
Montecito Growth Management Ordinance (MGMO) Amendments and Extension Draft Final Supplemental Environmental Impact Report



Prepared by:

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EXECUTIVE SUMMARY

This section summarizes the background and characteristics of the proposed project, alternatives, environmental review approach, and required regulatory actions. Appendix A, *Montecito Community Plan Impact Table Updated to Incorporate SEIR*, includes a comparison of this SEIR to the 1992 MCP EIR, a summary of new impacts, and updated mitigation measures associated with the proposed project.

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Project Location

The area generally lies between the Pacific Ocean and foothills of the Santa Ynez mountain range, with the City of Santa Barbara to the west and the unincorporated communities of Summerland and Toro Canyon to the east. Specifically, it is bounded on the north by East Camino Cielo Road in the Los Padres National Forest, on the east roughly by Ortega Ridge Road and Picay Creek, west of Ladera Lane, on the south by the Pacific Ocean, and on the west by the City of Santa Barbara.

Project Background

The Board of Supervisors originally adopted the MGMO in 1991 to pace development in step with available services and resources in the Montecito Community Plan Area. Prior to its adoption, the rate of growth in population and housing units was substantially higher than recommended for Montecito in the Comprehensive Plan. The MGMO grew out of community concerns over this pattern of accelerated residential growth and its effect on infrastructure and services. The MGMO was one component of what was considered Phase I of the Montecito Community Plan (known as the Growth Management Plan) and its original adoption pre-dates the adoption of the Montecito Community Plan in 1992. Phase I also included a Growth Management Overlay (GMO) applied to the community through zoning as well as General Plan designations and rezones that were later replaced by adoption of the Montecito Community Plan.

Completion of the MGMO included a Planning and Development study of resources and constraints, followed by extensive community dialogue and environmental review of growth rate alternatives (90-EIR-15).

Prior to its initial expiration date in 1999, the MGMO was extended to 2005 and an addendum to the original EIR was prepared that analyzed the ordinance extension. In 2005, the MGMO was extended a second time based on the recognition of an imbalance between residential growth and road capacity. The 2005 extension was still within the original 20-year planning horizon of the original ordinance and did not create the potential for any new environmental impacts.

Each parcel in the Montecito Planning Area is zoned with a GMO Overlay in addition to its applicable base zone district. The GMO Overlay requires compliance with the MGMO, in addition to any other zoning regulations affecting the parcel. The allocation must be granted prior to applying for a design review or zoning permit for residential development.

Project Objectives and Characteristics

The intent of the MGMO is to pace growth within the Montecito Community Planning Area in a manner that balances development with available resources. The balance is defined within the current ordinance by establishing particular water supply and fire protection service levels that must be achieved and maintained, as well as traffic and circulation impacts which must first be mitigated.

The proposed project is the extension and amendments of the Montecito Growth Management Ordinance (MGMO) (Ordinance No. 3916 as amended) which would extend the ordinance beyond the December 31, 2010 expiration. The project also updates the various administrative provisions of the ordinance as well as criteria and findings. Potential for new residential units evaluated under the Montecito Community Plan Environmental Impact Report (92-EIR-3), the build-out of which would be managed and paced facilitated by the proposed amended ordinance. The ordinance amendments and extension do not change the basic structure of the MGMO, its growth rate, or the intent to allow more than 19 new market rate units per calendar year (1/2% growth rate), nor does it include changes to existing land use and primary zoning designations in Montecito. The ordinance and any extension only pace development that is allowed under the existing Comprehensive Plan and zoning.

~~The MGMO regulates the production rate of new residential development within the Montecito Planning Area and will expire on December 31, 2010 unless extended. The~~

~~intent of the MGMO is to pace growth within the Montecito Community Planning Area in a manner which balances development with available resources. The balance is defined within the existing ordinance by establishing particular water supply and fire protection service levels, which must be achieved and maintained, as well as traffic and circulation deficiencies which must first be resolved.~~

The existing MGMO applies to any new residential dwelling that adds new housing stock to the Montecito Planning Area, except where specifically exempted. The existing MGMO does not regulate non-residential development, residential remodels or additions, or demolition and construction of new homes on the same site. County-approved affordable units, second residential units, condominium conversions and special care/senior facilities, as well as specifically identified “grandfathered” projects, are also exempt. The ordinance sets an annual growth limit of ½% for new homes that are subject to its restrictions. This growth rate cap results in a maximum of 19 allocations each year. The MGMO allocation award is based on a competitive permit allocation system with points given based on site-specific resource protection measures.

The ordinance extension proposes no land use or zone designation changes in the plan area. Elements of the project include:

- *Timing*: Extending the expiration from December 31, 2010 to December 31, 2030.
- *Administrative Ordinance Changes*: Since the adoption of the MGMO, 20 years of administrative practices and implementation of have provided opportunities for refinement, modernization, and clarification including:
 - Removal of the exception for grandfathered projects that have already been built.
 - Clarification that “carry over” allocations are only allowed within a calendar year.
 - Clarification of individual allocation expiration provisions.
- Modernizing Zoning Ordinance and General Plan references.
- Point and expiration criteria adjustments for reflect updated conditions.

Please see Appendix B, Draft MGMO, for details of the proposed ordinance amendments.

Environmental Review Approach

This SEIR evaluates the potential incremental build-out for the project area under extension of the MGMO in relation to what is existing on the ground and the MCP EIR (92-EIR-3). While impacts are based on the increment from change from existing setting to the maximum amount of development anticipated with the extension of the ordinance, the ordinance itself does not allow or facilitate the development. It only provides a mechanism to pace development by limiting the maximum number of units allowed per year. For a new impacts identified, they are a result of build-out under

current land use and zoning designations, not the pacing mechanism itself. The SEIR updates and supplements the MCP EIR (92-EIR-3) and references the MGMO EIR (90-EIR-15) where appropriate. ~~This SEIR measures baseline from the programmatic MCP EIR, as well as current conditions on the ground.~~ The MGMO is not a new program, so the MCP EIR baseline is used unless there is a changed circumstance.

The *Impact Analysis* section under each chapter of Section 4.0 *Environmental Impacts* discusses whether the impact was reviewed under the MCP EIR, and it indicates whether the significance level remains unchanged from the conclusions of the MCP EIR. Each impact section discusses any differences or changed circumstances.

This SEIR identifies new impacts where circumstances have changed. The SEIR identifies changed circumstances resulting in new impacts in the following resource areas:

- ~~Air Quality:~~ Greenhouse gasses
- Fire Protection
- ~~Public Facilities:~~ Wastewater Disposal
- Transportation
- ~~Water Resources:~~ Public Water Supplies

Please see Appendix A, *Montecito Community Plan Impact Table Updated to Incorporate SEIR*, for a summary of impacts and mitigations associated with changed circumstances.

Alternatives

As required by CEQA Guidelines Section 15126.6, this SEIR examines a reasonable range of alternatives to the proposed project that potentially minimize environmental impacts while achieving most of the main project objectives. The alternatives assessed in this SEIR include:

- No Project: Un-paced build-out of the MCP ~~without a pacing mechanism.~~
- ¼ % Growth Rate: A yearly rate of 10 units over 20 years.

The analysis finds that the project ½ % growth rate meets the objectives of the project, is consistent with the Comprehensive Plan, and is consistent with historical practices. The ¼% growth rate alternative would be environmentally superior, but only slightly as the primary value of the project is the pacing mechanism. Further, the ½ % growth rate best meets the goals of the community, all the objectives of the project and includes the flexibility for the Board of Supervisors to temporarily reduce the number of allocations if warranted by community constraints. Please see Section 6.0, *Alternatives*.

Regulatory Actions and Approvals Required for Implementation

The action described below will be scheduled to implement the Montecito Growth Management Ordinance Amendments and Extension prepared by the County of Santa Barbara:

The Montecito Planning Commission and County of Santa Barbara Board of Supervisors shall consider the following actions:

1. Adopt the ordinance amendments and extend the life of the Montecito Growth Management Ordinance to December 31, 2030, determining that the public health and safety continues to be jeopardized by residential construction;
2. Certify the Final Supplement to the MCP EIR for the Montecito Growth Management Ordinance Amendments and Extension as adequate environmental review for the ordinance amendments and extending the life of the ordinance; and
3. Adopt findings of overriding considerations for any environmental impacts which have been determined to not be mitigated to less-than-significant levels with implementation of the project.

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Montecito Community Plan Impact Table Updated to Incorporate MGMO Amendments and Extension SEIR

Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	New SEIR Impacts and Descriptions	New SEIR Mitigation
SEIR Class I Impacts- Potentially Significant and Unavoidable					
Transportation: Roadways and Intersections	<p>The 9,600 additional vehicle trips at Plan buildout would cause potentially significant impacts to:</p> <ul style="list-style-type: none"> - Hot Springs Road, south of Sycamore Canyon Road - San Ysidro Road, south of North Jameson Lane - Sycamore Canyon/Hot Springs intersection - Hot Springs/Coast Village intersection - Hot Springs/East Valley intersection - Olive Mill/Coast Village intersection - San Ysidro/N. Jameson Lane intersection - Hot Springs/Old Coast Road - San Ysidro/101 SB Off-Ramp 	<ul style="list-style-type: none"> • Add lane to San Ysidro Road between North and South Jameson Lanes. • Add left-turn lane or signal to Hot Springs/East Valley intersection. • Add left turn lane or signal to Sycamore Canyon/Hot Springs Road intersection. • Install traffic signal at Olive Mill Road/Coast Village Road intersection. • County to monitor operating conditions and amend Community Plan if necessary. • Plan Amendment shall demonstrate that traffic levels for parcel are not higher than anticipated. • Project consistency with proposed Plan shall constitute consistency with Land Use Policy 4. • County shall permit reasonable development while maintaining safe roadways/intersections that operate at acceptable levels. 	Significant	<p><i>Significant</i></p> <p>Exceedence of MCP capacities for the following roadways: N Jameson Ln. between Santa Isabel Ln. and La Vereda Rd. and between La Vuelta Rd. and Arroqui Rd. Olive Mill Rd. between Olive Mill Ln. and Hot Springs Rd. Sheffield Dr. between Jelinda Drive and Birnam Wood Dr. E Valley Rd. between Cota Ln. and Picacho Ln.</p> <p>Increase V/C ratios or delay at the following intersections: Barker Pass Road & Sycamore Canyon Rd. Olive Mill Road & Coast Village/N Jameson Ln./US 101 NB Olive Mill Road & Spring Rd. San Ysidro Road & E Valley Rd. #12. San Ysidro Rd & N Jameson Ln./US 101 NB</p>	<p>Reclassify Sheffield Drive from a Secondary to Primary after an updated study following the Highway 101 improvements affecting Montecito.</p> <p>All way stops or traffic lights were applicable and consistent with MCP. <u>(MGMO Language)</u></p> <p>Consider widening impacted roadway segments from 2 lanes to 3 or 4 lanes.</p> <p>Point criteria adjustments to reflect impacted intersections and roadways. <u>(MGMO Language)</u></p> <p>Monitoring HWY 101 improvements. After completion, prepare a traffic study to assess how traffic is affected.</p>
Public Facilities: Wastewater Disposal (Sewage)	Private septic systems may potentially impact local water quality.	None identified	Significant	<p><i>Significant</i></p> <p>Existing sewage disposal infrastructure inadequate to serve MGMO Build-out</p>	P&D shall monitor MSD infrastructure. MGMO may expire when MSD can serve build-out under land use. <u>(MGMO Language)</u>
Fire Protection/Hazards	Development in high fire hazard area; development in inaccessible, unprotected areas with inadequate fire protection infrastructure; development which may hamper fire prevention techniques.	None identified	Significant	<p><i>Significant</i></p> <p>Inadequate response times and wildfire danger.</p>	<p>Point criteria awards for projects outside Very High Fire and High Fire Zones. <u>(MGMO Language)</u></p> <p>Point criteria awards for projects project located below hydraulic gradelines or with MWD/MFPD certification of adequate water pressure. <u>(MGMO Language)</u></p> <p>Expiration criteria amended to include construction of a third fire station. <u>(MGMO Language)</u></p> <p>Future MCP updates to include “firewise” building and landscaping guidance with findings.</p>
Public Facilities: Police Protection	Additional service demands resulting in the need for at least 1.8 additional officers.	None identified	Significant	No change from MCP EIR.	No new mitigations.

Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	New SEIR Impacts and Descriptions	New SEIR Mitigation
Public Facilities: Schools	Potentially significant increase in student/teacher ratio at elementary, Jr. High and High School levels.	None identified	Significant	No change from MCP EIR.	No new mitigations.
Public Facilities: Solid Waste	1% increase in annual landfill volumes at Tajiguas Landfill.	None identified	Significant	No change from MCP EIR.	No new mitigations.
Public Facilities: Storm Water Water Resources: Flooding	Potential development in 100-year flood zone. Increased storm runoff impacting inadequate storm drainage system.	<ul style="list-style-type: none"> • County shall ensure that adequate drainage is provided. • County Flood Control District shall prepare Master Drainage Plan. • New development shall contribute fair share to improvement costs. • On-site drainage system shall be designed for any new development which would be subject to, or create, drainage impacts. • New development constructed prior to Master Drainage Plan implementation shall be responsible for constructing needed drainage system elements. 	Significant	No change from MCP EIR.	No new mitigations.
Aesthetics/ Visual Resources	Potential obstruction of scenic vistas; negative impacts to the aesthetic character of the area; potential for glare and night lighting.	<ul style="list-style-type: none"> • County shall adopt Architectural Guidelines. • Amend Community Architectural Guidelines to include guidelines and provisions for commercial development. • Architectural Guidelines shall protect identified view corridors. • Include Montecito in County-wide Open Space District. • Incorporate language into Architectural Guidelines promoting protecting and preserving views, scenic character and architectural design. • Address street lighting in Architectural Guidelines. • Define "minor alteration or addition" in Architectural Guidelines. • Include sign guidelines in Architectural Guidelines. • Specific "acceptable", "encouraged", "conditionally acceptable" and "unacceptable" styles and materials in the Architectural Guidelines. • Establish clear and objective residential FAR, height limitations, and setback standards in the Architectural Guidelines. 	Significant	No change from MCP EIR.	No new mitigations.

Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	New SEIR Impacts and Descriptions	New SEIR Mitigation
Biological Resources	Potentially significant impacts to environmentally sensitive habitats of coastal sage scrub, riparian oak woodland, hard chaparral, eucalyptus woodland, pine tree groves, significant ornamentals, tide pools, orchards and grassland habitats within the Planning Area. Specifically, 14 sensitive plant species and 15 wildlife species may be impacted.	<ul style="list-style-type: none"> • Require appropriate protective measures during all construction. • Establish buffer zone within 100 of environmentally sensitive habitat. • Implement restoration plan when native habitat is degraded. • County-approved biologist shall monitor construction near sensitive resources. • County-approved biologist shall assure compliance with construction-related mitigation measures. • Significant biological communities shall not be fragmented into small non-viable pocket areas by development. • Prohibit grading or development within 200 feet of known or historic butterfly roosts between November 1 and April 1. • Applicant to submit a Butterfly Roost Protection Plan when applicable. • No trimming or clearing of vegetation within 50 feet of a known Monarch Butterfly Habitat. • Trimming/clean-up plan shall include supervision by qualified biologist. • Encourage use of drought-tolerant and native landscaping. • Invasive species shall be prohibited in or near environmentally sensitive habitat areas. • Tree protection plan shall be required when new development may impact native and specimen trees. • Require riparian protection measures. • Require on-site restoration of project disturbed buffer of riparian vegetation. 	Significant	No change from MCP EIR.	No new mitigations.
Historical Resources	Potentially significant adverse physical or aesthetic impacts to historical structures.	None identified	Significant	No change from MCP EIR.	No new mitigations.
SEIR Class II Impacts- Potentially Significant but Mitigable to Level of Insignificance					
Air Quality	Long-term exceedance of SBCRMD NOx and ROC thresholds due to additional vehicle emissions associated with Plan buildout.	<ul style="list-style-type: none"> • County shall require existing and future employers to implement TDM. 	Significant	<i>Significant but Mitigable</i>	Individual projects required to reduce operational green house gas emissions

Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	New SEIR Impacts and Descriptions	New SEIR Mitigation
Air Quality	Potential short-term exceedance of SBCRMD NO _x , ROC and PM ₁₀ thresholds due to grading activities.	<ul style="list-style-type: none"> Impose control measures on construction activities. Impose BACT on future construction activities. 	Insignificant	Cumulatively Significant Green House Gas Emissions	<u>per household through measures such as energy conservation and green building. (Follow-up permit/clearance)</u>
Water Resources: Public Supplies/ Groundwater	Net increase in water demand of 899.7 AFY. Demand can be accommodated by anticipated future State water supplies.	<ul style="list-style-type: none"> County shall halt all discretionary approvals until State water is determined to be a firm and long-term source. MWD shall be encouraged to use new water supplies to reduce any overdraft to the maximum extent feasible. 	Insignificant	<p><i>Significant but Mitigable</i></p> <p>State Water Project supplies are less reliable than anticipated under the MCP EIR.</p>	<p>Monitoring of long and short-term water availability at the state and local level. If water demand approaches or exceeds water supply, allocation may be reduced. MGMO may expire if a reliable long-term water supply is achieved. <u>(MGMO Language)</u></p> <p>MCP updates to include review of indoor/outdoor water conservation plans.</p> <p>Point criteria awards for a water certificate and submittal of a conceptual water conservation plan approved by the MWD. <u>(MGMO Language)</u></p> <p><u>All projects receiving an allocation shall submit MWD allocation and conceptual water conservation plan approval. (Follow-up permit/clearance)</u></p> <p><u>MGMO shall be amended to required application substantially comply with point assignment categories. (Follow-up permit/clearance)</u></p>
Transportation: Multi-modal	N/A	N/A	Insignificant	<p><i>Significant but Mitigable</i></p> <p>Pedestrian and bicyclist safety impacts.</p>	Point criteria awards for ROW conformance and dedication of pedestrian trails. <u>(MGMO Language)</u>

Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	New SEIR Impacts and Descriptions	New SEIR Mitigation
Recreation (and Parks)	Additional park and recreation demands, generated by increased population, can be accommodated by existing Manning and Toro Canyon Parks. Increased use of existing trails and coastal access points considered to be potentially significant. Coastal access issues are considered to be sufficiently addressed by Draft Coastal Access Implementation Plan.	<ul style="list-style-type: none"> • Protect, preserve and provide recreational trails within general corridors identified on PRT Map. • No encroachment of designated trail corridors to the extent feasible. • Condition development to dedicate useable public trails where designated. • County shall actively pursue acquisition of interconnecting useable public trails. • County shall design phasing and priority program for trails identified on PRT Map. • County shall provide appropriate trail signage and necessary trail maintenance. • New development shall not adversely impact existing recreational facilities and uses. 	Insignificant	No change from MCP EIR.	No new mitigations.
Geologic Process	Development may cause unstable earth conditions, extensive grading, permanent changes in topography, increase in wind/water erosion of soils, changes in siltation, deposition, erosion of beach sands or stream channels and exposure to hazards such as earthquakes, tsunamis and liquefaction.	<ul style="list-style-type: none"> • Amend Hillside Overlay Zone to include all areas of >20% slopes. • Avoid construction within 50 feet of Historically Active or Active Fault traces. • Require development restrictions for soils or slopes hazards. • Prepare grading plan for all development. • No issuance of grading permits until Final BAR approval. • Require a detailed drainage plan for all development. • Prepare landscape plan for development on slopes >20%. • Prohibit excessive grading for the sole purpose of creating or enhancing views. 		No change from MCP EIR.	No new mitigations.
Cultural Resources	Potential disruption, alteration, destruction of recorded archaeological sites. Potential trespassing and vandalism of resources. Potential disturbance by water/sewer pipeline expansion.	<ul style="list-style-type: none"> • RMD shall determine whether the project site is located in either a known archaeological site or in an area of potential archaeological resources. 	Insignificant	No change from MCP EIR.	No new mitigations.

Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	New SEIR Impacts and Descriptions	New SEIR Mitigation
Risk of Upset/Hazardous Material (Electromagnetic Fields)	Additional populations exposed to the potential hazards associated with electromagnetic fields	<ul style="list-style-type: none"> RMD shall require adequate building setbacks from EMF-generating sources for sensitive uses. RMD shall consult with SCE, County/State Health Services and outside experts on the appropriate setback from powerlines and substations. 	Insignificant	No change from MCP EIR.	No new mitigations.
SEIR Class III Impacts- Adverse but not Significant					
Land Use	Potential land use incompatibility as a result of implementation of the Mixed Use Affordable Housing Overlay.	None identified	Significant	<i>Less than Significant</i> (Mixed Use Overlay never Adopted)	No new mitigations.
Land Use	Development pressures on agricultural lands and natural open space. Pressure to expand Sanitary District Boundaries.	None required	Insignificant	<i>Less than Significant</i>	No new mitigations.
Public Facilities: Wastewater Disposal Sewage (Sewage)	Additional sewage treatment demands on Montecito Treatment Plant.	None required	Insignificant	<i>Less than Significant</i>	No new mitigations.
Noise	<p>Excessive construction related noise can be mitigated through implementation of Plan policies.</p> <p>Existing noise sensitive uses would not be exposed to ambient noise levels exceeding 65 dB(A) as a result of Plan buildout.</p> <p>Development of future noise sensitive uses in areas exceeding 65 dB(A) shall be protected through existing regulatory procedures.</p>	None required	Insignificant	<i>Less than Significant</i>	No new mitigations.

Cumulative Impacts					
Issue	Original MCP EIR Description of Impact	Original MCP EIR Mitigation	Original MCP EIR Residual Impact	Original MCP EIR New SEIR Impacts and Descriptions	Residual impact after SEIR Mitigations
Transportation	Similar impacts to those described in the proposed plan.	Same as Plan mitigation	Significant	Same as SEIR Mitigation.	Significant
Public Facilities: Wastewater Disposal Sewage (Sewage)	Future potential degradation of water quality.	Same as Plan mitigation	Insignificant	Same as SEIR Mitigation.	Significant
Fire Protection (Hazard)	Increased risk to public safety, property, and natural resources.	None identified	Significant	Same as SEIR Mitigation.	Significant
Water Resources: Public water supply and Groundwater	Development outside MWD boundaries could over commit groundwater basin.	Same as Plan mitigation	Insignificant	Same as SEIR Mitigation.	Insignificant
Air Quality	Further exceedance of short-term and long-term SBCRMD NO _x and ROC thresholds.	Same as Plan mitigation	Significant	GHG emission significant, but mitigable.	Insignificant
Land Use	Slight economic growth inducement in other communities; impacts on Montecito's resources from surrounding development.	None required	Insignificant	No change from MCP EIR.	Insignificant
Public Facilities: Police Protection	Further service demands requiring additional officers.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Parks and Recreation	Development in surrounding areas would further increase	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant

	demands on existing resources.				
Public Facilities: Schools	Further increase in student/teacher ratio at elementary level, Jr. High, and High School level.	Same as Plan mitigation	Insignificant	No change from MCP EIR.	Insignificant
Public Facilities: Solid Waste	Further reduction of Tajiguas Landfill lifespan.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Geology	Exposure of additional people to unstable earth conditions and seismic hazards.	Same as Plan mitigation	Insignificant	No change from MCP EIR.	Insignificant
Water Resources: Storm Drainage/ Flooding/Water Quality	Further development with 100-year flood zone and increased storm run-off.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Noise	Impacts as described in the MCP.	None required	Insignificant	No change from MCP EIR.	Insignificant
Biological Resources	Further loss of significant habitat areas and potential loss of sensitive species.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Cultural Resources (Archeology)	Further potential for disturbance or destruction of unknown site.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Historic Resources	Further potential for adverse physical or aesthetic impacts to historical resources.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Visual/Aesthetic Resources	Further alteration of the areas community character.	Same as Plan mitigation	Significant	No change from MCP EIR.	Significant
Risk of Upset/Hazardous Material (Electromagnetic Fields)	Impacts the same as described in the MCP.	Same as Plan mitigation	Insignificant	No change from MCP EIR.	Insignificant

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1.0 INTRODUCTION

This document is a Draft Final Supplemental Environmental Impact Report (SEIR) for the proposed Montecito Growth Management Ordinance (MGMO) Amendments and Extension. It augments the previously approved Environmental Impact Report for the Montecito Community Plan (92-EIR-03). The scope of the current project is to evaluate administrative and criteria updates and the extension of the MGMO beyond the pending expiration on December 31, 2010. The project is described in detail in Section 2.0, *Project Description*. This section describes: (1) the general background of the project; (2) the purpose and legal authority of the EIR; (3) need for a Supplemental EIR, scope, and content; (4) lead, responsible, and trustee agencies; (5) environmental review process, public comments opportunities, and approach, and (6) document approach and content.

1.1 Project Background

The Board of Supervisors originally adopted the MGMO in 1991 to pace development in step with available services and resources in the Montecito Community Plan Area. Prior to its adoption, the rate of growth in population and housing units was substantially higher than recommended for Montecito in the Comprehensive Plan. The MGMO grew out of community concerns over this pattern of accelerated residential growth and its effect on infrastructure and services. The MGMO was one component of what was considered Phase I of the Montecito Community Plan (known as the Growth Management Plan) and its original adoption pre-dates the adoption of the Montecito Community Plan in 1992. Phase I also included a Growth Management Overlay (GMO) applied to the community through zoning as well as General Plan designations and rezones that were later replaced by adoption of the Montecito Community Plan. Completion of the MGMO included a Planning and Development study of resources and constraints, (e.g., Community Biological Survey) followed by extensive community dialogue and environmental review of growth rate alternatives (90-EIR-15). The intent of the MGMO is to accommodate growth within the Montecito Community Planning Area in a manner that balances development with available resources. The balance is defined within the current ordinance by establishing particular water supply and fire protection service levels that must be achieved and maintained, as well as traffic and circulation impacts which must first be mitigated.

Prior to its initial expiration date in 1999, the MGMO was extended to 2005 and an addendum to the original EIR was prepared that analyzed the ordinance extension. In 2005, the MGMO was extended a second time based on the recognition of an imbalance between residential growth and road capacity. The 2005 extension was still within the original 20-year planning horizon of the original ordinance and did not create the potential for any new environmental impacts.

Each parcel in the Montecito Planning Area is zoned with a GMO Overlay in addition to its applicable base zone district. The GMO Overlay requires compliance with the MGMO, in addition to any other zoning regulations affecting the parcel. The allocation must be granted prior to applying for a design review or zoning permit for residential development.

1.2 Purpose and Legal Authority

This SEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and the State *CEQA Guidelines*. In accordance with Section 15121(a) of the *CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:

"...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project..."

This report is to serve as an informational document for the public and County of Santa Barbara decision-makers. The process will include Montecito Planning Commission hearings and conclude with Board of Supervisor's hearings to consider certification of a Final SEIR and a decision whether to approve the proposed project.

Upon completion, this SEIR, together with 92-EIR-03, will inform the public and decision-makers of the potential significant environmental effects of the proposed MGMO Extension and identify specific measures to minimize significant effects. The Final EIR (92-EIR-03, Montecito Community Plan EIR) is available for review at the County's Planning and Development Department, 123 East Anapamu Street, Santa Barbara, California and online at:

<http://longrange.sbcountyplanning.org/planareas/montecito/documents/MGMO%20Site%20documents/MCP%2093-EIR-03.pdf>

1.3 Need for Supplemental EIR, Scope, and Content

In accordance with Section 15083 of the *CEQA Guidelines*, the County of Santa Barbara conducted outreach to community groups and the Montecito Planning Commission in August 2009 and held an environmental scoping meeting on April 20, 2010, to discuss the proposed project and identify environmental issues. The MCP FEIR (92-EIR-03) was completed in 1992 and new build-out data and resource information is now available. Additionally, new regulations and development patterns necessitate an update of area conditions and a review of the future effect of a potential 20-year extension of the MGMO based on updated conditions. A supplement to an EIR augments a previously certified EIR to the extent necessary if a project will have one or more new or substantially increased significant effects not discussed in the previous EIR and examines mitigation and alternatives accordingly. Therefore, a supplement to the MCP FEIR (92-EIR-03) was determined in the Initial Study to be the appropriate environmental document in accordance with *CEQA Guidelines* Sections 15063 and 15163.

In accordance with the *CEQA Guidelines*, a Notice of Preparation (NOP) was prepared by Santa Barbara County and distributed to affected agencies and the public for the required 30-day period on April 12, 2010, and included as Appendix D.

This SEIR addresses the issues determined to be potentially significant by the Initial Study, responses to the NOP, and scoping discussions among the public, consulting staff, and the County. It also identifies potentially significant environmental impacts, including both project-specific and cumulative impacts, in accordance with the provisions set forth in the *CEQA Guidelines*. In addition, the SEIR reviews already adopted mitigations and recommends additional feasible mitigation measures that would reduce or eliminate adverse environmental effects.

In preparing the SEIR, use was made of pertinent County policies and guidelines, existing EIRs, and background documents prepared by the County. A full reference list is contained in Section 8.0, *References and Report Preparers*.

The analysis sections of the SEIR include a description of the existing physical and applicable regulatory setting within each issue area, followed by an analysis of the project's impacts. Each specific impact is called out separately and numbered, followed by an explanation of how the level of impact was determined. When appropriate, additional feasible mitigation measures to reduce significant impacts are included following the impact discussion. Finally,

following the mitigation measures is a discussion of the residual impact that remains following implementation of recommended measures.

Section 6.0, *Alternatives*, was prepared in accordance with Sections 15126.6 and 15163 of the CEQA Guidelines. The alternatives discussion evaluates and updates the EIR's original CEQA-required "no project" alternative and adds a ¼% growth rate scenario. It also identifies the "environmentally superior" alternative among the options studied.

The level of detail contained throughout this SEIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. *CEQA Guidelines* Section 15151 states:

"An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure."

1.4 Lead, Responsible, and Trustee Agencies

CEQA Guidelines Section 15124(d) requires that an EIR define those agencies that are expected to use the EIR (or SEIR) in their decision-making. These include "lead," "responsible," and "trustee" agencies. The County of Santa Barbara is the "lead" agency for the project as it has the principal responsibility for approving or denying the project. The County of Santa Barbara Montecito Planning Commission and Board of Supervisors will use this SEIR as a basis for this determination.

A "responsible agency" refers to public agencies other than the "lead agency" that have discretionary approval over the project. (The CEQA Guidelines define a public agency as a state or local agency, but specifically exclude federal agencies from the definition). For example, the California Department of Transportation (Caltrans) is a responsible agency that has discretionary approval on any improvements that affect the state highway system. The Regional Water

Quality Control Board (RWQCB) is considered a responsible agency for projects that require consistency with the National Pollutant Discharge Elimination System (NPDES) permit.

A “trustee agency” refers to a state agency that has jurisdiction over natural resources held in trust for the people of California, but does not have discretionary approval over the project (CEQA Guidelines Section 15386). Trustee agencies include the California Department of Fish and Game (CDFG) which has jurisdiction over biological resources, including waters of the State and rare and endangered species. Federal agencies such as the U.S. Fish and Wildlife Services and the U.S. Army Corps of Engineers have jurisdiction over certain projects and activities that may affect federally protected species or waters of the United States.

1.5 Environmental Review Process, Public Comment Opportunities, and Approach

The environmental review process required by CEQA is presented as follows.

- 1. Notice of Preparation (NOP).** *After deciding that an SEIR is required, the lead agency must file an NOP soliciting input on the SEIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (CEQA Guidelines Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk’s office for 30 days.*
- 2. Draft SEIR Prepared.** *The Draft SEIR must contain: a) project description; b) any necessary updates to the original EIR’s environmental setting; c) discussion of new or substantially increased significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); d) a discussion of adequacy of alternatives; e) any new or modified mitigation measures.*
- 3. Notice of Completion.** *A lead agency must file a Notice of Completion with the State Clearinghouse when it completes a Draft SEIR and prepare a Public Notice of Availability of a Draft SEIR. The lead agency must place the Notice in the County Clerk’s office for 30 days (Public Resources Code Section 21092) and send a copy of the Notice to anyone requesting it (CEQA Guidelines Section 15087). Additionally, public notice of DSEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit comments from the*

- public and respond in writing to all written comments received (Public Resources Code Sections 21104 and 21253). The minimum public review period for a DEIR is 30 days. When a Draft SEIR is sent to the State Clearinghouse for review, such as was done for this project, the public review period must be 45 days unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091).*
4. ***Final EIR.*** *A Final SEIR (FSEIR) must include: a) the Draft SEIR, modified through responses to comments; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.*
 5. ***Certification of FSEIR.*** *Prior to making a decision on a proposed project, the lead agency must certify that: a) the FSEIR has been completed in compliance with CEQA; b) the SEIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the SEIR prior to approving a project (CEQA Guidelines Section 15090).*
 6. ***Lead Agency Project Decision.*** *A lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations from the original EIR are either adequate or amendments adopted (CEQA Guidelines Sections 15042 and 15043).*
 7. ***Findings/Statement of Overriding Considerations.*** *For each new or substantially increased significant impact of the current project identified in the SEIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (CEQA Guidelines Section 15091). If an agency approves the project with new or substantially increased unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.*
 8. ***Mitigation Monitoring/Reporting Program.*** *When an agency makes findings on new or substantially increased significant effects identified in*

the SEIR, it must adopt a reporting or monitoring program for those mitigation measures that were adopted.

The environmental analysis in this SEIR draws from policies, guidelines, and existing reports and documentation to determine baseline conditions, impacts, and design of mitigation measures. The *Santa Barbara County Environmental Thresholds and Guidelines Manual* (October 2008) were integrated into this analysis. Copies of pertinent documents and guidelines are available for review at Santa Barbara County Planning and Development, 123 East Anapamu Street, Santa Barbara, and the County of Santa Barbara web site at:

http://sbcountyplanning.org/permitting/ldpp/auth_reg/environmental_review.cfm

1.6 Document Organization and Content

The content and format of this SEIR are designed to meet the current requirements of CEQA and the State *CEQA Guidelines*. A discussion of each resource reviewed for the potential to be affected by the MGMO Amendments and Extension is provided in Chapter 4.0:

The Impacts and Mitigation sections in each Chapter 4.0 section describe the setting, potentially significant effects resulting from approval of the MGMO Amendments and Extension on specific resources. The methodology and criteria used to analyze and determine the significant impacts to each environmental resource are discussed in each section of Chapter 4.0.

Significance criteria are used to evaluate the degree of significance of each impact. The criteria used to establish thresholds of significance are based on CEQA Guidelines Appendix G Environmental Thresholds Form, policies in the County of Santa Barbara Comprehensive General Plan, *County of Santa Barbara Environmental Thresholds Guidelines Manual* (October 2008), and the development standards in the County of Santa Barbara Montecito Land Use and Development Code (MLUDC). The "threshold of significance" for a given environmental effect is the level at which the County of Santa Barbara, as the lead agency, finds the effect of the project to be significant. "Threshold of significance" can be defined as:

A quantitative or qualitative standard, or set of criteria, pursuant to which significance of a given environmental effect may be determined (CEQA Guidelines Section 15064.7 [a]).

The following categories for impact significance are used in this analysis:

- Class I:** Significant unavoidable adverse impacts that cannot be feasibly mitigated or avoided. If the project is approved, decision-makers are required to adopt a statement of overriding considerations pursuant to CEQA Guidelines Section 15093, explaining why project benefits outweigh the damage caused by these significant environmental impacts.
- Class II:** Significant environmental impacts that can be feasibly mitigated or avoided to a less than significant level. If the project is, approved decision-makers are required to make findings pursuant to CEQA Guidelines Section 15091, that impacts have been mitigated to the maximum extent feasible by implementation of mitigations.
- Class III:** Adverse impacts found not to be significant. These impacts do not require that findings be adopted by the decision-making body.
- Class IV:** Impacts beneficial to the environment. These are listed in section 4.0 as applicable when the project would result in solely beneficial effects on the environment. Beneficial impact may be used as considerations for balancing any potentially adverse environmental effects resulting from the project.

The Residual Impact, or level of environmental impact remaining after implementation of a given mitigation, is listed after each review of each measure from the Original EIR and each new additional measure. It is important to note that the residual Class II impact is *significant, but feasibly mitigated to less than significant*. The difference is that the Class II residual impact is achieved only after implementation of required mitigation. This is important in that administrative findings have to be made for all new or substantially increased Class II impacts pursuant to CEQA Guidelines Section 15091, as described above. Findings do not have to be made for Class III impacts, but substantiation is required to characterize them as adverse, but less than significant.

The Cumulative Impacts discussion in each environmental issue section describes potentially significant impacts from build-out in combination with development of reasonably foreseeable (proposed and approved, but not built) projects in the area that are discussed in Chapter 3.0 and listed in Appendix F.

Chapter 5.0 contains an assessment of MGMO Amendments and Extension consistency with applicable County plans and will assist decision-makers in reviewing the project. As required by CEQA Guidelines Section 15126.6, Chapter 6, *Alternatives*, examines a reasonable range of alternatives to minimize environmental impacts while achieving most of the main project objectives.

