

**SANTA BARBARA COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

**STANDARD CONDITIONS OF PROJECT PLAN APPROVAL**

1. Hydrologic studies shall be made of the entire watershed area contributing drainage to the project. Both calculations and clearly marked watershed maps shall be submitted at the plan check submittal for approval by the Flood Control Engineer. Contributing areas are based on natural contours or an accepted master drainage plan. Drainage quantities shall be derived from considerations of expected future development of the watershed, soil types, historical storm data, gradient of terrain, etc. These considerations must receive approval by the Flood Control Engineer. For most major channels, flow quantities may be supplied by the Flood Control Engineer if available. The Hydrologic studies shall provide pre-development and post development analysis for 5 through 100 year storm events. New development shall mitigate for increased runoff by directing drainage to an acceptable watercourse, improving downstream facilities, or by mitigating the increased runoff on-site at the discretion of the Flood Control Engineer.
2. Improvements may be required to intercept and convey off-site and on-site runoff through the project site to a District approved water course or drainage facility.
3. Watercourses shall be placed in closed conduits where the flow requires pipe diameter of 48 inches or less. Artificial water courses which convey runoff generated within the tract shall be in a closed conduit regardless of size.
4. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Minimum size for Storm Drains shall be 18 inches unless otherwise approved by the Flood Control Engineer.
5. Storm drains and drainage inlets in sump conditions shall be sized for a 100-year storm and shall provide positive overland escape.
6. Drainage inlets shall be designed and located in a manner which will assure adequate travel lanes with no more than 10 cfs conveyed per gutter, within the curbs, in a 10-year storm. A 25-year storm flows should be contained within the curbs; 100-year storm flows should be contained within the right-of-way or private street easement.
7. Development located within the limits of floodplain/floodway as shown on the current Federal Insurance Rate Maps (FIRM) may be required to process a FIRM map revision/amendment prior to land use clearance and/or recordation of a final map. Development within the floodplain/floodway as shown on the current FIRM maps shall meet all requirements in the County's Floodplain Management Ordinance No. 3898 and the County's Setback Ordinance No. 3095.

8. Grading and improvement plans for drainage improvements signed by a civil engineer shall include the following information:
  - a. The Design energy and hydraulic grade lines shall be on the Improvement or Underground Storm Drain profiles. Junction losses are to be calculated by a momentum analysis.
  - b. The 100-year Energy and Hydraulic Grade Line shall be shown on plans and profiles for open channel designs.
  - c. Hydraulic data shall be included on engineering plans for all drainage channel, pipes, etc. as required by the Flood Control Engineer.
  - d. Storm drain center lines and drainage inlet locations shall be identified on the Grading Plans.
  - e. Hydraulic/hydrologic studies shall be prepared and signed by the California Registered Engineer who signs the improvement plans. The use of District computer programs for designing drainage improvements and retention basins is encouraged.
9. Projects shall be designed with a clearly defined permanent overland escape path (preferably a street) for storm runoff. The escape path should be free of obstructions such as fencing, sound walls, etc. Downhill sump cul-de-sacs shall have an improved dedicated overland escape.
10. Pursuant to County Ordinance 3898, the lowest finish floor elevation of all new structures shall be at least 2 feet above the 100 year water surface elevation. Graded lot pads with slab on grade foundations shall be at least 1.5 feet above the 100-year water surface elevation, with finish floor 2' above 100 year elevation. Finish floor elevations may be increased if deemed necessary by the Flood Control Engineer. Finish floor elevations shall be higher than overland escape of adjacent streets, bridges and other obstructions.
11. Retention basins:

Retention basins are required by the District in the Orcutt/Santa Maria area to reduce peak runoff generated from the development site. Basins may be required in other areas of the County if downstream facilities are determined to be inadequate by the Flood Control Engineer. Basins shall be designed to meet the following standards:

  - a. Hydraulic Analysis: The hydraulic analysis of retention basins shall be performed by a Registered Civil Engineer using the Santa Barbara Urban Hydrograph Computer Program or District approved equivalent. The Santa Barbara Urban Hydrograph (SBUH) computer program is available from the District under a license agreement.
  - b. Volume: Retention Basins shall be sized to provide capacity for a 25 year storm event (minimum) and to meet the outflow requirements listed below. Generally, the minimum volume provided should not be less than .07 acre feet per acre for residential developments, or .10 acre feet per acre for commercial developments for sites that are 3 acres or less. Sites greater than 3 acres shall be designed with the SBUH computer

Retention Basins (cont.)

program. The volume capacity for retention basins may be increased as determined by the Flood Control Engineer based upon downstream conditions.

