to accommodate all property parking demand, onsite parking shall be prioritized for vehicles directly related to the farm labor housing project, including deliveries, buses/vans for transporting the worker residents, maintenance/cleaning staff, visitors of temporary residents, etc. Vehicles shall be not be parked adjacent to the bunkhouse structures. The storage of other equipment and vehicles onsite shall be relocated off-site as identified in the project description, to the Bonipak headquarters at 1850 Stowell Road, if there is not sufficient space to park vehicles associated with the farm labor housing onsite. One year following occupancy of the third phase of the project, P&D Compliance staff shall perform a site visit to confirm adequacy of onsite parking and determine whether vehicles (including farm equipment) must be relocated to the Bonipak Stowell Road site to allow all farm labor housing project related vehicles to park in the approved designated parking spaces for the project.
30. **Special – Sewer Capacity Limits:** Consistent with the project description, the sewer line has been designed and shall be sized in the approved plans to accommodate the project wastewater volumes - no more. Further, the privately operated sewer lift station near Highway 1 shall be restricted to service only wastewater generated by the project.

31. **Applicable Housing Standards:** In addition to local requirements, project housing must meet applicable federal and state requirements. The construction level plans will be reviewed by Building & Safety for compliance with all applicable standards before zoning clearance and building permit issuance.

COUNTY RULES AND REGULATIONS

32. **Rules-01 Effective Date-Not Appealable to CCC.** This Conditional Use Permit shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. LUDC §35.82.020
33. **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.
34. **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.
35. **Rules-07 Conformance.** No permits for development, including grading, shall be issued except in conformance with the approved Conditional Use Permit plans. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved Conditional Use Permit plans marked Exhibits A-X dated June 1, 2016.
36. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the County LUDC.

37. **Rules-12 CUP Expiration.** The Owner/Applicant shall obtain the required Zoning Clearance for Phase I within the 18 months following the effective date of this Conditional Use Permit. If the required Zoning clearance is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.84.030 of the County Land Use and Development Code, and an application for an extension has not been submitted to the Planning and Development Department, then the Conditional Use Permit shall be considered void and of no further effect. Upon completion of Phase I, the applicant shall be entitled to develop Phases 2 and 3, subject to all conditions of approval, including but not limited to demonstration of need for additional housing.
38. **Rules-17 CUP-Void.** This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.82.060.G.4 of the County Land Use and Development Code. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit. [LUDC §35.82.060 & §35.84.060].
39. **Rules-21 CUP Revisions-Change of Use.** Any change of use in the proposed structures shall be subject to appropriate environmental analysis and review by the County including Building Code compliance.
40. **Rules-22 Leased Facilities.** The Operator and Owner are responsible for complying with all conditions of approval contained in this Conditional Use Permit. Any zoning violations concerning the installation, operation, and/or abandonment of the facility are the responsibility of the Owner and the Operator.
41. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

42. **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 \$37,084.50 (June 1, 2016). This is based on a project size of 49,446 at \$0.75/square feet. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

43. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
 - a. Air Pollution Control District dated March 10, 2016;
 - b. Fire Department dated July 27, 2015;
 - c. Environmental Health Services Division dated February 8, 2016;
 - d. Laguna County Sanitation District letter dated June 10, 2015
 - e. Flood Control Water Agency dated January 21, 2016;
 - f. Project Clean Water dated May 23, 2016
 - g. Building & Safety dated May 12, 2016

44. **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.

45. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
 - a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 - b. Sign a separate Agreement to Pay for compliance monitoring costs and remit a security deposit prior to approval of Zoning Clearance as authorized by ordinance and fee schedules. Compliance monitoring costs will be invoiced monthly and may include costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess

- damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute. Monthly invoices shall be paid by the due date noted on the invoice;
- c. Note the following on each page of grading and building plans “This project is subject to Mitigation/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 Negative Declaration 16NGD-00000-00005;
 - d. 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.
46. **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 all site rules, restrictions, and Conditions of Approval and submit a copy of notice to P&D compliance monitoring staff.
47. **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.
48. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant request a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

49. The applicant will obtain and maintain, for as long as the farm labor camp housing is operated, required state and federal permit(s), including those required as part of the federal H-2A Temporary Agricultural Worker program.