Other discussions reviewed in the original MCP EIR and updated where necessary, including growth-inducing impacts, and unavoidable significant impacts resulting from the project and are presented in Chapter 6.0 pursuant to the requirements of CEQA Guidelines Section 15126 (b) and (d).

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2.0 PROJECT DESCRIPTION

2.1 Project Applicant/Lead Agency

The County of Santa Barbara is the project proponent and Lead Agency responsible for preparing the Montecito Growth Management Ordinance (MGMO) Amendments and Extension and Supplement to the MCP Final Environmental Impact Report (EIR) (92-EIR-03) pursuant to the California Public Resources Code Division 13 Section 21000 et.seq.

2.2 Project Location

The area generally lies between the Pacific Ocean and foothills of the Santa Ynez mountain range, with the City of Santa Barbara to the west and the unincorporated communities of Summerland and Toro Canyon to the east. Specifically, it is bounded on the north by East Camino Cielo Road in the Los Padres National Forest, on the east roughly by Ortega Ridge Road and Picay Creek, west of Ladera Lane, on the south by the Pacific Ocean, and on the west by the City of Santa Barbara.

Table 2.2.1: Site Information	
Zoning Ordinance	Montecito Land Use Development Code, Article II, Growth Management and Site Design Overlays
Site Size	14,997 acres
Present Use & Development	Semi-Rural Residential <u>and limited commercial and institutional uses</u>
Surrounding Uses/Zoning	North: Unincorporated, single family residences and vacant lands within Los Padres National Forest South: Pacific Ocean East: Toro Canyon and Summerland Planning Areas West: City of Santa Barbara
Public Services	Water Supply: Montecito Water District, private onsite wells, and private water companies Sewage: Montecito Sanitary District and private septic systems Fire: Montecito Fire Protection District

**Figure 2-1
Regional Map**

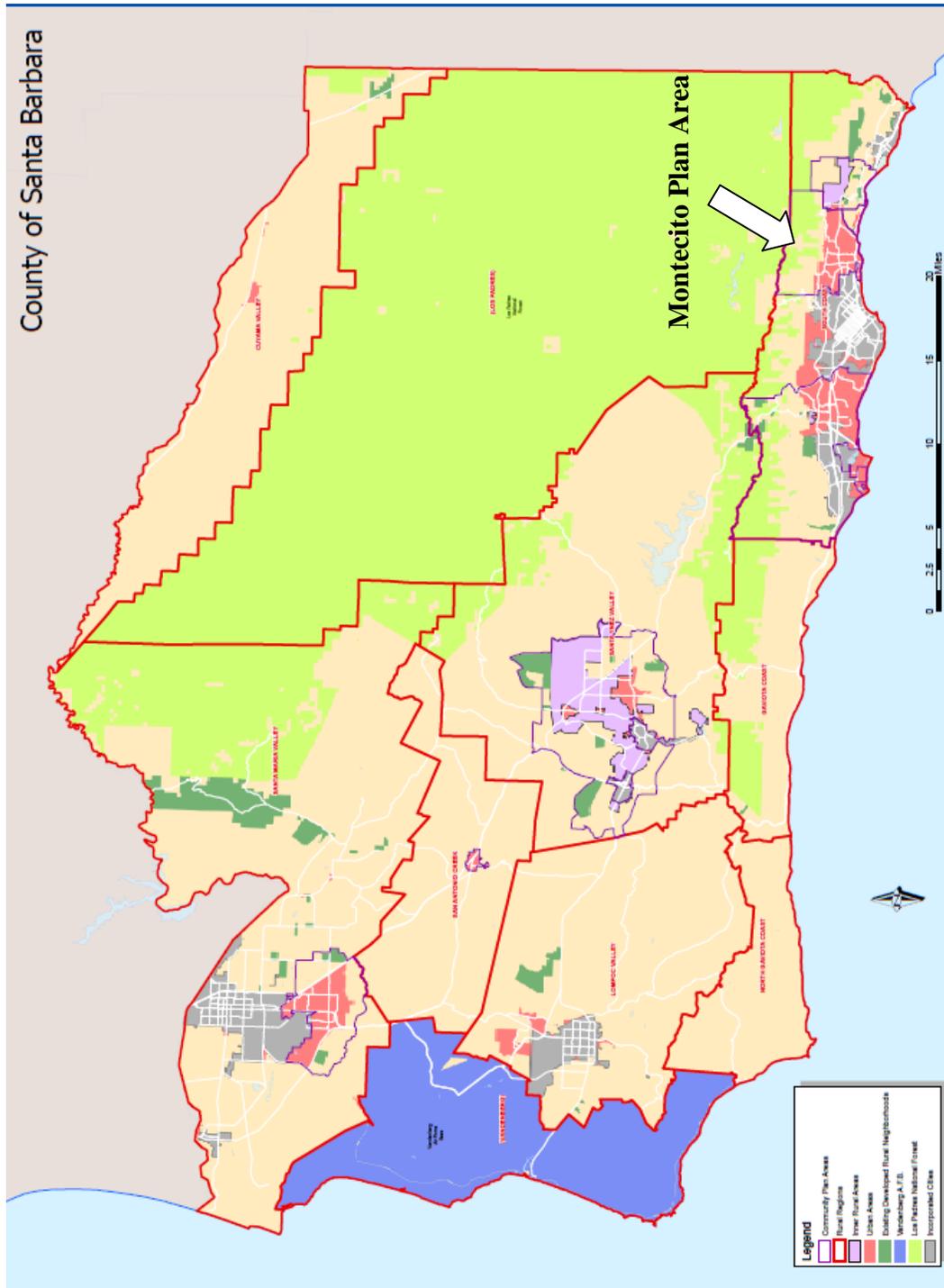
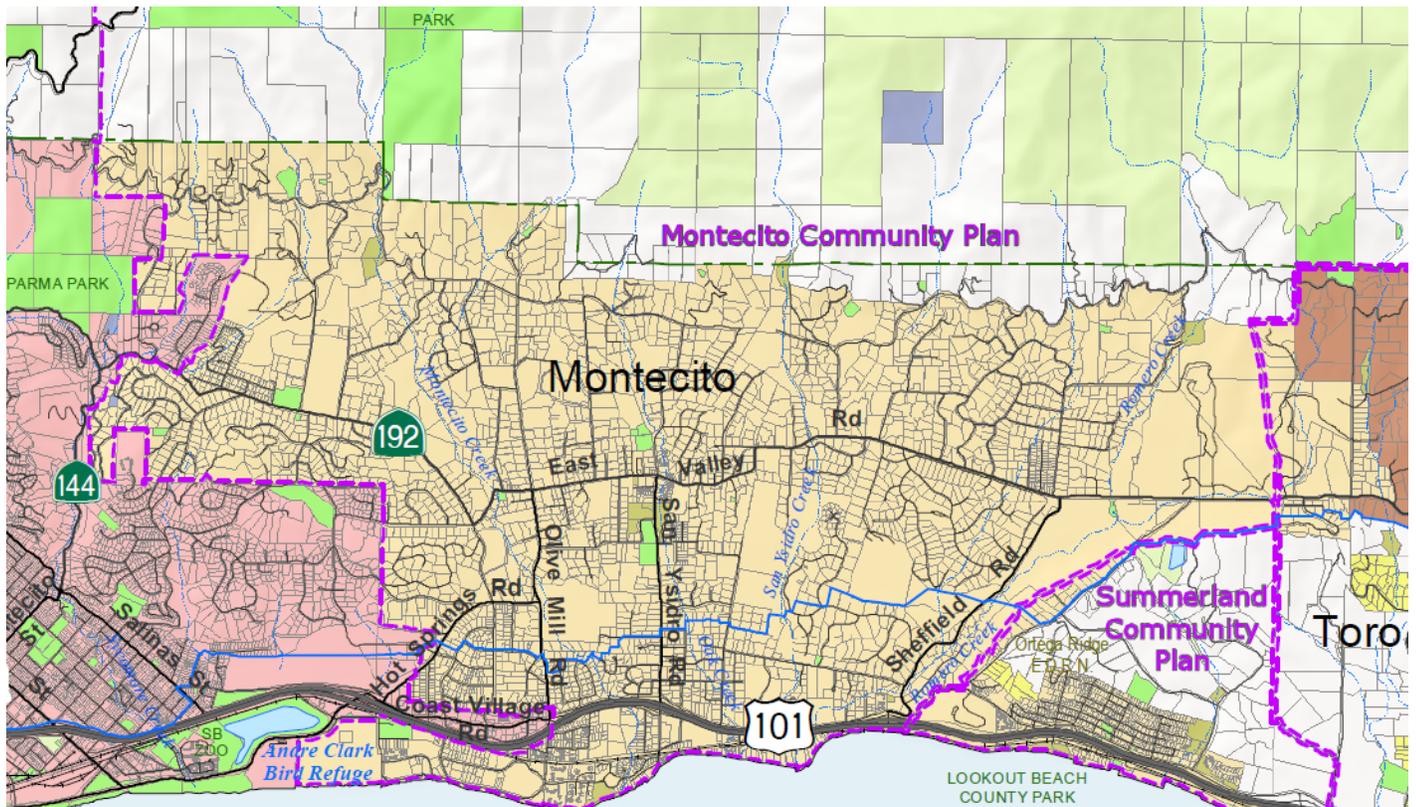


Figure 2-2

Area Map



2.3 Project Objectives

The intent of the MGMO is to pace growth within the Montecito Community Planning Area in a manner that balances development with available resources. Evaluation of the ordinance extension and includes collection of water, sanitary, fire, and traffic data followed by an analysis of environmental conditions and constraints, and an update to build-out projections to determine if the ordinance remains necessary to constrain the rate of residential development in order to keep pace with the community's ability to provide adequate public services. The data and analysis will inform the public and decision makers of options to amend, extend, or allow the expiration of the MGMO.

Montecito's existing land uses include residential development, small areas of agriculture, neighborhood and visitor serving commercial, institutional uses, recreation, and undeveloped open space. Private institutional uses consist of institutions such as Westmont College, Music Academy of the West, other private museums, churches, retirement homes, two golf courses, and a religious retreat; each of which operate under Conditional Use Permits (CUP). Much of the residential development occurring in the area is the remodeling and rebuilding of existing homes, along with permit applications for new primary units where MGMO allocation have been awarded.

2.4 Project Characteristics

The proposed project is the renewal, extension, and amendment of the current Montecito Growth Management Ordinance (MGMO) (Santa Barbara County Code, Chapter 35B; Ordinance No. 3916 as amended) which would extend the ordinance beyond the December 31, 2010 expiration. The project also updates the various administrative provisions of the ordinance as well as criteria and findings. Potential for new residential units evaluated under the Montecito Community Plan Environmental Impact Report (92-EIR-3) would be paced and managed ~~facilitated~~ by the proposed ordinance extension. The ordinance amendments and extension do not change the basic structure of the MGMO, its growth rate, or the intent to allow more than 19 new market rate units per calendar year ($\frac{1}{2}\%$ growth rate), nor does it include changes to existing land use and primary zoning designations in Montecito. The ordinance and extension pace development that is allowed under the existing Comprehensive Plan and zoning.

The MGMO regulates the production rate of new residential development within the Montecito Planning Area and will expire on December 31, 2010 unless extended. The intent of the MGMO is to pace growth within the Montecito Community Planning Area in a manner which balances development with available resources. The balance is defined within the existing ordinance by establishing particular water supply and fire protection service levels, which must be achieved and maintained, as well as traffic and circulation deficiencies which must first be resolved.

The existing MGMO applies to any new residential dwelling that adds new housing stock to the Montecito Planning Area, except where specifically exempted. The existing MGMO does not regulate non-residential development, residential remodels or additions, or demolition and construction of new homes on the same site. County-approved affordable units, second residential units, condominium conversions and special care/senior facilities, as well as specifically identified "grandfathered" projects, are also exempt. The ordinance sets an annual growth limit of $\frac{1}{2}\%$ for new homes that are subject to its restrictions. This growth rate cap results in a maximum of 19 allocations each year. The MGMO allocation award is based on a competitive permit allocation system with points given based on site-specific resource protection measures.

The MGMO renewal, amendment, and extension proposes no land use or zone designation changes in the plan area or change from the $\frac{1}{2}\%$ maximum annual growth rate in effect in the current MGMO.

Elements of the project include:

- **Timing:** Extending the expiration from December 31, 2010 to December 31, 2030.

- **Applicability, Growth Rate and Allocation Process.** The project continues to apply only to new dwelling units within the Montecito Planning Area. The project also continues the current ½% annual growth rate, the current 19 allocations a year distributed bi-annually, and the current exemptions for affordable units, second units, and hardship.
- **Administrative Ordinance Changes:** Since the adoption of the MGMO, 20 years of administrative practices and implementation of have provided opportunities for refinement, modernization, and clarification. Amendment of current sections include:
 - Section 9.1.4: Removal of the exception for grandfathered projects that have already been built.
 - Section 6.7: Clarification that “carry over” allocations are only allowed within a calendar year.
 - Sections 6.1, 6.2, 6.9: Clarification of individual allocation expiration provisions.
- Modernizing Zoning Ordinance and General Plan references.
- Point and expiration criteria adjustments for water to reflect updated conditions. Specifically
 - Section 7.2.2a., b.: Revising to include MWD water allocation as a reasonable baseline for point award determination.
 - Section 7.2.2b: Removal of groundwater point criteria award to reflect updated regulation and water availability.
 - Section 7.2.3: Revision of traffic measurement methodology.
 - Sections 7.2.7 and 7.2.8: Increase in points for biological resource protection.
 - Section 7.2.9: Reduction in points for projects outside a 100 year floodplain from 10 to 5.
 - Section 12.4: Removal of expiration criteria of 439 acre feet of available water to reflect the arrival of State Water and Montecito Community Plan policies requiring a 10% buffer and replacement with an up-to-date criterion.
 - Section 7.2.3: Clarification of traffic measurement methodology.

Please see Appendix B for a draft of the proposed ordinance amendments.

2.5 Regulatory Actions and Approvals Required for Implementation

The action described below will be scheduled in order to adopt the Montecito Growth Management Ordinance Amendments and Extension prepared by the County of Santa Barbara:

The Montecito Planning Commission and County of Santa Barbara Board of Supervisors shall consider the following actions:

1. Adopt the ordinance amendments and extending the life of the Montecito Growth Management Ordinance to December 31, 2030, determining that the public health and safety continues to be jeopardized by residential construction;
2. Certify the Final Supplement to the MCP EIR for the Montecito Growth Management Ordinance Amendments and Extension as adequate environmental review for the ordinance amendments and extending the life of the ordinance; Adopt findings of overriding considerations for any environmental impacts which have been determined to not be mitigated to less-than-significant levels with implementation of the project; and
3. Forward the project to the California Coastal Commission for their certification for the coastal zone portion of the planning area.

Regulatory actions required for the continued implementation of the MGMO on a case by case basis stipulate that an applicant must:

1. Apply for and obtain a MGMO allocation.
2. Within 6 months apply for Montecito Board of Architectural Review (MBAR).
3. Within three years obtain zoning permit (e.g., LUP, CDP, ZCI, CUP, DVP) issuance.
4. Obtain building permits prior to the expiration of the applicable zoning permit.

3.0 ENVIRONMENTAL SETTING

3.1 Plan Area Setting

Montecito is an unincorporated portion of Santa Barbara County, a coastal county. The Montecito Planning Area is one of seven planning areas under the jurisdiction of county government. The area generally lies between the Pacific Ocean and foothills of the Santa Ynez mountain range, with the City of Santa Barbara to the west and the unincorporated communities of Summerland and Toro Canyon to the east. Specifically, it is bounded on the north by East Camino Cielo Road in the Los Padres National Forest, on the east roughly by Ortega Ridge Road and Picay Creek, west of Ladera Lane, on the south by the Pacific Ocean, and on the west by the City of Santa Barbara.

Several boundary lines relate to the Montecito Planning Area. These include the coastal zone boundary, the Comprehensive Plan Urban/Rural boundary, the City of Santa Barbara's boundary, and boundaries for service districts within Montecito. The scope of this project relates to the Growth Management Overlay, which is identical to the Montecito Community Plan boundary.

Fauna

The range of habitats in Montecito suggests that a reasonably full spectrum of wildlife species would be expected to occur. Terrestrial animals found in the planning area include a variety of rodents, bats, coyote, fox, raccoon, bobcat, and deer. Typical birds include turkey vulture, Cooper's, red-shouldered and red-tailed hawks, falcons, owls, California quail, Anna's and Costa's hummingbirds, woodpeckers, crows, jays and sparrows. Various species of reptiles and amphibians are expected to be present including western fence lizard, gopher snake, common kingsnake, rattlesnake, chorus frog, salamanders and turtles. Of specific biological importance within Montecito are the rocky intertidal habitats along the area's beaches.

Flora

Important vegetation communities include a large oak woodland in the area's eastern half above East Valley Road; sizeable oak woodlands bordering Cold Springs Creek; riparian corridors along Coyote, Cold Springs, Hot Springs, San Ysidro, Buena Vista, Picay and Romero Creeks; large areas of chaparral in the northern half of the area, and coastal sage scrub particularly along portions of Coyote Creek.

Much of the planning area consists of ornamental gardens with a full variety of plant species. There are also significant areas of "developed" habitats, which are homes and gardens within California sycamore and central/southern coast live oak riparian forest canopy and coast live oak woodland canopy.

Geology

Montecito lies on a narrow coastal shelf drained principally by four main creeks. This coastal shelf is formed on an alluvial plain which slopes gently upward from the coast on the south to an elevation of approximately 600 feet in the foothills of the Santa Ynez Range to the north. The northern boundary of the Planning Area is near Camino Cielo Road and the crest of the Santa Ynez Range, at elevations near 3,000 feet. The Santa Ynez Range rises steeply above the foothills and the northern part of the Planning Area is characterized by slopes in excess of 40%. These mountains are made up of steeply dipping sedimentary rocks of Cretaceous to Miocene age. Steep, topographically rugged canyons cut the flanks of the range. The main aquifer of the Montecito groundwater basin is in the Plio-Pleistocene Casitas Formation. This formation and younger alluvial deposits are exposed in the low bluffs above the narrow beaches along the coast.

The coastal plain is cut by several splays of the potentially active, east-west trending Arroyo Parida/Mission Ridge fault. They separate the groundwater basin into three subunits and extend across the entire Montecito Planning Area. The area could be subject to shaking from earthquakes on numerous faults, ranging from the San Andreas Fault, a major tectonic plate boundary, to local faults buried in the alluvium under Montecito and off-shore faults which have historically been associated with tremblers.

Two areas of radon-producing Rincon Shale exist within the Montecito Planning Area near the golf courses and in the western portion of the area south of Sycamore Canyon Road.

Cultural/Historic Resources

Montecito was once occupied by the Barbareño Chumash, and contains several known archaeological sites. While the location of sites in some areas is well known, other areas have been less studied, and the presence of archaeological resources is not known.

Montecito is one of the older settlements in Santa Barbara County, beginning with the Spanish presence of the 1700's and early 1800's. During the late 1800's the Anglo population increased in Montecito. Nevertheless, during this period, the area of Parra Grande Lane and East Valley Road became known as "Spanish Town", where a saloon and other various commercial endeavors existed for some time.

Original landowners of the area developed farms and orchards in keeping with the mild climate. With the coming of the railroad and with community's reputation for a beautiful ocean setting, affluent families from the Midwest and East began building homes ranging from "summer cottages" to large estates. It was during this period that

many of the beautiful trees and landscaping were planted that give Montecito much of its character.

The Planning Area contains numerous old buildings, some of which have been officially designated as being historic landmarks, and many others of which are not landmarks but are of historic interest. Of the buildings which have been officially designated, the Steedman Estate (a.k.a. Casa del Herrero) is a nationally registered historic landmark, and Deane School, San Ysidro Adobe (a.k.a. ~~Juarez-Hosmer Adobe~~), and the Rancho Los Fuentes lemon packing house are Santa Barbara County Historic Landmarks. In addition to these landmarks, a 1990 survey of the Planning Area identified over 60 structures as being of historic interest. Examples of structures included on this list are several adobes (e.g., San Ysidro Adobe (a.k.a. Hosmer Adobe, Masini, Ennisbrook), buildings designed by notable architects (e.g. Myron Hunt, Bertram Goodhue, Frank Lloyd Wright, George Washington Smith), older houses (e.g. various structures in old Spanish town), public buildings (e.g. Montecito Community Hall, Crane School, All Saints by the Sea), and other houses (e.g. Lovelace House, Gladwin House, Val Verde, Constantia).

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, and estuaries)

Montecito's southern boundary is defined by the Pacific Ocean and associated intertidal areas. The Andree Clark Bird Refuge is a wetland in the City of Santa Barbara which borders the southwestern plan boundary. Small freshwater ponds are scattered throughout the urban sections plan area with private and MWD reservoirs in the foothills.

Several creeks flow through Montecito into the ocean including Picay, Hot Spring, Cold Springs, Oak, Buena Vista, Romero, Coyote, and San Ysidro Creeks. Most of the plan area is within the Sycamore, Montecito Creek, Oak, San Ysidro or Romero Creek watersheds with a small part of the northeast section of the Plan Area in the Santa Ynez River watershed.

Recreation

One County park is located in the Montecito Planning Area; 12-acre Manning Park located at 449 San Ysidro Road and provides facilities for picnicking and formal sports. The Montecito Planning Area includes an extensive public trail system. Several trails follow stream drainages that drain the slopes of the Santa Ynez Range and coastal plain and open to outlets at Montecito beaches. These trails are used for walking, hiking, biking, and horseback riding. Planning, maintenance and trail establishment in the Planning Area are handled by the County Parks Department in coordination with the Montecito Trails Foundation.

The Planning Area is bordered on the south by approximately three miles of coastline open to the public, which is popular for walking, jogging, picnicking, sunbathing, swimming, surfing and for scientific and educational study. The County maintains public access easements at the terminus of Eucalyptus Lane and Posilipo Lane. Public access is also available along the coast at Hammond's Meadow and at Butterfly Beach.

3.2 Environmental Baseline Approach

In addition to the on the ground conditions described above, the environmental baseline from which the project's impacts are measured includes existing (2010) Montecito Community Plan build-out and land uses. Baseline is taken from the date of the Notice of Preparation (NOP), ~~April 12, 2010,~~ for instances where there has been a change in circumstances (i.e., water) or where impacts were not previously evaluated (i.e., greenhouse gasses). This SEIR evaluates the potential incremental build-out for the project area under extension of the MGMO in relation to what is existing on the ground and the MCP EIR (92-EIR-3). The SEIR updates and supplements the MCP EIR (92-EIR-3) and references the MGMO EIR (90-EIR-15) where appropriate. (The 1992 MCP EIR replaced the previous 1991 MGMO EIR in its analysis of planning area build-out and carried forward the analysis of the MGMO.) ~~This SEIR measures baseline from the programmatic MCP EIR, as well as current conditions on the ground.~~ The MGMO is not a new program, so the MCP EIR baseline is used unless there is a changed circumstance or new impact.

The *Impact Analysis* section under each chapter of Section 4.0 *Environmental Impacts* discusses if the impact was reviewed under the MCP EIR, and it indicates if significance level remains unchanged from the conclusions of the MCP EIR. Each impact section discusses any differences or changed circumstances.

Build-out

Build-out refers to the total expected number of new residential dwelling units if maximum allocations were granted over the life of the project based on existing land use designations, zoning, and build-out. No changes to land use designations would occur as part of the MGMO Amendments and Extension. "Project" build-out refers to the total ultimate amount of development that could occur under the MGMO over a twenty-year planning horizon and "No Project" (plan) build-out refers to development which could occur under the Montecito Community Plan in the absence of a pacing mechanism.

The number of existing units and vacant parcels within the project area were determined using the Planning and Development Montecito Floor Area Ratio Database, Assessor's records, parcel history research, and using aerial photography. Future primary units were

calculated by multiplying acreage of a parcel by the allowed density (land use designation) then subtracting the existing units.

The numbers of existing dwelling units were recorded in the database and potential additional residential units were calculated by assuming that each vacant residential or agricultural parcel has the potential for at least one residential unit (see assumption below). If an already developed or vacant parcel could be subdivided under the minimum lot size regulations of the land use designation, then the number of potential additional units the parcel could support was recorded in the database. Finally, all of the potential additional units for each parcel were summed.

MGMO Build-out

This SEIR examines the anticipated physical consequences of incremental build-out for the MGMO Renewal, Amendments and Extension.

Montecito Community Plan Residential Build-Out

Build-out based on existing Community Plan land use and zoning, using the assumptions above is shown below in Table 3.2-1. These numbers update the original MCP estimates.

Land Use Designation	Existing ¹	Future Other Units ²	Future Maximum Units ³	Total at 2030 Build-out
Residential (R-1/E-1, R-2, DR, PRD)	3,774	60	460	4,294
Commercial (CN, C-2, VC)	1	0	15	16
Agriculture (AG-I)	9	12	3	24
Transportation Corridor (TC)	0	0	0	0
Mountainous Area (RMZ)	49	0	42	91
Recreation (REC)	1	0	0	1
Community Facility	0	0	0	0
Educational Facility	5	0	0	5
Institutional	0	0	0	0
Utility (PU)	1	0	0	1
TOTAL	3,840	72	520	4,432

¹ Includes existing Residential Second Units

² Includes Residential Second Units and Agricultural Employee Dwellings

³ Includes SFD and residential and commercial attached

The proposed project would continue to grant a maximum allocation of 19 units per year. Because the exact location of the 380 allocations over the 20 year planning horizon is not known, “project” cannot be shown by land use. Table 3.2-2 compares the differences between maximum community plan build-out (“no project”) and MGMO amendments and extension (“project”).

Type of Unit	MCP Remaining Unit Build-out	“Project” to 2030 with the 19 New Dwelling Units unit per year limit
Primary	505	380 ⁴
RSU	60	60
Ag Employee	12	12
Neighborhood Commercial	15	15
Total	592	<u>455</u>467

The difference between the two scenarios is that the extension for the MGMO would result in 125 less units, which is a growth reduction of 16% by 2030, as compared to the MCP build-out.

Montecito Community Plan Commercial Build-Out

Build-out for commercial square footage in the planning area would not be affected or regulated by the MGMO extension.

Land Use Designation	2009 Existing Sq Ft (Gross)	Total Additional Sq Ft at Build-out	Future total Existing and Remaining Sq Ft at MCP Build-out	Total New Commercial Sq Ft Remaining if Ministerial Permitted Units in CN are also Built. adjusted for unit ⁵
General Commercial	5000	5,540	10,540	10,540
Neighborhood Commercial (CN)	187,246	26,759	214,005	196,405
Resort/Visitor Serving Commercial	341,839	385,298 ⁶	727,137	727,137

⁴ Includes Agricultural Employee units since they are not exempt.

⁵ 1,000 square foot affordable unit allowed by right per Montecito LUDC 35.424.060 and build out assumes one per parcel.

⁶ Miramar Hotel not included in existing and assumed to be future square footage

TOTAL	534,085	422,597	951,682	934,082
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Existing institutional, utility, and community facility land use designation occupy 268 acres.

3.3 Cumulative Development

Cumulative impacts are defined in CEQA as two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of the development of a proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be inconsequential when analyzed separately, but could have a substantial impact when analyzed together.

As the SEIR is a supplemental to a programmatic community plan document, cumulative impacts are treated somewhat differently than would be the case for a project-specific development. CEQA *Guidelines* Section 15130.1 provides appropriate direction for the discussion of cumulative impacts in a Community Plan:

(B) Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

(d) Previously approved land use documents such as general plans, specific plans, and local coastal plans may be used in cumulative impact analysis. A pertinent discussion of cumulative impacts contained in one or more previously certified EIRs may be incorporated by reference pursuant to the provisions for tiering and program EIRs. No further cumulative impacts analysis is required when a project is consistent with a general, specific, master or comparable programmatic plan where the lead agency determines that the regional or areawide cumulative impacts of the proposed project have already been adequately addressed, as defined in section 15152(f), in a certified EIR for that plan.

(e) If a cumulative impact was adequately addressed in a prior EIR for a community plan, zoning action, or general plan, and the project is consistent with that plan or action, then an EIR for such a project should not further analyze that cumulative impact, as provided in Section 15183(j)

By its nature, the SEIR considers cumulative development within the Plan Area. However, the SEIR cumulative impact analysis also considers a number of community and regional plans that govern development in various surrounding areas, including

the General Plans for the Cities of Santa Barbara and Carpinteria, the Summerland Community Plan, and the Toro Canyon Plan. Depending on the environmental issue area, the analysis of cumulative impacts may involve consideration of other projects or actions resulting from the implementation of these other plans. Certain issues, such as traffic and air quality, are more regional in nature, and cumulative impacts may consider data outside the Plan Area's boundaries.

For example, the discussion of cumulative air quality impacts considers County-wide development as contained in the Santa Barbara County Clean Air Plan (CAP). The cumulative impacts analysis also considers any regional transportation improvements planned or programmed in the Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan (RTP). Cumulative public water supply impacts are considered based on the Montecito Water District boundaries which include Summerland, parts of the City of Santa Barbara, and portions of Toro Canyon.

The proposed Community Plan must also be analyzed for its consistency with other broader plans that pertain to the plan area. Examples of related plans and their relevance are described below and discussed in greater detail in Section 5.0, *Consistency with Plans and Policies*.

- ***Santa Barbara County Comprehensive Plan.*** *The Comprehensive Plan is a long-range plan to serve as a guide for the physical development of Santa Barbara County. It includes goals, policies, and implementation measures that provide a general framework for countywide development. Within the Comprehensive Plan are a number of Community Plans, including the Summerland Community Plan and Montecito Community Plan.*
- ***Regional Transportation Plan (RTP).*** *The RTP, adopted by the Santa Barbara County Association of Governments (SBCAG) in 2003, is a 20-year plan of regional transportation needs and goals. The plan provides countywide guidance regarding public policy decisions relating to transportation expenditures and financing.*
- ***Santa Barbara County Clean Air Plan (CAP).*** *The CAP, adopted by the Santa Barbara County Air Pollution Control District (SBCAPCD) in 2007, sets forth a series of policies and measures to manage air quality with the goal of meeting state and federal air quality standards.*

The impacts of the MGMO Amendment and Extension, including build-out, would be combined with cumulative impacts resulting from development contemplated in the City of Santa Barbara General Plan, which would add approximately 193 units along Coast Village Road.⁷ In addition to growth from build-out projections, and similar build-out projections from other jurisdictions near Montecito, a few projects, programs,

⁷ Plan Santa Barbara EIR, Appendix F

or initiatives would have the potential for additional growth, including approved residential projects in the City of Santa Barbara, Summerland, and Toro Canyon.

Several large pending projects and programs would add population to the South Coast region. General Plan build-out in the City of Santa Barbara would result in approximately 2,800 additional residential units comprised mostly of multiple-family units and 2 million square feet (sf) of new commercial development (City of Santa Barbara 2009). Excluding existing development, build-out under the City of Goleta's General Plan will result in 3,880 new residential units and 2,081 million s.f. of new commercial and industrial development (City of Goleta 2006). The University of California Santa Barbara (UCSB) is updating their Long Range Development Plan (LRDP) to the year 2025. The plan anticipates a net increase of 5,000 in student enrollment and 1,700 faculty/staff positions; 4.3 million s.f. of new academic space; 5,443 net additional bed spaces; 239 additional student family housing units; and 1,874 additional faculty/staff housing units (UCSB 2008).

Other programs, initiatives, and projects of regional significance were considered and either included or excluded in the cumulative impacts analysis. These are listed in Appendix F, Cumulative Project List. County policy initiatives and programs considered along with the proposed program are listed in Appendix F as "Tier 1" projects. Discretionary and ministerial projects are classified as "Tier 2" projects. Specific major pending and potential projects, including proposed annexations and large urban developments are listed as "Tier 3" projects in Appendix F. All cumulative projects are detailed in Appendix F and include a brief discussion of each project's potential to contribute to cumulative effects.

Not all known projects are included. The main determinant for purposes of inclusion and evaluation in this analysis is whether an individual project, program, policy initiative, or conceptual future project is considered a closely related project with respect to the proposed MGMO Amendments and Extension.

Tier 1 programs included in the Community Plan cumulative impact analysis include:

- County policy initiatives and ordinance amendments which are funded and included in a Board of Supervisors adopted work program;
- County policy initiatives and ordinance amendments which are "geographically" related to the MGMO SEIR
- County policy initiatives and ordinance amendments which cause related impacts to resources evaluated in the MGMO SEIR;
- County policy initiatives and ordinance amendments which are not procedural in nature; and
- A County policy initiative or ordinance amendment project description which is specified, certain and defined. These criteria would apply to

programs which have undergone or are undergoing environmental review or have been formally initiated by the Board of Supervisors.

Tier 1 programs excluded from the MGMO SEIR cumulative impact analysis include:

- County policy initiatives and ordinance amendments which are unfunded and not included in a Board of Supervisors adopted work program;
- County policy initiatives and ordinance amendments which are not “geographically” related to the MGMO SEIR;
- County policy initiatives and ordinance amendments which do not cause related impacts to resources evaluated in the MGMO SEIR;
- County policy initiatives and ordinance amendments which are procedural in nature; and
- A County policy initiative or ordinance amendment project description which is unspecified, uncertain, loosely defined, or speculative. This criteria would apply to programs which have not undergone environmental review or been formally initiated by the Board of Supervisors.

Tier 2 - Discretionary and Ministerial projects (e.g., pending and approved development) above which are geographically related to the project area are included in the Cumulative Projects list.

Tier 3 - Pending and Potential Future Annexations and Large Urban Projects included in the Montecito Community Plan cumulative impact analysis include:

- A project description which is specified, certain and defined. This criterion would apply to: 1) projects which have submitted a formal application to the respective jurisdiction, and\or 2) projects which have been formally initiated or discussed by the respective jurisdiction\decision-maker at a publicly noticed meeting.

Tier 3 projects excluded from the MGMO cumulative impact analysis include:

- A project description which is unspecified, uncertain, loosely defined, or speculative. This criterion would apply to: 1) projects which have not submitted a formal application to the respective jurisdiction, and\or 2) projects which have not been formally initiated or discussed by the decision maker at a publicly noticed meeting.

4.0 ENVIRONMENTAL IMPACTS

4.1 AESTHETICS/VISUAL RESOURCES

Environmental Setting

Montecito has a unique community character encompassing open space, and wooded areas, beaches, and mountains mixed with semi-rural development. Montecito's aesthetic environment is enhanced by a lack of sidewalks and traffic lights, and narrow winding roads bordered by trees and other vegetation that create a tranquil, forested character. Street lighting is minimal in keeping with the semi rural character and views of the nighttime sky are relatively well preserved. In view of the Montecito's mature landscaping, varied topography, native habitats, creek corridors, historic resources and architectural styles, this is a highly scenic area.

The trend noted in 90-EIR-15 and 92-EIR-3 towards increased demolition of small homes in order to replace them with substantially larger homes, and increased numbers of application for extensive additions to existing homes continues. Parcel build-out for new projects often reaches the maximum recommended FAR. The community is concerned about the proliferation of accessory buildings and residential second units which are not subject to the established FAR guidelines.

Scenic Corridors

Development in the foothills remains a concern to the community as structural development, access grading, and brush clearance have increased alteration of the hillside and visibility. The high cost of property continues to exacerbate demand to develop at higher elevations.

Fire

The visual character of the Montecito foothills was significantly altered by the Tea and Jesusita Fires in December 2008 and May 2009 respectively. The mountainous backdrop in the western end of the plan area has changed from verdant green to charred hillsides showing prominent rock outcroppings once hidden by chaparral. Homes that survived the fire and were once hidden by vegetation are now visible on ridgelines. As the 80 damaged and destroyed homes are rebuilt, they may be more visible from some locations until new landscaping can grow to provide visual relief. The lush ornamental landscaping that previously characterized this area may never be fully replaced as residents will be more aware of the dangers of overplanting ornamental vegetation and the MFPD continues to enforce defensible space regulations.

Within this context, the current visual setting also includes required vegetation management of at least 100 feet of defensible space from structures (see Section 4.7,

Fire Protection). Modification of vegetation on a private parcel and along public and private roads is a commonly observed and required condition in Montecito.

Night Lighting

The prevailing residential development pattern and presence of mature vegetation throughout the plan area generates very little night lighting. There is only minimal street lighting in lower Montecito along major roadways. Recent ~~larger~~-residential and commercial development has raised community concerns regarding outdoor lighting.

Regulatory Setting

County Land Use Element Hillside and Watershed Protection Policies: Policy #1 requires minimization of cut and fill operations. Policy #2 requires all developments to fit the site topography, be oriented so that grading and other site preparation is kept to an absolute minimum, and that natural features, landforms and native vegetation shall be preserved to the maximum extent feasible.