- c. Outflow Device: All retention basins are to be designed to be free draining. Inlet structures shall be located next to the outlet structure where feasible. Terminal basins (i.e. pumped basins) are not allowed. Outlet pipes shall be oversized (18 inch minimum) with an orifice restriction to limit outflow to .07 cubic feet per second per acre of developed land or as determined by the Flood Control Engineer. Orifice restriction plates shall be removable for emergency situations. A removable trash rack shall be provided at the outlet. Orifice plates and trash racks shall be galvanized. Mounting hardware shall utilize stainless steel bolts.
- d. Slopes: Maximum side slopes shall be four horizontal to one vertical on interior slopes and two horizontal to one vertical on exterior slopes. A District-approved soil cement core mix design, or a two sack slurry trench shall be required on all filled levee sections. A soils engineering and geotechnical engineering report shall be provided for all fill levee sections. The report shall address remedial grading, benching, and slope stability of the level sections.
- e. Emergency Overflow: An emergency overflow spillway shall be sized for the peak 100 year storm runoff. The spillway shall be engineered and shall be reinforced concrete. The spillway should be designed with a minimum of 1'0" of freeboard above the 100 year spill water surface elevation.
- f. Low flow drainage: The bottom of the basin shall have a minimum gradient of 2% draining to the outlet; or a low flow reinforced concrete swale shall be provided with a minimum gradient of .5% draining to the basin outlet.
- g. Access Ramp: A graded 16' wide maintenance access ramp shall be provided down into the basin near the outlet. A 16' wide commercial driveway approach shall be provided where curb and gutter front the maintenance ramp.
- h. Fencing: Perimeter fencing (minimum height of 42 inches) shall be required on all basins exceeding two feet in depth or where interior side slopes are steeper than six horizontal to one vertical. A double eight foot wide swing gate (16 feet total) shall be provided at the access ramp.
- i. Landscaping: The Flood Control District shall require review and approval of any proposed basin landscape plan. Landscape planting shall be selected to be as maintenance free as possible. No trees and /or shrubs are to be planted within 15 feet of the basin outlet. Floating objects such as railroad ties and landscape bark are not permissible.

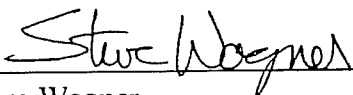
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Retention Basins (cont.)

- j. **Maintenance:** Prior to recordation of the final map or final development approval, the applicant shall enter into a maintenance agreement with the District to assure perpetual maintenance of the basin and related on-site private drainage improvements and to allow the County emergency access. A copy of the CC&R's shall be submitted to the District for approval. Maintenance of the basin is the responsibility of the development.
12. A Plan Check fee deposit made payable to the Santa Barbara County Flood Control and Water Conservation District shall accompany the initial Grading and/or Improvement plan submittal. The plan check fee deposit shall be the amount as shown in the current District fee schedule.
13. Where drainage waters are discharged from the project site in a concentrated manner, e.g. streets, channels, culverts, such drainage shall be conveyed to established water courses in a non-erosive manner. Easements for off-site drainage conveyances shall be acquired and presented to the Flood Control office prior to recordation or zoning clearance. A title report shall accompany these easements.
14. Easements, fencing, grading, etc. for Flood Control facilities, access roads and ramps shall be provided in accordance with current policies of the Flood Control District. Easements shall be dedicated on the Final Map or dedicated by a separate instrument. The cost for easement acceptance by the District and processing with the Real Property Department will be paid by the Developer.
15. A Surety Bond for drainage improvements will be posted with the Public Works Department in an amount approved by the Flood Control Engineer prior to recordation of the Final Map or Zoning Clearance. Bond amounts will be based on the submitted cost estimates of proposed drainage improvements to be constructed outside the Public Road right-of-way.
16. One copy of District approved Grading and/or Drainage Plans, and Improvement Plans and Final Map shall be submitted on aperture cards as well as one copy of signed prints of the same shall be furnished to the District prior to recordation or zoning clearance.
17. The Flood Control District shall be notified 5 working days in advance of storm drain and attendant auxiliary construction. The District may provide periodic inspection during construction. A note shall be placed on the plans to this effect.
18. The California Registered Civil Engineer that signs the Grading and/or Improvement Plans shall be responsible for the inspection of drainage improvements located outside the Public Road right-of-way. When required, special inspection will be performed for construction of drainage facilities. An inspection fee deposit agreement along with an inspection fee deposit will be required. Inspections will be charged at an hourly rate against the deposit. A note shall be placed on the Grading and/or Improvement Plans to this effect.


19. A Drainage Improvement Certification will be required prior to occupancy clearance. The District certification form requires that the California Registered Engineer certify that all drainage improvements (i.e. ditches, swales, channels, storm drains, drainage inlets, junctions, retention basins, revetment, etc.) were constructed in substantial conformance with the approved Plans. A note shall be placed on the plans to this effect.
20. During the construction process, the District will review and approve in writing any significant design revisions to the approved Plans prior to construction of the proposed revisions.
21. Prior to occupancy clearance, the "As-Built" Plans shall be submitted to the Santa Barbara County Flood Control and Water Conservation District.
22. A Flood Control Encroachment Permit is required for improvements in the Flood Control District right-of-way. An Encroachment Permit shall be executed prior to the start of construction within District right-of-way. District notification shall be required 5 working days prior to the start of construction. An Encroachment Permit fee is required. A note shall be placed in the plans to this effect.
23. Review by the District of plans and granting of encroachment permits does not relieve the applicant, developer, contractor and/or owner from the responsibility to obtain all other required permits and approvals required by law, including but not limited to grading permits, building permits, environmental review for CEQA/NEPA requirements, Fish & Game permits, Army Corps of Engineers permits and other City, CalTrans or other County department approvals and the approval of the underlining property owner(s) of record.
24. The District reserves the right to modify these conditions as site conditions warrant.