ATTACHMENT B-1

Departmental Letters

- **Air Pollution Control District, dated 3/10/16**
- **Fire Department, dated 7/27/15**
- **Environmental Health Services, dated 2/8/16**
- **Laguna County Sanitation District, dated 6/10/15**
- **Flood Control District, dated 1/21/16**
- **Project Clean Water, dated 5/23/16**
- **Building & Safety, dated 5/12/16**



Santa Barbara County
Air Pollution Control District

March 10, 2016

Natasha Campbell
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Re: APCD Comments on Curletti Farm Employee Housing, 15CUP-00000-00011

Dear Ms. Campbell:

The Air Pollution Control District (APCD) has reviewed the referenced project, which consists of the proposed construction of up to 30 residential manufactured home units each approximately 1,443 square feet (sf) that would house up to 20 employees each and be constructed in three phases. Each phase will include construction of 10 residential units and a 2,052 sf common unit structure that will house laundry and kitchen facilities. Grading will consist of 3,119 cubic yards (cy) cut and 3,853 cy fill. The subject property, a 398.42-acre parcel zoned AG-II-100 and identified in the Assessor Parcel Map Book as APN 113-240-009, is located at 3650 Highway 1 in the unincorporated area of Santa Maria.

Please note that if the project proposes an emergency generator then it may be subject to APCD permitting requirements (see suggested condition 5 and 6 below).

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the 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.ourair.org/wp-content/uploads/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. All portable diesel-fired construction engines rated at 50 bhp 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.

Aeron Arlin Genet • Air Pollution Control Officer
260 North San Antonio Road, Suite A • Santa Barbara, CA • 93110 • 805.961.8800
OurAir.org • twitter.com/OurAirSBC

5. Prior to building permit issuance, APCD Authority to Construct permits must be obtained for all equipment that requires an APCD permit. Proof of receipt of the required APCD permits shall be submitted by the applicant to planning staff. 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.
6. 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.
7. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.
8. 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.ourair.org/wp-content/uploads/rule360.pdf 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).
9. 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)
 - 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)

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 NightingaleK@sbcapcd.org.

Sincerely,



Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: David Swenk, Urban Planning Concepts, Inc.
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.

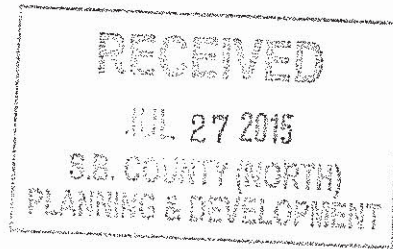
The following measures are recommended:

- 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.

Memorandum



DATE: July 27, 2015

TO: Ryan Cooksey
Planning and Development
Santa Barbara

FROM: Fred Tan, Captain
Fire Department

SUBJECT: APN: 113-240-009; Permit: 15CUP-00011
Site: 3650 HWY 1, Santa Maria
Project: Conditional Use Permit - Curletti Farm Labor Camp

RECEIVED

JUL 31 2015

S.B. COUNTY
PLANNING & DEVELOPMENT

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

NO CONDITIONS FOR CONDITIONAL USE PERMIT

The Fire Prevention Division must be notified of any changes to the project proposal. Further intensification of use or change in the project description may cause conditions to be imposed.

THE FOLLOWING CONDITIONS ARE ADVISORY ONLY AT THIS TIME

We submit the following requirements with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

1. Prior to vertical construction, access inspection shall be signed off by the fire department.
2. Access plans shall be approved by the fire department prior to any work being undertaken.
 - All access ways shall be installed, made serviceable and maintained for the life of the project.
 - Driveway shall have a minimum width of 16 feet.
 - Fire department turnouts shall be installed as required
 - Surface shall be all-weather or paved.
 - Dead-end access exceeding 150 feet shall terminate with a fire department approved turnaround.
 - A minimum of 13 feet, 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.
3. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.

4. New fire hydrant(s) shall be installed, number to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per fire department specifications and shall flow 500 gallons per minute at a 20 psi residual pressure.
 - Residential fire hydrant(s) shall consist of one 4-inch outlet and one 2-1/2-inch outlets.
 - 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.
5. 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.
6. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
7. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - 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.
8. Recorded addressing for the residences(s) / building(s) is required by the fire department.*
9. Address numbers shall be a minimum height of 4 inches.
 - Address number location(s) shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.

- If the driveway is over 150 feet in length or the building is obstructed from view at the access road / driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.

10. Access way entrance gates shall conform to fire department requirements.
11. When access ways are gated, a fire department approved locking system shall be installed. Reference Santa Barbara County Development Standard #7.*
12. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space.

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

Residential-Other Residential Housing \$0.75 per square ft

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

If you have questions or need clarification of the condition contained in this letter, please contact me, 805-681-5528 or 805-681-5523.