County Land Use Element Visual Resources: Policy #3 requires new structures to be in conformance with the scale and character of the existing community in urban areas. Policy #2 specifies that in the rural areas:

- The height, scale, and design of structures shall be compatible with the character of the surrounding natural environment
- Structures shall be subordinate in appearance to natural landforms
- Development shall be designed to follow the natural contours of the landscape
- Development shall be sited so as not to intrude into the skyline as seen from public viewing place

Local Coastal Plan: Coastal Act Policy 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Montecito Community Plan Policies: VIS-M-1.1, 1.2, 1.3, 1.4, 2.1 require the following:

- Development be subordinate to the natural open space characteristics of the mountains and minimize impacts to open space and public views
- Grading shall be limited to protect viewsheds
- Water tanks are required to be designed to blend in with natural land forms, not impinge on the viewsheds, and be screened by landscaping

- Additional criteria was included for lands to be preserved in open space road-side turnouts, stream channels, equestrian and hiking trails, and mountainous areas

Montecito Land Use and Development Code (MLUDC): The MLUDC has three provisions which protect aesthetics in Montecito:

- The Ridgeline and Hillside Development Guidelines reduce height and impose additional development standards¹
- A Development Plan is required under the Montecito LUDC to require discretionary review in the RMZ zone north of Mountain Drive with specific findings²
- The H-MON Overlay is intended preserve, enhance, and protect the visual importance and natural mountainous setting of areas of Montecito that are steeply sloped and visually prominent³

Montecito Architectural Guidelines: Architectural guidelines developed as mitigation under the MCP EIR and establishment of the MBAR has guided the built environment and landscaping. The D-Design Control Overlay Zone is applied to all parcels in Montecito. Plans for new and altered structures in this zone require Design Review to ensure conformity with the Montecito Architectural Guidelines. Through the Montecito Design Guidelines, the MBAR addresses the visual character of the plan area and address visually incompatible structures on a project specific basis. Floor Area Ratio (FAR) guidelines are incorporated into the document as used by the MBAR for interpretation of neighborhood compatibility. Extensive site preparation and landscaping guidelines are also included.

Outdoor Lighting: The MLUDC requires that all exterior lighting shall be hooded, no unobstructed beam of exterior light shall be directed towards residential areas, and lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street.⁴ The Montecito Architectural Guidelines Section III.G.3(e) contains outdoor specific lighting provisions for use by MBAR on a project specific basis.

Landscaping: The regulations described below may affect landscaping in the future.

Fire Clearance: In terms of incremental changes to the visual character due to increased vegetation management associated with build-out, both state law and MFPD regulations require a minimum of 100 feet of defensible space clearance around

¹ Montecito Land Use and Development Code Section 35.452

² Montecito Land Use and Development Code Section 35.472

³ Montecito Land Use and Development Code Section 35.428.070

⁴ Montecito County Land Use and Development Code Section 35.430.120.

homes and structures in Montecito.⁵ This includes select removal of flammable trees and shrubs, limbing of oak trees and removal of dense understory plants. Please see Section 4.7, *Fire Protection*, for more details.

Water Conservation: The Montecito Water District recently passed Ordinance 89 and 90, which provides incentive for water conservation and a tiered rate structure, and applies to all residential and landscaping public water use. Increased conservation may change the nature of new landscaping in Montecito.

Environmental Thresholds

Thresholds Manual

The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would:

- Impact important visual resources
- Obstruct public views
- Remove significant amounts of vegetation
- Substantially alter the natural character of the landscape
- Involve extensive grading visible from public areas.

MCP EIR

The MCP EIR used the following guidelines from the 1990 County *Environmental Thresholds Manual* to predict adverse impacts:

- Potential conflict with Coastal Zone Visual Resources
- Conflict with Local Coastal Plan policies dedicated to coastal view protection
- Potential impacts on scenic corridors
- Impacts from destruction of views
- Incompatibility with surrounding uses
- Intensity of development
- Removal of vegetation
- Loss of open space
- Alternation of natural character
- Lack of landscaping
- Excessive grading

These guidelines and others were used as a basis for determining project significance in the MCP EIR.

⁵Public Resources Code 4291 requires all structures on State Responsibility Area lands to maintain 100 feet of defensible space. Within the County of Santa Barbara, 100 feet of defensible space is also enforced on unincorporated Local Responsibility Area.

Impact Discussion

MCP EIR and Existing MGMO

The MCP EIR (p.5-200 to 5-212) analyzed the impacts of build-out of the community plan area and found Class I impacts in the following areas:

- Impacts to the aesthetic character of the area. Foothill and National Forest development was considered the most serious impact
- Potential obstruction of scenic vistas, particularly along the travel corridors of Mountain Drive, East Valley Road, and Barker Pass
- Glare or night lighting

The MCP EIR found that the impacts of build-out on aesthetics and visual resources would be significant and unavoidable, and a Statement of Overriding Consideration was adopted. MCP EIR Mitigation Measures included the following:

- Adopting Architectural Guidelines, including Commercial Guidelines, and adding language to guidelines that promote and address:
 - View protection.
 - Scenic character.
 - Lighting.
 - Definitions of “minor alteration/addition” in guidelines.
 - Specify unacceptable styles in guidelines.
 - Establish FARs, heights, setbacks.
- Including Montecito in a Countywide Open Space District.

Scenic Public Views and Visual Character

Build-out under the MCP subject to an extended MGMO would allow 380 new primary and 87 “exempt” units, some of which have the potential to obstruct scenic vistas or views open to the public if they were built on ridgelines or hillsides. The additional residential units also have to potential to change the visual character of the area due to the introduction of incompatible structures or from grading and vegetation removal. The project would continue the current MGMO requirement of securing a valid allocation prior to applying for a new dwelling in the coastal, mountainous and other areas of the community. All projects must continue to be found consistent with existing County land use policies and regulations in order to be approved.

The Tea Fire and to a lesser extent the Jesusita Fire changed the existing setting by increasing vegetation clearance for building footprints and defensible space clearance to accommodate build-out in the western edge of the plan area. Ministerial projects, such as single-family dwellings and accessory buildings, are generally exempt from environmental review.

Table 4.1-1: Tea Fire Rebuild Status

Affected Parcels	Exempted Rebuilds		MBAR complete or in process		Remaining re-builds
	Built	In process	In Process	Complete/built	
84	1	38	11	0	34

Existing County policies and development standards reduce impacts to public views and visual character; however, new dwelling in these area would somewhat increase the severity of visual effects due to temporary lack of screening in these areas. As identified in the MCP EIR, Impacts would remain **significant and unavoidable** under the MGMO Amendments and Extension. Impacts would not increase in severity over those identified in the MCP EIR and would be reduced through existing Board of Architectural requirements.

Glare and Night Lighting

The Board of Supervisors adopted a statement of overriding consideration regarding impacts to night lighting due to build-out of the MCP. Therefore, with existing County standards, the MGMO will not introduce significant new sources of glare or night lighting that would affect adjoining areas beyond that anticipated in the MCP EIR. The impacts as a result of the MGMO Extension would be less severe than that evaluated under the MCP EIR due to existing regulations. Impacts because of glare and night lighting remain **significant and unavoidable** as identified in the MCP EIR, but have been reduced by the creation of the Montecito Architectural Guidelines and the incremental nature of the MGMO.

Visually Incompatible Structures

The build-out of Montecito with the MGMO extension has the potential to introduce visually incompatible structures. As mentioned above, County regulations and policies and the MBAR would minimize visually incompatible structures. The Architectural Guidelines contain specific findings for compatibility which include requiring structures to have a harmonious relationship with exiting development in the neighborhood. Additionally, in Montecito a Conditional Use Permit (CUP) is required for gates and walls in the front or side setbacks that exceed 6 feet in height.

Existing County policies and development standards policies would ensure that introduction of visually incompatible is minimized. However, as evaluated on the MCP EIR, impacts due to visually incompatibly would continue to be **significant and unavoidable**. The extension of MGMO would not increase the severity of impacts. Because the MGMO is a pacing mechanism, impacts would be less than the “no project scenario” because landscaping could mature and mitigate impacts at a rate consistent with new home construction.

Cumulative Impacts

As identified in the MCP EIR, continued development of open spaces in Montecito, Summerland, and Santa Barbara, would result in cumulatively significant changes to the visual character of the region. Wildfires may also continue to affect surrounding views.

The implementation of the program in conjunction with existing and future MGMO exempt projects is not anticipated to result in any substantial change in the aesthetic character of the area. Changes to landscaping incorporating water conservation, are anticipated as part of the Montecito Water District's Ordinance 89 and 90, which would be subsequently reviewed by MBAR on a case specific basis. These changes are not anticipated to result in an increase in impacts to the aesthetic character. Cumulative impacts would remain considerable as identified in the MCP EIR.

Mitigation and Residual Impact/ Plan Requirements and Monitoring

The mitigations measures identified in the MCP EIR would continue to apply to all new development in Montecito. No new mitigation measures or monitoring would be required because there is not an increase in the severity impacts as a result of the MGMO Amendments and Extension.

4.2 AGRICULTURAL RESOURCES

Environmental Setting

The existing setting is discussed in Section 5.3 of the MCP EIR (Land Use), and is incorporated herein by reference. Montecito is not considered a substantial agricultural region and all lands zoned for agricultural production are within the urban boundary. Table 4.2.1 below shows existing parcels zoned for agriculture.

Existing Zoning	Number of Parcels	Acreage	Additional Primary Units
AG-I-5	11	35.3	2

Under the existing land use, only two additional primary units are possible on agricultural designated lots assuming full subdivision potential and development of vacant lots. Montecito’s soil mapping units which meet the criteria for prime farmland are zoned AG-1-5.

The nearest land outside Montecito zoned and used for agriculture is approximately 1.5 miles to the east in the Summerland area with additional agriculture further east in Toro Canyon and Carpinteria. The nearest agriculture to the west is located in the Goleta Valley approximately 10.5 miles away. There are no parcels under Williamson Act contracts in Montecito. The agricultural production total in the Plan Area is 146.1 acres, 35.3 acres of which is under an agriculture land use designation. The remaining agricultural production occurs in residentially zoned areas, particularly in the underdeveloped parcels in the eastern end of the plan area.

Regulatory Setting

Williamson Act: According to the County’s Uniform Rules for Agricultural Preserves and Farmland Security Zones (2007), to qualify for enrollment a parcel must be at least 40 acres in size for an independent contract, or it may qualify if combined with contiguous properties if together they meet 40 acres. It is unlikely that the agriculturally zoned parcels would seek enrollment in the Williamson Act program as the existing total of agriculturally zoned parcels in Montecito is less than 40 acres in size.

Environmental Thresholds

Thresholds Manual

The County’s Agricultural Resource Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural

resources. These guidelines use a weighted point system to serve as a preliminary screening tool for determining the significance of a project's impacts to agricultural resources. A project that would result in the loss or impairment of agricultural resources would create a potentially significant impact. The weighted point system is intended to measure the productive ability of an existing parcel as compared to proposed parcels. The tool compares availability of resources and prevalent uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies use this point system in conjunction with any additional information regarding agricultural resources. The point system assigns numeric values to nine particular characteristics of agricultural productivity of a site. These factors include the following criteria:

- parcel size
- soil classification
- water availability
- agricultural suitability
- existing and historic land use
- comprehensive plan designation
- adjacent land uses
- agricultural preserve potential
- combined farming operations

If the tabulated points total 60 or more the operation is generally considered viable. Any loss or impairment of agricultural resources identified using the point system could constitute a potentially significant impact and warrants additional site specific analysis.

MCP EIR

The MCP EIR included agricultural resources analysis as part of the Section 5.3, *Land Use* (Page 5-17). Significant impacts were anticipated to occur if the project or proposed land use is incompatible or inconsistent with surrounding land uses. Impacts to agriculture resulting from the MCP were determined to be adverse but less than significant.

Impact Discussion

The extension of the MGMO would not affect productivity or result in the impairment of viable agricultural land. Single-family dwellings are allowed by right on agricultural parcels. The extension of the MGMO would not allow intensification of non-agricultural uses.

As evaluated in the MCP EIR, impacts would continue to be **less than significant**.

The extension of the MGMO Program would not result in more severe impacts than discussed in the MCP EIR.

Cumulative Impacts

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for agricultural resources. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is insignificant.

Mitigation/Residual Impact and Plan Requirements/Monitoring

No new impacts agricultural resources associated with extension of the program have been identified, therefore no mitigation or monitoring is required.

4.2 AIR QUALITY

4.2.1 Ambient Air Quality

Environmental Setting

Montecito is within the South Central Air Basin which includes Santa Barbara, Ventura and San Luis Obispo counties. The climate is characterized by the semi-permanent high-pressure center over the Pacific Ocean near Hawaii. It creates cool summers, mild winters, and infrequent rainfall. Winds in the area display several characteristic regimes. During the day, especially in summer, winds are from the south in the morning and from the west in the afternoon. At night, especially in winter, the land is cooler than the ocean and an offshore wind of 3-5 miles per hour develops. The occasional high-pressure system over the western United States can bring hot, dry and gusty Santa Ana winds. The net effect of the wind pattern on air quality is that locally generated emissions are carried offshore at night and toward inland Santa Barbara County during the day. Both summer and winter air quality in the project area is generally very good.

Regulatory Setting

Air Quality

Baseline Ambient Air Quality: Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect the segment of the public most susceptible to respiratory distress, such as children under 14, elderly over 65, persons engaged in strenuous work or exercise, and people with cardiovascular and chronic respiratory diseases. Sensitive receptors include residences, schools, daycare centers, playgrounds or medical facilities.

Depending on whether or not air quality standards are met or exceeded, an air basin is classified as being in "attainment" or "nonattainment". Santa Barbara County was recently designated in attainment for the federal 8-hour ozone standard, but remains unclassified for attainment with ~~does not meet~~ the state 8-hour ozone standard or the 24-hour and annual statewide standard for fine particulate matter (PM₁₀). The County is therefore currently designated a non-attainment area for the state 8-hour ozone standard and PM₁₀ standard. There is not yet enough data to determine the County's attainment status for either the federal or state PM_{2.5} standard.

Ozone is a secondary pollutant that is not produced directly by a source but rather is formed by a reaction between nitrogen oxides (NO_x) and reactive organic gases (ROG) in the presence of sunlight. Reductions in ozone concentrations are dependent on reducing the amount of these precursors. The major sources of ozone

precursor emissions in the County are motor vehicles, the petroleum industry, and solvent usage (paint, consumer products, and some industrial processes). The major sources of PM₁₀ in the County are mineral quarries, grading, demolition, agricultural tilling, road dust, and vehicle exhaust.

Santa Barbara County Air Pollution Control District (APCD): The Clean Air Plan (CAP), a comprehensive planning document adopted by the APCD (most recent version in 2007), is intended to provide guidance to the APCD, the County, the cities and other local agencies as to the progress toward the attainment of federal and state ozone standards. Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the CAP is based are used to estimate future emissions and devise appropriate strategies to attain state and federal air quality standards. Consistency with the CAP means that direct and indirect emissions associated with the project are accounted for in the CAP's emissions growth assumptions and the project is consistent with policies adopted in the CAP.

The CAP relies on the most recent population estimates developed by the Metropolitan Planning Organization (MPO). The Santa Barbara County Association of Governments (SBCAG) acts as the MPO for Santa Barbara County. According to SBCAG's 2007 Regional Growth Forecast, the projected 2030 population for the unincorporated portions of Santa Barbara County would be 146,800.

Montecito Community Plan: The Montecito Community Plan contains the following policies regarding air quality:

Policy AQ-M-1.1: Maintain consistency of all land use planning and development with the Air Quality Attainment Plan and subsequent Air Pollution Control District (APCD) air quality plans and guidelines.

Policy AQ-M-1.2: The County shall encourage Transportation Management techniques.

Policy AQ-M-1.3: Air pollution emissions from new development and associated construction activities shall be minimized to the maximum extent feasible. These activities shall be consistent with the Air Quality Attainment Plan and Air Pollution Control District guidelines.

Development Standard AQ-M-1.3.1: Future project construction in Montecito shall follow all requirements of the SBAPCD and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds.

Development Standard AQ-M-1.3.2: The applicant shall minimize the generation of

fugitive dust during construction activities by observing the following:

- a. Minimize the amount of disturbed area;
- b. Utilize water and or dust palliatives; and
- c. Revegetate/stabilize disturbed area as soon as possible.

Policy AQ-M-1.4: The County shall, in its land use decisions, protect and enhance the air quality in Montecito consistent with California Ambient Air Quality Standards and National Ambient Air Quality Standards.

Environmental Thresholds

Thresholds Manual

The Environmental Thresholds Manual states that a significant adverse air quality impact may occur when air pollutant emissions associated with a project, individually or cumulatively:

- Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for nitrogen oxides (NOX) and reactive organic compounds (ROC).
- Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).
- Cumulative air quality impacts and consistency with the policies and measures in the Air Quality Supplement of the Comprehensive Plan, other general plans, and the Clean Air Plan (CAP) should be determined for all projects (i.e., whether the project exceeds the CAP emission projections or growth assumptions).

The following issues should be discussed only if they are applicable to the project:

- Emissions which may affect sensitive receptors (e.g. children, elderly or acutely ill);
- Toxic or hazardous air pollutants in amounts which may increase cancer risk for the affected population; or
- Odor or another air quality nuisance problem impacting a considerable number of people.

Quantitative Emission Thresholds: CEQA requires that the significance of a project's direct and indirect emissions be determined for both short-term (construction) and long-term (operational) impacts. If a project's air quality impacts are found to be significant, then mitigation measures will be required. Numeric emission thresholds of significance have been established for the ozone precursors

NO_x and ROC. In order to determine if a project exceeds these quantitative thresholds, the expected emissions of these pollutants from the project must be calculated. The APCD has developed screening tools to identify projects not likely to exceed the thresholds. These sizes of projects are based on simple calculations that show the relationship between the size of a project and potential emissions.

Short-term/Construction Emissions: No quantitative threshold has been established for short-term, construction related PM₁₀ (which is 50 percent of total dust). As a result of the County's status of nonattainment for PM₁₀ and to minimize emissions of diesel particulate matter and ozone precursors, construction mitigation measures are required for all projects involving earthmoving activities, regardless of size or duration.

Long-term/Operational Emission Thresholds: Long-term air quality impacts occur during project operation and include emissions from any equipment or process used in the project (e.g., residential water heaters, engines, boilers, and operations using paints or solvents) and motor vehicle emissions associated with the project. These emissions must be summed in order to determine the significance of the project's long-term impact on air quality.

Ozone Precursors (NO_x and ROC): A proposed project will not have a significant air quality effect on the environment, if operation of the project will:

- Emit (from all project sources, mobile and stationary), less than the daily amounts for offsets set in the APCD New Source Review Rule, for any pollutant (i.e., 55 pounds/day for ROC or NO_x; and 80 lbs/day for PM₁₀. There is no daily operational threshold for CO; it is an attainment pollutant⁶);
- Emit less than 25 pounds per day of NO_x or ROC from motor vehicle trips only;
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- Be consistent with the latest adopted federal and state air quality plans for Santa Barbara County.

MCP EIR:

The thresholds used in the MCP EIR Section 5.19.2, *Air Quality* (page 5-223), included:

⁶ Due to the relatively low background ambient CO levels in Santa Barbara County, localized CO impacts associated with congested intersections are not expected to exceed the CO health-related air quality standards. Therefore, CO "hotspot" analyses are not required (Santa Barbara County Air Pollution Control District 2008).

- Exceedance of construction and operational thresholds (see MCP EIR, Page 5-224 Table 32);
- Violation of any ambient air quality standards (state or federal);
- Substantial contribution to an existing or proposed air quality violation;
- Inconsistency with the SBCAPCD Air Quality Attainment Plan.

Impact Discussion

MCP EIR

The MCP EIR identified potentially significant impacts to short-term and significant and unavoidable impacts to long term air-quality. The EIR identified three mitigation measures that would reduce air quality impacts. Two of these mitigation measures, as modified to incorporate language from the third measure, were adopted into the Plan as a development standard and an action:

Development Standard A-1.3.1: Future project construction in Montecito shall follow all requirements of the SBAPCD and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below APCD thresholds.

Action A-1.6.1: The County shall consider adoption of the Transportation Demand Management Ordinance in Montecito to require existing and future employers to implement Transportation System Management (TSM) or Transportation Demand Management (TDM) programs which may include the following components:

- a. Carpool and vanpool matching and promotion/assistance, employer-based incentives and other activities to encourage carpool and vanpool use;
- b. Transit - financial incentives paid by employers to employees to encourage use of public transit (including free bus passes and other subsidies) and to reduce the number of vehicle trips;
- c. Improvements to increase the use of bicycling as a mode of travel including construction of bicycle storage facilities, education and promotion programs and showers and lockers at the workplace;
- d. Alternative work schedules to complement ridesharing including alternatives to the fixed 8-hour work day 5-day work week which have become increasing popular over the last 10 years. Staggered work schedules, flexible work hours and compressed work weeks are the general categories of alternative work schedules; and
- e. Telecommunications in the form of teleconferencing and telecommuting can reduce work-related travel. Teleconferencing includes exchange of information by computer, telephone or video which reduces the need for

transportation of people or material. Telecommuting involves working either full-time or part-time at home or at an alternative work center.

MGMO Provisions

No direct point or expiration criteria for air quality exist in the MGMO.

Air Quality

Long Term: Based on the average number of persons per household in the Montecito Area (2.41), build-out of ~~455~~ 467 residential units would result in a population increase of ~~1125~~ 1097 persons. When added to the current estimated population of the County's South Coast unincorporated area of ~~141,494~~ 204,700 (~~California Department of Finance City/County Population Housing Estimates 1/1/2007~~ SBGAG Regional Growth Forecast, August 2007) this would bring the overall South Coast population to ~~142,920~~ 205,797. This would represent an increase of less than 1.0% percent and is well within the projected unincorporated area population of ~~215,600~~ 146,800 by the year 2030. Because no zoning changes are proposed, the project does not increase future population beyond that already projected. Therefore, the proposed project would not allow ~~facilitate~~ population growth exceeding regional forecasts and would be consistent with the CAP.

Operational emissions are long-term regional emissions that are contributed by area sources and mobile sources. The area sources are emissions that result from the use of electricity and natural gas as well as from aerosols, lawn maintenance equipment, and other modern conveniences generally used by people.

Mobile Sources: Mobile source emissions are those emanating from vehicles. Mobile emissions were quantified in the MCP EIR and the Board of Supervisors adopted a Statement of Overriding Consideration for Class I impacts Long-term exceedance of County NOX and ROC thresholds due to vehicle emissions associated with Plan build-out.

Smoke, Ash and Odors: The land uses governed by the project are residential which by nature do not produce objectionable smoke, ash or odors. As mentioned in the Environmental Thresholds Manual emissions from wood burning stoves, as well as outdoor cooking facilities and fireplaces, may be significant for housing developments of 250 homes or more. The development of ~~467~~ 455 new residential units may create enough smoke, ash, and odor to be **significant and unavoidable** consistent with Class I impacts identified for air quality in the MCP EIR.

Carbon Monoxide Hot Spots: The MCP EIR ~~found the number of CO hot spots would increase as a result of plan build-out based on traffic analysis. The extension of the MGMO may delay the onset of hot spots by pacing development in accordance to roadway capacity.~~

Long-term air quality impacts would continue to be **significant and unavoidable**. The extension of the MGMO would not increase the severity of MCP identified impacts.

Short-Term: The MCP EIR identified significant impacts to in the short term from construction vehicles, equipment, and dust.

Development under the MCP has the potential to generate substantial dust during grading which resulted in short-term construction related air quality impacts. This was considered a significant impact in the MCP EIR. As a result, permits for new construction must include standard dust control conditions, including watering areas of exposed dirt to prevent wind-generated dust. The MGMO would pace the development of new dwellings at a maximum rate of approximately 19 units per year which would reduce cumulative short-term air quality impacts.

County requirements and the MGMO pacing mechanism would reduce dust and short-term construction impacts related air quality impacts; however, impacts would remain **potentially significant** as identified in the MCP EIR.

Cumulative Impacts

The MCP EIR identified cumulative inconsistencies with the air quality plan in place in 1992, the Santa Barbara County Air Quality Attainment Plan. Mitigations were developed as part of the MCP EIR; however, cumulative impacts were identified to be considerable. Impacts would remain considerable as identified in the MCP EIR.

Mitigation Measures

The impacts to air quality were partially mitigated through measures identified in the MCP EIR and discussed above. No new mitigation measures would be required as air quality impact levels remain unchanged. Residential impacts would continue to be considerable.

4.3.2 Greenhouse Gas Emissions

Environmental Setting

Global Climate Change

Global climate change (GCC) is a shift in the average weather of the earth that is measured by temperature, wind patterns, precipitation, and storms over a long period of time. The baseline by which these changes are measured originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as

evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across the globe. However, scientists have observed acceleration in the rate of warming during the past 150 years.

GCC is a documented effect, with the degree to which the change is caused by anthropogenic (man-made) sources under study. The increase in warming has coincided with the global industrial revolution, which has seen the widespread reduction of forests to accommodate urban centers and agriculture and the use of fossil fuels, primarily burning of coal, oil, and natural gas for energy. Per the United Nations Intergovernmental Panel on Climate Change (IPCC 2007), the understanding of anthropogenic warming and cooling influences on climate has led to a very high confidence (90% or greater chance) that the global average net effect of human activities since 1750 has contributed to warming. Most of the observed increase in global average temperatures since the mid-20th century is very likely due to the observed increase in anthropogenic greenhouse gases (GHG) concentrations per the IPCC (November 2007). While there is some disagreement by individual scientists⁷ with some of the findings of the IPCC, the overwhelming majority of scientists working on climate change agree with the main conclusions, as do the vast majority of major scientific societies and national academies of science. Disagreement within the scientific community is always present for all issues, however, the current state of knowledge is substantially in favor of GCC warming, with eleven of the last twelve years (1995-2006) ranking among the twelve warmest years in the instrumental record of global surface temperature since 1850 (IPCC 2007). In addition, the majority of scientists agree that anthropogenic sources are a main, if not primary, contributor to the GCC warming.

Gases that trap heat in the atmosphere are often called greenhouse gases (GHG), analogous to the way in which a greenhouse retains heat. Common GHG include water vapor, carbon dioxide, methane, nitrous oxides, fluorinated gases, and ozone. GHG are emitted by both natural processes and human activities. The accumulation of GHG in the atmosphere regulates the earth's temperature. Without the natural heat trapping effect of GHG, the earth's surface would be about 34° C cooler (CAT 2006). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. Concentrations of carbon dioxide in the atmosphere have risen approximately 35% since the Industrial

⁷ A list of such scientists can be found at:

http://en.wikipedia.org/wiki/List_of_scientists_opposing_the_mainstream_scientific_assessment_of_global_warming

Revolution. Per the IPCC (2007), the global atmospheric concentration of carbon dioxide has increased from a pre-industrial value of about 280 parts per million (ppm) to 379 ppm in 2005. The atmospheric concentration of carbon dioxide in 2005 exceeds by far the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores. The annual carbon dioxide concentration growth rate was larger during the last 10 years (1995–2005 average: 1.9 ppm per year), than it has been since the beginning of continuous direct atmospheric measurements (1960–2005 average: 1.4 ppm per year) although there is year-to-year variability in growth rates.

Greenhouse Gas Inventory - State of California

California is a substantial contributor of global GHGs as it is the second largest contributor in the United States and the sixteenth largest in the world. Based upon the 2004 GHG inventory data compiled by the California Energy Commission (CEC December 2006), California produced 492 million metric tons of carbon dioxide equivalent (CO₂e⁸). The major source of GHG in California is transportation, contributing 41% of the state's total GHG emissions. Electricity generation is the second largest source, contributing 22% of the state's GHG emissions (CEC December 2006). Most of California's 2004 GHG emissions (81% in terms of CDE) were carbon dioxide produced from fossil fuel combustion, with 2.8% from other sources of CO₂, 5.7% from methane, and 6.8% from nitrous oxide.⁹

Regulatory Setting

Global Climate Change Regulation and Planning: In the fall of 2006, Governor Schwarzenegger signed AB 32, the "Global Warming Solutions Act of 2006," into law. AB 32 requires the California Air Resources Board (CARB) to have adopted regulations by January 1, 2008 to require reporting and verification of statewide GHG emissions. While this did not occur by January 2008, CARB adopted the Climate Change Scoping Plan in December 2008. The plan indicates how emission reductions will be achieved from significant GHG sources via regulations, market mechanisms, and other actions. In addition, this law requires CARB to adopt regulations by January 1, 2010 to implement the early action GHG emission reduction measures before the adoption of those recommended by the 2009 plan. The bill requires achievement by 2020 of a statewide GHG emissions limit equivalent to 1990 emissions (essentially a 25% reduction below 2005 emission levels), and the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions.

⁸ Carbon dioxide equivalent (CDE or CO₂e) is a quantity that describes, for a given mixture and amount of GHGs, the amount of CO₂ (usually in metric tons; million metric tons = MMTCO₂E) that would have the same global warming potential (GWP) when measured over a specified timescale

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an important environmental issue that requires analysis under CEQA. This bill directed the California Office of Planning and Research to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The guidelines were adopted on December 31, 2009 and the amendments in the CEQA Guidelines became effective March 18, 2010.

Executive Order S-01-07 was enacted by Governor Schwarzenegger on January 18, 2007. The order mandates that a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10% by 2020. In addition, a Low Carbon Fuel Standard (LCFS) for transportation fuels is to be established for California.

SB 375, the Sustainable Communities and Climate Protections Act of 2008, can be viewed as an implementing legislation to AB 32. SB 375 aims to curb GHG emissions from automobiles and light trucks through the alignment of the Regional Housing Needs Allocation (RHNA) and the Regional Transportation Plan (RTP). This alignment will be conducted through the development of a Sustainable Communities Strategy that would be adopted by the Santa Barbara County Association of Governments (SBCAG).

Global Climate Change Methodology: The topic of global climate change has not historically been addressed in environmental documents. The Office of Planning and Research, as directed under Senate Bill 97, developed guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions which became effective March 18, 2010.

Environmental Criteria

The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop an inventory of GHG emissions and a Climate Action Strategy and Climate Action Plan based on this data. Until County-specific data becomes available and significance thresholds applicable to GHG emissions are developed and formally adopted, the County will follow an interim approach to evaluating GHG emissions. This approach will look to significance criteria adopted by the Bay Area Air Quality Management District (BAAQMD), and interim measures summarized in Table 4.3.2-1 below, for guidance on determining significance of GHG emissions.

Table 4.3.2-1: GHG Significance Determination Criteria	
GHG Emission Source Category	Operational Emissions (in Metric Tons per Service Population)
Non-stationary Sources	1,100 MT of CO ₂ e/yr OR 4.6 MT CO ₂ e/SP/yr (residents + employees)
Stationary Sources	10,000 MT/yr
Plans	6.6 MT CO ₂ e/SP/yr (residents + employees)

The BAAQMD does not suggest any standards for construction-related emissions. If emissions fall below the stated significance criteria, the project does not create the potential for significant impacts as a result of GHG emissions. If a project would generate emissions in excess of the BAAQMD levels, it should be considered to have a cumulatively considerable and therefore significant impact. Where a cumulative impact as a result of GHG emissions is significant, the CEQA Guidelines require consideration of feasible mitigation. Feasible mitigation measures should be applied that would, where possible, reduce GHG emissions below the level of significance. The interim significance criteria would be measured per household, at 15.9 MT CO₂e per year.¹⁰

Impact Analysis

MGMO Provisions

No direct point or expiration criteria for GHG emissions exist in the MGMO. However, the MGMO contains four point categories that in their nature reduce GHG emissions. Section 35B-7 of the MGMO (Appendix A) includes point criteria for the following:

- Not adding traffic to impacted roadways
- Water usage reduction
- Projects within 1/4 mile walking distance along roadways from a bus stop
- Protection of trees and biologically sensitive areas

URBEMIS Model

URBEMIS is software that uses the URBEMIS land use emissions inventory model to estimate greenhouse gas and criteria pollutant emissions under particular scenarios involving construction, area, and other sources. It has been designed specifically for California. The URBEMIS model does not contain emission factors for GHGs other than CO₂. URBEMIS does not calculate other GHG emissions

¹⁰ Based on household size of 2.41 (SBCAG) multiplied by the interim significance criteria of 6.6 CO₂e/SP/yr

associated with off-site waste disposal, wastewater treatment, emissions associated with goods and services consumed by the residents and workers supported by a project. Nor does URBEMIS calculate GHG emissions associated with consumption of energy produced off-site.¹¹ For most projects, the main contribution of GHG emissions is from motor vehicles and the total vehicle miles traveled (VMT). The VMT and direct emissions generated by URBEMIS is used as a reasonable and conservative estimate.

In addition to the main tool of URBEMIS, which measures direct emissions, other factors which quantify indirect emissions include CO₂ emissions for electricity and natural gas consumption, and include methane and nitrous oxide expressed as CO₂ equivalent (CO₂e). For the purposes of this project, natural gas fuel consumption is omitted from URBEMIS modeling and is calculated separately in order to account for a calculation of factors for greenhouse gases other than CO₂. Please see Appendix D for more detail.

SEIR Impact-AQ-1: Cumulatively significant green house gas emissions.

Table 4.3-2 below quantifies estimated project emissions per year in Carbon Dioxide Equivalent (CO₂e).

Table 4.3.2-2: Estimated Operational GHG Emissions at MGMO Build-out and Per Year	
Source	CO₂e Per Year
Direct Emissions and Vehicle Emissions¹²	7,111 Metric Tons
Indirect Emissions	
<i>Energy Use</i>	
• <i>Natural Gas</i>	1,167 Avg. Metric Tons
• <i>Electricity</i>	1,284 Avg. Metric Tons
Total Estimated GHG Operational Emissions	9,562 Metric Tons

Because the project extends and amends an existing program, the applicable “Plan” significance criteria from Table 4.3.2-1 would be 6.6 metric tons of carbon dioxide per service population per year (CO₂e/SP/yr). Table 4.3.2-3 below shows the calculation of total metric tons per year in CO₂e emissions per person and per household.

¹¹ CAPCOA 2008

¹² URBEMIS 2007 9.2.4

Table 4.3.2-3: CO₂e Emissions at Build-out per Service Population and Household per Year			
Total GHG at Build-out in MT/yr	Service Population	CO ₂ e/SP/yr	CO ₂ e/Household/yr ¹³
9,562	1,097,125 people	8.75	21.0

Project GHG emissions would exceed the applicable significance criteria of 6.6 MT CO₂e/SP/yr by ~~1.9–2.1~~ 2.1 MT CO₂e/SP/yr. The project therefore exceeds the significance criteria for GHG emissions because its contribution to GHG emissions would be cumulatively considerable. However, mitigation measures are available that would reduce the impact below the level of significance. Its cumulative effect is therefore **significant, but mitigable** (Class II).

Mitigation and Residual Impact

In additional to policies from the MCP and provisions of the MGMO, which by their nature reduce GHG emissions (e.g., traffic, water conservation, transit proximity, and biological resource protection point awards), mitigation measures listed below will be applied by the County on a case-by-case basis for individual development projects in the Montecito Community Plan Area. With respect to GHG emissions, the following mitigation measure would reduce GHG emissions below the significance criteria:

SEIR MM-AQ-1: The project will reduce operational green house gas emissions to less than significant levels through implementation of one of the following measures when approving new dwelling units in the Montecito Planning Area:

- A. Comply with the adopted Climate Action Plan, if it is approved and in place, prior to permit approval, or
- B. Purchase carbon offsets, or
- C. Prior to permit issuance, the applicant shall develop a GHG reduction plan that reduces annual green house gas emissions by a minimum of 5.10 Metric Tons per year per unit. ~~from the project MT CO₂e per person per year for~~ the operational life of the project. The plan shall ~~will~~ be implemented on site by the project applicant and may include, but is not be limited to, the following components:
 - 1. Alternative fuel vehicles

¹³ Assumes 2.41 persons per household (SBCAG).

2. Energy conservation policies
3. Energy efficient equipment, appliances, heating and cooling
4. Energy efficient lighting
5. Green building and roofs
6. Water conservation and recycling
7. Renewable energy production
8. Trip reduction
9. Carbon sequestration

Mitigation would be applied to individual projects during the project's evaluation and approval at the zoning permit/clearance phase. Enforcement and monitoring would be the responsibility of P&D Permit Compliance and Building and Safety staff. The reduction would be measured by household, with the Montecito interim household reduction criteria of 15.9.¹⁴ Depending on the specific mix of elements pursued, expected reduction of GHG emissions under this mitigation measure would be as shown in Table 4.3.2-4 below for each component.