*Standard Conditions of Approval Recommended by*

  
 Steve Wagner  
 Engineering Manager, Water Resources Division  
 Flood Control & Water Conservation District & Water Agency

Date 9-5-96

*Standard Conditions of Approval Approved and Adopted by*

  
 Thomas D. Fayram  
 Deputy Public Works Director Water Resources Division  
 Flood Control & Water Conservation District & Water Agency

Date 9-9-96

**SANTA BARBARA COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

**STANDARD CONDITIONS OF PROJECT PLAN APPROVAL**

The following Standard Conditions list standards that apply to new development projects that fall under the Flood Control District's authority to review. It is neither intended as, nor does it establish, a legal standard for these functions. Special situations may call for variation from these conditions, subject to Flood Control District approval, or such other approval as may be specifically provided for. These Standard Conditions, as well as earlier versions, do not apply and have not applied to existing facilities, nor are they intended to imply that existing facilities need any improvements, unless the Flood Control District requires such improvements through development project approval.

*General*

1. All developments shall comply with all applicable requirements of the most current: (County codes may be viewed online at <http://bpc.iserver.net/codes/stbarb/> )
  - Santa Barbara County's Floodplain Management Ordinance (Santa Barbara County Code (SBCC) Chapter 15A, "Floodplain Management");
  - Santa Barbara County's Setback Ordinance (SBCC Chapter 15B, "Development Along Watercourses"); and
  - SBCC Chapter 24, "Offenses, Miscellaneous," Section 24-7, "Watercourses - Erecting buildings, etc., which obstruct flow prohibited."
2. The applicant shall provide a site plan of the proposed development showing the limits of the special flood hazard areas and base flood elevations as they appear on the most current Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM). Flood maps may be viewed online at <http://msc.fema.gov/>
3. The applicant shall provide a site plan of the proposed development showing the top of bank along those parts of a watercourse which are included within the areas of special flood hazard shown in the flood insurance rate maps and along those parts of a watercourse which lie between areas of special flood hazard on the same watercourse.
4. New development shall mitigate for increased runoff by directing drainage to an acceptable watercourse, improving downstream facilities, mitigating the increased runoff on-site, and/or as otherwise required by the Public Works Director. Runoff shall be conveyed safely to prevent erosion from slopes and/or channels. Natural drainage systems shall be utilized to the maximum extent practical. Disturbed slopes shall be vegetated with appropriate native or drought tolerant vegetation, permanent channel crossings shall be stabilized, and energy dissipators such as riprap will be used at outlets of new storm drains, culverts, conduits or channels that enter unlined channels to minimize erosion potential.

5. Improvements may be required to intercept and convey off-site and on-site runoff through the project site to a District approved water course or drainage facility.
  6. Development located within the limits of floodplain/floodway as shown on the current FIRM may be required to process a conditional letter of map revision prior to map recordation or zoning clearance.
  7. All developments shall comply with all applicable requirements of the most current Standard Conditions for Project Plan Approval-Water Quality Best Management Practices, as administered by the Santa Barbara County Public Works Department, Project Clean Water.
  8. Development located within “Special Problems Areas” as defined in Article XIII of the Santa Barbara County Building Code may be subject to additional conditions of approval.
  9. Development located within the Repetitive Loss Zone as described in Board Resolution No. 92-138 and the Floodplain Management Plan may be subject to additional conditions of approval.
  10. Development located within the Orcutt Planning Area may be subject to Regional Drainage Impact Mitigation Fees, payable prior to map recordation or zoning clearance.
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### *Design*

1. The applicant submits the Grading and/or Improvement plans directly to the Flood Control District for plan check. A plan check fee deposit made payable to the Santa Barbara County Flood Control and Water Conservation District shall accompany the initial submittal. The plan check fee deposit shall be the amount as shown in the current District fee schedule. The Agreement for Payment of Plan Check Fees form is attached and is filled out by the applicant upon the initial submittal.
2. Hydrologic studies prepared by a California-licensed civil engineer shall be made of the watershed area contributing drainage to the project. Both calculations and clearly marked watershed maps shall be submitted at the plan check submittal for approval by the Public Works Director. Contributing areas shall be based on natural contours or an accepted master drainage plan. Drainage quantities shall be derived from considerations that include expected future development of the watershed, soil types, historical storm data and gradient of terrain. These considerations must receive approval by the Public Works Director. For most major channels, discharge rates will be supplied by the Public Works Director.
3. Storm drains and drainage inlets shall be sized for a peak 25-year runoff event with a positive overland escape design for a 100-year storm. Minimum diameter for storm drains shall be 18 inches unless otherwise approved by the Public Works Director.
4. Storm drains and drainage inlets in sump conditions shall be sized for a 100-year storm and shall provide positive overland escape.