FT:mkb



c Maria Utilities, 2065 E. Main St, Santa Maria 93454

PUBLIC Health



DEPARTMENT

Environmental Health Services

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

Takashi M. Wada, MD, MPH *Director*
Suzanne Jacobson, CPA *Chief Financial Officer*
Susan Klein-Rothschild, MSW *Deputy Director*
Angela Gonzalez, MHA *Deputy Director*
Polly Baldwin, MD, MPH *Medical Director*
Charity Dean, MD, MPH *Health Officer*

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

Lawrence Fay *Director of Environmental Health*

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

FROM: Paul Jenzen
Environmental Health Services

DATE: February 8, 2016

SUBJECT: Case No. 15CUP-00000-00011/16CUP-00000-00003 Orcutt Area

Applicant: Robert Patrick Ferini
1850 W. Stowell Road
Santa Maria, CA. 93458

Property Location: Assessor's Parcel No. 113-240-009, zoned AG-II-100, located at
3650 Highway 1.

Case No. 15CUP-00000-00011/16CUP-00000-00003 represents a request to construct a farm labor camp. The farm labor camp would consist of 30 bunk houses each containing sleeping quarters and bathing facilities for 20 laborers. Additionally there will be 3 common area structures which will be utilized for cooking and laundry facilities.

Domestic water supply is proposed to be provided by a private "community" water system. Due to the number of occupants of the labor camp as well as their duration of occupancy a Domestic Water Supply Permit will be required as part of the project. The applicant has provided information regarding an existing well located at the project site. This information indicates that the water at the site could be utilized for domestic use. However, the applicant has applied for a permit to construct a new well with potentially a much higher delivery volume to serve the additional demand. This proposed well will need to be constructed and included in the Domestic Water Supply Permit.

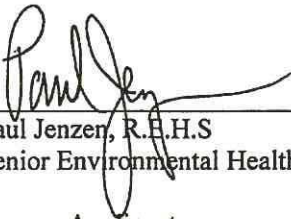
Sewage disposal is proposed to be provided by the Laguna County Sanitation District. The applicant has proposed connecting to the Laguna County Sanitation District which has a main located across Highway 1 on an adjacent parcel. The subject property will need to be annexed into the district and a "can and will serve" letter provided prior to issuance of zoning clearance.

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

1. Prior to Issuance of Zoning Clearance, Environmental Health Services shall approve written notice from the Laguna County Sanitation District indicating that said sanitary district can and will provide municipal sewage collection and disposal upon demand and without exception and that all financial

arrangements guaranteeing extension of services have been made by the applicant to the satisfaction of the sanitary district.

2. Prior to Issuance of Zoning Clearance, the project site shall be annexed to the Laguna County Sanitation District.
3. Prior to Issuance of Zoning Clearance, a completed application for a **Domestic Water Supply Permit** shall be reviewed and approved by Environmental Health Services. The application shall include final detailed engineering plans and specifications for the proposed water supply system to serve the project.
4. Prior to Issuance of Zoning Clearance, the water source(s) which are required in order to complete a suitable system design, must be constructed in accordance with the provisions of the State Waterworks Standards noted in Chapter 16 in Title 22 of the California Code of Regulations.
5. Prior to Occupancy, the approved domestic water supply system shall be installed, constructed and fully operational.
6. Prior to Issuance of a Building Permit, the owner of the proposed water system shall be in possession of a valid Domestic Water Supply Permit pursuant to Health and Safety Code Section 4010 et seq.
7. Prior to Occupancy, a potability clearance must be obtained from this department stating in writing that the system is capable of delivering potable water.
8. 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 Jenzer, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
Agent, David Swenk, Rural Planning Services, 2624 Airpark Drive, Santa Maria, CA. 93458
Martin Wilder, Laguna County Sanitation District
Mark Matson, Planning & Development Department, Building Division, Santa Maria
Norman Fujimoto, Environmental Health Services
Deanna Talerico, Environmental Health Services
Louise Harding, Environmental Health Services

LU-5246

LAGUNA COUNTY SANITATION DISTRICT
SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\739-8750 FAX 805\739-8753

June 10, 2015

David Swenk, Senior Planner
Urban Planning Concepts, Inc.
2624 Airpark Drive
Santa Maria, CA 93455

Re: Curletti Farm Labor Housing Project on APN 113-240-009

Dear David:

Thank you for the conceptual sewer plan submittal dated May 18, 2015 (transmittal May 21, 2015) requesting a Can and Will Serve letter from Laguna County Sanitation District. It is understood that the proposed farm housing project would transfer wastewater to district facilities via a private gravity and force main system to a point in Dutard Road where the pipeline would resume gravity flow and convert to a public line. The public line in Dutard Road would extend to the location of the district's proposed headworks structure as related to a proposed plant upgrade. For permitting and inspection purposes, the private facilities would fall under jurisdiction of the County Building & Safety Division, while the public section would fall under jurisdiction of the Laguna County Sanitation District. Work in Dutard Road would require an encroachment permit from the Public Works Department-Transportation Division encroachment permitting office.