¹⁴ Based on household size of 2.41 (SBCAG) multiplied by the interim significance criteria of 6.6 CO₂e/SP/yr

Table 4.3.2-4 Mitigation Measures and Greenhouse Gas Reduction		
Annual CO₂e Reduction (metric tons/yr)	Per Household	Per SF
Energy Efficient Equipment, Appliances, Heating and Cooling		
ENERGY STAR Dishwasher Replacement	0.09	
ENERGY STAR Clothes Washer Replacement	0.07	
ENERGY STAR Water Heater Replacement	0.79	
Energy Efficient Room AC	0.04	
Fuel Switching, Electric to natural gas	0.32	
Geothermal heat pump	0.72	
Green Building		
Green Building standard	9.03	0.002
Residential Energy Code	0.77	
AB 811 Efficiency Loan	0.42	
Energy Efficiency Retrofits of Existing Facilities	3.61	0.001
Energy Efficient Lighting		
LED Christmas Lights (10 strings)	0.07	
Efficient Lighting Retrofit	3.72	0.001
Energy Efficiency Education	0.82	
Water Conservation		
Faucet Replacement	0.05	
Showerhead Replacement	0.52	
Toilet Replacement	0.04	
Irrigation Control	0.27	
Low-maintenance Landscaping	0.60	
Green Roofs	1.52	0.001
Renewable Energy		
Solar PV Energy (3 kW)	1.98	
Solar Pool (2,000 SF)	20.00	0.010
Solar Hot Water	0.83	
Wind Energy	2.07	
Trip Reduction		
Bike Integration/Facilities	0.81	
Carbon Sequestration		
Shade Trees/Urban Forest (5 trees)	1.27	
Total Emissions Reductions per Household	50.41	
Emissions Reductions/Person	20.92	

Table 4.3.2-4 above indicates that, depending on the specific mix of GHG reduction components selected by a particular development project, as much as 50 tons per

household or 20 tons per person of GHG emissions reductions are available. Because the total available reductions are greater than the amount by which the project GHG emissions exceed the significance criteria, reducing project GHG emissions below the level of significance is possible. As a result, GHG emissions from the project can be fully mitigated and the residual impact is less than significant with mitigation (Class II).

Plan Requirements/Monitoring

As part of the proposed Climate Action Strategy, Countywide emissions shall be monitored. Zoning permits or clearances related to MGMO projects shall be subject to the existing Permit Compliance Program. Permit compliance shall monitor and verify applicable conditions have been met prior to occupancy clearance.

4.4 BIOLOGICAL RESOURCES

Environmental Setting

Biological resources within the Plan Area were first evaluated in the Environmental Impact Report (EIR) MGMO in 1990, then in 1992 as part of the MCP EIR, and subsequently through numerous biological surveys as a result of case by case review and consistency with the MCP. Chapter 5.15 in the MCP EIR describes the biological setting for the Montecito Planning Area under the proposed build-out in detail and is incorporated herein by reference and summarized below.

From the Pacific Ocean to the National Forest, the Montecito Planning Area contains a wide variety of valuable biological resources. The northern half of the Planning Area is a largely undeveloped chaparral covered area where, except for scattered hiking trails, roads, a few homes and an occasional introduced weed, the area remains fairly unchanged from its natural state. The northwest of the plan area was recently affected by the Tea Fire and to a lesser extent by the Jesusita Fire.

Although more developed, the southern half of the Planning Area contains large stands of native oaks and pockets of undisturbed riparian (streamside) vegetation and other biological resources. These chaparral, oak woodland and riparian corridor communities are important not only for their inherent botanic value, but also because of their ability to provide refuge and forage for a diversity of wildlife.

Of specific biological importance are the rocky intertidal habitat along the area's beaches; a large oak woodland in the area's eastern half above East Valley Road; sizeable oak woodlands bordering Cold Springs Creek; riparian corridors along Coyote, Cold Springs, Hot Springs, San Ysidro, Buena Vista, Picay and Romero Creeks; large areas of chaparral in the northern half of the area, and coastal sage scrub particularly along portions of Coyote Creek. Exotic plant species in the urbanized southern portion of the plan area, including tree canopies, understory and winter flowers, support and attract migrant birds and other species, including Monarch butterfly-supporting habitat.

Some of the area's historically most diverse and extensive riparian oak woodlands along lower Montecito and San Ysidro and Picay/Buena Vista Creeks has been significantly fragmented or removed due to subdivisions, construction of single family homes and agricultural development.

Regulatory Setting

Several existing federal, state and local regulations protect important biological communities and sensitive species in Santa Barbara County. "Sensitive species" is

used as a broad term that may include federal and state-listed threatened, endangered or candidate species, as well as “species of special concern” and species that are locally rare, uncommon or endemic to particular sites. The Land Use, Conservation and Environmental Resource Management Elements of the County Comprehensive Plan include biological protection policies, as well as policies adopted as part of the Montecito Community Plan.

The California Department of Fish and Game (CDFG) is a trustee agency for biological resources throughout the state under the California Environmental Quality Act (CEQA), and also has direct jurisdiction under the California Fish and Game Code for resources protected by the State of California under the California Endangered Species Act (CESA). Under the state and federal Endangered Species Acts, the CDFG and the United States Fish and Wildlife Service (USFWS) have direct regulatory authority over species formally listed as threatened, endangered or candidates for listing. The CDFG lists special status plant communities and habitats with the California Natural Diversity Database (CNDDDB) and they designate plant and animal species of special concern.

Montecito Community Plan and General Plan Policies: The Montecito Community Plan contains 42 separate policies, development standards, and actions which apply to development which include provisions that:

- Protect native and specimen trees to the maximum extent feasible
- Require buffers around all types of ESH described in the plan
- Provide for habitat restoration and enhancement
- Prevent fragmentation of habitat
- Encourage native landscaping
- Minimize pollution to streams, sloughs, drainage channels, underground water basins, and estuaries

The Land Use Element contains the policies described below that require the preservation of natural features.

Hillside and Watershed Protection Policy #2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Streams and Creek Policy #1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradations, or thermal pollution.

The Coastal Land Use Plan (CLUP): The CLUP provides additional protections to biological resources in the Coastal Zone of Montecito:

Policy 2-11: All development, including agriculture, adjacent to areas designated... as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.

Policy 9-35: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.

Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

Environmental Thresholds

Thresholds Manual

The Environmental Thresholds Manual contains criteria for determining the significance of an impact to biological resources. The manual references CEQA guidance for biological impact assessment and states that a project will normally have a significant effect on the environment if it will:

- Conflict with adopted environmental plans and goals of the community where it is located.
- Substantially affect a rare or endangered species of animal, plant or the habitats of the species.
- Interfere substantially with the movement of any resident or migratory fish or wildlife species; and substantially diminish habitat for fish, wildlife, or plants.

The evaluation of project impacts as detailed in the manual calls for an assessment of both short- and long-term impacts. Significant impacts to species or habitats are those that substantially impact significant resources in the following ways:

- Substantially reduce or eliminate species diversity or abundance.
- Substantially reduce or eliminate quantity or quality of nesting areas.
- Substantially limit reproductive capacity through losses of individuals or habitat.

- Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources.
- Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes).
- Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Instances in which project impacts would be less than significant include:

- Small acreages of non-native grassland if wildlife values are low.
- Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies.
- Areas of historical disturbance such as intensive agriculture.
- Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed.
- Pre-existing man-made disturbance.

MCP EIR

The MCP EIR evaluated impacts from specific types of habitat degradation against the six criteria mentioned above from the *Thresholds Manual*.

Impact Discussion

MCP EIR with Mitigations

The MCP EIR identified potentially significant impacts specific to each impact area mentioned under the second bulleted list above under *Thresholds Manual*. A comprehensive biological survey was prepared for the MCP EIR (September 15, 1992). The study found that build-out of the Community Plan would result in the disturbance and/or loss of 467 acres of environmentally sensitive habitat.¹⁵ The MCP EIR identified potentially significant impacts to environmentally sensitive habitats of

- riparian oak woodland
- hard chaparral
- coastal sage scrub
- eucalyptus woodland
- pine tree groves
- significant ornamentals
- tide pools
- orchards
- grassland habitats
- sensitive plant and animal species

¹⁵ Page 5-171 of the MCP EIR

A Statement of Overriding Consideration was adopted by the Board of Supervisors. Fifteen mitigation measures were incorporated into the MCP. The Board further found, to the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, and other considerations set forth in the Statement of Overriding Considerations.

MGMO Project Provisions

Sections 7.2.7 and 7.2.8, as proposed, increases point assignments for biological resource protection and adjusts the language for consistency with the MCP. Points would be awarded specifically as follows:

7.2.7 Project site does not contain any habitat areas: 20 points (increased from 15)

7.2.8 Project may receive points from the following categories; points may be awarded only if the applicant has the ability to site the project so that it would be located closer than the distances specified:

- a. Project protects oak trees and oak woodland areas by providing a minimum of a 25 feet undisturbed buffer around all oak woodlands and all mature individual oak trees on site as measured from the tree trunk*
- b. Project protects mapped monarch butterfly wintering sites from development by providing a minimum 100 foot undisturbed buffer from all butterfly trees*
- c. Project includes restoration of all disturbed and/or artificially channelized wetlands or riparian areas and surrounding stream habitats on the parcel*
- d. Project protects undisturbed or restored stream(s), creek(s), and riparian vegetation by providing a minimum 75 foot undisturbed buffer strip from the top of the bank for urban area streams and 125 feet in other areas*

(For Section 7.2.8a-d, point awards are increased from 5 to 10 points for each category as part of the amendments. In addition, a project may receive points in all four categories if the project qualifies, instead of a maximum of two.)

Biological Resource Impacts

The project would not alter existing land use designations or affect existing regulatory mechanisms. The MCP EIR considered the potential impacts to the Plan Area should the MGMO program continue. The proposed program extension would not result in any new significant environmental impacts that were not analyzed in the MCP EIR or increases to identified impacts, and therefore, no changes to the levels of significance would occur. The impacts to biological resources that were analyzed in the MCP EIR are expected to remain **significant** and unavoidable (Class 1) with the continued implementation of the MGMO.

Mitigation identified in the MCP EIR, the MGMO as amended, and existing regulations, including zoning permit biological survey requirements as included in the MCP and described above, would limit impacts on a case-by-case basis.

Additionally, the point values for biological protections are proposed to increase as part of the project description; thus encouraging applicants to design projects that would protect biological resources. Impacts would not increase in severity with the continuation of the growth management program and projects would continue to be evaluated on a case specific basis.

Wildfires and Changed Circumstances

With the exception of the Tea and Jesusita fires, biological resources circumstances have not changes since the 1992 MCP EIR. Changes in setting due to wildfires have minimal affect on the project because the MGMO does not apply to rebuilds of pre-existing dwellings affected by the fires. Any additional, new dwelling would continue to be subject to the MGMO.

Cumulative Impacts

The MCP EIR identified considerable cumulative impacts to biological resources, which would remain unchanged.

Mitigation Residual Impact and Plan Requirements/Monitoring

The impacts to biological resources were partially mitigated through measures identified in the MCP EIR and the amended MGMO as discussed above. No new impacts to biological resources associated with extension of the program have been identified; therefore, no new mitigation is required.

4.5 CULTURAL RESOURCES

Environmental Setting

The Montecito area was once part of the territory occupied by the Barbareno Chumash, who are considered to have had the greatest density of residential occupation along the North American Pacific Ocean outside of the Northwest Indian cultural area. While the location of sites in some areas is well known, other areas have been less studied, and the presence of archaeological resources is not known. Research efforts have been directed at large residential shell midden sites containing abundant artifact inventories, visible architectural features, and discrete cemeteries. Many of these sites are located near the shoreline.

The more recent cultural history of the Montecito area can be characterized by the early mission period, a brief small farming period in the early 1800's, large estates during the late 1800's, and less opulent estates during the early 20th Century. There are a large number of recorded significant and potentially significant historic structures including three County Historical landmarks associated with these four periods within the Montecito Planning Area. Please see Section 4.10, *Historic Resources*, for more details.

Regulatory Setting

- A. Coastal Zone and Inland area requirements.**
1. Development proposed on a lot where archaeological or other cultural sites are located shall be designed to avoid impacts to the cultural sites if possible.
 2. When sufficient planning flexibility does not permit avoiding construction on an archaeological or other cultural site, adequate mitigation shall be required. Mitigation shall be designed in compliance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.
 3. Native Americans shall be consulted when development proposals are submitted that impact significant archaeological or cultural sites.
- B. Inland area requirements.** All available measures, including purchase of the site, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological and other classes of cultural sites.

Standard Conditions: In addition, the following standard County condition for unexpected discovery of artifacts or remains (among other standard cultural resource protection conditions) is typically applied to construction projects involving grading or earthwork:

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.

Montecito Community Plan: The MCP contains the following policy which protects cultural resources:

Policy CR-M-2.1: Significant cultural, archaeological, and historic resources in the Montecito area shall be protected and preserved to the extent feasible.

Environmental Thresholds

Thresholds Manual/MCP EIR

The significance of a historical resource, and consequently the significance of any impacts, is determined by whether or not that resource meets the significance criteria outlined in the State CEQA Guidelines and the County's Environmental Thresholds Manual, as described below.

CEQA: Section 15064.5 of the *CEQA Guidelines* states that a resource shall be considered "historically significant" if it meets one of the criteria for listing in the California Register of Historical Resources (CRHR) (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852). A resource may qualify for CRHR listing if it meets one or more of the following criteria:

- (A) Is associated with events that have made a significant contribution to the broad patterns of California's history or cultural heritage;
- (B) Is associated with the lives of persons important in our past;
- (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- (D) Has yielded, or may be likely to yield, information important in prehistory or history.

Included in the definition of historical resources are prehistoric archaeological sites, historic archaeological sites, historic buildings and structures, traditional cultural

properties important to a tribe or other ethnic group, cultural districts and landscapes, and a variety of other property types.

The fact that a resource is not listed or determined to be eligible for listing in the CRHR, not included in a local register of historical resources, or identified in an historical resources survey does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1.

A project is judged to have a significant effect on the environment if it may cause a substantial adverse change in the characteristics of a historical resource that convey its significance or justify its eligibility for inclusion in the CRHR or a local register, either through demolition, destruction, relocation, alteration, or other means (CEQA Guidelines, §15064.5(b)). Direct impacts can be assessed by identifying the types and locations of proposed development, determining the exact locations of cultural resources within the project area, assessing the significance of the resources that may be affected, and determining the appropriate mitigation. Indirect impacts result primarily from the effects of project-induced population growth. Such growth can result in increased construction as well as increased recreational activities that can disturb or destroy cultural resources. Due to their nature, indirect impacts are more difficult to assess and quantify.

CEQA provides guidelines for mitigating impacts to historical resources in Section 15126.4. Preservation in place (avoidance) is the preferred manner of mitigating impacts to archaeological sites. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to any excavation being undertaken. Typically, these measures will reduce impacts on archaeological resources to less-than-significant levels.

Codes Governing Human Remains. Section 15064.5 of CEQA also specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by Section 7050.5 of the California Health and Safety Code and Sections 5097.94 and 5097.98 of the Public Resources Code, and falls within the jurisdiction of the Native American Heritage Commission (NAHC).

County of Santa Barbara Cultural Resource Guidelines. The County's Environmental Thresholds Manual, Section 8 provides guidelines for implementing CEQA's provisions pertaining to sites of archaeological, historical, or ethnic importance. Additional requirements and procedures for identification, evaluation and mitigation of archaeological and historic resources are contained in the *County of Santa Barbara Resource Management Department Regulations Governing Archaeological and Historical Projects undertaken in Conformance with the California Environmental*

Quality Act and Related Laws: Cultural Resource Guidelines.

Under County standards, an “important archaeological resource” can be defined by one of several criteria. An archaeological site is considered significant for the purposes of CEQA if it demonstrates one or more of the following:

- Is associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;
- Can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;
- Has a special or particular quality such as oldest, best example, largest or last surviving example of its kind;
- Is at least 100 years old and possesses substantial stratigraphic integrity; or
- Involves important research questions that historical research has shown can be answered only with archaeological methods.

The Historic Resources Element of the County Guidelines lists significance criteria for buildings, structures, and sites from the historical period. The guidelines state that a building, structure or site may be historically significant if it possesses integrity, is at least 50 years old, and meets one or more of eight specific criteria.

Impact Discussion*MCP EIR with Mitigations*

The MCP EIR identified that build-out of the community plan would result in potentially significant but mitigable impacts to archeological and ethnic resources. The Board of Supervisors found that existing regulatory processes would mitigate this impact to a level of insignificance.

Archaeological Resources

The proposed project involves renewing and amending an existing program and does not include any direct physical development. The MGMO would continue the requirement of securing a valid allocation prior to applying for development and build-out of approximately ~~467~~ 455 new units over the 20-year life of the project. New units would be distributed widely throughout the project area and would potentially include grading, structures, landscaping, access and compliance with defensible space (vegetation clearance) regulations.

Analysis of the available data indicates that surveys conducted to date have not covered all of the plan area, nor have they covered all of the areas identified, based on

the distribution pattern of existing sites, as having a high potential to contain such resources. As a result, the possibility exists that some of the potential earth disturbance or new structures could be proposed in areas containing historic or prehistoric sites or artifacts.

As identified in the MCP and above, existing laws, policies, and regulations in CEQA and the County Guidelines require the case-by-case identification, evaluation, and mitigation of impacts to resources that would be affected by proposed development.

Cultural and archaeological resources exist within the planning area. Existing regulations and MCP EIR mitigation provide mechanisms for protection of these resources on a site-specific basis for every new dwelling unit, and are mandatory regardless of the zone district or Comprehensive Plan designation in which they occur. With the incorporation of the MCP mitigation measures, impacts related to the extension of the MGMO would continue to be **less than significant with mitigation** as identified in the MCP EIR.

Ethnic Resources

As noted above, plan area build-out has the potential to disrupt prehistoric or historic archaeological sites or property of historic or cultural significance to the community or ethnic group. No new specific ethnic, sacred or ceremonial places have been identified in the plan area. Therefore, impacts would continue to be adverse, but not considerable.

Cumulative Impacts

The cumulative impacts associated with the project were adequately addressed in the Community Plan EIR and development would continue to be subject to MCP EIR Mitigations. The impacts to archeological and ethnic resources that were analyzed in the MCP EIR are expected to remain considerable with the continued implementation of the MGMO.

Mitigation/Residual Impact and Plan Requirements/Monitoring

The mitigations adopted for cultural resources as part of the MCP EIR and discussed above, reduce impacts to less than significant.

4.6 ENERGY

Environmental Setting

Montecito build-out would consist of 4,312 total residential units, 934,082 gross square feet of neighborhood and visitor serving commercial, several small to medium institutional uses, and private and public recreational uses.

Regulatory Setting

State of California Regulations

California Code of Regulations, Title 24, Part 6, California's Energy Efficiency Standards for Residential and Non-Residential Buildings: Primary regulation that governs energy use in new buildings, including requirements/ guide-lines for:

- incorporation of cool-roofs on non-residential buildings;
- demand-control ventilation for conference rooms, dining rooms, lounges, and gyms;
- skylights for daylighting buildings; and
- installation of certified insulation materials.

Assembly Bill AB 32: Established regulatory and market mechanisms for quantifiable reductions of greenhouse gases (GHG); directs California Air Resources Board (CARB) to monitor and reduce GHG emissions; and continues the existing Climate Action Team to coordinate statewide efforts.

Executive Order #S-14-08: raised California's renewable energy goals to 33 percent by 2020 and improves processes for licensing renewable projects.

Assembly Bill 118: Created an Alternative and Renewable Fuel and Vehicle Technology Program to increase the use of alternative and renewable fuels and innovative technologies. The program intended to transform California's fuel and vehicle types to help meet State climate change policies (Health and Safety Code, Section 44270 et seq).

Assembly Bill 1613 and amended by Assembly Bill 2791: Directs state agencies to implement the Waste Heat and Carbon Emissions Reduction Act to encourage development of new combined heat and power systems of not more than 20 megawatts.

Senate Bill: Amended Public Resource Code to require developments applying for ratepayer-funded incentives for photovoltaic (PV) systems to meet minimum energy efficiency levels and recommends that PV system components and

installations meet rating standards and specific performance requirements.

Senate Bill 1368: Limits long-term investments in baseload generation by the state's utilities to power plants that meet an emissions performance standard (EPS).

California Green Building Code: Establishes higher environmental standards for energy, water, wood, indoor air quality, construction waste diversion and inspections. This code is scheduled to become effective in 2011.

County Regulations:

- Energy Element: Contains long-range planning guidelines and mechanisms to encourage energy efficiency and alternative energies in Santa Barbara County. A separate document, *Implementation Plan and Technical Appendices*, contains an implementing plan for the Element's policies, information on various alternative energy technologies, and examples of programs for promoting energy efficiency and alternative energy in the county and other jurisdictions.
- Innovative Building Review Program: Provides expert design review energy efficiency, expedited plan check and a 50 percent reduction on the energy plan-check fee for development that meets energy efficiency standards, etc.
- Elective Municipal Program to Optimize Water, Energy and Renewables for Santa Barbara County (emPowerSBC): The County recently adopted the emPowerSBC to promote retrofits to residential and commercial property throughout the region. The emPowerSBC program is voluntary and allows property owners to finance eligible improvements through an assessment levied against their property

Environmental Thresholds

The County Environmental Thresholds Manual does not have specific significance thresholds for energy usage. Appendix G of the CEQA guidelines considers potentially significant impacts if the project:

- Would result in substantial increase in demand, especially during peak periods, upon existing sources of energy and
- Would require the development or extension of new sources of energy.

Impact Discussion

The project would not require the development or extension of new energy sources. The additional population that would be accommodated by the potential new units is within County and regional population projections that form the basis of regional planning. Moreover, the size and scale of residential development that would be

permitted in the project area would not require large amounts of energy warranting a substantial increase in demand during peak hours or the development or extension of new energy sources.

In summary, the project would have minimal long-term energy requirements. With existing State and County regulations discussed above, impacts would be **less than significant**.

Cumulative Impacts

The project's contribution to the regionally significant demand for energy is not considerable, and is therefore insignificant.

Mitigation/Residual Impact and Plan Requirements/Monitoring

No mitigation or monitoring is required. Residual impacts would be less than significant.

4.7 FIRE PROTECTION

Environmental Setting

The Montecito Fire Protection District (MFPD) has served the project area since 1917. In the early 1950s, a number of large estates in the district began to be subdivided and the amount and density of residential development within Montecito began to increase. MFPD built a new station at Sycamore Canyon and Cold Springs roads in response to increased development in the west end of the district. Currently, the district is still served by the two stations in the Upper Village (Station 1) and on the west end Sycamore Canyon and Cold Springs roads (Station 2). Station 1, at 595 San Ysidro Road, provides emergency response with one Engine Company with at least three personnel, one Rescue Company with two personnel, and a Battalion Chief in a separate Command Vehicle. Station 2 provides an emergency response of one Engine Company with at least three personnel. Therefore between nine and eleven total personnel are currently available to respond to each significant call.

The MFPD also has Automatic Mutual Aid Agreements with the City of Santa Barbara Fire Department (SBFD), the Carpinteria-Summerland Fire Protection District (CSFPD), the Santa Barbara County Fire Protection District, and the U.S. Forest Service. These agreements augment District's response capabilities.

In Montecito, the threat from wildland fire is significant. Montecito is a semi-rural, heavily wooded community with extensive estate development along the urban wildland interface with the front country of the Santa Ynez Mountains, creating substantial exposure to wildland fires. Terrain is steep, rocky, and covered with chaparral vegetation that has adapted over millions of years with fire part of its natural ecology. The chaparral is highly flammable and designed to burn. The area where residential structures and fire-prone wildlands intermix is called the urban-wildland interface.¹⁶ The topography, amount of native and ornamental vegetation, and residential development make the foothills of Montecito a prime example of a urban-wildland interface area.¹⁷ Heavily vegetated south facing slopes are warmed by the sun, drying out vegetation during warmer periods. 'Sundowner winds' and Santa Ana conditions also influence the area and contribute to rapid fire spread during days of high fire hazard. Homes in the foothills are adjacent to steep hillsides vegetated with dense stands of native chaparral.

¹⁶ www.firewise.org

¹⁷ Defined as a geographical area identified by the state as a "Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 - 4204 and Government Code Sections 51175 - 51189. Chapter 47 of the California Fire Code and Chapter 7A of the Building Code sets forth requirements for wildland-urban interface areas.

The Federal Healthy Forest Initiative (HFI) and the Healthy Forests Restoration Act (HFRA) define a “community at risk” from wildland fire as one that:

- Is a group of homes and other structures with basic infrastructure and services (such as utilities and collectively maintained transportation routes) in or adjacent to federal land;
- Has conditions conducive to large-scale wildland fire; and
- Faces a significant threat to human life or property as a result of a wildland fire.¹⁸

The road network within Montecito is relatively conducive to good response times due to the broad grid pattern of east-west and north-south arterials. The MFPD primarily uses major arterial routes during emergency responses and travels along shorter segments of secondary roadways near the call location. U.S. Highway 101 congestion and adjacent railroad barriers are obstacles that could impede responses.

The most important east-west arterial route in regards to response times is State Highway 192 (East Valley/ Sycamore Canyon Roads) which is approximately mid-way between the ocean and the foothills. In addition, MFPD emergency vehicles utilize Jameson Lane and Mountain Drive and smaller roads such as San Leandro Lane for east-west access within the community. Sheffield Drive, Hot Springs Road, San Ysidro Road and Romero Canyon Road provide north-south access to the community. Traffic congestion is not normally a significant concern affecting district response times; however, severe congestion on U.S. Highway 101 and North Jameson can occasionally cause traffic to use Highway 192, which has created grid-lock conditions within the district.

Fire History

Wildland fire hazard has always threatened the Montecito area. Major events in the twentieth century include the Coyote, Romero, and Sycamore fires.

Wildland fire was an issue in 1992, as it is today. Since fire protection was originally evaluated in the MGMO and MCP EIR's, fire events in Montecito include:

Tea Fire: (November 13, 2008) destroying 210 homes (104 in the plan area) and buildings at Westmont College. 1,940 acres were burned

Jesusita Fire: (May 5, 2009) began near the Jesusita Trail west of Montecito. The fire burned 8,733 acres, and destroyed 80 homes and damaged 15 homes within the City of Santa Barbara's jurisdiction. 8,733 acres were burned.

¹⁸ <http://www.fs.fed.us/projects/hfi/field-guide/web/page22.php>

Major regional fires in the last three years include the Gap (9,445 acres), Zaca (over 240,000 acres), and La Brea (89,489 acres) which cumulatively burned over 338,934 acres.

Regulatory Setting

State of California

The State Board of Forestry designates fire protection responsibility areas for federal, state, and local agencies. Federal agencies such as the U.S. Forest Service have responsibility to provide wildland resource fire protection on all Federal Responsibility Area (FRA) lands, including Forest Service land within the Montecito Community Plan Area. To more efficiently provide protection over a more contiguous land base, federal agencies trade protection areas with the California Department of Forestry and Fire Protection (CAL FIRE). The resulting lands are called State Direct Protection Areas or Federal Direct Protection Areas.

State Responsibility Area (SRA) lands are designated by the State Board of Forestry. The state assumes financial responsibility for protecting natural resources on these lands from damage by fire. CAL FIRE has legal responsibility to provide wildland resource fire protection on all SRA lands, including the financial responsibility for preventing and suppressing fires. Within Santa Barbara County, the Santa Barbara County Fire Department is a contract county for CAL FIRE, and under contract, provides wildland resource fire protection and prevention efforts on SRA land for both structures and wildfires.

CAL FIRE has adopted updated Fire Hazard Severity Zone maps for areas of California where the state has fiscal responsibility for fire suppression efforts. CAL FIRE is also preparing Very High Fire Hazard Severity Zone maps for local agency use. Montecito is predominantly located in the Very High Fire Hazard Severity Zone. The Montecito Fire Protection District is the first responder to a structure or wildland fire

Local Regulations:

The following existing policies and procedures are used to mitigate the impacts of developing in a high fire hazard area:

Montecito Fire Protection District Development Standards: The MFPD enforces development standards which include standards for private roads and driveways, fire hydrant spacing and flow rates, stored water fire protection systems, automatic fire sprinkler systems, automatic alarm systems, vegetation management and access gates.

In areas of low water pressure above the hydraulic grade (or “high line”) the MFPD is requiring a certificate from the MWD certifying adequate water pressure and/or the

installation of private water tanks and pumps for fire protection; this applies to new development and Tea Fire rebuilds.

County Building Regulations, Article XII High Fire Hazard Areas: These regulations set standards for building construction in high fire hazard areas including roof covering, protection of eaves, exterior walls, wood columns, etc.

Montecito Community Plan: The 1992 Montecito Community Plan and the subsequently adopted Architectural Guidelines include the following policies:

Policy F-M-1.2: The County shall cooperate with the Montecito Fire Protection District in their efforts to implement regulatory provisions and to minimize the imposition of conflicting regulation on private development.

Policy F-M-2.1: The County shall cooperate with the Montecito Fire Protection District while reviewing Fire District requirements applied to ministerial and discretionary development projects regarding access, vegetation clearance, and improvements with the intent of protecting development from fire hazards while maintaining community character and quality of life and preventing adverse environmental impacts.

Architectural Guidelines: The Guidelines specify that plant materials should be selected to minimize fire hazards, encourage “greenbelting” and support for transitional zones between ornamental plantings and native vegetation.

Environmental Thresholds

MCP EIR: MCP EIR analysis included a five minute response time and three mile response distance criteria.

Environmental Thresholds Manual: The County’s Environmental Thresholds Manual does not include specific significance thresholds for wildland or structural fires. Therefore, based upon Appendix G of the CEQA Guidelines, impacts are considered significant if project implementation would:

- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; and
- Build-out development in high fire hazard areas and constraints on infrastructure would substantially limit the Fire Department’s ability to provide optimal protection to the citizens of Montecito.

The Montecito Fire Protection District standards typically used to determine if a significant impact on fire protection would occur are as follows:

- Build-out results in populations that would exceed a ratio of one firefighter for every 4,000 residents in the service area; or
- Build-out would occur beyond a five-minute response time from the nearest fire station.

Impact Discussion

MCP EIR Impacts

Class I: The MCP EIR (5-84) identified the following Class I impacts:

- Development in a high fire area.
- Development in inaccessible, unprotected, areas with inadequate fire protection.
- Development that could hamper protective techniques

The Board of supervisors adopted a Statement of Overriding Considerations. The MCP, including policies and moving the urban/rural boundary line, and were found to minimize the hazard.

Class II: Potentially significant impacts were identified for the required five minute response time. No mitigation measures were identified, but funding demand for a third fire MFPD station was considered to alleviate this potential impact.

Class III: Adverse but less than significant impacts were identified for the prescribed burn program because of increased private ownership and development in the mountainous areas.

MGMO Provisions

Point Assignment Criteria: Section 7.2.5 of the existing MGMO point criteria awards 20 points to a project if it complies with all of the following:

- Travel distance from nearest Montecito Fire Protection District fire station to proposed structure is less than three miles.
- Response time for fire apparatus from fire station does not exceed five minutes.
- Development would be served by a fire district approved water supply system which satisfies fire flow criteria identified in Montecito Fire Protection District Standards.

Expiration: Section 12.4 of the existing MGMO includes the following ordinance expiration criteria:

The ratio of firefighters per population served has reached and been maintained at one-per-2000 or better, and response time to all areas within the Urban Boundary of Montecito is five minutes or better.

Development of High Fire Hazard Areas

Much of Santa Barbara County, including most of the project area north of Highway 101, is identified as a high or very high fire hazard area. Table 4.7-1

details the amount of build-out remaining in the high fire hazard areas.

“No Project” units ¹⁹	% of total MCP units	“Project units”
529	89%	416

Similar to the build-out under the MCP, the project would potentially introduce and estimated 416 total new residential units in the high fire hazard area, assuming the same percentage of “project” units would be in the high fire hazard as remaining MCP maximum build-out. In addition, the project could cause a high fire hazard because homes and structures are known vectors for embers in a wildfire. Build-out with the MGMO extended to 2030 would add approximately 416 new homes and 1002 new residents to an area with an existing high and very high fire hazard with risk factors such as steep topography, heavy amounts of native and non-native vegetation, and areas outside the five minute response time.

Climate Change

Predictions about the long-term effects of global climate change in California include an increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas.

Ratio of Firefighters to Population

The District currently meets the National Fire Protection Association minimum standard of one fire engine company (station) per 10,000-11,000 people. When the MGMO was adopted, the ratio of firefighters to population served was also well within the standards; however, there was the potential for development of a large number of new residential units with their attendant influx of population. Potential development in the foothill areas of Montecito presented significant potential impacts to fire protection due to the lack of access, the inadequacy of gravity pressurized water mains in the areas of higher elevation, long response times and the high danger posed by the chaparral prevalent in the foothills. With the adoption of the Montecito Community Plan in 1992, the potential level of fire danger resulting from new residential units and population, particularly in the foothill areas, was significantly decreased due to the reduction in zoning densities. This reduction in the number of potential residential units has allowed the Montecito Fire Protection District to maintain a ratio of firefighters per population

¹⁹ Obtained using GIS. Includes 452 primary units , 15 commercial attached under “no project.” Of the 60 RSU/12 agricultural employee AG-units, 50 RSU and 12 agricultural employee units would be in high fire under both scenarios. Under “project” proportion in High Fire based on percentage of total build-out remaining in the high fire zone.

at one per 2,000 or better.

Response Time

The MFPD operates two fire stations and is currently in the planning stages for a third to be located in the eastern portion of the community. In the absence of a third fire station in eastern Montecito, most of underdeveloped eastern Montecito, areas of the foothills near Bella Vista Drive, and fringe areas cannot be provided the same standard of response as the rest of district due to their rural locations. Areas in Zone IV shown in Figure 4.7-1 are outside the five minute response time. Fernald Point Lane and Butterfly Beach are also located outside of five -minute response time areas due to obstacles in the road network that slow response times.²⁰

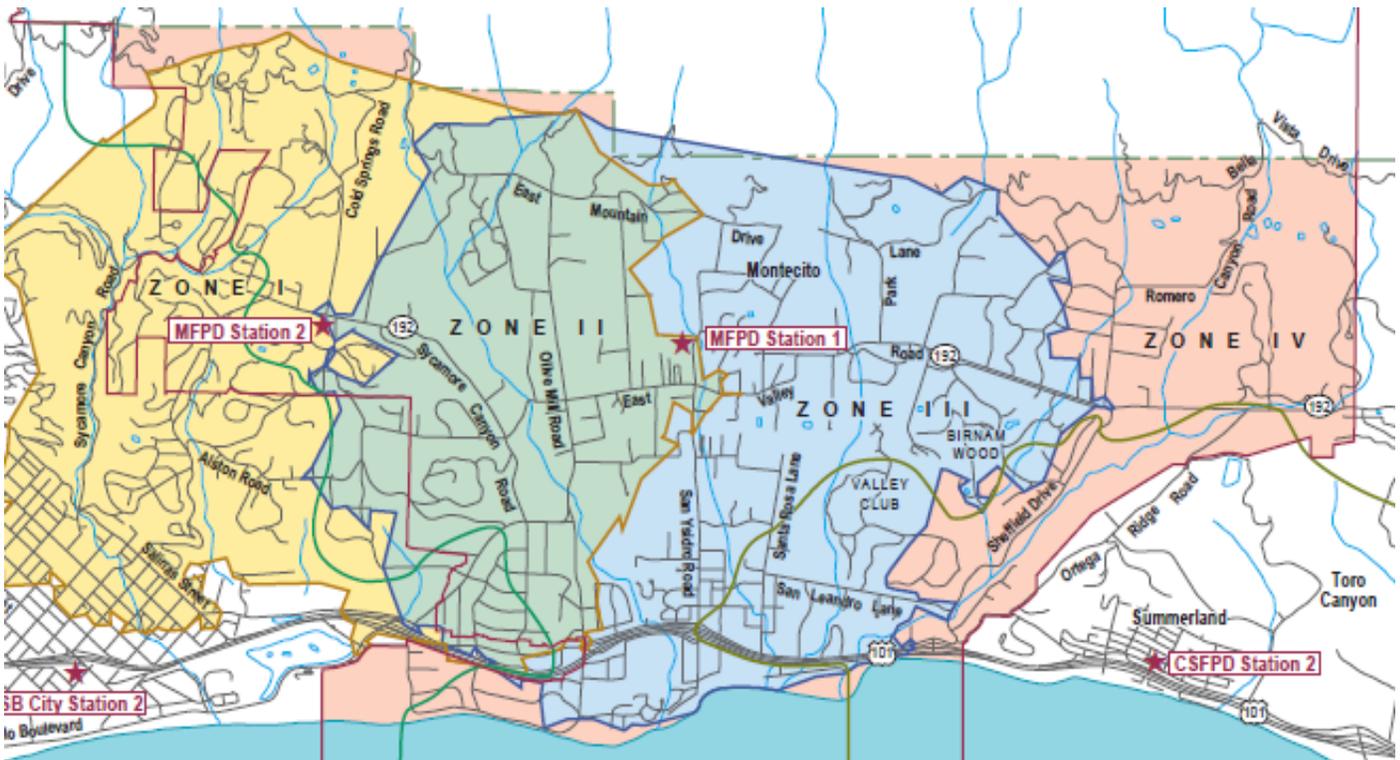


Figure 4.7-1: Existing MFPD 5 Minute Response Time
 Source: Final Station 3 Identification Study, AMEC August 2008

Water Pressure

Fire hydrants located throughout Montecito permit fire responders to employ traditional fire attack operations on fires occurring within residential area and to support attack and fire operations related to wildland fires. Access for firefighting is provided on the existing network of public and private roads and driveways. The MFPD evaluates each new proposed development project including new units and Tea Fire rebuilds for adequacy of fire hydrants (including water pressure) and/or private infrastructure including water tanks, pumps and access for

²⁰ Station 3 Identification Study, AMEC, August 2008

firefighting equipment. The MFPD conditions for new fire hydrants, water tanks, pumps, and access to meet existing standards, where necessary.²¹ MWD has replaced and upgraded of all undersized pipelines over the last 15 years. Additionally, MWD and MFPD completed a fire hydrant replacement program between 2000 and 2005 for hydrants that did not meet current code requirements.²²

Water pressure is lower in those areas above the hydraulic gradeline of the Montecito District's Highline reservoir systems in the following areas:

- West of Ladera Lane and Bella Vista Drive is governed by the Bella Vista Reservoir above an elevation of approximately 1065 feet (MSL).
- Along Bella Vista Drive between Mariposa Drive and Romero Canyon Road.
- Above an elevation of approximately 855 feet about 1000 feet west of the intersection of Cold Springs Road and East Mountain Drive. MWD has constructed pump stations at its Bella Vista and Terminal Reservoirs which creates isolated pressure zones above the hydraulic gradeline of the reservoir system.