5. Drainage inlets shall be located and designed in a manner to assure an adequate travel lane with no more than 10 cubic feet per second conveyed per gutter, within the curbs in a 10-year storm. All 25-year storm flows shall be contained within the curbs or other conveyance as otherwise approved. Drainage design of public roadways shall conform to the requirements of the roadway's owner. At least one lane free of water in each direction shall be provided in the 10- and 25-year storm events for arterial, major and industrial street classifications; 100-year storm flows shall be contained within the right-of-way or private street easement.
6. Grading and improvement plans for drainage improvements signed by a California-licensed civil engineer shall include the following information:
  - a) The design energy and hydraulic grade lines shall be on the Improvement or Underground Storm Drain profiles. Junction losses are to be calculated by the pressure plus momentum theory.
  - b) The 100-year energy and hydraulic grade lines shall be shown on plans and profiles for open channel designs.
  - c) Hydraulic data shall be included on engineering plans for all drainage improvements including channels and pipes as required by the Public Works Director.
  - d) Storm drain center lines and drainage inlet locations shall be identified on the Grading Plans.
  - e) Hydraulic/hydrologic studies shall be prepared, signed and stamped by the California-licensed civil engineer who signs the improvement plans. The final, District-approved study shall be submitted to the District in hard copy and PDF format.
7. Projects shall be designed with a clearly defined permanent overland escape path (preferably a street) for storm runoff. The escape path shall be free of obstructions including and not limited to fencing, landscaping and sound walls. Downhill cul-de-sacs are discouraged as overland escape. Downhill sump cul-de-sacs shall have an improved dedicated overland escape.
8. The lowest finish floor elevation of all new structures shall be at least 2 feet above the 100-year water surface elevation. Graded lot pads with slab on grade foundations shall be at least 1.5 feet above the 100-year water surface elevation, with finish floor 2 feet above 100-year water surface elevation. Finish floor elevations may be increased if deemed necessary by the Public Works Director. Finish floor elevations shall be higher than the water surface elevations of the overland escape of adjacent streets, bridges and other obstructions.
9. Detention basins are required by the District to reduce the post-development peak storm water runoff discharge rate as specifically defined below:
  - In the Orcutt/Santa Maria area;
  - In the Vandenberg Village/Mission Hills area;
  - For greenhouse development;
  - In the Santa Ynez Valley;
  - On the South Coast; and



- Other areas of the County if downstream facilities are determined by the Public Works Director to be inadequate.

Basins shall be designed to meet the following standards:

- Hydrologic/Hydraulic Analysis: The hydrologic/hydraulic analysis of detention basins shall be performed by a California-licensed civil engineer using a commercially available version of the Santa Barbara Urban Hydrograph method or District approved equivalent.
- The following optional input parameters must be used with SBUH:
  - Runoff Method: SBUH
  - Pond Routing Method: Storage-Indication
  - Rainfall Distribution: SCS 24-hour, Type I distribution
  - Antecedent Moisture Condition: AMC II
  - Hydrograph ordinate time increment: 0.10 hour
  - Rainfall Amounts, 24-hour totals:

Area	2-Year	5-Year	10-Year	25-Year	50-Year	100-Year
Buellton/Santa Ynez	2.83 in.	4.10 in.	4.93 in.	5.97 in.	6.72 in.	7.45 in.
Lompoc	2.20	3.17	3.82	4.62	5.20	5.76
Los Alamos	2.01	2.92	3.51	4.25	4.79	5.30
Sisquoc	1.89	2.74	3.30	3.99	4.49	4.98
South Coast	3.20	4.61	5.55	6.71	7.56	8.38
Santa Maria/Orcutt	1.81	2.62	3.15	3.81	4.29	4.76

- Hydrologic soil groups for areas within Santa Barbara County can be determined on-line at: <http://websoilsurvey.nrcs.usda.gov/app/>
- Curve numbers for hydrologic soil groups per Tables 2-2A through 2-2D (Runoff curve numbers) of “TR-55, Urban Hydrology for Small Watersheds,” published by USDA NRCS. TR-55 may be viewed on-line at: [ftp://ftp.wcc.nrcs.usda.gov/downloads/hydrology\\_hydraulics/tr55/tr55.pdf](ftp://ftp.wcc.nrcs.usda.gov/downloads/hydrology_hydraulics/tr55/tr55.pdf)
- Information on computing composite curve numbers to account for unconnected impervious areas and low-impact development (LID) design components is given in TR-55 and “Low-Impact Development Hydrologic Analysis” prepared by Prince George’s County, Maryland, a portion of which may be viewed online at: <http://www.countyofsb.org/pwd/water/derev.htm>

If LID design elements are considered in the hydrologic analysis of the project, those elements must be guaranteed to remain in place for the lifetime of the project. This guarantee must be demonstrated in the form of a written statement

from the owner and/or inclusion in the development's Covenants, Conditions and Restrictions.

- Basin data required to be submitted for District review includes:
  1. Basin input parameters listed above;
  2. Watershed map;
  3. Soil Survey Map/Hydrologic Soil Group for watershed, including copy of Soil Survey Map of subject property;
  4. Specifics of proposed development (area, time of concentration, including time of concentration and composite curve number calculations);
  5. Proposed basin geometry;
  6. Proposed outlet works and resultant outlet works hydraulics;
  7. Peak depth, peak outflow, peak storage;
  8. Inflow volume, outflow volume;
  9. Plotted inflow and outflow hydrographs.
  
