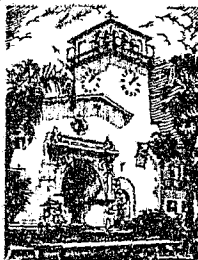


1. A landscaping plan prepared and signed by a State Registered Landscape Architect must be approved by the County Landscape Architect. Prior to issuance of building permits, a bond or cash deposit, in an amount to be determined by the County Landscape Architect to assure installation and adequate maintenance for a period of two (2) years, shall be filed with the Clerk of the Board of Supervisors. Upon completion of the installation, the Landscape Architect who prepared the approved plans shall furnish to the County Landscape Architect a signed statement certifying that the installation is complete. Bonds or cash deposits will be released at the end of the two (2) year period provided the landscaping has been adequately maintained.
2. Uncovered parking areas and driveways shall be paved with a minimum of two (2) inches of asphalt concrete, or equivalent, on a suitable base. Prior to issuance of occupancy clearance a registered Civil Engineer shall certify in writing to the Planning Department that such minimum standards have been met.
3. Uncovered parking areas of more than 3,600 sq. ft. shall be planted with trees placed at suitable intervals in each direction in order to break up the continuity of paved areas.
4. Common facilities for garbage and trash pick-up shall be designed to be architecturally compatible with the overall architecture of the development.
5. All buildings, structures, walls, fences shall be approved by the Board of Architectural Review before zoning clearance for building permits are issued.
6. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions and electrical utilities shall be installed underground pursuant to Board of Supervisors' Resolution No. 24416.
7. The subdivider shall remove at his own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
8. Before zoning clearance is issued for building permits, the developer shall have the Water and Sanitary Districts submit a letter to the Planning Department certifying that all proposed easements for their use are acceptable and that the developer has done everything within his power relative to annexation, if annexation is required.
9. Departmental letters of:
 - a) Road Department dated August 11, 1972
 - b) Health Department dated August 2, 1972
 - c) Flood Control Engineer's dated August 11, 1972
 - d) Public Works Department dated July 21, 1972
 - e) Santa Barbara County Fire Department dated July 7, 1972
 - f) County Administrative Officer's dated August 11, 1972
10. An ornamental masonry wall or decorative fence, or combination of both six (6) ft. in height shall be installed along the property boundary adjacent to Hollister Ave. An appropriate bond shall be posted with the Clerk of the Board of Supervisors to assure that such wall will be installed. Such wall or fence shall also be installed along Pacific Oaks Rd. north of the single driveway. Approval of the Board of Architectural Review shall be required.
11. Before the Planning Dept. will grant zoning clearance for the purpose of for-

11. (continued) warding building plans to the Building Department, it shall be the responsibility of the developer to obtain written clearance from each department and submit such clearance to the Planning Department. (Forms for departmental clearance are available in the Planning Department.)
12. The required covered parking shall be provided.



COUNTY OF SANTA BARBARA
CALIFORNIA

ROAD DEPARTMENT

LELAND R. STEWARD
ROAD COMMISSIONER

COURT HOUSE
SANTA BARBARA
CALIFORNIA 93104
TELEPHONE 969-1611

CHARLES F. WAGNER
ASSISTANT ROAD COMMISSIONER

August 11, 1972

Planning Commission
County of Santa Barbara
County Engineering Building
123 East Anapamu Street
Santa Barbara, California

RECEIVED

AUG 11 1972

S. B. COUNTY
PLANNING DEPARTMENT

Re: Revised Precise Development
Plan - Lot 140, Tract 10846
Towbes University Village
72-M-71 dated August 4, 1972

Gentlemen:

In regards to your consideration of a precise plan for Lot 140 Tract 10,846, and known as Towbes University Village, 72-M-71, the Road Department recommends the following conditions of approval:

1. Relinquishment of abutter's access rights to Hollister Avenue along the northerly boundary line of subject development.
2. Davenport Road and Pacific Oaks Road shall be completed to include 6 foot concrete sidewalks against the curb prior to occupancy of any unit within subject development.
3. Improvements to Hollister Avenue shall be as delineated in the agreement between University Exchange Corporation and the County of Santa Barbara dated May 26, 1969, plus a small amount of additional road right of way and the construction of a combination sidewalk and bikeway, 8 feet in width, instead of the normal 6 foot sidewalk.
4. The 4 driveways serving the development may be standard County alley type not to exceed 24 to 30 feet in width.
5. Prior to start of any work within the road right of way, not covered by existing permits, the developer shall obtain necessary road excavation and encroachment permits from the County Road Department as required by Board of Supervisors Ordinance No. 1491 dated November 26, 1963.
6. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than that necessary for the installation of subject water source.