Regarding the private sewer system, the lift station needs to be designed to accommodate current operational practices pursuant to the *California Plumbing Code*. At minimum, the system would include a dual pump (lead/lag) system, a backup power supply, and an alarm system. A contract with an appropriate vendor (i.e., plumbing contractor or private water/wastewater system operator) would also be needed. In addition, please be aware that sewer systems 1 mile or greater must enrolled with the State Water Resources Control Board's Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (Order No. 2006-0003-DWQ). A final design addressing these considerations would be submitted prior to issuance of a permit for service from Laguna County Sanitation District.

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

1. APN 103-240-009 is not located within the boundaries of the Laguna County Sanitation District. Annexation to the district is required to provide services.

AA/EEO Employer

Scott McGolpin, Director Mark A. Schleich, Deputy Director Martin J. Wilder, District Manager
www.countyofsb.org/pwd

2. The project will not cause effluent produced by the District's reclamation plant to exceed permit limits. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in Sections 29-25 through 29-27.1 of the County Code. Please note this includes a prohibition on the use of salt load water softeners and the requirement to install sewage backwater valves. In addition, a grease trap or interceptor may be required for kitchen facilities.
3. The District has adequate treatment and disposal capabilities to serve the project.
4. The existing public sewer collection system has adequate capacity to serve the project. This project involves the construction of offsite sewer improvements. Final design plans showing the connection to the existing sewer system will be required. See District design standards for additional information at:

<http://cosb.countyofsb.org/uploadedFiles/pwd/RRWMD/Final%20LCSD%20sewer%20s peccs.pdf>

Permits for Service and a Can-and-Will Serve letter will be issued indicating that the project can be served upon demand and without exception and that all financial arrangements have been made to the satisfaction of the District when final public improvements plans are signed, all applicable easements or rights have been established and when the applicable fees (plan check, and inspection) have been paid. Plan check fees are based on the current (prior to July 1, 2015) rate ordinance are as follows:

Annexation processing fee:	\$500.00
Plan check:	\$500.00
Permit fee:	\$100.00
<u>Public sewer main inspection and testing</u>	<u>\$1,000.00*</u>
Total due at this time:	\$2,100.00

*Assumed cost since it is based on the length of proposed public sewer line, which is not identified in the preliminary plans.

Connection fees are based on the number of proposed drainage fixture units and are due at occupancy. Please see the current ordinance included.

Sincerely,

Martin Wilder

Martin Wilder, P.E.

Laguna County Sanitation District Manager

Copy: Jeremy Chaja
Eric Pearson, Transportation-Construction & Encroachment
Kim Probert, Planning & Development
Mark Matson, Building & Safety
Paul Jenzen, Environmental Health Services
John Smith, Tartaglia Engineering
File: APN 113-240-009

ORDINANCE NO. 4889

AN ORDINANCE AMENDING ORDINANCE NO. 3130 ADOPTED NOVEMBER 19, 1979, WHICH ESTABLISHED SERVICE CHARGES, CONNECTION CHARGES, AND OTHER RULES AND REGULATIONS FOR THE LAGUNA COUNTY SANITATION DISTRICT, AS AMENDED BY ORDINANCE NO. 4865 ADOPTED JULY 2, 2013. THIS AMENDING ORDINANCE CHANGES THE ANNUAL SERVICE CHARGE AND CONNECTION FEE FOR SINGLE FAMILY AND DUPLEX DWELLING UNITS, APARTMENTS, CONDOMINIUMS, TRAILER SPACES, MOBILE HOMES AND NON-RESIDENTIAL DEVELOPMENT. THIS AMENDING ORDINANCE ALSO CHANGES THE DUTARD-SOLOMON AND BRADLEY-SOLOMON TRUNK LINE FEES.

The Board of Supervisors of the County of Santa Barbara acting as the ex-officio Board of Directors of the Laguna County Sanitation District does ordain as follows:

Sec. 2014-1.

Section 1 of Article I of Ordinance No. 4142, as amended by Ordinance No. 4865, is amended to read as follows:

Section 1.

- c. The Dutard-Solomon Trunk Sewer Fee for all residential dwelling units in such area is \$951 for each dwelling. The Dutard-Solomon Trunk Sewer Fee for commercial buildings, hotels, motels, schools, and institutions in such area is \$951 for each equivalent residential unit (RUE) as determined for each commercial development based on the method shown on Exhibit A.
- d. The Bradley-Solomon Trunk Sewer Fee for all residential dwelling units in such area is \$2,198 for each dwelling. The Bradley-Solomon Trunk Sewer Fee for commercial buildings, hotels, motels, schools, and institutions in such area is \$2,198 for each equivalent residential unit (RUE) as determined for each commercial development based on the method shown on Exhibit A.

Sec. 2014-2.

Section 2 of Article I of Ordinance No. 3130, as amended by Ordinance No. 4865, is amended to read as follows:

Section 2.