- c) Volume:
  - Orcutt/Santa Maria and Vandenberg Village/Mission Hills: Basins shall be designed with:
    1. Not less than 0.07 acre feet per acre for residential developments or 0.10 acre feet per acre for commercial/industrial developments; and
    2. A gravity bleeder line that reduces storm water runoff (maximum outflow discharge) from a 25-year 24-hour storm event developed condition to 0.07 cubic feet per second per acre.
  - Orcutt/Santa Maria, easterly of US 101: Basins shall be designed with:
    1. Not less than 0.07 acre feet per acre for residential developments or 0.10 acre feet per acre for commercial/industrial developments; and
    2. A gravity bleeder line that reduces storm water runoff (maximum outflow discharge) from a 100-year 24-hour storm event developed condition to 0.07 cubic feet per second per acre.
  - Orcutt/Santa Maria, within areas of 'ineffective watershed' as shown on Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976: Due to the enormous volume of sumps located within the Ineffective Watershed Area (IFA), the IFA is considered to contribute no surface runoff to the surrounding area. Development proposed within areas of IFA shall be designed to not divert runoff from historical drainage patterns and in outflow discharge rates that do not exceed pre-development amounts.
  - Greenhouses: Basins shall provide detention for the 2- through 100-year 24-hour storm events, where appropriate. Maximum outflow discharge rates of the post-development condition shall not exceed 75 percent of the calculated pre-development runoff.
  - Santa Ynez Valley and South Coast: Basins shall provide detention such that the post-development peak storm water runoff discharge rate shall not exceed the pre-development rate.

- d) All detention basins shall be free draining. Terminal basins (i.e. pumped basins) are not allowed. Underground detention/retention systems are not allowed when used to provide required detention/retention volume.
  - e) Low flow drainage: The bottom of the basin shall have a positive-draining gradient flowing to the outlet with a gravel-backfilled filter fabric encased trench to capture nuisance flow runoff. The trench shall be of sufficient size considering the characteristics of the native soils.
  - f) Outflow Device: Outlet pipes shall be oversized (18 inch minimum) with an orifice restriction (if necessary) to limit outflow to the maximum outflow discharges listed above. Orifice restriction plates shall be removable for emergency situations. A removable trash rack shall be provided at the outlet. Orifice plates and trash racks shall be galvanized. Mounting hardware shall utilize stainless steel bolts.
  - g) Emergency Overflow: An emergency overflow spillway shall be sized for the peak 100-year 24-hour storm runoff. The spillway shall be engineered and shall be reinforced concrete and shall provide appropriate downstream energy dissipation. The spillway shall be designed with a minimum of 12 inches of freeboard above the 100-year 24-hour calculated spill water surface elevation.
  - h) Slopes: Maximum side slopes shall be four horizontal to one vertical on interior slopes and two horizontal to one vertical on exterior slopes. A District-approved soil cement core mix design, or a two sack slurry trench shall be required on all filled levee sections. A geotechnical engineering report shall be provided for all fill levee sections. The report shall address remedial grading, benching, and slope stability of the levee sections.
  - i) Access Ramp: A graded 16-foot wide maintenance access ramp shall be provided down into the basin near the outlet. A 16-foot wide commercial driveway approach shall be provided where curb and gutter front the maintenance ramp.
  - j) Fencing: On facilities to be dedicated to the Flood Control District, perimeter fencing (minimum height of 42 inches) shall be required on all basins exceeding two feet in depth or where interior side slopes are steeper than six horizontal to one vertical. A double eight-foot wide swing gate (16 feet total) shall be provided at the access ramp. Perimeter fencing on facilities to remain private is at the option of the applicant.
  - k) Landscaping: The Flood Control District shall review and approve of any proposed basin landscape plan. Landscape planting shall be selected to be as maintenance free as possible. No trees and /or shrubs are to be planted within 15 feet of the basin outlet. Floating objects such as railroad ties and landscape bark are not permissible.
  - l) Ownership, maintenance: Ownership of the basin and maintenance thereof is the responsibility of the development. A Maintenance Agreement is required as described elsewhere in these conditions.
10. Rainfall intensity curves incorporated into the District's "Program Rational-XL" shall be used in drainage design unless otherwise directed. Curves are downloadable at <http://www.countyofsb.org/pwd/water/downloads.htm>.
11. Drainage improvements proposed to be dedicated to Flood Control shall be shown on stand-alone improvement plan and profile sheets. (These sheets may be incorporated within the project's overall plan set.)

12. Development located within V-zones (Coastal High Hazard Areas) shall follow the recommendations presented in the guidance document “Coastal Construction Manual” published by the Federal Emergency Management Agency. A registered civil engineer or architect shall certify that the design and methods of construction to be used are in accordance with said guidance document ([http://www.fema.gov/pdf/rebuild/mat/fema499/hgcc\\_fact05.pdf](http://www.fema.gov/pdf/rebuild/mat/fema499/hgcc_fact05.pdf)).
13. A completed Floodproofing Certificate for Non-residential Structures (FEMA Form 81-65, <http://www.fema.gov/pdf/nfip/manual200610/08cert.pdf>) is required for all such buildings located within a Special Flood Hazard Area.
14. Encroachments in the regulatory floodway require a registered civil engineer to submit a “no-rise” certification stating that the encroachments would not result in any increase in flood levels within the community during the base flood discharge. See attachment for certification form.
15. The Flood Control District shall review and approve of any proposed landscape plan.
16. The District reserves the right to modify these conditions as site conditions warrant.