~~–The hydraulic gradeline west of Ladera Lane and Bella Vista Drive is governed by the Bella Vista Reservoir with at a surface elevation of approximately 1065 feet (MSL).~~

~~A second hydraulic gradeline break occurs at the District's Highline on Bella Vista Drive between Mariposa Drive and Romero Canyon Road. This creates another Highline pressure zone at about 855 feet (MSL) located west of the District's Terminal Reservoir to about 1000 feet west of the intersection of Cold Springs Road and East Mountain Drive. MWD has constructed pump stations at its Bella Vista and Terminal Reservoirs which creates isolated pressure zones above the hydraulic gradeline of the reservoir system.~~

Because of the inadequacy of the public water system lacks the water pressure to serve the higher elevation foothill properties north of Mountain and Bella Vista Drive, the project would continue to result in the introduction of development into an area without adequate water pressure, which remained a **potentially significant impact** as identified in the MCP EIR.

Fire Prevention

The MCP EIR (page 5-81) identified adverse impacts to the prescribed burn program because of increased private ownership and development in the mountainous areas. However, with the introduction of new residences, other fire management techniques, such as vegetation fuel management, would be implemented as required by the County Fire Department, thus reducing fuel loads on currently vacant parcels. Impact would remain adverse but **less than significant**.

²¹ Personal communication with Kirk Johnson and David Andreas, April 1, 2010

²² Personal communication with Tom Mosby, May 4, 2010

SEIR IMPACT-FIRE-1: Inadequate MFPD response times and increased wildfire danger.

Potential new dwelling development in Montecito, particularly in the foothills presents potentially significant impacts to fire protection. The destruction caused by the Tea and Jesusita Fires highlighted the increased wildfire danger in the Plan Area. Constraints analyzed in the MCP EIR included steep access, the inadequacy of gravity-pressurized water mains in the areas of higher elevation, and the high danger posed by the chaparral prevalent in the foothills thus resulting in a significant and unavoidable impact, as evaluated in the MCP EIR. Access is now hampered in the Sycamore Canyon area due to landslides and geotechnical issues. ~~The gates remained locked during the beginning of Tea Fire evacuation.~~

Build-out of the project would result in additional development in an existing high fire hazard area, ~~areas without which lack adequate water pressure, and a project-caused fire hazard.~~ As identified in the MCP EIR, impacts would continue to be **potentially significant impact** with an increase in severity. ~~The increase~~ An increased severity due to changed circumstances is attributed to the increased frequency and intensity of wildfire activity and new information confirming Plan Areas outside the MFPD five minute response time, constitutes changed circumstances and creates an increase in impact severity.

Mitigations include point criteria adjustments based on geographic location outside high fire zones or below the hydraulic grade line, and updating the Architectural Guidelines to include “firewise” building and ~~landscaping~~ landscaping provisions findings. The expiration criteria shall be updated to include the construction of a third fire station in the eastern end of the plan area.

It should be noted that because the Montecito Growth Management Ordinance paces growth impacts would be less severe over time than without the continuation of the ordinance.

Cumulative Impacts

The MCP EIR (pp. 5-74 to 5-84) analyzed the impacts of build-out of the Community Plan to fire protection. Impacts identified were primarily due to development proposed outside of the five-minute response time, in the Rural Area and on hillsides. Additional impacts were related to the need to upgrade MWD pipelines for fire suppression. Cumulative impacts were considerable and remain so under the MGMO Extension.

Mitigation and Residual Impact

In addition to existing measures the following additional mitigation measures would partially reduce the Class I impacts:

MM-Fire-1a: The MGMO shall be amended to include point assignment criteria to reflect fire severity as follows:
Not in High or Very High Fire Hazard Areas:... 10 points, or
Not in Very High Fire Hazard Areas:..... 5 points

MM-Fire-1b: The MGMO shall be amended to include point assignment criteria awarding 5 points for projects located below hydraulic gradelines or projects with a certificate from the MWD and MFPD certifying adequate water pressure and/or the installation of private water tanks and pumps for fire protection as adequate.

MM-Fire-1c: MGMO expiration criteria shall be adjusted to include the development of a third fire station and/or five-minute response MFPD times.

MM-Fire-1d: Update the MBAR Architectural Guidelines to include specific "Firewise" building and landscaping provisions..

With the mitigation measures from the MCP and those listed above, impacts would be reduced but continue to be significant and unavoidable.

Plan Requirements/Monitoring

As part of the required yearly status reports to the Board of Supervisors, planning staff shall monitor the progress of the third fire station and infrastructure status. Applicants for point awards shall continue to be required to meet their awarded points in each category -in order to construct their project.

4.8 GEOLOGIC PROCESSES

Existing Setting

Geological processes were first evaluated in the MGMO EIR in 1990 and then in 1992 as part of the MCP EIR. The MCP EIR describes the geologic (Section 5.11) and septic (Section 5.5) settings for Montecito under the proposed build-out in detail, is incorporated herein by reference, and is summarized below.

Montecito lies on a narrow coastal shelf drained principally by four main creeks. This coastal shelf is formed on an alluvial plain which slopes gently upward from the coast on the south to an elevation of approximately 600 feet in the foothills of the Santa Ynez Range to the north. The northern boundary of the Planning Area is in the vicinity of Camino Cielo Road and the crest of the Santa Ynez Range, at elevations near 3,000 feet. The Santa Ynez Range rises steeply above the foothills and the northern part of the Planning Area is characterized by slopes in excess of 40%. These mountains are made up of steeply-dipping sedimentary rocks of Cretaceous to Miocene age. Steep, topographically rugged canyons cut the flanks of the range. The main aquifer of the Montecito groundwater basin is in the Plio-Pleistocene Casitas Formation. This formation and younger alluvial deposits are exposed in the low bluffs above the narrow beaches along the coast.

The coastal plain is cut by several splays of the potentially active, east-west trending Arroyo Parida/Mission Ridge fault. They separate the groundwater basin into three subunits and extend across the entire Montecito Planning Area. The area could be subject to shaking from earthquakes on numerous faults, ranging from the San Andreas Fault, a major tectonic plate boundary, to local faults buried in the alluvium under Montecito and off-shore faults which have historically been associated with tremblers.

Two areas of radon-producing Rincon Shale exist within the Montecito Planning Area near the golf courses and in the western portion of the area south of Sycamore Canyon Road.

Regulatory Setting

Land Use Element of the Comprehensive Plan: Hillside and Watershed Protection Policies #1-6 require the minimization of grading and erosion.

Local Coastal Plan: LCP Policies 3-4 through 3-7 provide standards that address bluff retreat.

Grading Ordinance: Development that exceeds 50 cubic yards of transported material or where the cut or fill exceeds three feet in vertical distance to the natural

contour of the land would be subject to the requirements of the County Grading and Zoning Ordinance, which sets grading standards and limitations to which all projects would adhere. The Grading Ordinance states that no person shall cause or allow a significant environmental impact to occur as a result of new grading, including grading that is otherwise exempt from the ordinance regulations.

Montecito Community Plan: The MCP EIR identifies nine mitigation measures that would reduce the geologic impacts to a level of insignificance. Seven of these measures, as modified, were adopted into the plan as policies and actions:

Policy GEO-M -1.4: Construction within fifty feet of Historically Active and Active Fault traces shall be avoided. The County shall require special engineering features to minimize potential structural damage from fault rupture for any structure which cannot avoid faults.

Policy GEO-1.5: Development restrictions shall be required to decrease the potential for soils or slope hazards.

Development Standard GEO-M -1.5.1: The Resource Management Department shall not issue grading permits for individual building pads until the structure has received Final BAR approval.

Development Standard GEO-M -1.5.2: A drainage plan shall be required for all development on slopes of 20 percent or greater to minimize landslide, soil creep, and erosion hazards.

Development Standard GEO-M -1.5.3: Prior to issuance of grading permits, a determination shall be made regarding which, if any of the following measures shall be incorporated into grading plans. This decision shall be based on the project's proximity and potential impact to sensitive habitats (i.e., riparian) and the presence of steep slopes, erosive soils, etc. on or adjacent to the project site. Consideration shall be given to all of the activities which would be likely to occur as part of the permit being considered, such as grading, brushing, construction, vehicle parking, supply/equipment storage and trenching:

- a. Sediment, silt and grease traps shall be installed in paved areas to act as filters to minimize pollution reaching downstream habitats. These filters would address short-term construction and long-term operational impacts;
- b. Temporary, low cost erosion control, such as hay bales and debris fencing shall be installed within unpaved areas during the rainy season (typically from November to March) whenever the treat of

erosion and sediment movement into drainage exists; and

- c. Graded slopes shall be temporarily seeded with non-evasive or naturalized annual grasses if landscaping is delayed past the onset of the rainy season.

Development Standard GEO-M -1.5.4: Landscape plans shall required for all new development on slopes greater than 20 percent shall ensure revegetation of graded areas. All landscape plans shall be subject to review by the County BAR.

Policy GEO-M -1.6: Excessive grading for the sole purpose of creating or enhancing views shall not be permitted.

Septic Regulations and Policies: All onsite septic systems would need to comply with County regulations, which require applicants to demonstrate that sufficient space and soil absorptive capacity is available to properly dispose all sewage effluent. This is required prior to zoning clearance and for consistency with Land Use Development Policy#4 of the Land Use Element and Policy 2-6 of the Coastal Land Use Plan:

Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan...

In addition, a separate, onsite sewage disposal system permit must be issued by Environmental Health prior to the issuance of a building permit by the Building and Safety Division of Planning and Development.

Environmental Thresholds

Thresholds Manual

The County's Environmental Thresholds Manual states that impacts are potentially significant with regard to geology if the proposed development activity, including all proposed mitigation measures, could result in substantially increased erosion, landslides, soil creep, mudslides, and unstable slopes. In addition, impacts are considered significant when people or structures would be exposed to major geologic

hazards upon implementation of the project. If the project involves any of the following, impacts related to geology are potentially significant:

- The project site of any part of the project is located on land having substantial geologic constraints, as determined by Planning & Development or Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special problem areas designated by the Board of Supervisors have been established due to geologic constraints, flood hazards and other physical limitations to development;
- The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical;
- The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade; and
- The project is located on slopes exceeding 20% grade.

MCP EIR

The MCP EIR considered significant impacts to occur as discussed above. The County State-registered Geologist was given the discretion to determine significance on a case-by-case basis.

Impact Discussion

MCP EIR Impacts

The MCP EIR identified geologic impacts within the Planning Area as Class II (page 5-115). Impacts to soil and geologic features were analyzed and mitigated as part of the MCP EIR. Build-out of the Community Plan would cause unstable earth conditions, extensive grading and permanent changes in topography; increased wind and water erosion of soils; change siltation, deposition and erosion of beach sands and stream channels; and increased exposure to hazards such as earthquakes, tsunamis and liquefaction. The EIR identified nine mitigation measures that would reduce the above impact to a level of insignificance. Seven of these measures, as modified, are adopted into the Plan as policies and actions as discussed under Regulatory Setting above.

Additionally, the MCP EIR found Class I impacts due to private septic systems potentially impacting local water quality, with no feasible mitigation measures. See Sections 4.12 and 4.16, *Public Facilities* and *Water Resources*, for a further discussion.

MGMO Provisions

The existing MGMO awards points for the following geologic protections:

- 20 points for avoidance of slopes in excess of 10%
- 5 points for private septic systems proposed in a soil type which indicates a less than moderate restriction for sanitary facilities
- 5 points if project hooks up to Montecito Sanitary District

Geologic Impacts

The MCP EIR considered the potential impacts to the Plan Area should the MGMO program continue. The extension of the MGMO would not result in any new significant environmental impacts that were not analyzed in the MCP EIR or increases to identified impacts; therefore, no changes to the Levels of Significance would occur. Adherence to existing regulations would mitigate impacts to soil and geologic features to **less than significant with mitigation** as identified in the MCP EIR.

Private Disposal Systems:

The impacts of septic systems that were analyzed in the MCP EIR are expected to remain significant and unavoidable (Class 1) with the continued implementation of the MGMO. The Board adopted a Statement of Overriding Consideration with regard to septic impacts at build-out with no feasible mitigation measures.

All septic systems have a disposal field. There are two types of disposal fields, leach fields and drywells. Drywells are only allowed in areas where leach fields are determined to be infeasible. Most leach fields eventually fail when the ability of the soil to percolate is impaired due to use of a field over time and build up of "biomat," or bacterial growth, in the absorptive surfaces in the soil. When effluent from a septic tank can no longer percolate downward, the effluent will rise to the surface of the ground, a situation called "daylighting." Daylighting has the potential to contaminate surface waters. Septic effluent could be carried away from failing or poorly designed septic systems to nearby creeks and then to the ocean when heavy rains saturate the ground. High fecal coliform bacteria counts in creeks or the ocean indicate potential contamination by septic systems and possible presence of disease-causing pathogens. Disease-causing pathogens would be a potential public health hazard.

A well-maintained, well sited disposal field typically lasts for 20 - 30 years. Most drywells also eventually fail. Services are normally planned so that they will be available at least 75 years into the future for new projects. Because the septic impacts at build-out were analyzed under the MCP, and with the implementation of standard County requirements, impacts associated with operation of individual septic systems would continue to be **significant and unavoidable**. The update and extension of the MGMO would not increase the severity of impacts.

Cumulative Impacts

The MCP EIR found that geologic impacts as a result of build-out would be specific to the planning area. Additionally, site conditions would be reviewed by both Planning and Development Review and Building and Safety Divisions on a case-by-case basis. Therefore, impacts would be not be considerable.

Mitigation/Residual Impact and Plan Requirements/Monitoring

The existing regulations, extension of the MGMO, and mitigation adopted as part of the MCP EIR and discussed above, would reduce residual impacts. However, residual impacts would remain significant and no new mitigation or monitoring is required.

4.9 HISTORIC RESOURCES

Environmental Setting

Montecito is one of the older settlements in Santa Barbara County, beginning with the Spanish presence of the 1700's and early 1800's. During the late 1800's the Anglo population increased in Montecito. Nevertheless, during this period, the area of Parra Grande Lane and East Valley Road became known as "Spanish Town", where a saloon and other various commercial endeavors existed for some time.

Original landowners of the area developed farms and orchards in keeping with the mild climate. With the coming of the railroad and the community's reputation for a beautiful ocean setting, affluent families from the Midwest and East began building homes ranging from "summer cottages" to large estates. It was during this period that many of the beautiful trees and landscaping were planted that gives Montecito much of its character.

The Planning Area contains numerous old buildings, some of which have been officially designated as being historic landmarks, and many others which are not landmarks but are of historic interest. Of the buildings which have been officially designated, the Steedman Estate (a.k.a Casa del Herrero) is a nationally registered historic landmark, and Deane School, San Ysidro Adobe (a.k.a Hosmer Adobe), Juarez-Hosmer Adobe, Val Verde, and the Rancho Los Fuentes lemon packing house are Santa Barbara County Historic Landmarks. In addition to these landmarks, a recent survey of the Planning Area identified over 60 structures as being of historic interest. Structures on this list include several adobes (e.g. Masini, Ennisbrook), buildings designed by notable architects (e.g. Myron Hunt, Bertram Goodhue, Frank Lloyd Wright, George Washington Smith), older houses (e.g. various structures in old Spanish town), public buildings (e.g. Montecito Community Hall, Crane School, All Saints by the Sea), and other houses (e.g. Lovelace House, Gladwin House, Constantia). The MCP EIR describes the Montecito historic setting (Section 5.17) in further detail.

Regulatory Setting

The Historic Resources Element of the County Guidelines lists significance criteria for buildings, structures, and sites from the historical period. The guidelines state that a building, structure or site may be historically significant if it possesses integrity, is at least 50 years old, and meets one or more of eight specific criteria.

Environmental Thresholds

Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant historic resource.

- a) possesses integrity of location, design, workmanship, material, and/or setting;
- b) is at least fifty years old, and
- c) demonstrates one or more of the following:
 - Is associated with an event, movement, organization, or person that/who has made an important contribution to the community,²³ state, or nation;
 - Was designed or built by an architect, engineer, builder, artists, or other designer who has made an important contribution to the community, state, or nation;
 - Is associated with a particular architectural style or building type important to the community, state, or nation;
 - Embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
 - Is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community-at-large;
 - Illustrates broad patterns of cultural, social, political, economic, or industrial history;
 - Is a feature²⁴ or a cluster of features which convey a sense of time and place that is important to the community, state, or nation;
 - Is able to yield information important to the community or is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, or cultural geography

Impact Discussion

The MCP EIR identified that build-out under the community plan would result in potentially significant adverse physical or aesthetic impacts to historical structures. The EIR identified no feasible mitigation measures to avoid, substantially reduce, or minimize the above impacts. The Board of Supervisors adopted a Statement of Overriding Consideration for significant and unavoidable impacts to historic resources.

The MCP considered the potential impacts to the Plan Area should the MGMO program continue. The extension of the MGMO would not result in any new significant environmental impacts that were not analyzed in the MCP EIR or increases to identified impacts, and therefore, no changes to the levels of significance would

²³ Community is defined as a neighborhood, town, city or district.

²⁴ A feature may be defined as a structure, building, structural elements, object, tree, garden, etc.

occur. The impacts to historic resources would **significant and unavoidable** (Class I) as found in the MCP EIR are with the continued implementation of the MGMO.

Cumulative Impacts

The MCP EIR (pp. 5-198 to 5-199) identified cumulative impacts to historic resources as significant and unavoidable, and the Board of Supervisors adopted a statement of overriding consideration. Under the extension of the MGMO impacts would remain significant.

Mitigation/Residual Impact and Plan Requirements/Monitoring

The MCP EIR mitigation measures would continue to be applicable to new development. Residual impacts would remain significant and no mitigations or monitoring is required.

4.10 LAND USE

Environmental Setting

Land use was first evaluated in the MGMO EIR in 1990 and then in 1992 as part of the existing MCP EIR. The MCP EIR describes the Montecito Land Use setting (Section 5.17) in detail, and is incorporated herein by reference. Land use designations have not significantly changed since the inception of the Montecito Community Plan in 1992.

Environmental Thresholds

Thresholds Manual

The Thresholds and Guidelines Manual contains no specific thresholds for land use.

MCP EIR

The MCP EIR considered a significant impact may result when a project stimulates growth, when there is a need to extend services based on this growth, and when extension of services may in itself induce subsequent growth. A significant land use impact may also result occur if substantial alterations in land cover and/or use at a site incompatible or inconsistent with surrounding land uses.

Impact Discussion

MCP EIR

The Section 5.1, *Land Use*, of MCP EIR identified the following impacts:

- Class I impacts due to incompatibility of the Mixed-Use Overlay.
- Class III impacts because of close placement of residential and agricultural uses.

For the Class I impacts, the Board of Supervisors adopted a Statement of Overriding Considerations, which found that the impacts are acceptable when weighed against the overriding social, economic and other considerations. No mitigations were identified.

Land Use Compatibility

The MGMO does not include any changes to existing land use or zone designations as evaluated under the MCP EIR, and would involve only the pacing of construction of single-family homes which are compatible with existing land use.

The MCP EIR identified Class I impacts associated with placement of affordable housing units with other land uses as a result the Mixed Use Affordable Housing Overlay. The Affordable Housing Overlay was never adopted, thus impacts were never realized. Impacts would be **less than significant**, resulting in a decrease in severity level of the original impact.

Policy Consistency

The MCP contains a number of policies and development standards that were adopted for the purpose of avoiding or mitigating environmental effects. Many of them were originally identified in the MCP EIR (92-EIR-03), which analyzed the proposed build-out of the MCP and found the effects to be adverse but not significant. The continuation of the MGMO would not alter any adopted policies or regulations and does not increase the severity of impacts identified in the MCP relating to land use plans, policies, or regulations. The relevant policies and development standards are identified in Table 4.10-1 below.

Table 4.10-1: Montecito Community Plan Policies and Development Standards Adopted for the Purpose of Mitigating Environmental Effects		
Topic	Summary Description	EIR Reference
Aesthetics	Adopt and implement architectural and development guidelines. (<i>The Montecito Architectural Guidelines and Development Standards</i> were adopted in 1995.)	Visual Resources: MCP EIR 92-EIR-03 pp. 5-208 to 5-210
	Grading for the sole purpose of creating or enhancing views shall not be permitted. P&D shall not issue grading permits for individual building pads until the structure has received Final BAR approval.	Geology MCP EIR 92-EIR-03 p. 5-127
Air Quality	Development to follow requirements of Santa Barbara APCD. Minimize dust during construction.	MCP EIR 92-EIR-03 p. 5-228
Biology	Development within 100 feet of an Environmentally Sensitive Habitat (ESH) shall be required to include setbacks or undeveloped buffer zones. Landscaping which includes invasive species shall be prohibited in or near ESH areas. Fencing is required to protect biological resources. Zoning violations resulting in the degradation of an ESH requires a habitat restoration plan. A biologist is required to monitor and sign off on conditions. Biological communities shall not be fragmented. All existing specimen and native trees shall be protected from damage or removal by development. Where native trees of biological value may be impacted a tree protection plan shall be required. Riparian protection measures shall be based on a project's	Biology: MCP EIR 92-EIR-03 pp. 5-156 to 5-185

Table 4.10-1: Montecito Community Plan Policies and Development Standards Adopted for the Purpose of Mitigating Environmental Effects		
Topic	Summary Description	EIR Reference
	<p>proximity to riparian habitat. On-site restoration of any project-disturbed buffer or riparian vegetation shall be mandatory.</p> <p>Development within 200 feet of known or historic butterfly roosts shall be prohibited between the months of November 1 and April 1. Prior to permit issuance of a permit within 200' of known or historic butterfly roosts, P&D shall determine the potential to impact monarch butterfly habitat. Trimming or clearing of vegetation within 50 feet of Butterfly Habitat or riparian habitats requires P&D approval.</p>	
Cultural Resources	Significant cultural, archaeological, and historic resources shall be protected and preserved to the extent feasible.	MCP EIR 92-EIR-03 pp. 5-186 to 5-199
Geology	<p>Development restrictions shall be required to decrease the potential for soils or slope hazards.</p> <p>Construction within fifty feet of Historically Active and Active Fault traces shall be avoided. The County shall require special engineering features to minimize potential structural damage from fault rupture for any structure which cannot avoid faults.</p> <p>Requires determination of need for erosion and sediment control measures during grading</p> <p>Best Management Practices and a landscape plan is required.</p>	Geology MCP EIR 92-EIR-03 p. 5-126
Hazardous Materials	Provision of adequate building setbacks from EMF-generating sources to minimize exposure hazards. The setback shall be based upon measurements of magnetic fields created by the EMF source and shall be established so as not to expose the public to elevated levels of EMF.	MCP EIR 92-EIR-03pp. 5-231
Noise	Noise-sensitive uses (i.e., residential) shall be protected from significant noise impacts. Determines work hours to mitigate short-term noise impacts due to construction. New construction shall include sound shielding and/or adequate design which provides sufficient attenuation or through proper siting of structures to avoid areas of elevated ambient noise.	MCP EIR 92-EIR-03 pp. 5-141

Table 4.10-1: Montecito Community Plan Policies and Development Standards Adopted for the Purpose of Mitigating Environmental Effects		
Topic	Summary Description	EIR Reference
Traffic/Circulation	<p>The following roadway and intersection improvements shall be carried out in order to achieve acceptable levels of service in the Montecito Planning Area: i) San Ysidro Road between North and South Jameson Lanes shall be widened from two lanes to three lanes; ii) Left turn lanes to the west and northbound approaches of the intersection of Hot Springs Road and East Valley shall be installed, resulting in LOS C at build-out; iii) A left turn lane to the eastbound approach of the intersection of Sycamore Canyon Road and Hot Springs Road shall be installed with minor roadway widening for approximately 175 feet to the west to allow LOS D at build-out or a traffic signal shall be constructed (LOS A at build-out).</p> <p>The County shall regularly monitor the operating conditions of designated roadways and intersections in Montecito.</p> <p>Comprehensive Plan Amendments a shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the community plan.</p> <p>The County shall permit reasonable development of parcels within the community based upon the policies and land use designations adopted in this Community Plan, while maintaining safe roadways and intersections.</p>	MCP EIR 92-EIR-03 pp. 5-22 to 5-65
Water Resources: Flooding	<p>Development shall be designed to minimize the threat of on-site and downstream flood potential.</p> <p>The County shall strive to ensure that adequate drainage is provided to minimize flooding and drainage problems. County Flood Control District shall prepare a Master Drainage Plan for Montecito.</p> <p>For any new development where the building site would be subject to adverse an onsite drainage system approved by the County Flood Control District.</p>	MCP EIR 92-EIR-03 pp. 5-129 to 5-136
Water Resources: Supply	<p>In planning for future water supply, the County shall encourage reasonable, practical, reliable, efficient, and environmentally sound water policies.</p> <p>Landscape plans shall include drip irrigation systems and/or other water saving irrigation systems.</p> <p>A buffer of 10 percent between supply and demand should be maintained.</p>	MCP EIR 92-EIR-03 pp. 5-142-5-155

Table 4.10-1: Montecito Community Plan Policies and Development Standards Adopted for the Purpose of Mitigating Environmental Effects		
Topic	Summary Description	EIR Reference
	<p>The County shall coordinate with MWD:</p> <ul style="list-style-type: none"> • In the review of discretionary proposals. • in the pursuit of water allocation, conservation techniques, and alternative water sources • to encourage conservation and coordinate supplies with current and future demand. • promote educational programs which encourage water resource conservation • to monitor the effects of development on water sources 	
Recreation	<p>Designated trail corridors shall be kept clear from encroachment by new uses or development to the extent reasonably feasible.</p> <p>Bikeways, equestrian and walking paths within road rights-of-way and along creek channels and through open spaces should be provided for recreation as well as for an alternative means of transportation.</p> <p>The County shall provide increased opportunities for beach access and recreation.</p> <p>New development shall not adversely impact existing recreational facilities and uses.</p>	MCP EIR 92-EIR-03 pp. 5-88 to 5-97

The MGMO Extension does not propose any changes in land use and primary zone designations or conflict with adopted plans and policies. Impacts would remain **less than significant**.

Growth

Increased single-family home development could occur through development of existing legal, vacant, undeveloped parcels. In addition, existing parcels could potentially be further subdivided under eastern Montecito’s primarily 1 to 5-acre zoning. Large vacant parcels, such as those in the eastern part of the plan area, hold the most potential for new development, but numerous smaller underdeveloped parcels which could potentially be subdivided also exist throughout eastern Montecito. Future potential growth Montecito is currently limited to maximum of 515²⁵ new single and two family homes, but in extending the existing MGMO, new single and two family home development would continue to be limited to a maximum of 19 units per year for a total of 380 new single and two family homes by 2030.

²⁵ Excludes mixed-use units, RSU, and agricultural employee dwellings.

Additional development could occur in Montecito through construction of second residential units (e.g., 'granny flats'). The Montecito Land Use Development Code and Article II allow for construction of Residential Second Units (RSUs) on residential lots larger than 7,000 square feet (sf) (or 6,000 sf if lot was created before June 2, 1966). In order to be eligible for an RSU permit, the property owner must be a full-time resident of the primary unit. Relatively few permits for such units are issued annually by the County. A theoretical total of 3,403 RSUs could be constructed; however, the actual number of such units constructed over the coming decades would likely be dramatically lower based on historic trends and due to environmental constraints. Based on RSU permitting rates since 2004, three RSU per year for a total of 60 units is anticipated over a 20-year horizon. RSUs are exempt from the MGMO; however, the continuation of the program would ensure that primary dwellings would occur at a measured pace.

Twenty-year build-out of Montecito with continuation of the MGMO program would increase the population by approximately 1125 people, an increase in population of approximately 11%. This growth rate is not substantial given the projected countywide growth rate forecasted for the 2005 - 2040 period is 18%.²⁶ The population growth associated with the construction of new units would be weighted towards the east end of the plan since the many vacant and underdeveloped lots are distributed in this area. However, the MGMO would encourage a concentration of population within the planning area at a moderate rate. Impacts would be **less than significant**.

Extension of Services

Impacts resulting in the extension of sewer lines and access roads were evaluated in the MCP EIR and no new public access roads would be required to serve build-out under the MCP. Impacts would remain **less than significant** under the continuation of the MGMO program.

Loss of Open Space

The MCP EIR evaluated impacts to open space and found them to be less than significant. Because the MCP EIR considered the potential impacts to the Plan Area should the MGMO program continue, impacts would continue to be **less than significant** as identified in the MCP EIR.

Cumulative Impacts

The MCP EIR (pp. 5-4 to 5-21) discussed the potential cumulative land use impacts of the MCP; under the MGMO extension, impacts would remain less than significant.

²⁶ SBCAG Region Growth Forecast, 2005-2040 (August 2007)

Mitigation/Residual Impact and Plan Requirements/Monitoring

With implementation of the mitigation measures identified in this environmental document and application of Montecito Community Plan policies and development standards as conditions of approval to ensure policy consistency, residual project specific impacts and cumulative impacts to land use would be less than insignificant. As potential impacts are less than significant, no mitigation is necessary and there would be no residual impacts.

4.11 NOISE

Environmental Setting

Noise was evaluated in the MGMO EIR in 1992 as part of the existing MCP EIR. The MCP EIR describes the noise levels (page 5-137) in detail, and is incorporated herein by reference. Significant noise impact problems in Santa Barbara County and Montecito are primarily associated with transportation facilities. Noise Equivalent Level maps as shown in the County of Santa Barbara Noise Element have not changed since the adoption of the Montecito Community Plan. Remaining build-out under the MCP would locate 102 new units where noise would exceed 65 dB(A).

Regulatory Setting

California Code of Regulations. Exterior noise exposure of 65 dB CNEL is generally the noise/land use compatibility guideline for new residential dwelling units in California.

Noise Element: The County of Santa Barbara has adopted noise policies in its Noise Element (1986). These policies establish both interior and exterior noise exposure limits for noise compatibility, which are identified in the County of Santa Barbara Environmental Thresholds and Guidelines Manual (2003). The maximum acceptable noise exposure for indoor living areas in residences is not to exceed 45 dB(A) L_{DN} . The noise level standard for outdoor residential uses and other sensitive receptors is 65 dB(A) L_{DN} . There are several existing State and Federal regulations which are discussed in the Noise Element that guide new residential development with respect to ambient noise levels.

Montecito Community Plan:

Policy N-M-1.1: Noise-sensitive uses (i.e., residential and lodging facilities, educational facilities, public meeting places and others specified in the Noise Element) shall be protected from significant noise impacts.

Development Standard N-M-1.1.1: All site preparation and associated exterior construction activities related to new residential units including remodeling, demolition, and reconstruction, shall take place between 7:00 a.m. and 4:30 p.m., weekdays only.

Development Standard N-M-1.1.2: Significant noise impacts shall be avoided upon development of new noise sensitive land uses (as defined by the Noise Element) through the provision of sound shielding and/or adequate design which provides sufficient attenuation or through proper siting of structures to avoid areas of elevated ambient noise.

Environmental Thresholds

Thresholds Manual

Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels dB(A). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{DN}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly. Generally, a construction site located within 1,600 feet of any noise-sensitive use would be considered to generate a potentially significant short-term noise impact.

MCP EIR

The MCP EIR considered a significant impact to occur if noise levels exceed 65 dB(A) CNEL for exterior exposure, and 45 dB(A) CNEL for interior exposure of noise-sensitive uses.

Impact Discussion

MCP EIR with Mitigations

The Board of Supervisors found that implementation of the Montecito Community Plan policies would reduce noise impacts to a level of insignificance.

Long-term Exposure

Under the MCP land uses 102 new units would be subject to long-term exposure to noise levels exceeding County thresholds. With implementation of adopted policies and development standards, the level of impact would remain less than significant and extension of the growth management ordinance would not increase the severity of impacts originally evaluated. With the continued implementation of the MCP policies above and California Building Code standards, impacts would remain **less than significant with mitigation**.

Project Generated

Residential uses allowed under the MGMO and subject to existing regulations, would not result in ambient noise increases exceeding County thresholds. Increased traffic that would result from the potential construction of up to ~~467~~ 455 new residential units would not increase noise incrementally on roads throughout the plan area. Impacts would continue to be **less than significant**.

Short-term

Residential uses allowed under the extension of the MGMO and subject to existing regulations, would not result in ambient noise increases exceeding the County thresholds. Impacts would continue to be **less than significant**.

Cumulative Impacts

The MCP EIR (pp. 5-137 to 5-141) considered construction standards as a part of its overall noise impacts analysis and concluded that, if applied effectively, impacts would be less than significant. The document included residential and non-residential development in its analysis. Future development on the resulting lots would be conditioned to comply with the standards set forth in the MCP.

Mitigation/Residual Impact and Plan Requirements/Monitoring

With the continued application of Montecito Community Plan policies and development standards as conditions of approval to ensure project level policy consistency, impacts due to noise would continue to be less than significant. No new mitigation or monitoring is required.

4.12 PUBLIC FACILITIES

4.12.1 POLICE SERVICES

Existing Setting

Police protection in the unincorporated portion of Santa Barbara County is provided by the Santa Barbara County Sheriff's Department. The City of Santa Barbara provides police services if needed under a mutual aid agreement. The California Highway Patrol is responsible for roadway safety issues including vehicle code enforcement, accidents, and illegal parking.

Environmental Thresholds

None are identified in the *Thresholds Manual* or MCP EIR.

Impact Discussion

The MCP EIR (pp. 5-85 to 5-87) analyzed the impacts of building out under the plan on law enforcement services and determined that the impacts of plan build-out would be significant and unavoidable (Class I), due to policy and budget decisions made annually by the Board of Supervisors, and a lack of funding mechanisms to ensure an officer-to-population ratio of 1:1,200. The Board of Supervisors adopted a statement of overriding considerations with adoption of the MCP.

| The ~~467~~ 455 new units projected at build-out would incrementally increase demand for police protection and health care. However, as discussed previously, this level of new development would foster population growth within the study area consistent with the forecasted regional population increase of the County and would not fundamentally alter the demographic character of the study area or create the need for new or expanded police or health care facilities. Impacts would remain **significant** as addressed in the MCP EIR.

Cumulative Impacts

The MCP EIR analyzed the potential impacts of build-out of the community plan on police protection (5-85 to 5-87). Impacts were found to be significant and unmitigable and a Statement of Overriding Considerations was adopted with adoption of the MCP. The extension of the MGMO would not increase the severity of identified impacts.

Mitigation and Residual Impact and Plan Requirements/Monitoring

The mitigations identified in the MCP EIR and existing regulations would partially reduce impacts.

4.12.2 SCHOOLS

Existing Setting

Two public elementary schools serve nearly all the planning area: Cold Springs School and Montecito Union. The majority of junior and senior high school students in Montecito are served by Santa Barbara Junior High School and Santa Barbara High School.

Environmental Thresholds

According to the County's Environmental Thresholds Manual, a significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom, which is about 20 students. This threshold is to be applied in those school districts which are currently approaching, or are exceeding their current capacity.

Impact Discussion

MCP EIR

The MCP EIR analyzed the potential impacts of build-out of the community plan on schools (5-98 to 5-107) and determined impacts to be significant and unavoidable (Class I). The Board of Supervisors adopted a statement of overriding consideration upon adoption of the MCP. In addition, pursuant to Section 65995 (3)(h) of the California Government Code, the continued collection of state-mandated fees would offset impacts to public schools to some extent.

MGMO Provisions

The MGMO would continue to provide 10 points for projects outside Cold Springs and Montecito Union School District boundaries

School generation is based rates from the CEQA Threshold Manual as shown in Table 4.13.2-1 below.