The service charge for each single family dwelling and duplex dwelling unit is \$813.04 per fiscal year. For new dwellings, service charges will be paid prior to occupancy approval from the date of occupancy clearance through the end of the fiscal year. Thereafter, service charges will be collected on the tax roll.

Sec. 2014-3.

Section 3 of Article I of Ordinance No. 3130 as amended by Ordinance No. 4865 is amended to read as follows:

Section 3.

The service charge for each apartment, condominium, trailer space or mobile home dwelling unit is \$731.73 per fiscal year. For new multiple family residential dwellings, service charges will be paid prior to occupancy approval from the date of occupancy clearance through the end of the fiscal year. Thereafter, service charges will be collected on the tax roll.

Sec. 2014-4.

Section 4 of Article I of Ordinance No. 3130, as amended by Ordinance 4865 is amended to read as follows:

Section 4.

- a. The service charge for schools, public and private, is \$42.43 per capita per year, to be computed on the basis of a total person count of students plus teaching, administrative and maintenance staff personnel.
- b. The service charge for all commercial facilities shall be dependent on five-day biochemical oxygen demand and suspended solids loading per commercial facility type in addition to flow volume. The minimum commercial service charge is \$731.00 per fiscal year. For new commercial facilities, service charges will be paid prior to occupancy approval from the date of occupancy clearance through the end of the fiscal year. Thereafter, service charges will be collected on the tax roll.

Sec. 2014-5.

Section 2 of Article II of Ordinance No. 3130, as amended by Ordinance 4865, is amended to read as follows:

Section 2.

The connection charge for each apartment, condominium, trailer space or mobile home dwelling unit is \$6,034.

Sec. 2014-6.

Section 3 of Article II of Ordinance No. 3130, as amended by Ordinance No 4865, is amended to read as follows:

Section 3.

- a. The connection charge for each single family and duplex dwelling unit is \$6,704.

Sec. 2014-7.

Section 4 of Article II of Ordinance No. 3130, as amended by Ordinance No. 4865, is amended to read as follows:

Section 4.

- a. The connection charge for commercial buildings, hotels, motels, schools, and institutions is \$6,704 for each equivalent residential unit (RUE) as determined for each commercial development based on the method shown in Exhibit B.
- b. The connection charge established in this ordinance shall be adjusted annually on July 1 by the percent change in the Engineering News Record (ENR) Construction Costs Index for the City of Los Angeles from January of the previous year to January of the current year (not below 0%).
- c. Applicable plan check, permit, inspection, testing and annexation processing fees for sewer connections to District facilities shall be charged prior to District approval as shown below:
 1. Plan check and review fees for multiple parcel, commercial and industrial developments: Hourly staff rate with a \$500 minimum deposit.
 2. Permit fees per application: \$100.00.
 3. Inspection fees per connection: \$100.00.
 4. Inspection fees for industrial facilities per connection: \$150.00.
 5. Sewer line inspection and testing fees: \$200/100 feet.
 6. Annexation processing fees: Hourly staff rate with a \$500 minimum deposit.

Sec. 2014-8.

Section 2 of Article IV of Ordinance No. 3130 as amended by Ordinance No. 4865 is amended to read as follows:

Section 2.

For the purpose of the collection of the service charges on the tax roll, the service charges specified in Article I hereof shall become operative and effective commencing July 1, 2014, for the Fiscal Year 2014-2015 and shall continue in effect and be operative for each fiscal year thereafter.

Sec. 2014-9.

The foregoing charges shall be in effect during the 2014-2015 budget year.

Sec. 2014-10.

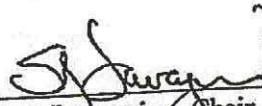
Except as herein amended, Ordinance No. 3130 as amended by Ordinance No. 4865, shall remain in full force and effect.

Sec. 2014-11

This Ordinance shall take effect and be in force THIRTY (30) days from the date of its passage; and before the expiration of FIFTEEN (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 Directors voting for and against the same, in the Santa Maria Times, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Directors of the Laguna County Sanitation District, County of Santa Barbara, State of California, this 17th day of June 2014, by the following vote:


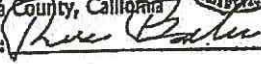
AYES: Supervisor Wolf, Supervisor Farr, Supervisor Adam, and Sup. Lavagnino
NOES: None
ABSTAIN: None
ABSENT: Supervisor Garbajal


Steve Lavagnino, Chair, Board of Directors,
Laguna County Sanitation District

Date: 6-17-14

ATTEST:
MONA MIYASATO
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

This is a true certified copy of the original document on file or of record in my office. It bears the seal and signature, imprinted in purple ink, of the Clerk of the Board of Supervisors.