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*Prior to Final Map Recordation/Zoning Clearance*

1. Dedication of real property for drainage within the subdivision shall be provided. Easements shall be dedicated on the Final Map or dedicated by a separate instrument. The Developer shall reimburse the District for all costs associated with easement processing and acceptance.
2. Drainage easements for off-site drainage conveyances shall be acquired and presented to Flood Control. A title report shall accompany these easements.
3. The Maintenance Agreement (Subdivider’s or Owner’s Agreement) is a condition of approval for development. The agreement will be perpetual and will require the present and future owners of the property to be responsible for the construction, ownership and maintenance of the private drainage improvements of the development.
4. Electronic drawings in PDF format of the fully approved Grading and/or Drainage Plans, and Improvement Plans and Final Map shall be submitted to the District on compact disc along with one set of signed prints of the same.
5. A copy of the project’s Conditions, Covenants & Restrictions for the Homeowners Association shall be submitted to the District for approval.
6. Surety Bonds for drainage improvements in amounts approved by the Public Works Director shall be posted with the Public Works Department for work inside the public right-of-way and with the Planning & Development Department for work outside the public right-of-way.

7. Pursuant to County Ordinance 4536, the developer must submit evidence that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including a §404 of the Federal Clean Water Act (33 U.S.C. 1334), a California Department of Fish and Game Streambed Alteration Agreement (1603) and a §401 Water Quality Certification from the Regional Water Quality Control Board. The developer's attention is directed to his obligation to obtain all City and County permits/approvals as required, as well as the approval of the underlining property owner(s) of record.
  8. Prior to issuance of Building Permits, any fill material required to elevate building pads above the 100-year base flood elevation shall be compacted to a minimum of 90% relative maximum density per ASTM D-1557, and observed and reported by a Registered Civil Engineer.
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### *Construction*

1. The developer shall obtain a Temporary Entry Permit from the District prior to construction of proposed improvements located within District right-of-way or interfacing with District facilities. A fee is required. The District shall be notified by the Contractor a minimum of two working days in advance of construction of this work. A note shall be placed on the plans to this effect.
  2. The District will provide inspection of construction of proposed improvements that are to be dedicated to the District or that interface with District facilities. An inspection deposit is required. The District shall be notified a minimum of two working days in advance of this work. A note shall be placed on the plans to this effect.
  3. The California-licensed civil engineer that signs the Grading and/or Improvement Plans shall be responsible for the inspection of proposed private drainage improvements and providing a Drainage Improvement Certification as described below. A note shall be placed on the plans to this effect.
  4. During construction, if differing site conditions are encountered that materially affects the drainage improvements shown on the approved plans, the engineer of record shall submit revised plans to the District for the District's review and approval prior to the construction of the work.
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### *Close-out/Occupancy Clearance*

1. Prior to occupancy clearance, the "Construction Record" drawings (both original mylars and by PDF format) shall be submitted by the engineer of record to the Santa Barbara County Flood Control and Water Conservation District of construction of proposed improvements that are to be dedicated to the District or that interface with District facilities. "Construction Record" drawings shall provide a complete and accurate record of all changes of construction from that shown in the approved plans and specifications.

2. Prior to occupancy clearance, a Drainage Improvement Certification shall be required from the engineer of record. The District certification form (see attachment) requires that the California-licensed civil engineer certify that all drainage improvements (including but not limited to storm drains, drainage inlets, junctions, revetment, ditches, swales, channels and detention basins) were constructed in substantial conformance with the approved plans and specifications.
  3. Prior to occupancy clearance, a Project Summary Report that summarizes the hydrology and hydraulics, easement acquisitions and including reduced size plans shall be submitted to Flood Control in PDF format. Those projects that include improvements that are to be dedicated to the District or that interface with District facilities shall include actual construction costs and “construction record” drawings in electronic format as noted above.
  4. Prior to occupancy clearance, an Elevation Certificate (FEMA Form 81-31, <http://www.fema.gov/pdf/nfip/manual200610/08cert.pdf>) shall be submitted to the District’s Floodplain Manager for all lots located within a Special Flood Hazard Area.
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*Standard Conditions of Approval Recommended by*

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Jonathan S. Frye	Date
Engineering Manager, Santa Barbara County Flood Control & Water Conservation District; Water Resources Division, Santa Barbara County Public Works Department	

*Standard Conditions of Approval Approved and Adopted by*

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Thomas D. Fayram	Date
Deputy Public Works Director, Santa Barbara County Flood Control & Water Conservation District; Water Resources Division, Santa Barbara County Public Works Department	

Attachments:

- Agreement for Payment of Plan Check Fees
- Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976: Ineffective Watershed Area (IFA)
- Floodway No-Rise Certification
- Drainage Improvement Certification

# ATTACHMENTS

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# Santa Barbara County Flood Control & Water Conservation District

## Agreement for Payment of Plan Check Fees

Santa Barbara County Flood Control & Water Conservation District (hereinafter District) and

\_\_\_\_\_ (hereinafter APPLICANT) AGREE AS FOLLOWS:

1. APPLICANT has submitted to DISTRICT an application for \_\_\_\_\_, Case # \_\_\_\_\_, (hereinafter PROJECT).

2. DISTRICT has set variable fees pursuant to Resolution No. 96-47. APPLICANT understands and agrees that Government Code §66451.2. authorizes DISTRICT to charge and collect reasonable fees for processing of tentative, final and parcel maps and for other procedures required or authorized by Government Code § 66451.2. or local ordinance.