Table 4.12.2-1: Build-out and Student Generation Rates

Scenario	Units	Student Generation Rate (students per household)	Students
"Project"	467 455	0.4 elementary school	182 200 elementary school
		0.1 middle school	46 50 middle school
		0.2 high school	91 100 high school
"No Project"	592	0.4 elementary school	237 elementary school
		0.1 middle school	59 middle school
		0.2 high school	118 high school

According to the 2007 Santa Barbara County Association of Governments Regional Growth Forecast, between 2000 - 2006 school enrollment has declined by 10.2% in the South Coast. The Department of Finance forecast to 2014 shows a leveling off through 2010 with a slight increase by 2015. The projected increase in students based on build-out of the Montecito plan area would result in the need for an additional classroom. Therefore, impact would remain **significant** as identified in the MCP EIR. Impacts would be lessened by the continued application of the MGMO because it would pace development and provide incentives to develop outside impacted school districts.

Cumulative Impacts

The MCP EIR analyzed the potential impacts of build-out of the community plan on schools (5-98 to 5-107). Impacts were found to be significant and unmitigable and a statement of overriding consideration was made with adoption of the MCP. In sum, extension of the MGMO would not increase the severity of identified impacts.

Mitigation and Residual Impact and Plan Requirements/Monitoring

The mitigation measures identified in the MCP EIR and existing regulations would partially reduce impacts. Residual impacts would continue to result in a significant and unavoidable impact.

4.12.3 SOLID WASTE

Existing Setting

Solid waste, green waste and recyclable materials in Montecito are collected by MarBorg Industries. Tajiguas Landfill, located on the Gaviota Coast, is the landfill serving the project area.

Environmental Thresholds

Construction and Demolition. Any construction, demolition or remodeling of a commercial, industrial or residential development that is projected to create more than 350 tons of construction and demolition debris is considered to have a significant impact on public services.

Landfill Capacity. A project is considered to result in significant impacts to landfill capacity if it would generate 5% or more of the expected average annual increase in waste generation (196 tons per year). If a proposed project generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered significant and unavoidable. Projects with a specific impact of 196 tons/year or more would also be considered cumulatively significant, as the project specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already extremely limited, any increase of one percent or more of the estimated increase accounted for in the Source Reduction and Recycling Element (SRRE), would be considered an adverse contribution to regional cumulative solid waste impacts. One percent of the SRRE project increase in solid waste equates to 40 tons per year. To reduce adverse cumulative impacts, and to be consistent with the SRRE, mitigation is recommended for projects which generate between 40 and 196 tons or more of solid waste per year.

Impact Discussion

Short-Term Construction and Debris Waste

Per the Environmental Thresholds Manual, a general guideline of 15 pounds per square foot for a new single family home is used based on the U.S. Environmental Protection Agency's 1998 construction and demolition study and data gathered by the San Luis Obispo Integrated Waste Management Authority in 2005 and 2006. According to the County's Resource Recovery and Waste Management Division, new homes in Santa Barbara County typically generate less than 5 pounds per square foot of construction waste and an assumed construction waste diversion rate of 75% can be used.²⁷

²⁷ Carlyle Johnston, Santa Barbara County Public Works Resource Recovery and Waste Management

Long-Term Waste Generation

Based on an average of 2.41 persons per household²⁸ and an average annual solid waste generation rate of 0.95 tons of solid waste per person (Santa Barbara County Thresholds and Guidelines Manual 2008) the ~~467~~ potential residences at build-out would generate an estimated ~~1,041~~ 69 tons of solid waste per year (Table 4.13.3-1). As of 2004, 63% of all solid waste generated in the unincorporated areas of the County was diverted for recycling or re-use. Assuming a continued diversion rate of 63%, at total MGMO build-out an increase of approximately 673 tons of waste would be sent to Tajiguas landfill annually.

Table 4.12.3-1: Potential Generation of Long-Term Operational Waste

Scenario	Units	Solid Waste Generation Rate	Solid Waste Generated at Build-out	Total Solid Waste with 63% Diversion Rate
Project	467 <u>455</u>	2.41 persons/unit x .95 tons/person/year	1,041 <u>69</u> Tons/year	673 <u>656</u>
No Project	592	2.41 persons/unit x .95 tons/person/year	1,355 Tons/year	863

The MCP EIR (pp. 5-108 to 5-111) discusses the build-out of the Montecito Community Plan and determined impacts to on solid waste generation and disposal to be significant and unavoidable (Class I). The Board of Supervisors adopted a statement of overriding consideration upon adoption of the MCP. Therefore, the project’s solid waste generation remains **significant and unavoidable**.

Cumulative Impacts

The MCP EIR analyzed the potential impacts of build-out of the community plan on solid waste (5-108 to 5-115). Impacts were found to be significant and unmitigable and a Statement of Overriding Considerations was adopted with adoption of the MCP. The amendments and extension of the MGMO would not increase the severity of identified impacts.

Mitigation and Residual Impact and Plan Requirements/Monitoring

The mitigations identified in the MCP EIR and existing regulations would partially reduce impacts.

Division, Mission Canyon Initial Study, May 2009
²⁸ SBCAG Montecito Regional Growth Forecast

4.12.4 STORM WATER SYSTEMS AND WATER QUALITY

Existing Setting

The County's Public Works Department maintains public street inlets and road gutters to prevent unnecessary flooding and drainage related problems.

Environmental Thresholds

None are identified in the *Thresholds Manual* or MCP EIR.

Impact Discussion

Storm Water Drainage: The build-out of ~~467~~⁴⁵⁵ new units would be dispersed throughout the project area. Most of the existing urbanized development potential is concentrated in the eastern end of the planning area and would be served by existing storm water drainage facilities. New development would also be subject to applicable County regulations pertaining to the control of storm water runoff, as further detailed in MCP EIR Section 4.16, *Water Resources and Flooding*.

Water Quality Control Facilities: MWD's potable water treatment and distribution system is comprised of the two water treatment plants at the Bella Vista and Doulton reservoirs. The Lake Cachuma water supply and imported State Water (delivered to Lake Cachuma) are treated at the City of Santa Barbara's Cater Water Treatment Plant.

The MCP EIR (Section 5.12, pages 5-129 to 5-136) found significant unavoidable impacts related to increased storm runoff affecting inadequate storm drainage systems, and the Board of Supervisors adopted a statement of overriding considerations. New storm water drainage facilities would be required, but the extension of the MGMO would not increase the severity of impacts. Impacts would remain significant as identified in the MCP EIR.

Cumulative Impacts

As identified in Section 5.12 of the MCP EIR, upstream development in Summerland along Romero Creek could cumulatively significant create storm drainage impacts downstream in Montecito.

Mitigation and Residual Impact and Plan Requirements/Monitoring

The mitigations identified in the MCP EIR and existing regulations would partially reduce impacts.

4.12.5 WASTEWATER DISPOSAL

Environmental Setting

The Montecito Sanitary District provides sewer service to approximately 3,369 residential units²⁹ and 50 commercial and institutional properties in the Montecito Planning Area, and parcels in the Ladera Lane neighborhood, which is part of the Toro Canyon Planning area.³⁰ ~~There are approximately 2,979 parcels connected to sewers in the Montecito Sanitary District.~~³¹ The District's sewage system consists of approximately 80 miles of mains, collectors and trunk lines, and four pumping stations. Sewage is treated by using what is known as a Full Secondary Activated Sludge System. With this system, waste is biologically treated to oxidize solids; the treated effluent is discharged into the Pacific Ocean from an outfall at Butterfly Beach, and the solid residue is turned into dewatered biosolids. Outfall discharges is closely monitored by the District, scientific community, and government agencies and is consistently well below pollutant levels set forth in the District's NPDES permit.³² See *Regulatory Setting* below for a discussion of permit requirements.

The rated capacity of the District's sewage plant is to 1.5 million gallons per day (mgd) average dry weather flow. Currently, the system's average daily dry weather flow is 0.867 mgd,³³ which is less than 58% of its hydraulic capacity. The District's collection system is predominantly vitrified clay pipe (VCP) with some areas of polyvinyl chloride pipe (PVC). The sewer main near Westmont College is at capacity under current day wet weather flow situations because of the non-permitted connection of rain-water collection systems into the sanitary sewer system.³⁴

The District is currently undertaking an \$11 million Capital Improvement Program to replace obsolete equipment at the treatment plant, sewer lift stations, and to rehabilitate damaged sewer pipelines throughout the District's collection system. The rehabilitation is expected to include new sewer pipes, generators, aerators and pumps, and some sewer main extensions, but does not include infrastructure expansion.

Private Disposal

²⁹ Includes approximately 3,000 single family residential connections and over 300 RSU, multi-unit, and condos parcels.

³⁰ As of December 2009. Draft Housing Element Update 2009-2014 Service District Questionnaire

³¹ ~~Municipal Service Review and Sphere of Influence Update Eastern South Coast Area, Santa Barbara Local Agency Formation Commission, November 3, 2005~~

³² Montecito Sanitary District 2009 Annual Summary Report

³³ Draft Housing Element Update 2009-2014 Service District Questionnaire, based on calendar year 2008. Miramar usage is not included in this number as the property has been vacant since 1999.

³⁴ Personal Communication, Dianne Gabriel MSD, April 2010

While the Montecito Sanitary District serves a large portion of the Montecito urban area, sewer service is not available in several locations between East Valley Road and the National Forest. Parcels within the District boundary developed prior to the establishment of the MSD in 1947 and may still operate on individual disposal systems. Some of these existing systems are old and do not meet current standards. Please also Sections 4.6, 4.14, and 4.16; *Geology, Hazardous Materials, and Water Resources*, for further discussion of septic system impacts.

Regulatory Setting

Public Supplies

County of Santa Barbara Comprehensive Plan Policies:

Montecito Community Plan Policy SD-M-1.1: The County should continue to cooperate with the Montecito Sanitary District in the periodic assessment of the potential need to expand the wastewater plant to meet Montecito's build-out potential as predicted in the land use plan.

Toro Canyon Plan Action WW-TC-1.4: The County shall work with the Montecito Sanitary District and Local Agency Formation Commission to extend sewer lines to serve residents on the east side of Ladera Lane, west of Toro Creek, within the Urban Boundary.

Coastal Land Use Plan Policy 2-10 and Local Agency Formation Commission (LAFCO) policies discourage extending sewer service to rural areas because such extensions can encourage development intensification.

State and Federal Law: Wastewater treatment is regulated by the federal Clean Water Act (CWA) and California State law. The MSD operates under the EPA National Pollutant Discharge Elimination System (NPDES) Permit No. CA0047899. As authorized by the Clean Water Act, the NPDES permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Municipal facilities must obtain permits if their discharges go directly to surface waters. In California, the NPDES permit program is administered by the California EPA through the Regional Water Quality Control Board.

Private Systems

State of California: *Regional Water Quality Control Board, Region 3, Central Coast.* Santa Barbara County falls within the jurisdiction of the Central Coast Regional Water Quality Control Board (Regional Board). The Regional Board has adopted policies and requirements pertaining to onsite systems that are contained within the Water Quality Control Plan for the Central Coast Basin (Basin Plan). The onsite systems element of the Basin Plan sets forth various objectives, guidelines, general principles and recommendations for the use of onsite systems that cover various

topics related to siting, design, construction, operation, maintenance, and corrective/enforcement actions. The Regional Board is a state regulatory agency whose purpose is to protect the quality of surface and groundwater within the region for beneficial uses.

County of Santa Barbara Environmental Health Services: Reviews septic systems for discretionary and ministerial projects on a case-by-case basis; annexation or connection to the local sewer district is required wherever feasible. With recent changes to the Resource Management Zone (RMZ), requiring a Development Plan, discretionary review is required for most projects in foothills and EHS can impose conditions of approval and monitor projects outside the MSD, which would require septic disposal.

Environmental Thresholds

Thresholds Manual

The County of Santa Barbara Environmental Thresholds and Guidelines Manual does not include thresholds for wastewater disposal. However, on a cumulative basis, the EPA and the Regional Water Quality Control Board have a threshold for overall capacity at sewer treatment facilities. Because securing agreements and permits, and designing and constructing plant improvements is time consuming and subject to a number of uncertainties, EPA and the RWQCB recommend a 75% capacity "check-point" threshold. This threshold requires a sewer district to establish a schedule for necessary treatment plant upgrades (or replacement) and to submit this schedule to both the EPA and the RWQCB at such time as the average daily flow exceeds 75% of the design capacity of the existing facilities. Therefore, impacts to wastewater treatment and collection facilities would be significant if project-generated wastewater causes a treatment plant's average daily flow to meet or exceed 75% of the plant's design capacity.

MCP EIR

An impact to sewer services would occur when a treatment plant reaches 75% of its capacity, as discussed in the MCP EIR (pp. 5-66 to 5-73).

Impact Discussion

Public Sewage Disposal

90% of MCP build-out would be located within the MSD boundaries. Therefore, it is reasonable to assume that 90% of 20-year build-out under the MGMO extension ("project") would also be located in the MSD boundary. Table 4.13.5-1 below summarizes sewage generation under either scenario including commercial build-out.

Table 4.12.5-1: Residential Build-out and MSD Treatment Capacity

Scenario	Total Montecito Primary Units	Percentage of Future Primary Units in MSD ³⁵	Total "other units" ³⁶	Residential Sewage Generation Rate (gallons/day) ³⁷	Residential Sewage Generated at Build-out (gallons/day)	Total Waste Generation Under Build-out ³⁸ (gallons/day)	Percent Capacity
Project	380 ³⁹	90%	87	180	77,220	985,940	65.7%
No Project	505	90% (452 units)	87	180	97,470	1,006,190	67.1%

Under both the "project" and "no project" scenario, capacity would remain under the 75% of District capacity.

Recent larger projects have highlighted deficiencies in the aging of the District's sewer pipelines. Near the Upper Village the MSD's collection system and sewer main within the Oak Creek drainage is susceptible to overflow as evidenced by several spills in the recent past. In this area, the sewer main is located at a depth of only four feet. The District could be fined by the Water Quality Control Board (violation of MSD NPDES permit) for the spills but has not so far because MSD is responsive and has programs in place to upgrade. Non-permitted connections to rainwater collection systems continue to affect sewer lines.

SEIR IMPACT WW-1: Existing sewage disposal infrastructure is inadequate to serve MGMO build-out.

The MGMO is an ordinance that seeks to manage growth. Despite the continuation of the existing land use and zoning designations, build-out would add approximately ~~467~~ 455 new units and ~~1,109~~ 125 new residents to this area, and the capacity of the Montecito Sanitary District's infrastructure is not sufficient to serve all development under build-out. The following two areas would need significant upgrades in order to serve the plan area at build-out:

- **Eastern Montecito:** Effluent flows to sea level through gravity in this area. To accommodate additional development pipes would need to be enlarged

³⁵ Based on number of future units in MSD (P&D Mapping records). Project taken as percentage under build-out

³⁶ RSU, AG employee, Commercial attached units. All "other units" assumed to be in MSD as RMZ Zone does not allow RSU

³⁷ Generation factor from Draft Housing Element Update 2009-2014 Service District Questionnaire.

³⁸ Includes 0.867 mg/d existing flows, with future Miramar usage (40,000 g/d) and sewage generated at neighborhood commercial build-out as calculated in the MCP EIR (1,720 g/day), which totals 908,720 g/d

³⁹ 19 MGMO allocations per year

and lift stations expanded to move sewage from sea level to the MSD treatment plant.

- **Western Montecito:** The area near East Valley Road and Camino Vieja. is already operating at maximum capacity during wet weather flows and enlarged pipes would be required to serve future development in the area.

Most of the existing urbanized development potential is concentrated in the eastern end of the planning area, where expanded infrastructure would be needed to move sewage flows to the MSD plant in the western end.

Project impacts would be **potentially significant and unavoidable** as the project would require alteration to the existing sewer system. The existing and extended growth management ordinance would continue to provide point awards for projects which connect to the Montecito Sanitary District. Impacts would be less than severe than full build-out as the MGMO would pace development and allow for improvements gradually.

Cumulative Impacts

The recently approved projects, possible annexations, and build-out of the Montecito Upper Village would produce the estimated sewage flows as shown in Table 4.13.5-2.

Table 4.12.5-2: Cumulative Sewage Generation	
Project	Sewage Generation
Westmont/Crane School	0 (no new enrollment)
Miramar ⁴⁰	40,000 g/d
Commercial Generation under MCP EIR	1,720 g/d
Possible MSD annexation Ladera Lane ⁴¹	5,040 g/d
Total Cumulative	46,760 g/d
“Project” residential build-out	77,220
Total	123,980
Total plus existing	1,032,700
Percentage of MSD plant capacity	68.8%

Eventually approximately 28 urban along the east side of Ladera Lane are within reasonable distance of an existing MSD sewer line, and could be annexed to MSD consistent with Toro Canyon Policy Action WW-TC-1.4. Annexation would be subject to the approval of the MSD and Santa Barbara County LAFCO. As shown in Table 4.13.5-2 above, at 68.8% of sewage capacity, cumulative impacts would not be considerable.

⁴⁰ Montecito Sanitary District Letter, Oct 2, 2008
⁴¹28 eligible urban TCP lots multiplied by 180 gal/day

Mitigation and Residual Impact:

SEIR MM-WW-1: As part of the MGMO_required annual report, P&D shall continue to monitor MSD infrastructure requirements. The MGMO shall include an ordinance expiration criteria that allows expiration when MSD infrastructure is sufficient to serve urban areas of Montecito area at build-out under land uses established as part of the Montecito Community Plan, the MGMO may expire.

Plan Requirements/Monitoring:

As part of the required yearly status reports to the Board of Supervisors, planning staff would monitor the expiration criteria and sanitary service infrastructure status. Residual impacts would be significant and unavoidable.

4.13 RECREATION

Environmental Setting

One County park is located in the Montecito Planning Area; 12-acre Manning Park located at 449 San Ysidro Road. The 74-acre Toro Canyon Park is located approximately one and a half miles east of the Planning Area and is frequently used by Montecito residents. Parma Park is located within the City of Santa Barbara, adjacent to and accessed from Montecito.

In addition to parks, the Montecito Planning Area includes an extensive trail system. Several trails follow stream drainages that drain the slopes of the Santa Ynez Range and coastal plain. The Planning Area is bordered on the south by approximately three miles of coastline open to the public. The County maintains public access easements at the terminus of Eucalyptus Lane and Posilipo Lane. Public access is also available along the coast at Hammond's Meadow and at Butterfly Beach, and a multi-use path connects the Santa Barbara Cemetery with the Coral Casino.

Regulatory Setting

Land Use Element: Recreation policies require:

- Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with the surrounding use
- Bikeways shall be provided where appropriate for recreational and commuting uses
- Future development of parks should emphasize meeting the needs of local residents

Coastal Land Use Plan: In the Coastal Zone, the following recreation policies apply:

Coastal Act Policy 30252 The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

Coastal Land Use Policy 7-2: For all development between the first public road and the ocean granting of an easement to allow vertical access to the mean high tide line shall be mandatory unless:

- (a) Another more suitable public access corridor is available or proposed by the land use plan within a reasonable distance of the site measured along the shoreline, or
- (b) Access at the site would result in unmitigable adverse impacts on areas designated as "Habitat Areas" by the land use plan, or
- (c) Findings are made, consistent with Section 30212 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected, or
- (d) The parcel is too narrow to allow for an adequate vertical access corridor without adversely affecting the privacy of the property owner. In no case, however, shall development interfere with the public's right of access to the sea where acquired through use unless an equivalent access to the same beach area is guaranteed.

The County may also require the applicant to improve the access corridor and provide bike racks, signs, parking, etc.

Coastal Act Policy 30211 Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Coastal Land Use Plan Policy 7-1: The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include:

- a) Initiating legal action to acquire easements to beaches and access corridors for which prescriptive rights exist consistent with the availability of staff and funds.
- b) Accepting offers of dedication which will increase opportunities for public access and recreation consistent with the County's ability to assume liability and maintenance costs.
- c) Actively seeking other public or private agencies to accept offers of dedications, having them assume liability and maintenance responsibilities, and allowing such agencies to initiate legal action to pursue beach access.

Montecito Community Plan: The following policies and development standards were adopted as part of the Montecito Community Plan:

Policy PRT-M-1.1: The County shall identify new sites for recreational use (including appropriate sites for active recreational facilities) and enhance current

facilities in the Montecito community.

Policy PRT-M-1.2: Bikeways, equestrian and walking paths within road rights-of-way and equestrian and walking paths along creek channels and through open spaces should be provided in Montecito for recreation as well as for an alternative means of transportation.

Policy PRT-M-1.3: If feasible, the County shall provide increased opportunities for beach access and recreation in the Montecito Planning Area.

Policy PRT-M-1.5: In compliance with applicable legal requirements, and consistent with the County's adopted Agricultural Element, all opportunities for public recreational trails within those general corridors adopted by the Board of Supervisors as part of the Parks, Recreation, and Trails (PRT) maps of the County Comprehensive Plan shall be protected, preserved, and provided for during and upon approval of any development, subdivision, and/or permit requiring any discretionary review or approval.

Development Standard PRT-M-1.5.1: Designated trail corridors shall be kept clear from encroachment by new uses or development to the extent reasonably feasible.

Development Standard PRT-M-1.5.2: Recreational trail corridors shall be protected for future use by conditions placed upon all development which may directly affect the designated trail corridors to require a permanent dedication of useable public trails through such trail corridors.

Policy PRT-M-1.6: New development shall not adversely impact existing recreational facilities and uses.

Development Standard PRT-M-1.6.1: In approving new development, the County shall make the finding that the development will not adversely impact recreational facilities and uses.

Environmental Thresholds

The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community.

Impact Discussion

MCP EIR

The MCP EIR (pp. 5-88 to 5-97) analyzed the impacts of plan build-out to recreation and trails. The MCP EIR found that when considering estimated build-out for

Summerland and Montecito and available 86 acres of park land in the communities of Summerland, Montecito, and Toro Canyon, the total area of parkland is more than adequate. Impacts were mitigated through the mitigations identified in the MCP EIR which were included the document as policies, development standards, and action items as described above.

MGMO Provisions

Section 7.2.11 of the existing Montecito Growth Management Ordinance provides for 5 points if the following criterion is met:

Public hiking and/or equestrian trail(s) is/are offered as part of the application for point assignment and allocation for dedication to the County adjacent to or along public right of ways and/or which connect other public trail segments.

Additionally, mitigation measure SEIR MM-Trans-3b under Section 4.15, *Transportation*, increases the point value for any such dedication from 5 to 20 points. However, impacts to parks and recreation continue to be **significant but mitigable** as identified in the MCP EIR.

Cumulative Impacts

The MCP EIR concluded that while the build-out would increase the demand for recreational uses, recreational opportunities are abundant and with implementation of the policies and actions identified as mitigation measures in the EIR, impacts would be potentially significant. Since the MGMO Amendments and Extension would not affect recreational resources and falls within the development density anticipated by the MCP EIR, it would not have a more severe cumulative effect on recreational resources within the County.

Mitigation and Residual Impact and Plan Requirements/Monitoring

Development of new dwellings would continue to be subject to mitigation measures from the MCP EIR. No new mitigation or monitoring is required. Residual impacts would continue to be less than significant.

4.14 RISK OF UPSET/HAZARDOUS MATERIALS

Environmental Setting

The Montecito Planning Area is comprised of mainly residential with some intuitional, neighborhood commercial, and visitor serving uses. The plan area does not contain industrial uses or a significant amount of intensive agricultural uses that involve the handing and storage of potentially hazardous materials. Most of the existing agricultural production occurs on the collective known as Montecito Avocado Ranch (MAR), an area of approximately 35.5 acres under a cooperative farming agreement certified organic on May 15, 2009 by Organic Certifiers, accredited by the U.S. Department of Agriculture. The use of organic farming practices greatly diminishes the quantity and type of hazardous agricultural chemicals used and stored on the site. These practices would continue with or without the MGMO Extension.

The MCP EIR discusses various safety issues within the context of specific issue areas, such as sewage, fire hazards, police protection, flooding/storm damage, and electro-magnetic fields.

Regulatory Setting

Hazardous Materials: The Montecito Fire Protection District in concert with the Santa Barbara County Fire Department is in charge of regulating the handling, use, and storage of hazardous materials in Santa Barbara County.

Emergency Evacuation: The County Office of Emergency Services (OES) is responsible for maintaining the Santa Barbara County Area Multihazard Functional Plan including emergency planning and coordination. In the event of an emergency evacuation, the OES would implement and coordinate evacuation services for the community.

Montecito Community Plan: The following policies were developed to address Electromagnetic Frequencies (EMF).

Policy E-M-1.1: In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), RMD shall require an adequate building setback from EMF-generating sources to minimize exposure hazards.

Action E-M-1.1.1: RMD shall consult with Southern California Edison and County/State Health Services and outside experts as needed, on the appropriate setback from power lines and substations. The setback shall be based upon measurements of magnetic fields created by the EMF source and shall be established so as not to expose the public to elevated levels of EMF.

Environmental Thresholds

Thresholds Manual

The County's Environmental Thresholds Manual applies to risks stemming from oil and gas wells, pipelines, processing and storage facilities and refineries; handling and storage of various hazardous materials; facilities that use explosives, radioactive materials or regulated substances; and development proposed in proximity to one or more existing hazardous facilities.

MCP EIR

The MCP EIR did not evaluate hazardous materials. No EMF threshold was provided, however the issue was examined in the document under Section 5.20, *Electromagnetic Fields*.

Impact Discussion

Hazardous Materials

The MGMO build-out of the project area includes the development of up to 455 new dwelling units~~single family homes~~. Residential development typically does not involve the use of substantial quantities of hazardous or explosive substances and would not create any significant public health hazard.

The State Water Resources Control Board maintains an online database (Geotracker) to provide access to environmental data. The Geotracker database tracks regulatory data about leaking underground tanks (LUST) and other cleanup sites, land disposal sites, and permitted underground storage tank (UST) facilities. According to the database, there two active LUST sites and one active "other" cleanup site in Montecito, none of which are in residential areas. There are 21 sites in Montecito that which have completed cleanup operations.

The Department of Toxic Substances Control (DTSC's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. According to the database, there were no superfund, state response, voluntary cleanup or hazardous waste sites in Montecito. Impacts would be **less than significant**.

Emergency Response

The County's Office of Emergency Services (OES) coordinates emergency evacuation including use of reverse 911 to notify residents of the need to evacuate and traffic control. The OES does not recommend specific evacuation routes because each evacuation scenario is unique and requires a discrete plan for each disaster. The new residents accommodated by build-out of the project area would be included in the existing evacuation plans for the area. Impacts would be **less**

than significant.

Public Safety Hazards

The MCP EIR analyzed the impacts of electromagnetic fields to be less than significant with mitigation included as part of the MCP EIR, which includes the policies mentioned above under *Regulatory Setting*.

Public water is supplied to Montecito by the Montecito Water District. The development of single family homes would not be expected to adversely affect public water supplies. The Regional Water Quality Control Board Basin Plan (Basin Plan) requires a 100 foot minimum horizontal setback distance between onsite sewage disposal systems and a watercourse. The Basin Plan prohibits the use of onsite sewage disposal systems in soils or formations that contain continuous channels, cracks or fractures, unless a setback distance of a least 250 feet to any surface water is assured. The Basin Plan also includes standards for the detailed investigation of soil which is generally needed to determine the septic system suitability of any given site. A soil profile analysis is usually conducted to determine soil texture, structure and depth, percolation/permeability characteristics, and drainage of groundwater occurrence.

Impacts would continue to be **significant with mitigation** including those set forth in the MCP EIR and existing regulations. The update and extension of the MGMO would not increase the severity of impacts.

Electromagnetic Frequencies

The MCP EIR evaluated electromagnetic hazards in Section 5.20 and found impacts to be significant but mitigable (Class II). Mitigation includes the incorporation of MCP Policy E-M-1.1 and Action E-M-1.1.1 as described above into the plan. With the continued implementation of MCP EIR mitigation measures, impacts would remain **significant but mitigable** as identified in the MCP EIR.

Cumulative Impacts

Due to the ongoing presence of septic systems in Montecito, cumulatively effects on safety within the County would be considerable. Because EMF sources are localized, their impacts would not be substantial.

Mitigation/Residual Impact and Plan Requirements/Monitoring

No new mitigation or monitoring is required, and EMF mitigation from the MCP EIR would still apply. Residual impacts would be less than significant with mitigation including existing regulations and policies.

4.1) TRANSPORTATION/CIRCULATION

Environmental Setting

State of California Roadway Network

Primary regional access to the study area is provided by the US 101 Freeway and State Route 192 (SR 192). The US 101 Freeway generally runs in the north-south direction throughout the State of California; however, in the Santa Barbara County area, it runs in the east-west direction. The US 101 Freeway is located in the southern portion of the Montecito Plan Area.

The County gave East Valley Road/Sycamore Canyon Road to the State through the Breed Act of 1933. East Valley Road/Sycamore Canyon Road (SR 192), classified as Primary 3/Secondary 3, is generally an east-west arterial across the majority of Montecito and provides an alternate east-west travel route between Summerland/Carpinteria and the City of Santa Barbara. One travel lane is provided in each direction, divided by a double yellow centerline. One of the two traffic signals in Montecito is located at the intersection of East Valley Road and San Ysidro Road. Parking is generally not permitted. The posted speed limit along East Valley Road/Sycamore Canyon Road is 30 to 35 miles per hour (mph).

County of Santa Barbara Roadway Network

Hot Springs Road, classified as Primary 3, is one of the principal north-south arterials in the area and runs through the middle of Montecito. It is a two-lane road divided by double yellow centerline median striping. The speed limit along Hot Springs Road is 35 to 40 mph.

Olive Mill Road, classified as Secondary 2, is one of the principal north-south arterials in the middle of the plan area. It is a two-lane road divided by double yellow centerline median striping. Olive Mill Road connects Coast Village Road and US 101 in the south to Hot Springs Road. The speed limits along Olive Mill Road are 35 mph.

San Ysidro Road, classified as Primary 3, is one of the principal north-south arterials in the area and runs through the middle of Montecito. It is a two-lane road divided by double yellow centerline median striping. The speed limit along San Ysidro Road is 30 to 35 mph.

Sheffield Drive, classified as Secondary 3, is a north-south arterial on the eastern edge of Montecito. It connects US 101 in the south to East Valley Road (SR 192) in the north. It is a two-lane road divided by double yellow centerline median striping. The speed limit along Sheffield Drive is 35 mph.

Level of Service Standards

The Montecito Community Plan (1992) road classifications supersede the roadway classifications the County's General Circulation Element and were developed to apply specifically to this planning area. The "Level of Service" (LOS) grading system is utilized to evaluate traffic operations for roadways and intersections. Service levels range from LOS A indicating free flow operations to LOS F indicating congested operations.

Roadways LOS Standards: Roadway levels of service are calculated based on the roadway classification and corresponding design and acceptable capacities established by the Montecito Community Plan. The roadway classification system is divided into two main designations, Primary and Secondary roadways. Each of these designations is further subdivided into three subclasses dependent on roadway size, function, and surrounding uses. The Montecito roadways classification is comprised of a select number of Primary and Secondary roadways, as described in Table 4.15-1. Several of the smaller roads in Montecito remain unclassified.

Design capacity is identified in the Montecito Community Plan and is defined as the maximum daily traffic volume that a given roadway can accommodate. Design capacity usually equates to LOS E/F. Acceptable capacity for a given roadway is expressed as a percent of the design capacity based on the LOS threshold to reflect the specific roadway conditions in the study area (such as narrow pavement, roadway grade, slopes, presence of curves, sight distance, and prevalence of driveways and intersections or other access points that produce substantial turning movement conflicts in the study area, or prevalence of on-street parking).

Santa Barbara County, as stated in the Montecito Community Plan, has established LOS B as the minimum acceptable level of service for street segment operations in the Montecito plan area, with a couple of exceptions, namely:

- East Valley Road from Buena Vista to Sheffield - LOS C is acceptable
- Sycamore Canyon Road (all segments) - LOS C is acceptable
- Hot Springs Road from Sycamore Canyon Road to Coast Village Road - LOS D is acceptable
- Olive Mill Road from Coast Village Road to Channel Drive - LOS C is acceptable
- San Ysidro Road from East Valley Road to North Jameson Lane - LOS C is acceptable
- San Ysidro Road from North Jameson Lane to South Jameson Lane - LOS D is acceptable

Table 4.15-1

MONTECITO PLAN AREA ROADWAY CLASSIFICATION SYSTEM

Classification	Purpose and Design Factors	Design Capacity		LOS B Threshold*	
		2-Lane	4-Lane	2-Lane	4-Lane
Primary 1	Roadways would carry mostly non-residential development traffic. Roadways would have wide lanes with shoulders and few curb cuts. Signals would be spaced at a distance of 1 mile or greater from each other.	19,990	47,760	13,930	33,432
Primary 2	Roadways would carry moderate to high-levels of non-residential development traffic with some residential lots with few or no driveways along it. It would have wide lanes with well-spaced curb cuts. Signals would be spaced at a distance of half mile or greater from each other.	17,900	42,480	12,530	29,736
Primary 3	Roadways would carry high-density non residential traffic along with low-density residential traffic. Roadway would have more frequent curb cuts and potentially signals at less than a half mile apart.	15,700	37,680	10,990	26,376
Secondary 1	Roadway would carry moderate to high levels of non-residential traffic with a moderate amount of driveways along it. Roadway would have large residential lots with large setbacks and well-spaced driveways along it and be two lanes with infrequent curb cuts and signals only at primary roadways.	11,600	N/A	8,120	N/A
Secondary 2	Roadway would carry mixed residential and non-residential traffic. Roadway would have two lanes and close to moderately spaces driveways along it.	9,100	N/A	6,370	N/A
Secondary 3	Primary purpose of roadway is to function as a residential frontage road with small to medium lots along it. Roadway would be two lanes with lots of driveways.	7,900	N/A	5,530	N/A

* Source: Montecito Community Plan Update, County of Santa Barbara Resource Management Department, 1992

In addition to the aforementioned facilities, Sycamore Canyon Road/East Valley Road (SR 192) is under the jurisdiction of and designed, and maintained by, the California Department of Transportation (Caltrans). The levels of service for the unsignalized segments on SR 192 were computed based on the Highway Capacity Manual (HCM) two-lane highway operations method. This method focuses on peak hour volumes, along with average speeds and the ability to pass, to determine levels of service for the roadway segment. The acceptable level of service for SR 192 is considered to be LOS D.⁴² Parking is not generally permitted on the shoulders of SR 192 and primary roadways in Montecito.

Intersection LOS Standards: Levels of service for the signalized intersections in the plan area were calculated using the Intersection Capacity Utilization (ICU) method, and stop-controlled intersections were calculated using the unsignalized operations

⁴² Route Concept Report - Route 192 in Santa Barbara County, Caltrans District 5, 1990

methodology.⁴³ According to the HCM, LOS for an unsignalized intersection is determined by the computed or measured control delay, which is defined for each minor movement. For a two-way stop-controlled intersection, the worst case delay values and LOS for the intersection approaches are reported. For an all-way stop-controlled intersection, the average delay and LOS for the intersection is reported. It should be noted that the delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic and incidents.

The Montecito Community Plan sets a policy of LOS B as the minimum acceptable LOS for intersections in plan area, with the exception of the intersection of Hot Springs Road and East Valley Road, where LOS C is acceptable. East Valley Road (SR 192) is under Caltrans jurisdiction, and Caltrans' designated acceptable level of service for intersections along SR 192 is LOS D. The City of Santa Barbara has a minimum acceptable LOS C (with volume-to-capacity [V/C] ratio less than 0.77) for signalized intersections and a minimum acceptable LOS of C with less than 22 seconds of delay for unsignalized intersections. Portions of the intersections of Hot Springs Road and Olive Mill Road with Coast Village Road are located in the Montecito Community Plan area, as well as the City of Santa Barbara.

Existing LOS

Fehr & Peers, Transportation Consultants, was hired by Planning and Development to prepare a study of updated traffic conditions in Montecito. A comprehensive data collection was undertaken to develop a detailed description of existing conditions in the study area. The assessment of conditions relevant to this study includes an inventory of the street system, traffic volumes on these facilities, and geometry and lane configurations at the study intersections and roadway segments. The project study area, study intersections and roadway segments are illustrated on Figure 4.15-1.