Clerk of the Board, Santa Barbara County, California
Date 6-23-14 by Deputy: 

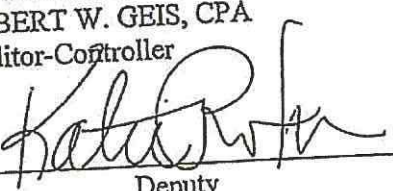


By 

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
County Counsel

By 
Deputy Counsel

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, CPA
Auditor-Controller

By 
Deputy

LAGUNA COUNTY SANITATION DISTRICT
Trunk Line Fee Schedule for FY 2014-2015

<u>User Classification</u>	<u>Dutard-Solomon</u>	<u>Bradley-Solomon</u>
Single Family Dwelling (SFD) Unit	\$951	\$2,198
Multiple Family Dwelling Unit	\$856	\$1,978
Commercial Development	Fee = SFD Fee × Total DFU/20	

Note: The trunk line fees for commercial and other non-residential development shall be determined by multiplying the fee for a single family residential unit by the number of residential unit equivalents (RUEs) of the proposed development. The RUEs shall be determined by dividing the total number drainage fixture units (DFUs) proposed in the commercial development (as referenced from the most recent adopted plumbing code) by the number of DFUs for a single family dwelling unit (20 DFU).

EXHIBIT B

LAGUNA COUNTY SANITATION DISTRICT
 Connection (Capacity Impact) Fee Schedule for FY 2014-2015

User Classification	Fee
Single Family Dwelling (SFD) Unit	\$6,704
Multiple Family Dwelling Unit	\$6,034
Commercial Development Fee =	
$SFD \text{ Fee} \times [(0.70 \times \text{Total DFU}/20) + (0.16 \times BOD_5/BOD_{5-SFD}) + (0.14 \times SS/SS_{SFD})]$	

Note: The connection (capacity impact) fees for commercial and other non-residential development shall be determined by multiplying the fee for a single family residential unit by the number of residential unit equivalents (RUEs) of the proposed development. The RUEs shall be determined by distributing 70% of the SFD fee to the ratio of the total number drainage fixture units (DFUs) proposed in the commercial development (as referenced from the most recent adopted plumbing code) to the number of DFUs for a single family dwelling unit (20 DFU), 16% of the SFD fee to the ratio of the BOD₅ of the proposed commercial development to the BOD₅ of a SFD, and 14% of the SFD fee to the ratio of SS of the proposed commercial development to the SS of a SFD. The BOD₅ and SS for the various user group categories shall be those given in the following table:

User Classification	BOD ₅ (mg/l)	SS (mg/l)
Single family dwelling	245	238
Multiple family dwelling	245	238
Retail	150	150
Beauty, barber, pet grooming	245	238
Lumber yards, nurseries, business services	100	210
Offices, financial institutions	100	100
Medical, dental, veterinary offices	245	238
Restaurants, fast food	1,000	600
Other food services (deli, beverage, yogurt)	230	230
Banquet facilities, patio dining	340	340
Bakeries	1,000	600
Common areas	245	238
Auto, transportation services	245	238
Car wash (non-recycle)	20	150
Car wash (recycle)	20	150
Dry cleaner without laundry	245	238
Laundromats	150	110
Meeting halls, theaters, entertainment	245	238
Bowling alleys	245	238
Golf course, country club, health club	340	340
Warehouse	245	238
Market, supermarket	300	300
Skilled nursing	250	100
Residential care	250	100
Hospitals	250	100
Hotels, motels	340	340
Churches	245	238
Schools with cafeteria, gym and showers	130	130
Schools with cafeteria, without gym and showers	130	100
Schools without cafeteria, with gym and showers	130	100
Schools without cafeteria, without gym and showers	130	100

BOD₅ is the 5-day biochemical oxygen demand loading.
 SS is the suspended solids loading.
 Other waste loading constituents and characteristics as deemed appropriate by the district manager may be used to determine the fee when a similar classification is not available.



Santa Barbara County Public Works Department
Flood Control & Water Agency

January 21, 2016

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

**Re: 15CUP-00000-00011; Curletti Farm Labor Camp
APN: 113-240-009; Santa Maria**

Dear Mr. Cooksey:

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/Prior to Final Zoning Clearance

- 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. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. 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. The design shall also ensure that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 25-year storm events.

G:\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2015\15CUP-00000-00011_Curletti Farm Employee Dwelling\Condition Letter\15CUP-00000-00011end.doc

Scott D. McGolpin
Public Works Director

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

Thomas D. Fayram
Deputy Public Works Director

EXHIBIT C

- 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 sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
 - g. 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).