3. APPLICANT and DISTRICT agree that because of the size, nature or scope of the proposed project, it is impossible to ascertain the full extent of the costs involved in processing the plan check upon initiation of case processing. APPLICANT and DISTRICT further agree that it is in the interest of the parties to permit payment of a deposit and to permit subsequent periodic billing and payment as charges are incurred. APPLICANT agrees s/he will be benefited by retaining greater cash liquidity and will pay only after costs are actually incurred. DISTRICT agrees it will be benefited through the greater certainty of recovering its full costs to process APPLICANT's plan check.

4. Therefore, pursuant to Resolution No. 96-47 APPLICANT shall pay an initial deposit, and if actual recorded costs plus administrative costs exceed the initial deposit, APPLICANT shall make periodic payments to DISTRICT to reimburse the DISTRICT for the processing of the plan check mentioned above. Such periodic payments shall be made within 30 days of the billing date. APPLICANT further agrees that failure to pay such accrued costs shall be grounds for plan checks not being considered complete for signature.

APPLICANT

SANTA BARBARA COUNTY FLOOD  
CONTROL & WATER CONSERVATION  
DISTRICT

BY: \_\_\_\_\_

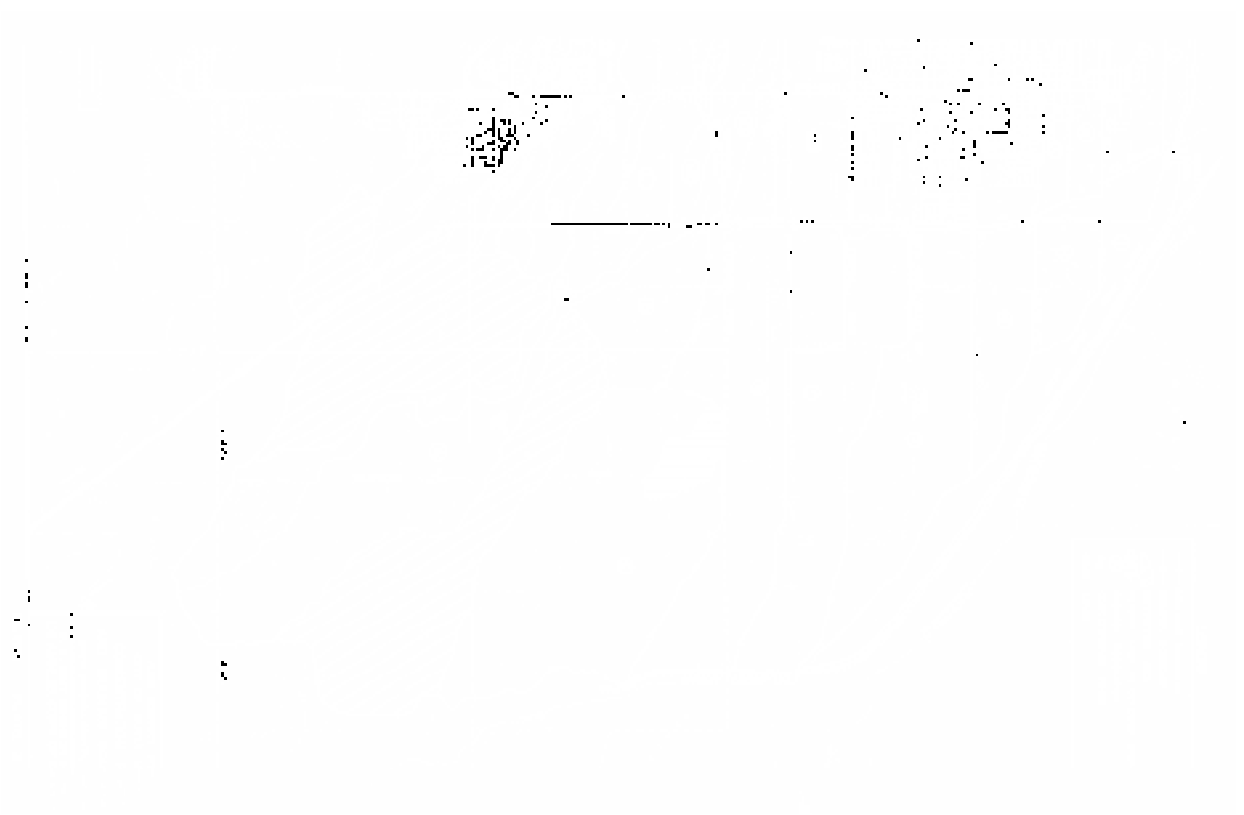
BY: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976:  
Ineffective Watershed Area (IFA)





## **CERTIFICATION OF A “NO-RISE” DETERMINATION FOR A PROPOSED FLOODWAY DEVELOPMENT**

\_\_\_\_\_  
Community Name

\_\_\_\_\_  
Development Name

\_\_\_\_\_  
Lot/Property Designation

\_\_\_\_\_  
Property Owner

I hereby certify that the proposed remedial measures, in combination with the property development designated above, will result in no loss of flow conveyance during the occurrence of the 1 percent annual chance of exceedence (100-year flood) discharge.