Roadway segments were selected by Fehr and Peers, in conjunction with County of Santa Barbara Staff. A total of 19 roadway segments were selected for analysis:

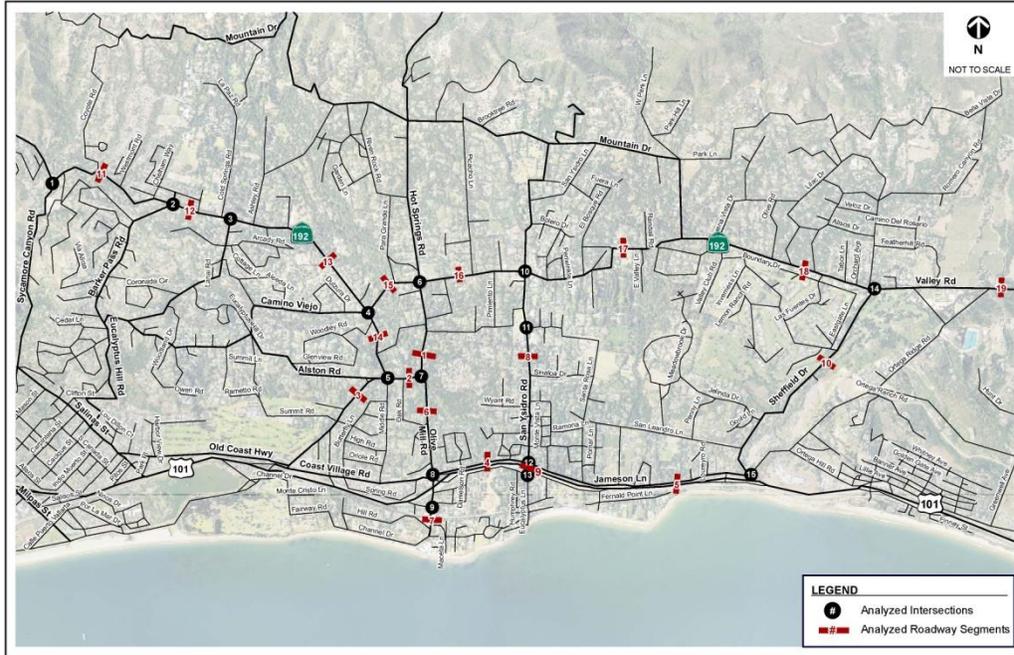
1. Hot Springs Road between Olive Mill Road and School House Road
2. Hot Springs Road between Oak Road and Olive Mill Road
3. Hot Springs Road between Golf Road and Alston Road
4. N Jameson Lane between Santa Isabel Lane and La Vereda Road
5. N Jameson Lane between La Vuelta Road and Arroqui Road
6. Olive Mill Road between Olive Mill Lane and Hot Springs Road
7. Olive Mill Road between Hill Road and Spring Road
8. San Ysidro Road between Sinaloa Drive and Santa Rosa Road
9. San Ysidro Road between US 101 SB Ramp and US 101 NB Ramps
10. Sheffield Drive between Jelinda Drive and Birnam Wood Drive

⁴³ Highway Capacity Manual, Special Report 209

11. Sycamore Canyon Road between Coyote Road and Westmont Road
12. Sycamore Canyon Road between Barker Pass Road and Stoddard Lane
13. Sycamore Canyon Road between Oak Springs Lane and Meadow Wood Lane
14. Sycamore Canyon Road between Pepper Lane and Woodley Road
15. E Valley Road between Sycamore Canyon Road and Para Grande Lane
16. E Valley Road between Cota Lane and Picacho Lane
17. E Valley Road between E Valley Road and E Valley Lane
18. E Valley Road between Lilac Drive and Oak Grove Drive
19. E Valley Road between Ortega Ridge Road and Freehaven Drive

These segments are illustrated in Figure 4.15-1. Existing conditions were assessed for the roadway system using traffic counts collected in December 2009. Roadway segment LOS was calculated based on the roadway classification, design capacities, acceptable capacities defined in the Montecito Community Plan. Analysis of the existing daily traffic volumes (shown in Table 4.15-2) indicate that all key plan area roadways are operating at an acceptable LOS, meeting the Montecito Community Plans' thresholds for daily roadway volumes in the plan area.

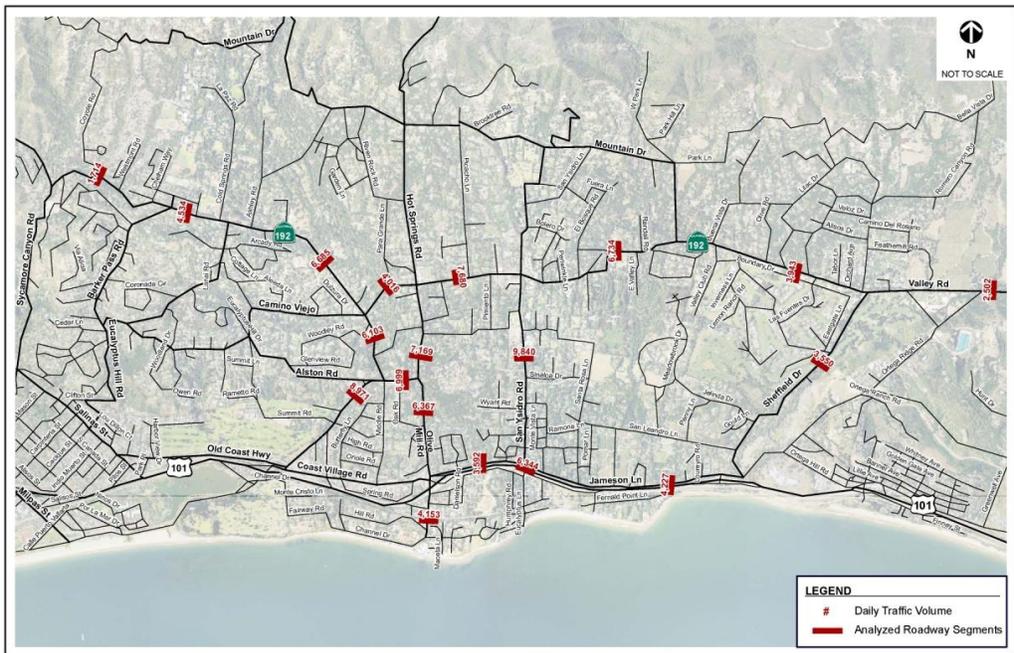
East Valley Road (SR 192) is a Caltrans jurisdiction highway. In addition to daily traffic level of service computed based on the Montecito Community Plan, peak hour level of service for SR 192 was computed based on Caltrans standards, and the HCM two-lane highway operations method was utilized. This method focuses on peak hour volumes, along with average speeds and the ability to pass, to determine LOS for the roadway segment. As shown in Table 4.15-2, all of the segments on SR 192 currently operate at LOS C or better during both morning and afternoon peak hours, which exceeds the Caltrans standards for a rural two-lane highway.



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FEHR & PEERS
 TRANSPORTATION CONSULTANTS
 March 8, 2010
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MONTECITO GROWTH MANAGEMENT ORDINANCE EXTENSION
 STUDY AREA AND ANALYZED LOCATIONS

Figure 4.15-1



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MONTECITO GROWTH MANAGEMENT ORDINANCE EXTENSION
 EXISTING DAILY TRAFFIC VOLUMES

Figure 4.15-2

**Table 4.15-2
EXISTING (2009)
ROADWAY SEGMENT DAILY TRAFFIC LEVELS OF SERVICE ANALYSIS**

	Roadway	Roadway Classification	Design Capacity [a]	Acceptable Capacity [a]	Acceptable LOS [a]	Existing (2009)		
						Daily Traffic Volume	Demand/Design Capacity	LOS
1	Hot Springs Rd between Olive Mill Rd and School House Rd	Primary 3	15,700	10,990	B	7,169	0.457	A
2	Hot Springs Rd between Oak Rd and Olive Mill Rd	Primary 3	15,700	10,990	B	6,999	0.446	A
3	Hot Springs Rd between Golf Rd and Alston Rd	Primary 3	15,700	14,130	D	8,971	0.571	A
4	N Jameson Ln between Santa Isabel Ln and La Vereda Rd	Secondary 3	7,900	5,530	B	3,592	0.455	A
5	N Jameson Ln between La Vuelta Rd and Arroqui Rd	Secondary 3	7,900	5,530	B	4,227	0.535	A
6	Olive Mill Rd between Olive Mill Ln and Hot Springs Rd	Secondary 2	9,100	6,370	B	6,367	0.699	B
7	Olive Mill Rd between Hill Rd and Spring Rd	Secondary 2	9,100	7,280	C	4,153	0.456	A
8	San Ysidro Rd between Sinaloa Dr and Santa Rosa Ln	Primary 3	15,700	12,560	C	9,840	0.627	B
9	San Ysidro Rd between US 101 SB Ramp and US 101 NB Ramps	Primary 3	15,700	14,130	D	6,344	0.404	A
10	Sheffield Dr between Jelinda Dr and Birnam Wood Dr	Secondary 3	7,900	5,530	B	3,550	0.449	A
11	Sycamore Canyon Rd between Coyote Rd and Westmont Rd	Secondary 2	9,100	7,280	C	1,714	0.188	A
12	Sycamore Canyon Rd between Barker Pass Rd and Stoddard Ln	Secondary 2	9,100	7,280	C	4,534	0.498	A
13	Sycamore Canyon Rd between Oak Springs Ln and Meadow Wood Ln	Secondary 1	11,600	9,280	C	6,685	0.576	A
14	Sycamore Canyon Rd between Pepper Ln and Woodley Rd	Secondary 1	11,600	9,280	C	6,103	0.526	A
15	E Valley Rd between Sycamore Canyon Rd and Para Grande Ln	Primary 3	15,700	10,990	B	4,016	0.256	A
16	E Valley Rd between Cota Ln and Picacho Ln	Primary 3	15,700	10,990	B	7,680	0.489	A
17	E Valley Rd between E Valley Rd and E Valley Ln	Primary 3	15,700	10,990	B	6,734	0.429	A
18	E Valley Rd between Lilac Dr and Oak Grove Dr	Primary 3	15,700	12,560	C	3,943	0.251	A
19	E Valley Rd between Ortega Ridge Rd and Freehaven Dr	Secondary 3	7,900	5,530	B	2,502	0.317	A

Notes:
[a] Source: Montecito Community Plan
[b] Daily traffic volumes obtained from traffic counts conducted in December 2009

The analyzed intersections were selected in conjunction with the traffic consultant Fehr & Peers, Planning and Development Department, and County Public Works staff. A total of 15 intersections in the vicinity of the Montecito plan area were selected for analysis. These are shown in Figure 4.15-1. Weekday morning (7:00-9:00 AM) and afternoon (4:00-6:00 PM) peak period traffic counts were collected in December 2009 at the 15 study intersections. The one-hour period containing the highest volume of

traffic at each intersection is considered the peak hour and was evaluated in this analysis. The existing intersection traffic volumes are also illustrated in Figure 4.15.3a and Figure 4-15.3b.

1. Sycamore Canyon Road & Stanwood Drive
2. Barker Pass Road & Sycamore Canyon Road
3. Eucalyptus Hill Road & Sycamore Canyon Road
4. Sycamore Canyon Road & Camino Viejo Rd/E Valley Road
5. Sycamore Canyon Road/Middle Rd & Hot Springs Road
6. Hot Springs Road & E Valley Road
7. Olive Mill Road & Hot Springs Road
8. Olive Mill Road & Coast Village Road/N Jameson Lane/US 101NB Ramp
9. Olive Mill Road & Spring Road
10. San Ysidro Road & E Valley Road
11. San Ysidro Road & Santa Rosa Lane
12. San Ysidro Road & N Jameson Lane/US 101 NB Ramps
13. Eucalyptus Lane & S Jameson Lane/US 101 SB Ramps
14. Sheffield Drive & E Valley Road
15. Sheffield Drive/N Jameson Lane & Ortega Hill Road

With the exception of two locations, most of the analyzed intersections for this study are unsignalized. The two signalized locations are:

- #10. San Ysidro Road at E Valley Road
- #11. San Ysidro Road at Santa Rosa Lane

For signalized intersections and determination of impacts, the ICU method was used to determine the level of service based on the V/C ratio. For stop-controlled intersections, the Highway Capacity Manual 2000 (HCM 2000) (Transportation Research Board, 2000) methodology was used to determine the LOS based on delay. The existing LOS at the study intersections is summarized in Table 4.15-3.

The data presented in Table 4.15-3 shows that 13 of the 15 study intersections located in the Montecito plan area currently operate at LOS B or better during the typical commute peak hours, meeting the minimum acceptable LOS standards specified in the Montecito Community Plan and the established LOS standards from the surrounding jurisdictions (County, City, and Caltrans). The two intersections that operate below the Montecito Community Plan LOS thresholds are:

- #8. Olive Mill Road & Coast Village Road/N Jameson Lane/US 101 NB Ramp: LOS D in the AM peak hour and LOS E in the PM peak hour
- #12. San Ysidro Road & N. Jameson Lane/US 101 NB Ramps: LOS C in both peak hours.

Intersection #11. San Ysidro Road & Santa Rosa Lane currently operates at an acceptable level of service (LOS A) in both the AM and PM peak hours as reported in Table 4.15-3. It should be noted that during the Montecito Union Elementary School morning drop-off and afternoon dismissal activities, traffic queuing on campus often extended beyond the school driveway and spills into the intersection of San Ysidro Road and Santa Rosa Lane, resulting in gridlock conditions on southbound right turn and northbound left turn movement from San Ysidro Road to Santa Rosa Lane.



9. Olive Mill Rd & Spring Rd	10. San Ysidro Rd & E Valley Rd	11. San Ysidro Rd & Santa Rosa Ln	12. San Ysidro Rd & N Jameson Ln
13. Eucalyptus Ln & S Jameson Ln	14. Sheffield Dr & E Valley Rd	15. Sheffield Dr/N Jameson Ln & Ortega Hill Rd	

LEGEND

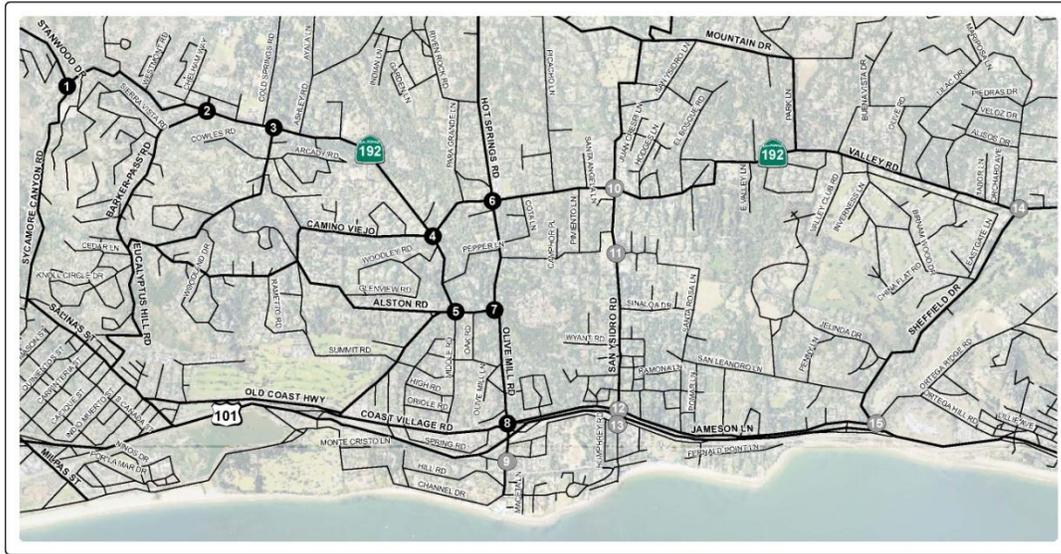
- Turn Lane
- XX (YY)** AM(PM) Peak Hour Traffic Volume
- Study Intersection
- Traffic Signal Control
- Stop Sign Control
- Negligible Volume
- N

NOT TO SCALE

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INTERSECTION LANE CONFIGURATIONS AND PEAK HOUR TRAFFIC VOLUMES - EXISTING (2009)

Figure 4.15-3A



1. Sycamore Canyon Rd & Stanwood Dr	2. Barker Pass Rd & Sycamore Canyon Rd	3. Eucalyptus Hill Rd & Sycamore Canyon Rd	4. Sycamore Canyon Rd & Camino Viejo Rd
5. Sycamore Canyon Rd & Hot Springs Rd	6. Hot Springs Rd & E Valley Rd	7. Olive Mill Rd & Hot Springs Rd	8. Olive Mill Rd & Coast Village Rd

LEGEND

- Turn Lane
 - XX (YY)** AM(PM) Peak Hour Traffic Volume
 - Study Intersection
 - Traffic Signal Control
 - Stop Sign Control
 - Negligible Volume
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INTERSECTION LANE CONFIGURATIONS AND PEAK HOUR TRAFFIC VOLUMES - EXISTING (2009)

Figure 4.15-4B

**Table 4.15-3
EXISTING (2009)
INTERSECTION LEVELS OF SERVICE**

Intersection	Jurisdiction	Control	Peak Hour	Existing (2009)	
				Delay or V/C	LOS
1 Sycamore Canyon Rd & Stanwood Dr [b]	County	TWSC	AM PM	1.5 1.7	A A
2 Barker Pass Rd & Sycamore Canyon Rd [b]	County (MCP)	TWSC	AM PM	12.7 12.9	B B
3 Eucalyptus Hill Rd & Sycamore Canyon Rd [b]	County (MCP)	OWSC	AM PM	10.4 10.8	B B
4 Sycamore Canyon Rd & Camino Viejo Rd/ E Valley Rd [b]	County (MCP)	AWSC	AM PM	9.9 10.9	A B
5 Sycamore Canyon Rd/ Middle Rd & Hot Springs Rd [b]	County (MCP)	AWSC	AM PM	11.2 11.2	B B
6 Hot Springs Rd & E Valley Rd [b]	County (MCP)	AWSC	AM PM	12.3 12.4	B B
7 Olive Mill Rd & Hot Springs Rd [b]	County (MCP)	AWSC	AM PM	11.5 10.4	B B
8 Olive Mill Rd & Coast Village/ N Jameson Ln/ US 101NB Ramp [b]	County (MCP)	AWSC	AM PM	34.3 45.1	D E
9 Olive Mill Rd & Spring Rd [b]	County (MCP)	OWSC	AM PM	12.8 12.1	B B
10 San Ysidro Rd & E Valley Rd [a]	County (MCP)	Signal	AM PM	0.583 0.637	A B
11 San Ysidro Rd & Santa Rosa Ln [a]	County (MCP)	Signal	AM PM	0.544 0.442	A A
12 San Ysidro Rd & N Jameson Ln/ US 101 NB Ramps [b]	County (MCP)	AWSC	AM PM	19.1 22.3	C C
13 Eucalyptus Ln & S Jameson Ln/ US 101 SB Ramps [b]	County (MCP)	TWSC	AM PM	12.1 9.8	B A
14 Sheffield Dr & E Valley Rd [b]	County (MCP)	OWSC	AM PM	10.7 10.6	B B
15 Sheffield Dr/ N Jameson Ln & Ortega Hill Rd [b]	County (MCP)	OWSC	AM PM	10.9 10.9	B B

Notes:
 [a] Intersection is signalized. ICU methodology was used for analysis.
 [b] Intersection is controlled by stop signs and HCM insignalized methodologies were used for analysis. Average vehicular delay in seconds is reported rather than V/C ratio. For one-way or two-way stop-controlled intersections, the average vehicle delay is reported for the worst-case approach. For an all-way stop-controlled intersection, the vehicle delay is averaged by total vehicles from all four approaches.
 [c] County: County of Santa Barbara. County (MCP): Montecito Community Plan.
 [d] OWSC: one approach is controlled by a top sign. TWSC: two approaches are controlled by stop signs. AWSC: All approaches are controlled by stop signs.

Multimodal Transportation

Transit Service: Santa Barbara Metropolitan Transit District (MTD) provides the general public with fixed-route service. Fixed-route service is provided via Routes 20, 21X, and 14. Routes 20 and 21X, the Carpinteria lines, link the downtown Transit Center with Coast Village Road, Summerland, and Carpinteria while running along the southern portion of Montecito along Via Real Route 14, known as the Montecito line, links the downtown Transit Center with Montecito while running along Milpas Rd, Coast Village Rd, north on Hot Springs Rd, east on E Valley Rd, and then south on Sheffield Dr to return. Routes 14 and 21x run approximately every hour all day and every half hour during rush hour respectively.

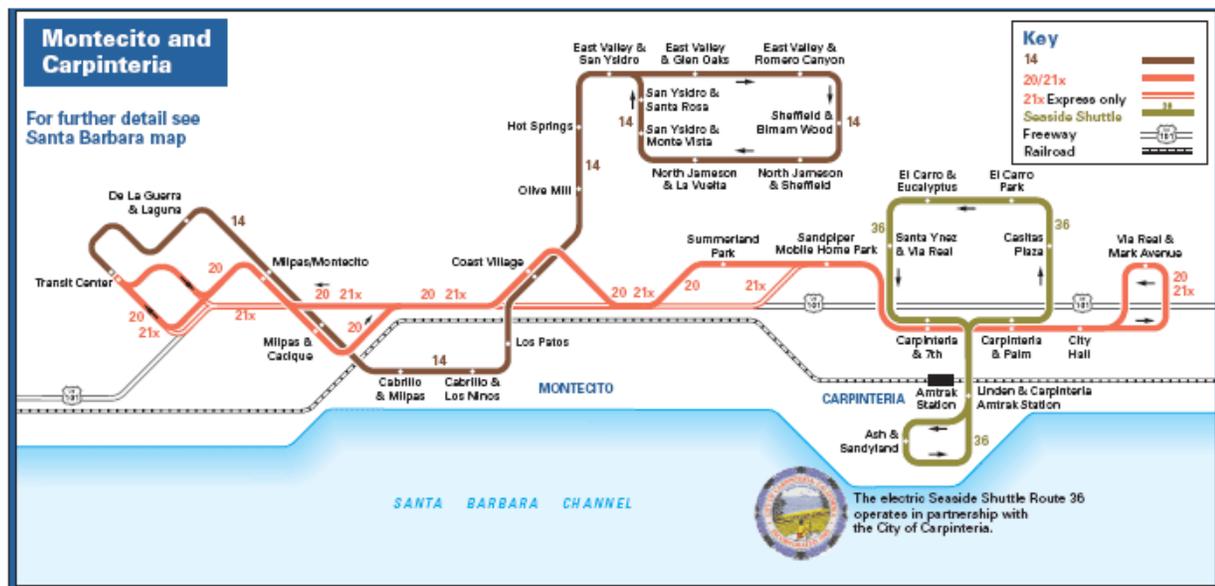


Figure 4.15-4: Montecito Area Bus Routes. Courtesy MTD Santa Barbara

Carpool/Ridesharing: Based on the 2000 Census (US Census Bureau 2009), the percentage of Montecito commuters that use carpools was 5%, lower than the Santa Barbara County average of 15.8%.

Bicycle/Pedestrian Circulation: Since the inception of the MGMO in 1991, walking and biking commuting has been on the rise in the region according to the Census.

Pedestrian circulation in Montecito is defined by semi-rural, pathways without sidewalks along road Rights of Way (ROW) in the residential areas. Existing Montecito Community Plan policies require that the rural walkway aesthetic be applied to future pedestrian amenity development. PRT Trails which follow drainages or conservation easements are also used for circulation (see Section 4.13,

Recreation). The Upper Village commercial area and beach areas along Channel Drive host sidewalks and pedestrian amenities. Illegal encroachment of landscape features and vegetation into the ROW continue to present hazards and inhibit pedestrian circulation. A pedestrian and bicycle underpass under Highway 101 provides access to the Butterfly Lane and the western Montecito beach areas from Coast Village Road, and was recently enhanced as part of the Highway 101 freeway projects.

Since the original MGMO EIR, biking to work increased regionally and nationally as shown in Table 4.15-4 below.

Region	2000	2008
US	0.4%	0.6%
California	0.8%	1.0%
SB County	2.7%	3.3%
SB City	3.4%	5.2%

Source: US Census

The above increase does not include trips for recreation or errands. Recreational cycling is popular in Montecito, and includes multiple types of bicyclists and settings along roadways and Class I bikeways.

Bicycling hazards exist including ROW encroachments (mailboxes, utility poles, vegetation or other impediments), windy and narrow roads, lack of shoulders, and sudden width changes, particularly along East Valley Road.

Bicycle paths are classified in three ways as follows:



Figure 4.15-5: Bikeway Classifications. Courtesy Santa Barbara County Bike Map

Montecito contains the following existing bicycle circulation amenities:⁴⁴

- Class II bike lane along N Jameson Lane along its entire length.

⁴⁴ Non Motorized Bicycle Ways for the Montecito Area
http://sbcountyplanning.org/PDF/maps/COMP%20Plan%20Maps/Non-Motorized%20Bicycle%20Ways%20%28GP%2019%29/Bikeways_Montecito_GP19C.pdf
 Santa Barbara County Bike Map
<http://www.trafficsolutions.info/PDFs/SouthCounty/SantaBarbara.pdf>

- Class II bike lane along Hot Springs Road from Old Coast Highway to East Valley Road.
- Class II bike lane along Olive Mill Road from N Jameson Lane Hot Springs Road.
- Class II bike lane along San Ysidro Road from S Jameson Lane to E Valley Road.
- ~~Class III bikeway along E Valley Road between Olive Mill and San Ysidro Road.~~
- Class III bike lane way along Sycamore Canyon Road from Hot Springs Road to E Valley Road.

The following existing bikeways connect Montecito with adjacent coastal communities:

- Class II bike lane along Coast Village Road from Olive Mill Road, extending westward along Old Coast Highway into downtown Santa Barbara.
- Class I bike lane along Channel Dr at Fairway Road connecting Montecito to the City of Santa Barbara path along Cabrillo Blvd.
- Class II bike lane along Channel Drive.
- Class I bike lane along Ortega Hill Road connecting to Summerland.

The following road segments in Montecito are proposed for bikeways according to the General Plan⁴⁵:

- Along Eucalyptus Hill Road from Sycamore Canyon Rd into downtown Santa Barbara.
- Sheffield Drive from N Jameson Lane to E Valley Road.
- Channel Drive from Butterfly Lane to Spring Road.
- San Leandro Lane from San Ysidro Rd to Sheffield Drive.
- Along San Ysidro Creek.

The MCP encourages pedestrian pathways along roadway but discourages concrete sidewalks. The MCP strives to protect these areas for pedestrian circulation and contains provisions under Policy, CIRC M-3.9, which protects these paths from unnecessary encroachments.

Parking and Emergency Access

Montecito residents and visitors typically park either on-site or on-street in the public right-of-way. On-street parking in the Montecito area, for the most part, is underutilized not provided. Most parking in the area is provided in designated commercial, institutional, or recreational parking lots, with some on-street parking

⁴⁵ Non Motorized Bicycle Ways for the Montecito Area

http://sbcountyplanning.org/PDF/maps/COMP%20Plan%20Maps/Non-Motorized%20Bicycle%20Ways%20%28GP%2019%29/Bikeways_Montecito_GP19C.pdf

allowed on certain street segments. Parking is not generally permitted on the shoulders of SR 192 and primary roadways in Montecito.

Regulatory Setting

Access and Roadway Standards: County policy and regulations require that grading be minimized, that Fire Department access standards for private roads and driveways be met, and that driveway openings are reviewed by Public Works. Any ROW encroachments must be approved by Public Works and meet specific standards. All development is required to comply with Land Use Development Policy 4 (Coastal Policy 2-6), which states:

Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Road Right-of-Way Encroachment: County Policies:

Public Works Encroachment Permit Policies: Generally, the policy provides for a 7-foot setback from pavement edge for encroachments where the speed limit is 25 mph or under, and 10 feet for areas where the posted speed limit is over 25 mph for all encroachments, including landscaping.

Santa Barbara County Code Chapter 28, Sec. 28-3. Permit – Required; exceptions. No person shall do or cause to be done any of the following enumerated things without first obtaining a permit therefore and complying with all conditions thereof and all provisions of this article:

- (a) Excavate or fill in an excavation within a road right-of-way
- (b) Install, maintain, cut into, repair or remove any sidewalks, curbs, gutters or road surfacing; or install, repair or remove any facilities or substructures in, on, over, or under any road right-of-way. This section shall not apply to telephone or power poles, associated anchors and guy wires located behind existing curbs, in alleys, or where no curb is provided. Any present right which exists prior to the date upon which the portion of the road affected becomes a public county road, shall not be impaired, diminished or affected in any way by the permit requirements of this and other sections of this article.

Santa Barbara County Code Chapter 28, Sec. 28-106. Traffic nuisance declared. The

presence of any vegetation on or along a public road right-of-way which threatens to impair or which impairs the safe use of the public right-of-way or which interferes with the safe separation of all appropriate uses of the right-of-way shall constitute a traffic nuisance within the meaning of this article. (Ord No. 3703).

Caltrans Encroachment Policies. Encroachment Permit Application Guide, January 2009 which applies to SR 192 (East Valley Road and Sycamore Canyon):

An encroachment is defined in the California Streets and Highways Code as:

“Any tower, pole, pole line, pipe, pipeline, fence, billboard, stand or building or any structure, object of any kind or character not particularly mentioned in this section, or special event which is in, under, or over any portion of the highway. “Special event” means any street festival, sidewalk sale, community-sponsored activity, or community-sponsored activity.” Anyone that wants to conduct an activity within State highway right-of-way, for example: If you own or buy property adjacent to State property and want to do improvements, whether to put up a fence or install a mailbox, or have an activity that may encroach onto the State’s property you may be required to obtain an encroachment permit.

Some of the activities requiring an Encroachment Permit include:

- *Advertising Displays, holiday decorations, banners, or signs.*
- *Frontage improvements: sidewalk, curb and gutter, mailbox, fencing, driveways, new road intersections, drainage facilities and erosion control.*
- *Landscaping, planting or modifying vegetation.*
- *Miscellaneous activities: mowing, grading, excavations.*
- *Utility installations.*

Montecito Community Plan Policies and Development Standards:

Policy CIRC-M-1.1: Intersections should be designed to minimize the level of improvement necessary for a given intersection in order to achieve an acceptable Level of Service at build-out.

Policy CIRC-M-1.2: The County's seven-year Capital Improvement Plan shall be developed in a manner that strives to ensure that the highest priority is given to roadway improvements that will ease conditions on the most severely constrained roadways and intersections in each planning area. The priority assigned to these improvements shall account for priorities identified in the area's Community Plan, but shall be based upon the most recent available traffic data. The Capital Improvement Plan shall include improvements that facilitate alternative modes of transportation. The Capital Improvement Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review on an annual basis. The Plan shall contain a list of transportation projects to be undertaken, ranked in relative priority order, and include estimated cost, and if known, estimated

delivery year for each project.

Policy CRC-M-1.3: The County shall regularly monitor the operating conditions of designated roadways and intersections in Montecito. If any roadway or intersection is found to exceed the acceptable capacity level defined by this community plan, the County shall reevaluate, and if necessary, amend the community plan in order to reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:

- Redesignating roadways and/or intersections to a different classification;
- Reconsidering land uses to alter traffic generation rates, circulation patterns, etc; and
- Changes to County's Capital Improvement Program including reevaluation of alternative modes of transportation.

Policy CIRC-M-1.4: The County shall strive to permit reasonable development of parcels within the community of Montecito based upon the policies and land use designations adopted in this Community Plan, while maintaining safe roadways and intersections that operate at acceptable levels.

Policy CIRC-M-1.5: A determination of project consistency with the standards and policies of this Community Plan Circulation Section shall constitute a determination of consistency with Local Coastal Plan Policy #2-6 and LUDP #4 with regard to roadway and intersection capacity.

Policy CIRC-M-1.6: The minimally acceptable Level of Service (LOS) on roadway segments and intersections in the Montecito Planning Area is "B." Exceptions to this are:

Roadways:

- East Valley Rd/Buena Vista to Sheffield - LOS C is acceptable
- Sycamore Cyn Road - LOS C is acceptable
- Hot Springs Rd/Sycamore Cyn to Coast Village - LOS D is acceptable
- Olive Mill Rd/Coast Village to Channel Dr. - LOS C is acceptable
- San Ysidro Rd/E. Valley to North Jameson - LOS C is acceptable
- San Ysidro Road/North to South Jameson - LOS D is acceptable

Intersections:

- Hot Springs & East Valley - LOS C is acceptable

Action CIRC-M-1.6.1: The following roadway and intersection improvements shall be carried out in order to achieve acceptable levels of service in the Montecito Planning Area. None of these improvements are currently funded by the County; however, these improvements should be carried out as soon as funding is available:

- i. San Ysidro Road between North and South Jameson Lanes shall be widened from two lanes to three lanes.
- ii. Left-turn lanes to the west and northbound approaches of the intersection of Hot Springs Road and East Valley shall be installed, resulting in LOS C at build-out.
- iii. A left turn lane to the eastbound approach of the intersection of Sycamore Canyon Road and Hot Springs Road shall be installed with minor roadway widening for approximately 175 feet to the west to allow LOS D at build-out or a traffic signal shall be constructed (LOS A at build-out).

Action CIRC-M-1.6.2: The County shall support efforts by the City of Santa Barbara and Caltrans to signalize the intersection of Olive Mill, Coast Village Road, and the US 101 ramps (within the Santa Barbara City Limits) for LOS C at Build-out.

Policy CIRC-M-1.7: The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.

Policy CIRC-M-1.8: New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation.

Development Standard CIRC-M-1.8.1: Site design shall encourage pedestrian and bicycle access to adjacent walkways and paths.

Development Standard CIRC-M-1.8.2: Higher intensity residential and development should be located in close proximity to transit lines, bike paths and pedestrian trails.

Policy CIRC-M-1.9: In its long range land use planning efforts, the County should seek to provide access to retail commercial, recreational and educational facilities via transit lines, bikeways and pedestrian trails.

Action CIRC-M -1.9.1: The County should examine the feasibility of a Transportation Management System for the Montecito Planning Area including but not limited to a Transportation Demand Management program for commuter and student related traffic.

Policy CIRC-M-2.1: In order to provide for the safety of pedestrians, informal unpaved pathways (rather than paved sidewalks) shall be encouraged within the County road right-of-ways. Priority shall be given to providing and protecting pedestrian pathways when the County grants encroachment permits along County roadways to private land owners. In keeping with past plans, curbs and sidewalks shall not be constructed except in neighborhood commercial zones and multifamily residential

zones.

Policy CIRC-M-2.2: In order to preserve the narrow winding character and the extensive adjacent landscaping of roadways in Montecito, public roadways shall be constructed at a width which shall accommodate no more than two standard travel lanes. Additional pavement area shall be used only to accommodate shoulders, bicycle lanes and turn lanes.

Policy CIRC-M-2.3: The following segments of the Montecito Bikeway Plan shall be given priority for installation and improvement:

- East Valley Road
- Sycamore Canyon Road
- Channel Drive

Policy CIRC-M-3.1: The following roadways lack the geometries to handle traffic volumes associated with classified roadways or currently carry very low traffic volumes and therefore should remain unclassified roadways:

- Coyote Road from Mountain Drive to City limits
- Cold Spring Road from Mountain Drive to Sycamore Canyon
- Barker Pass Road from Sycamore Canyon Road to City limits
- Alston Road from Hot Springs Road to the City limits
- Eucalyptus Lane from US 101 south to the ocean
- Hot Springs Road from East Valley Road to Mountain Drive
- San Ysidro Road from East Valley Road to Mountain Drive
- Park Lane from East Valley Road to Bella Vista Drive
- Romero Canyon Road from East Valley Road to Bella Vista Drive
- Mountain Drive through entire Planning Area
- Bella Vista Drive through entire Planning Area
- Valley Club Road connector

Policy CIRC-M-3.2: Land uses and densities shall reflect the desire of the community to maintain minor local roads (i.e., roads not classified in the Circulation Element) below acceptable capacities and Levels of Service for designated roads.

Policy CIRC-M-3.3: If at any time, a traffic count accepted by the County Public Works Department determines that a local road (i.e., a road not designated on the Circulation Element) has an ADT count which exceeds 5,530 ADT, a review of land use densities and intersecting roadways of the surrounding area shall be conducted for possible inconsistencies with Circulation and Land Use goals and policies. (If appropriate, a road classification may be assigned to such a road after review and approval by the Board of Supervisors).

Policy CIRC-M-3.4: Traffic signals are not considered compatible with the semi-rural

character of Montecito, and as a result, should only be considered when no other form of intersection improvement is feasible. Signalization is not appropriate under any circumstances at the intersection of two secondary or two unclassified roadways or at the intersection of a secondary and an unclassified roadway. Signals shall not be installed until community workshops have been held so that community concerns can be discussed and subsequently addressed to the maximum extent feasible.

Policy CIRC-M-3.5: Stone bridges are considered major architectural elements in the preservation of the rural character of the community and should be maintained.

Policy CIRC-M-3.6: It is the intent of the community to preserve and maintain mature landscaping within the road rights-of-way to the extent that it does not interfere significantly with motorized and non-motorized transportation safety.

Policy CIRC-M-3.7: Roadway improvements, including configuration, signs, traffic signals, traffic lanes, curbs, gutters and sidewalks in commercial and multifamily areas, and preservation of existing trees, shall be planned by the County Public Works Department to maintain the semi-rural, village-like character of the community.

Action CIRC-M-3.7.1: County Public Works Department shall solicit community comment for any proposed roadway or intersection changes.

Policy CIRC-M-3.8: Any future Caltrans proposals for Highway 101 widening and interchange improvements and for Highway 192 should have community review to strive to ensure that the design reflects community concerns.

Policy CIRC-M-3.9: The County Public Works Department shall not grant new encroachment permits allowing the installation of structures, fences, walls, landscaping, etc. where the placement of such structures, fences, walls, landscaping, etc. would preclude safe pedestrian access and/or adequate site distance in the public right-of-way.