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

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

Cc: David Swenk, 2624 Airpark Dr., Santa Maria, CA 93455
Tartaglia Engineering, 7360 El Camino Real, Ste E, Atascadero, CA 93423



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

May 23, 2016

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

Re: 15CUP-00000-00011 Curletti Employee Housing
3650 Hwy 1 Santa Maria CA
133-240-009

REVISED PROJECT CLEAN WATER CONDITION LETTER
Changes indicated through bold and strike-through

Dear Ms. Campbell,

This letter revises the letter of June 24th, 2016 because the applicant provided requested information for application completeness. 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 involves more than 10 units, more than 5,000 sf of parking, more than 25 stalls, and/or more than 1.0 acre of residential development (any one of these are Regulated Projects). See attached Standard Conditions. The following provisions apply to this application:

~~1. For application completeness, submit a Stormwater Control Plan that identifies how runoff is managed for the design storm (1.2"/24 hrs) using acceptable measures, such as bioretention, dispersal to landscaping or vegetated buffer. The information must show the Drainage Management Areas that contribute runoff, the areas which they drain to, and show either the Water Quality Flow Rate or the Water Quality Design Volume, as appropriate per stormwater control measure. Adequate space must be provided to meet the performance objectives. Areas composed of appropriately constructed permeable pavement including class II base, are considered to be self treating (i.e. IMP = 0) for purposes of this calculation.~~

~~It is recommended the Applicant follow the County of Santa Barbara Stormwater Technical Guide Stormwater Control Plan for a "Tier 2" project, or treatment only. The technical guide provides acceptable design parameters for stormwater treatment. The Stormwater Technical Guide is available at our website SBProjectCleanWater.org.~~

1. Prior to Final Map Recordation, issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever of these applicable actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and

approval the projects improvement plans, grading & drainage plans, landscape plans, and a final Stormwater Control Plan (one set).

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

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

2. Prior to Final Map Recordation, issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever of these applicable actions comes first, the owner must sign a maintenance agreement that includes the long-term maintenance plan. The maintenance agreement must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. The maintenance agreement with the County of Santa Barbara will be signed and notarized by the property owner. The maintenance plan will describe the location of all treatment measures, and define the frequency and methods of maintenance to assure ongoing performance. Maintenance records shall be retained by the responsible party for a minimum of five years.

3. Prior to issuance of Occupancy Clearance / Construction completion, 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 Drainage Improvement Certificate shall be signed and stamped by the engineer of record and submitted to the Water Resources Division. A set of As-Built plans or drawings in PDF format shall be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check deposit at the time the Stormwater Control Plan and associated plan sheets are submitted for review and approval. The plan check deposit of \$1,150 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, the applicant, and applicant's agents on an acceptable approach to meet the 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: Robert Patrick Ferini 1850 W. Stowell Rd Santa Maria CA 93458
David Swenk, Rural Planning Services 2624 Airpark Dr Santa Maria CA 93455
Tom Martinez, Martinez and Assoc 2624 Airpark Dr. Santa Maria CA 93455
John Smith, Tartaglia Engr 7360 El Camino Real Ste E Atascadero CA93423



County of Santa Barbara Planning and Development

Glenn S. Russell, Ph.D., Director

Dianne Black, Assistant Director

May 12, 2016
Natasha Campbell
Planning and Development
Review Division
Building and Safety Condition

RE: Curletti Farm Labor Housing Project on APN: 113-240-009

Please have the Applicant when appropriate submit to the Building and Safety Division for Review and approval for the Private Sewer Lift Station, lines and all associated development related to this system.

Regarding the Private Sewer System, the lift station needs to be designed to accommodate current operational practices pursuant to the California Plumbing Code. At minimum, the system would include a dual pump (lead/lag) system, a backup power supply, and an alarm system. A contract with an appropriate vendor (i.e. plumbing contractor or private water/wastewater system operator) would be needed. In addition, please be aware that sewer systems 1 mile or greater must enroll with the State Water Resources Control Board's Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (Order No. 2006-0003-DWQ). A final design addressing these considerations would be submitted prior issuance of a permit for service from Laguna County Sanitation District

The applicant can review Standards for Private lift station on the Laguna Sanitation Districts website.

Thank You
Tony Bohnett
SDRC Member
Building and Safety
805-568-3114

NOTICE OF DETERMINATION (NOD)

16-05

To: Office of Planning and Research
Street Address: 1400 Tenth Street, Room 121
Sacramento, CA 95814
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044

From: Planning and Development
County of Santa Barbara
Planning and Development
123 East Anapamu Street
Santa Barbara, CA 93101

2016 JUN 14 PM 3:08
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

XX County Clerk
County of Santa Barbara

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

15CUP-00000-00011/16CUP-00000-00003 Curletti Farm Labor Housing Project/Water System 16NGD-00000-00005

Project Number	Project Title	EIR or ND Number
2016031070	Anne Almy	(805) 568-2000
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

Project Applicant: Betteravia Properties, 1850 W. Stowell Road, Santa Maria, CA 93458

Project Location: 3650 Highway 1, west of Orcutt, approximately 1 mile west of Black Road, on the south side of Highway 1 in Santa Barbara County (APN 113-240-009).