I further certify that the data submitted herewith in support of this request are accurate to the best of my knowledge, that the analyses have been performed correctly and in accordance with sound engineering practice, and that the proposed structural works are designed in accordance with sound engineering practice.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Registered Professional Engineer

**SANTA BARBARA COUNTY FLOOD CONTROL  
& WATER CONSERVATION DISTRICT**

**DRAINAGE IMPROVEMENT CERTIFICATION**

PROJECT NAME \_\_\_\_\_

TM/TPM# \_\_\_\_\_

DP/CP# \_\_\_\_\_

ADDRESS OF PROJECT \_\_\_\_\_

APN# \_\_\_\_\_

I, the undersigned California Registered Civil Engineer, hereby certify that I or my authorized agent have inspected the Drainage Improvements (including but not limited to storm drains, drainage inlets, junctions, revetment, ditches, swales, channels and detention basins) required for the approval of the above referenced Project and that the said Drainage Improvements were constructed in substantial conformance with the approved grading and/or Improvement Plans. Sufficient material tests, where applicable, have been taken to assure that Santa Barbara County standards/specifications have been met. Copies of material tests are attached as part of this certification.

DATED \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CIVIL ENGINEER

\_\_\_\_\_  
TYPED NAME OF CIVIL ENGINEERING/REG NO

\_\_\_\_\_  
FIRM OR COMPANY NAME

Seal

\_\_\_\_\_  
ADDRESS OF FIRM

*SUBMIT COMPLETED FORM TO THE SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT PRIOR TO OCCUPANCY CLEARANCE REQUEST.*

Comparison between old and revised Flood Control District Standard Conditions of Project Plan Approval.

<b>Version dated 1996</b>	<b>Revised 2007</b>
No conditions on erosion.	<i>4. Runoff shall be conveyed safely to prevent erosion from slopes and/or channels.</i>
Deleted: <i>3. Watercourses shall be placed in closed conduits where the flow requires pipe diameter of 48 inches or less. Artificial water courses which convey runoff generated within the tract shall be in a closed conduit regardless of size.</i>	<i>4. Natural drainage systems shall be utilized to the maximum extent practical.</i>
No conditions on slope stabilization	<i>4. Disturbed slopes shall be vegetated with appropriate native or drought tolerant vegetation, permanent channel crossings shall be stabilized, and energy dissipators such as riprap will be used at outlets of new storm drains, culverts, conduits or channels that enter unlined channels to minimize erosion potential.</i>
No reference to water quality.	<i>7. All developments shall comply with all applicable requirements of the most current Standard Conditions for Project Plan Approval- Water Quality Best Management Practices, as administered by the Santa Barbara County Public Works Department, Project Clean Water.</i>
<i>6...A 25-year storm flow should be contained within the curbs.</i>	<i>5...All 25-year storm flows shall be contained within the curbs or other conveyance as otherwise approved.</i>
<i>11. Retention basins are required by the District in the Orcutt/Santa Maria area to reduce peak runoff generated from the development site. Basins may be required in other areas of the County if downstream facilities are determined to be inadequate by the Flood Control Engineer.</i>	<i>9. Detention basins are required by the District to reduce the post-development peak storm water runoff discharge rate as specifically defined below:</i> <ul style="list-style-type: none"> <li>• <i>In the Orcutt/Santa Maria area;</i></li> <li>• <i>In the Vandenberg Village/Mission Hills area;</i></li> <li>• <i>For greenhouse development;</i></li> <li>• <i>In the Santa Ynez Valley;</i></li> <li>• <i>On the South Coast; and</i></li> <li>• <i>Other areas of the County if downstream facilities are determined by the Public Works Director to be inadequate.</i></li> </ul>
No discussion on alternatives to compute curve number.	<i>9(b) Information on computing composite curve numbers to account for unconnected impervious areas and low-impact development (LID) design</i>

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*components is given in TR-55 and “Low-Impact Development Hydrologic Analysis” prepared by Prince George’s County, Maryland, a portion of which may be viewed online at:  
<http://www.countyofsb.org/pwd/water/derev.htm>*

*If LID design elements are considered in the hydrologic analysis of the project, those elements must be guaranteed to remain in place for the lifetime of the project. This guarantee must be demonstrated in the form of a written statement from the owner and/or inclusion in the development’s Covenants, Conditions and Restrictions.*

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Did not address 100-year events.

*7(c) Orcutt/Santa Maria, easterly of US 101: Basins shall be designed with...A gravity bleeder line that reduces storm water runoff (maximum outflow discharge) from a 100-year 24-hour storm event developed condition to 0.07\* cubic feet per second per acre.*

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*11(f) The bottom of the basin shall have a minimum gradient of 2% draining to the outlet; or a low flow reinforced concrete swale shall be provided with a minimum gradient of 0.5% draining to the basin outlet.*

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*7(e) Low flow drainage: The bottom of the basin shall have a positive-draining gradient flowing to the outlet with a gravel-backfilled filter fabric encased trench to capture nuisance flow runoff. The trench shall be of sufficient size considering the characteristics of the native soils.*

\*0.07 cfs is the estimated peak flow from an average annual storm on an undeveloped parcel.