- 2 -

7. A Street Tree planting plan shall be filed for approval by the Road Department. A bond shall be required in the amount of \$7.50 per tree to assure compliance with the approved plan and in lieu of a non-refundable cash amount of \$15.00 per tree for maintenance of subject trees, the Developer may request that he be allowed to enter into an Agreement with the County whereby the required street trees are maintained by the Developer, his heirs, successors or assigns.
8. Upon completion of construction and prior to occupancy, the entire road right of way abutting this development shall be cleaned to allow Road Department inspectors to check for damage to curbs, gutters, sidewalks and paving caused by construction. Any damage shall be repaired by the Developer prior to occupancy being granted.

Very truly yours,

Leland R. Steward
Road Commissioner

By: 
Evan S. Pickett
Subdivision Representative

ESP/bs

cc: Mr. Michael Towbes
Mr. J. F. Strickland
Mr. Harold R. Callahan
Building Department
Flood Control
Planning Department
Public Works - Development Div.



SANTA BARBARA COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

BOARD OF DIRECTORS

GEORGE H. CLYDE, Chairman
Santa Barbara

FRANCIS H. BEATTIE
Lompoc

CHARLES F. CATTERLIN,
Santa Barbara

DANIEL G. GRANT
Santa Barbara

CURTIS TUNN'LL
Santa Barbara

J. E. LEWIS
County Clerk and
Ex-Officio Clerk
Rm. 407 Administration Bldg.
105 East Anapamu Street
Santa Barbara, Calif. 93104

JAMES M. STUBSHAER
Flood Control Engineer
123 E. Anapamu Street
Santa Barbara,
California 93104

August 11, 1972

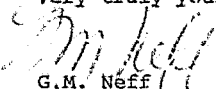
Planning Commission
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, California 93101

Re: Case 72-M-71 University Exchange Corporation
Hollister at Pacific Oaks

Gentlemen:

It is requested that the above development be subject
to the Flood Control Standard Conditions of Approval
on the attached sheets.

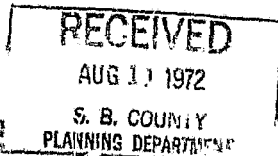
Very truly yours,


G.M. Neff
Subdivision Engineer

GMN:b'

Enc1

cc: Mr. Michael Towbes
Mr. F. Strickland
Road Department
Grading Division
Surveyor's Office





COUNTY OF SANTA BARBARA
FIRE DEPARTMENT

4410 CATHEDRAL OAKS ROAD SANTA BARBARA, CALIFORNIA 93110
Telephone 805 • 964-3578

JOHN F. RISDON
FIRE CHIEF

August 8, 1972

Santa Barbara County
Planning Commission
123 East Anapamu Street
Santa Barbara, California

Re: 72-M-71
(Revised)

Assessors #73-230-50

Gentlemen:

Reference is made to the above mentioned revised development plan.

This is to advise that our recommendations submitted in our letter of July 7, 1972 still apply.

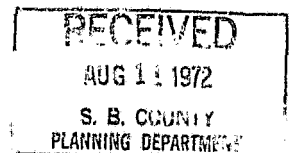
Very truly yours,

JOHN F. RISDON
FIRE CHIEF

JFR/cab

by *H. H. Gordon*
HERBERT H. GORDON
FIRE PREVENTION OFFICER

cc: Goleta Co. Wtr. Distr.
Michael Towben Const. & Dev., Inc.



M E M O R A N D U M

TO: Britt Johnson, Secretary, Santa Barbara County
Planning Commission

FROM: D. M. Detwiler, County Health Department

DATE: August 2, 1972

SUBJECT: Case No. 72-M-71

***THIS IS A SUPPLEMENTAL AND ADDITIONAL REPORT TO OUR MEMORANDUM
DATED JULY 5, 1972***

The developer has decided to install a swimming pool in this development, although not shown on the plot plan, therefore, disregard the last statement of the first paragraph of the July 5, 1972 memorandum.

As an added Condition for Approval please include the following:

3. Prior to excavation or construction of proposed swimming pool, plans and specifications for the pool and its equipment shall be submitted to the County Health Department for review and approval in accordance with California State Laws and Regulations Pertaining to Swimming Pools.

D. M. Detwiler
D. M. Detwiler, R. S.

DMD:vh

cc: Towbes, Applicant
Strickland, Architect
Isla Vista Sanitary Dist.
Goleta County Water Dist.
Ray Fincham, Dist. Sanitarian