Project Description:

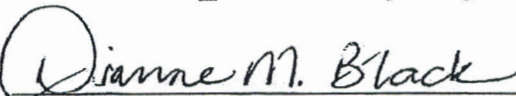
This is to advise that the County Planning Commission has approved the above described project on June 1, 2016 and has made the following determinations regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.
7. The project [did did not] require discretionary approval from a state agency.

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at the address below, as well as electronically at the link provided below:

sbcountyplanning.org

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455


Signature (Public Agency)

6/2/16
Date

Assistant Director
PC Secretary
Title

LANDOWNER CONSENT TO ANNEXATION PROPOSAL

July 20, 2016

LAFCO FILE No 16-05: Curletti Annexation to the Laguna County Sanitation District

As landowner of the property described below, I hereby consent to my/our property being included in the above referenced annexation proposal.

PROPERTY OWNER ADDRESS: 3650 Alcaway
Santa Maria, CA 93455

ASSESSORS PARCEL NO: 113-240-

LANDOWNER:



Signature

7/21/16

Date

RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA BARBARA
EX OFFICIO BOARD OF DIRECTORS OF THE
LAGUNA COUNTY SANITATION DISTRICT

INITIATING ANNEXATION OF TERRITORY) RESOLUTION NO. 16-135
TO THE LAGUNA COUNTY SANITATION)
DISTRICT REORGANIZATION OF)
APN 113-240-009)

WHEREAS, the Laguna County Sanitation District desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Directors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/ Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the Laguna County Sanitation District.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to provide wastewater collection services to the parcel by the Laguna County Sanitation District.
5. The proposal is consistent with the Spheres of Influence of the annexing districts.
- * 6. Consent is hereby given to the waiver of conducting authority proceedings. *

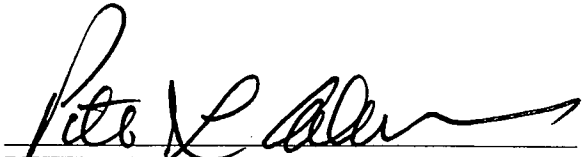
PASSED AND ADOPTED by the Board of Directors of the Laguna County Sanitation District,
County of Santa Barbara , State of California, this 7th day
of June, 2016, by the following votes:

AYES: Supervisor Carbajal, Wolf, Farr, Adam & Lavagnino

NOES: None


ABSENT: None

ABSTAIN: None



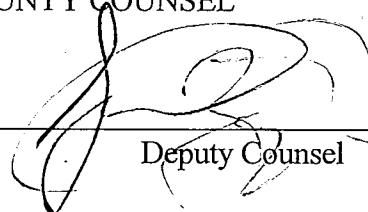
PETER ADAM
Chair, Board of Directors
Laguna County Sanitation District

ATTEST:
MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: 

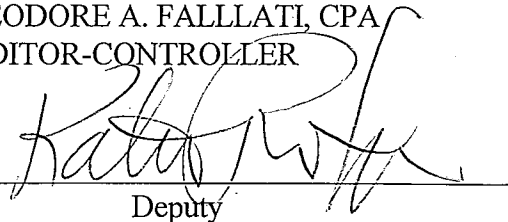
Deputy Clerk

APPROVED AS TO FORM:
MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: 

Deputy Counsel

APPROVED AS TO FORM:
THEODORE A. FALLLATI, CPA
AUDITOR-CONTROLLER

By: 

Deputy

LAFCO 16-20

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION
COMMISSION MAKING DETERMINATIONS AND APPROVING A SPHERE OF
INFLUENCE REVISION AND CURLETTI ANNEXATION TO THE LAGUNA COUNTY
SANITATION DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a) Find that the Commission has considered the Final Negative Declaration prepared by the County of Santa Barbara as Lead Agency under the California Environmental Quality Act, Public Resources Code § 21000 et seq., for the Curletti Farmworker Housing Project.
- b) Amend the Sphere of Influence for the Laguna County Sanitation District to include APN 113-240-009.
- c) Approve the proposal, known as the Curletti Annexation to the Laguna County Sanitation District, subject to certain terms and conditions, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- d) Find that all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e) Waive the conducting authority proceedings and complete the proceedings.

This resolution was adopted on August 5, 2016, and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: _____

Chair
Santa Barbara Local Agency
Formation Commission

ATTEST

Jacquelyne Alexander, Clerk
Santa Barbara Local Agency Formation Commission