Policy CIRC-M-3.10: New Major Conditional Use Permits shall be required to demonstrate that the proposed use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from the proposed Major Conditional Use Permit, in order to approve the project, a finding must be made that:

1. The increase in traffic is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at build-out of the Community Plan, or

2. Road improvements included as part of the project description are consistent with the community plan and are adequate to fully offset the identified potential increase in traffic.

Environmental Thresholds

Environmental Thresholds and Guidelines Manual

CEQA guidelines state that a project will ordinarily have a significant effect on the environment if it will "cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system." The following thresholds assume that an increase in traffic that creates a need for road improvements is "substantial in relation to the existing traffic load and capacity of the street system."

State (Caltrans) Highway Significant Impact Criteria

Sycamore Canyon Road and E Valley Rd are both part of SR 192 from Sycamore Canyon Road to just east of Ortega Ridge Road and are included in the Santa Barbara County Congestion Management Program (CMP) system (June 2009). A significant traffic impact on a CMP network occurs if:

1. For any roadway or intersection operating at LOS A or B, a decrease of two levels of service from project-added traffic;
2. For any roadway or intersection operating at LOS C, project-added traffic that results in a LOS D or worse;
3. For intersections on the CMP network with existing congestion, the following will define significant impacts;

Intersection Level of Service	Project-Added Peak Hour Trips
D	20
E or F	10

4. For freeway or highway segments with existing congestion, the following table will define significant impacts.

Highway Level of Service	Project-Added Peak Hour Trips
D	100
E or F	50

MCP EIR

The MCP EIR (page 5-41) considered the following significant:

- An intersection that would operate at LOS D or below

- A roadway segment which would exceed its County identified capacity (LOS C) as a result of project generated traffic
- A roadway segment whose peak hour link volumes at driveway access points reduces the driveway access available capacity to below 0 as a result of project traffic

However, these standards are now superseded by the current classifications and policy thresholds of the MCP.

County of Santa Barbara Roadway Significant Impact Criteria

The Montecito Community Plan identifies a system of roadway classifications and project LOS standards applicable within the Montecito Community Plan area and apply to roadways within the Plan area that are within the County’s jurisdiction.

Based on the Montecito Community Plan, a significant traffic impact occurs on a roadway segment when the future-with-project daily volume exceeds the acceptable capacity or when a roadway does not meet the minimum LOS threshold.

County of Santa Barbara Intersection Significant Impact Criteria

The County of Santa Barbara has established criteria that determine whether a project has a significant traffic impact at a specific intersection. Under County thresholds, a significant traffic impact occurs when:

- The addition of project traffic to an intersection increases the V/C ratio by the value provided below or the number of trips listed below:

Intersection Conditions with Project Traffic	Project-related Increase
A	In V/C greater than 0.20
B	In V/C greater than 0.15
C	In V/C greater than 0.10
Or the addition of:	
D	15 peak hour trips
E	10 peak hour trips
F	5 peak hour trips

- The project’s access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.
- The project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use that would be

incompatible with substantial increase in traffic (e.g., rural roads with use by farm equipment, livestock, horseback riding, or residential roads) with heavy projected future peak hour traffic conditions for the related projects and construction at the peak of construction activity.

- d. Project traffic would utilize a substantial portion of an intersection's capacity where the intersection is currently operating at acceptable levels of service, but with cumulative traffic would degrade to or approach LOS D (V/C 0.81 or lower). Substantial is defined as a minimum change of 0.03 for intersections that would operate from 0.80 to 0.85 and a change of 0.02 for intersections that would operate from 0.86 to 0.90, and 0.01 for intersections operating at a lower LOS.

The County of Santa Barbara's cumulative impact thresholds are determined based on increases in V/C ratios calculated for signalized intersections. However, the level of service for an unsignalized intersection is determined by the computed or measured control delay and not V/C ratios. For purposes of determining cumulative impacts for the unsignalized study intersections, the same traffic impact thresholds indicated in [a] above (i.e., sends at least 5, 10, or 15 trips to intersections operating at LOS F, E or D, respectively) were used.

Impact Discussion

MCP EIR with Mitigations

The MCP EIR identified potentially significant impacts to the following intersections and roadway segments within the planning horizon:

- Hot Springs, south of Sycamore Canyon Road
- San Ysidro Road, south of North Jameson Lane
- Sycamore Canyon/Hot Springs Road intersection
- Hot Springs Road/Coast Village Road intersection
- Hot Springs Road/East Valley Road intersection
- Olive Mill Road/Coast Village Road intersection
- San Ysidro Road/N. Jameson Lane intersection
- Hot Springs Road/Old Coast Road
- San Ysidro Road/101 SB Off-ramp.

The Board of Supervisors adopted a statement of overriding considerations and found although impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, and other considerations. The EIR identified nine mitigation measures that would partially mitigate impacts. Eight of these mitigation measures, as modified, were adopted into the Plan as policies including CIRC-M-1.3, M-3.10, M-1.5, M-3.2 and Action CIRC-M-1.6.1 as discussed above under *Regulatory Setting*.

Traffic Forecasting Methodology

The Montecito plan area includes 3,840 housing units and serves a population of approximately 10,000 residents according to year 2000 census data. Traffic forecasts were developed for a future (2030) horizon year. Future (2030) roadway and intersection volume forecasts were developed by Fehr & Peers using the City of Santa Barbara's Plan Santa Barbara Travel Demand Model. The City's model, developed in the TransCAD Transportation Geographic Information System (GIS) software, was calibrated and validated to existing conditions for the entire City of Santa Barbara and sphere of influence (including the Montecito plan area)⁴⁶. The City's model development was initially based on the land use assumptions provided by the County of Santa Barbara and the preferred Plan Santa Barbara development in the City of Santa Barbara based on Santa Barbara County Association of Governments (SBCAG) forecasts.

For the purpose of analyzing the Montecito Growth Management Ordinance, the City's model was enhanced and detailed for the Montecito Community Plan area and included the latest information for the related residential and non-residential development projects in the study area and immediate vicinity that were identified by County staff for 2030 model forecasts.

In addition, the City's model included the programmed (i.e., funded) regional and local roadway improvements that were funded by the local jurisdictions and California State Department of Transportation.

Montecito Growth Management Ordinance Trip Generation

MGMO build-out under the existing land use designations and zoning would result would result in 137 fewer units than estimated build-out without a growth management ordinance ("no project"). Please see Section 3.2, *Environmental Baseline Approach*, for further discussion on land use and build-out.

The most widely used source for individual project vehicle trip generation rates in the transportation planning field is the *ITE Trip Generation Manual*. This book contains national averages of trip generation rates for a variety of land uses. While ITE rates are appropriate for smaller specific uses and can provide a starting point for travel models, the unique local characteristics of Santa Barbara requires development of specific trip generation rates to capture the interaction between all land uses. The City of Santa Barbara model has the model trip generation rates calibrated to account for local area conditions.

Therefore, the Santa Barbara Travel Demand Model was used to estimate the trip

⁴⁶ Source: Santa Barbara Travel Demand Model Overview (Fehr & Peers, March 2009).

generation and trip distribution for the new land uses in Montecito.⁴⁷ Both the “Project” and “No Project” land use data provided by the County’ was input into the traffic model to develop daily and peak hour traffic volumes and these were subsequently assigned to the roadway network.

MGMO Traffic Conditions

The potential trips associated with the project were assigned to the plan area street network using the City of Santa Barbara Travel Demand model. The resulting future daily volumes and peak hour intersection turning movement volumes are illustrated in Figures 4.15-6 and 4.15-7A, B respectively.

Segments: As shown in Table 4.15-5, five of 19 study segments are projected to exceed the Montecito Community Plan’s minimum LOS threshold under Future (2030) with MGMO Conditions:

- #4. N Jameson Lane between Santa Isabel Lane and La Vereda Road (LOS F)
- #5. N Jameson Lane between La Vuelta Road and Arroqui Road (LOS F)
- #6. Olive Mill Road between Olive Mill Lane and Hot Springs Road (LOS C)
- #10. Sheffield Drive between Jelinda Drive and Birnam Wood Drive (LOS D)
- #16. E Valley Road between Cota Lane and Picacho Lane (LOS C)

The study segments on SR 192 would continue operating at LOS C or better, meeting the County CMP minimum threshold of LOS D.

Intersections: Table 4.15-6 summarizes the peak hour intersection LOS analysis. Ten of the 15 study intersections are projected to meet the Montecito Community Plan’s LOS standards during both of the peak hours. The five exceptions are:

- #2. Barker Pass Road & Sycamore Canyon Road: LOS C in the PM peak hour
- #8. Olive Mill Road & Coast Village/N Jameson Lane/US 101 NB Ramp: LOS F in both peak hours
- #9. Olive Mill Road & Spring Road: LOS C in the PM peak hour
- #10. San Ysidro Road & E Valley Road: LOS C in the PM peak hour
- #12. San Ysidro Road & N Jameson Lane/US 101 NB Ramps: LOS F in both the peak hours

New Roads and Parking Requirements

Most of the new units constructed under MGMO Extension and Amendments would be accommodated via existing public and private roads. The foothills and eastern areas of Montecito have the largest number of vacant parcels. Proposed development

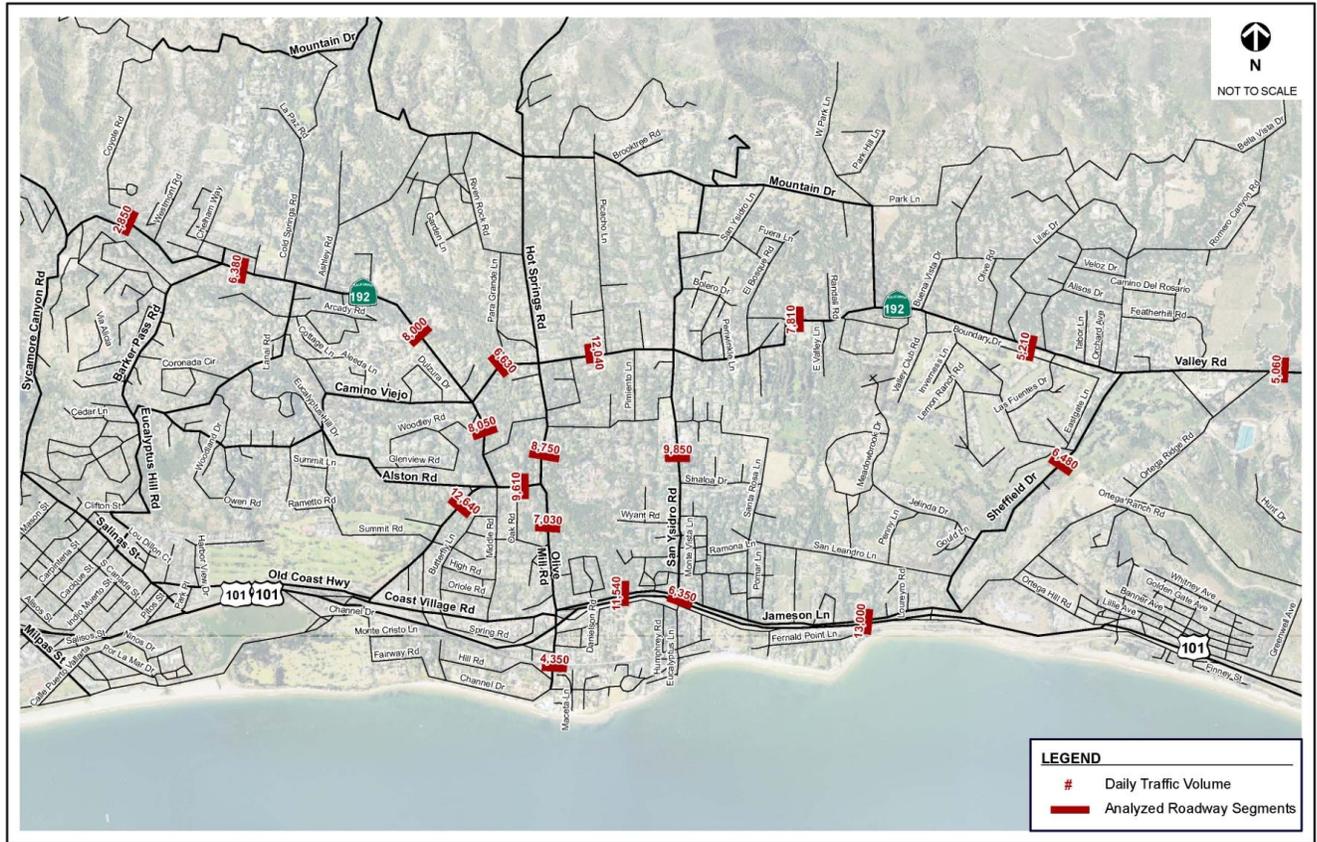
⁴⁷ Source: Santa Barbara Travel Demand Model Overview (Fehr & Peers, March 2009).

on parcels with no access and/or constraints on access such as steep terrain would be reviewed on a case-by-case basis, and would be required to comply with County policies mentioned above. The need for new roads or road maintenance resulting from the MGMO project would not be substantial. Impacts would be **less than significant**.

Residential parking required for the development of ~~467~~455 additional residences under the MGMO would be provided onsite for each project as required in the Montecito Land Use Development Code and Coastal Zoning Ordinance.

Transit system Impacts

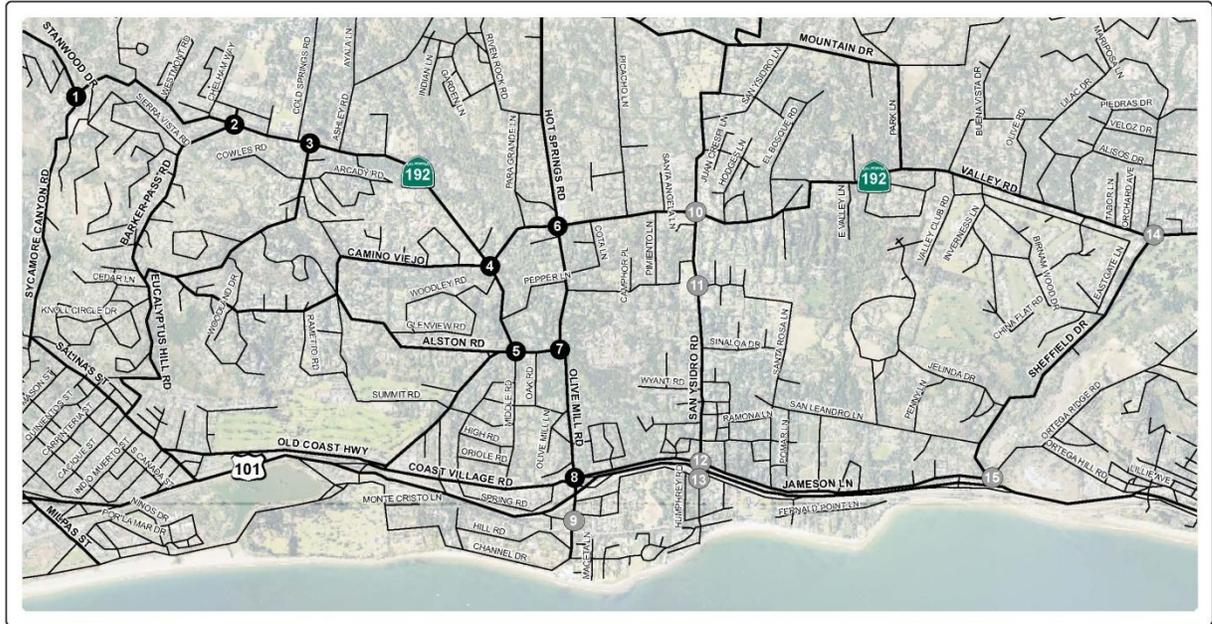
Because of the semi-rural nature of Montecito, residents of the plan areas are not dependent on regular transit service. Students and day-workers dependent on transit utilize the existing MTD transit system. The amount of proposed new development in the plan area would not trigger a substantial call for additional transit needs. Impacts would be **less than significant**.



fp
FEHR & PEERS
 TRANSPORTATION CONSULTANTS
 March 8, 2010 JS
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**MONTECITO GROWTH MANAGEMENT ORDINANCE EXTENSION
 FUTURE (2030) WITH MGMO AVERAGE DAILY TRAFFIC**

Figure 4.15-6



1. Sycamore Canyon Rd & Stanwood Dr	2. Barker Pass Rd & Sycamore Canyon Rd	3. Eucalyptus Hill Rd & Sycamore Canyon Rd	4. Sycamore Canyon Rd & Camino Viejo Rd
5. Sycamore Canyon Rd & Hot Springs Rd	6. Hot Springs Rd & E Valley Rd	7. Olive Mill Rd & Hot Springs Rd	8. Olive Mill Rd & Coast Village Rd

LEGEND

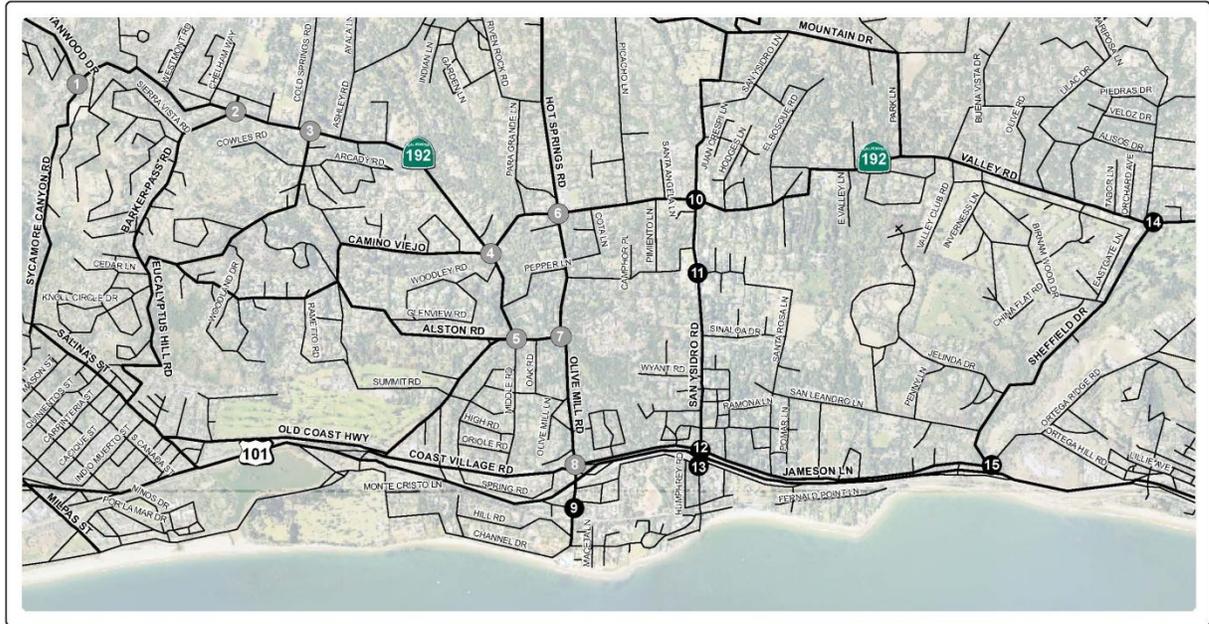
- Turn Lane
- XX (YY) AM(PM) Peak Hour Traffic Volume
- Study Intersection
- Traffic Signal Control
- Stop Sign Control
- Negligible Volume
- N

NOT TO SCALE

INTERSECTION LANE CONFIGURATIONS AND PEAK HOUR TRAFFIC VOLUMES - FUTURE (2030) WITH MGMO

Figure 4.15-7A

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9. Olive Mill Rd & Spring Rd	10. San Ysidro Rd & E Valley Rd	11. San Ysidro Rd & Santa Rosa Ln	12. San Ysidro Rd & N Jameson Ln
13. Eucalyptus Ln & S Jameson Ln	14. Sheffield Dr & E Valley Rd	15. Sheffield Dr/N Jameson Ln & Ortega Hill Rd	

LEGEND

- Turn Lane
 - XX (YY)** AM(PM) Peak Hour Traffic Volume
 - Study Intersection
 - Traffic Signal Control
 - Stop Sign Control
 - Negligible Volume
 - N
- NOT TO SCALE

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Table 4.15-5 Future Conditions Roadways

**FUTURE (2030) WITH MGMO
ROADWAY SEGMENT DAILY TRAFFIC IMPACT ANALYSIS**

	Roadway	Roadway Classification	Design Capacity [a]	Acceptable Capacity [a]	Acceptable LOS [a]	Existing (2009)			Future (2030) without MGMO			Future (2030) with MGMO					
						Daily Volume [b]	Demand/Design Capacity	LOS	Daily Volume [b]	Demand/Design Capacity	LOS	Daily Volume [b]	Demand/Design Capacity	LOS	Daily Traffic Change from 2030 without MGMO to 2030 with MGMO	Daily Traffic Change from Existing to 2030 with MGMO	Significant Impact [c]?
1	Hot Springs Rd between Olive Mill Rd and School House Rd	Primary 3	15,700	10,990	B	7,169	0.457	A	8,890	0.566	A	8,750	0.557	A	-140	1,581	No
2	Hot Springs Rd between Oak Rd and Olive Mill Rd	Primary 3	15,700	10,990	B	6,999	0.446	A	9,780	0.623	B	9,610	0.612	B	-170	2,611	No
3	Hot Springs Rd between Golf Rd and Alston Rd	Primary 3	15,700	14,130	D	8,971	0.571	A	12,750	0.812	D	12,640	0.805	D	-110	3,669	No
4	N Jameson Ln between Santa Isabel Ln and La Vereda Rd	Secondary 3	7,900	5,530	B	3,592	0.455	A	11,730	1.485	F	11,540	1.461	F	-190	7,948	Yes
5	N Jameson Ln between La Vuelta Rd and Arroqui Rd	Secondary 3	7,900	5,530	B	4,227	0.535	A	12,900	1.633	F	13,000	1.646	F	100	8,773	Yes
6	Olive Mill Rd between Olive Mill Ln and Hot Springs Rd	Secondary 2	9,100	6,370	B	6,367	0.699	B	7,050	0.775	C	7,030	0.773	C	-20	663	Yes
7	Olive Mill Rd between Hill Rd and Spring Rd	Secondary 2	9,100	7,280	C	4,153	0.456	A	4,370	0.480	A	4,350	0.478	A	-20	197	No
8	San Ysidro Rd between Sinaloa Dr and Santa Rosa Ln	Primary 3	15,700	12,560	C	9,840	0.627	B	9,850	0.627	B	9,850	0.627	B	0	10	No
9	San Ysidro Rd between US 101 SB Ramp and US 101 NB Ramps	Primary 3	15,700	14,130	D	6,344	0.404	A	6,350	0.404	A	6,350	0.404	A	0	6	No
10	Sheffield Dr between Jelinda Dr and Birnam Wood Dr	Secondary 3	7,900	5,530	B	3,550	0.449	A	6,630	0.839	D	6,480	0.820	D	-150	2,930	Yes
11	Sycamore Canyon Rd between Coyote Rd and Westmont Rd	Secondary 2	9,100	7,280	C	1,714	0.188	A	2,890	0.318	A	2,850	0.313	A	-40	1,136	No
12	Sycamore Canyon Rd between Barker Pass Rd and Stoddard Ln	Secondary 2	9,100	7,280	C	4,534	0.498	A	6,500	0.714	C	6,380	0.701	C	-120	1,846	No
13	Sycamore Canyon Rd between Oak Springs Ln and Meadow Wood Ln	Secondary 1	11,600	9,280	C	6,685	0.576	A	8,060	0.695	B	8,000	0.690	B	-60	1,315	No
14	Sycamore Canyon Rd between Pepper Ln and Woodley Rd	Secondary 1	11,600	9,280	C	6,103	0.526	A	8,050	0.694	B	8,050	0.694	B	0	1,947	No
15	E Valley Rd between Sycamore Canyon Rd and Para Grande Ln	Primary 3	15,700	10,990	B	4,016	0.256	A	6,650	0.424	A	6,630	0.422	A	-20	2,614	No
16	E Valley Rd between Cota Ln and Picacho Ln	Primary 3	15,700	10,990	B	7,680	0.489	A	12,130	0.773	C	12,040	0.767	C	-90	4,360	Yes
17	E Valley Rd between E Valley Rd and E Valley Ln	Primary 3	15,700	10,990	B	6,734	0.429	A	7,930	0.505	A	7,810	0.497	A	-120	1,076	No
18	E Valley Rd between Lilac Dr and Oak Grove Dr	Primary 3	15,700	12,560	C	3,943	0.251	A	5,310	0.338	A	5,210	0.332	A	-100	1,267	No
19	E Valley Rd between Ortega Ridge Rd and Freehaven Dr	Secondary 3	7,900	5,530	B	2,502	0.317	A	5,060	0.641	B	5,060	0.641	B	0	2,558	No

Notes:
 [a] Source: Montecito Community Plan
 [b] Daily traffic volumes obtained from traffic counts conducted in December 2009
 [c] Impacts determined based on criteria defined in Montecito Community Plan (1992)

Table 4.15-6 Future Conditions Intersections

**FUTURE (2030) WITH MGMO
INTERSECTION IMPACT ANALYSIS**

Intersection	Jurisdiction	Control	Peak Hour	Existing (2009)		Future (2030) without MGMO		Future (2030) with MGMO		MGMO-related Increase in V/C or delay over Existing	Significance Threshold	Significant Impact?
				Delay or V/C	LOS	Delay or V/C	LOS	Delay or V/C	LOS			
1 Sycamore Canyon Rd & Stanwood Dr [b]	County	TWSC	AM PM	1.5	A	1.9	A	1.8	A	0.3	LOS C	No
				1.7	A	2.3	A	2.2	A	0.5	LOS C	No
2 Barker Pass Rd & Sycamore Canyon Rd [b]	County (MCP)	TWSC	AM PM	12.7	B	14.4	B	14.2	B	1.5	LOS B	No
				12.9	B	15.5	C	15.3	C	2.4	LOS B	YES
3 Eucalyptus Hill Rd & Sycamore Canyon Rd [b]	County (MCP)	OWSC	AM PM	10.4	B	11.1	B	11.1	B	0.7	LOS B	No
				10.8	B	11.4	B	11.3	B	0.5	LOS B	No
4 Sycamore Canyon Rd & Camino Viejo Rd/ E Valley Rd [b]	County (MCP)	AWSC	AM PM	9.9	A	12.4	B	12.4	B	2.5	LOS B	No
				10.9	B	12.9	B	12.9	B	2.0	LOS B	No
5 Sycamore Canyon Rd/ Middle Rd & Hot Springs Rd [b]	County (MCP)	AWSC	AM PM	11.2	B	13.6	B	13.6	B	2.4	LOS B	No
				11.2	B	14.8	B	15.0	B	3.8	LOS B	No
6 Hot Springs Rd & E Valley Rd [b]	County (MCP)	AWSC	AM PM	12.3	B	21.2	C	20.8	C	8.5	LOS C	No
				12.4	B	17.7	C	17.1	C	4.7	LOS C	No
7 Olive Mill Rd & Hot Springs Rd [b]	County (MCP)	AWSC	AM PM	11.5	B	12.7	B	12.6	B	1.1	LOS B	No
				10.4	B	12.6	B	12.6	B	2.2	LOS B	No
8 Olive Mill Rd & Coast Village/ N Jameson Ln/ US 101NB Ramp [b]	County (MCP)	AWSC	AM PM	34.3	D	298.5	F	299.0	F	264.7	LOS B	Yes
				45.1	E	194.6	F	190.3	F	145.2	LOS B	Yes
9 Olive Mill Rd & Spring Rd [b]	County (MCP)	OWSC	AM PM	12.8	B	13.5	B	13.5	B	0.7	LOS B	No
				12.1	B	23.3	C	22.5	C	10.4	LOS B	Yes
10 San Ysidro Rd & E Valley Rd [a]	County (MCP)	Signal	AM PM	0.583	A	0.668	B	0.655	B	0.072	LOS B	No
				0.637	B	0.774	C	0.768	C	0.131	LOS B	Yes
11 San Ysidro Rd & Santa Rosa Ln [a]	County (MCP)	Signal	AM PM	0.544	A	0.569	A	0.569	A	0.025	LOS B	No
				0.442	A	0.462	A	0.462	A	0.020	LOS B	No
12 San Ysidro Rd & N Jameson Ln/ US 101 NB Ramps [b]	County (MCP)	AWSC	AM PM	19.1	C	230.1	F	230.0	F	210.9	LOS B	Yes
				22.3	C	163.2	F	163.2	F	140.9	LOS B	Yes
13 Eucalyptus Ln & S Jameson Ln/ US 101 SB Ramps [b]	County (MCP)	TWSC	AM PM	12.1	B	13.5	B	13.5	B	1.4	LOS B	No
				9.8	A	10.2	B	10.2	B	0.4	LOS B	No
14 Sheffield Dr & E Valley Rd [b]	County (MCP)	OWSC	AM PM	10.7	B	12.4	B	12.4	B	1.7	LOS B	No
				10.6	B	13.1	B	13.1	B	2.5	LOS B	No
15 Sheffield Dr/ N Jameson Ln & Ortega Hill Rd [b]	County (MCP)	OWSC	AM PM	10.9	B	13.5	B	13.5	B	2.6	LOS B	No
				10.9	B	12.3	B	12.2	B	1.3	LOS B	No

Notes:
 [a] Intersection is signalized. ICU methodology was used for analysis.
 [b] Intersection is controlled by stop signs and HCM insignalized methodologies were used for analysis. Average vehicular delay in seconds is reported rather than the V/C ratio. For one-way or two-way stop-controlled intersections, the average vehicle delay is reported for the worst-case approach. For an all-way stop-controlled intersection, the vehicle delay as averaged by total vehicles from all four approaches.
 [c] County: County of Santa Barbara. County (MCP): Montecito Community Plan.
 [d] OWSC: one approach is controlled by a top sign. TWSC: two approaches are controlled by stop signs. AWSC: All approaches are controlled by stop signs.

SEIR Impact Trans-1: Future roadway conditions would generate additional vehicle trips that exceed circulation element capacities for roadways.

Future volumes were analyzed to determine the LOS for the analyzed roadway segments as shown in Table 4.15-5 for County roadways. The roadway impact analysis indicated that potential traffic generated by build-out under the MGMO would result in significant project impacts as well as cumulative traffic impacts on five of the study roadway segments, based on the criteria defined in the Montecito Community Plan:

- #4. N Jameson Lane between Santa Isabel Lane and La Vereda Road (LOS F)
- #5. N Jameson Lane between La Vuelta Road and Arroqui Road (LOS F)
- #6. Olive Mill Road between Olive Mill Lane and Hot Springs Road (LOS C)
- #10. Sheffield Drive between Jelinda Drive and Birnam Wood Drive (LOS D)
- #16. E Valley Road between Cota Lane and Picacho Lane (LOS C)

Consideration could be given to reevaluate the roadway classification and acceptable capacity for Sheffield Drive. Based on the projected growth from SBCAG, Sheffield Drive may become a major connector between SR 192 and US 101 and carry significantly higher volumes than existing and exceed the acceptable capacity. Therefore, according to the Montecito Community Plan Policy M-1.3, potential reclassification of Sheffield Drive from Secondary 3 may be necessary.

All of the above roadway segments exceed the Montecito Community Plan's acceptable capacity and LOS standards, and the impacts at all five locations are considered to be potentially **significant and unavoidable**.

SEIR Impact Trans-2: Build-out of the MGMO would generate additional vehicle trips that would increase V/C ratios or delay at intersections within the Plan Area.

MGMO build-out peak hour traffic volumes were analyzed to determine the LOS for the study intersections. These results are summarized in Table 4.15-6.

Application of the significance criteria defined by the Montecito Community Plan to the MGMO build-out scenario would result in potential significant impacts at five locations during the peak hours:

- #2. Barker Pass Road & Sycamore Canyon Road: LOS C in the PM peak hour (County and Caltrans jurisdiction)
- #8. Olive Mill Road & Coast Village/N Jameson Lane/US 101 NB Ramp: LOS F in both peak hours (City of Santa Barbara, County, and Caltrans jurisdiction)
- #9. Olive Mill Road & Spring Road: LOS C in the PM peak hour
- #10. San Ysidro Road & E Valley Road: LOS C in the PM peak hour (County and Caltrans jurisdiction)

- #12. San Ysidro Road & N Jameson Lane/US 101 NB Ramps: LOS F in both the peak hours (County and Caltrans jurisdiction)

#2 Barker Pass Road & Sycamore Canyon Road

Currently, there are only stop controls on the Barker Pass Road approaches, and none on the Sycamore Canyon Road approaches. Mitigation could involve converting the intersection from a two-way stop-controlled intersection to an all-way stop-controlled intersection. With implementation of the all-way stop-control, this intersection would reduce the average vehicle delay of the intersection, with projected LOS A during both the AM and PM peak hour periods, thus mitigating the traffic impact to a less than significant level.

Although the measure would improve the operation of the intersection, it does not meet the minimum volume thresholds established by the California MUTCD (September 2006) under Section 2B.07 (Multi-way Stop Control) at this location. However, the MUTCD also includes other considerations that may trigger the need for a multi-stop control operation at this location, such as: to reduce left-turn conflicts and because of traffic operational characteristics of the intersection. Further exploration with County & Caltrans staff would be necessary to determine the feasibility of implementing the proposed mitigation measure and the possibility of the County retaining jurisdiction of this roadway.

#8 Olive Mill Road & Coast Village/N Jameson Lane/US 101 NB Ramp

The addition of a signal control at Intersection #8 intersection is proposed as the mitigation measure. This location is currently operating as an all-way stop-controlled intersection. Lane geometry would be maintained. In order for a signal control to be implemented, a combination of signal installation, detectors, and signage would be required. A signal warrant analysis was conducted for this location and resulted in satisfying the warrants during both the AM and PM peak hours.⁴⁸

#9 Olive Mill Road & Spring Road

⁴⁸ The signal warrant analysis was intended to examine the general correlation between the planned level of future build-out of the Future (2030) with MGMO and the need to install new traffic signals. It estimates future traffic compared against a sub-set of the standard traffic signal warrants recommended in the Federal Highway Administration Manual on Uniform Traffic Control Devices and associated State guidelines. This analysis should not serve as the only basis for deciding whether and when to install a signal. To reach such a decision, the full set of warrants should be investigated based on field-measured, rather than forecast, traffic data and a thorough study of traffic and roadway conditions by an experienced engineer. Furthermore, the decision to install a signal should not be based solely upon the warrants, since the installation of signals can lead to certain types of collisions. The County of Santa Barbara and the City of Santa Barbara should undertake regular monitoring of actual traffic conditions and accident data, and timely re-evaluation of the full set of warrants in order to prioritize and program intersections for signalization.

Mitigations could involve converting the intersection from a one-way stop-controlled intersection to an all-way stop-controlled intersection. This would result in all of the approaches being stop-controlled at the intersection. Currently, there are stop controls on just the Spring Road approach and Olive Mill Road is uncontrolled. With implementation of an all-way stop-control, this intersection would improve from LOS C to LOS B during both the AM and PM peak hour periods, thus mitigating the traffic impact to a less than significant level. This mitigation would require the installation of two stop signs along Olive Mill Road.

#10 San Ysidro Road & E Valley Road

Currently at Intersection #10, the eastbound approach provides one left-turn lane and a shared through/right-turn lane. With implementation of the additional eastbound turn lane, this intersection would improve to LOS B during both the AM and PM peak hour periods, thus mitigating the traffic impact to a less than significant level. Mitigation could include restriping to the westbound approach of the intersection. However, because East Valley Road is part of the SR 192, any proposed mitigation would require further exploration with the Caltrans and the County. The County may explore resuming jurisdiction over the road consistent with the Breed Act of 1932.

#12 San Ysidro Road & N Jameson Lane/US 101 NB Ramps

This location is currently operating as an all-way stop-controlled intersection. The northbound approach to the intersection could be widened to provide a left-turn and through/right lane at the intersection along with widening the westbound approach of N. Jameson Lane to provide a left-turn and through/right lane at the intersection. In order for this to be implemented, a combination of signal installation, detectors, and signage would be required along with ROW acquisition on the northeast and southeast corners of the intersection. A signal warrant analysis was conducted for this location and resulted in satisfying the warrants in the AM peak hour, and four of the five warrants in the PM peak hour.⁴⁹ As this may require additional right-of-way acquisition and encroachment to the Caltrans jurisdiction, further exploration with the Caltrans and the County would be needed. Impacts are considered significant at LOS C because the MCP criterion of LOS B is applied to this intersection since it is partially

⁴⁹ The signal warrant analysis was intended to examine the general correlation between the planned level of future build-out of the Future (2030) with MGMO Conditions and the need to install new traffic signals. It estimates future traffic compared against a sub-set of the standard traffic signal warrants recommended in the Federal Highway Administration Manual on Uniform Traffic Control Devices and associated State guidelines. This analysis should not serve as the only basis for deciding whether and when to install a signal. To reach such a decision, the full set of warrants should be investigated based on field-measured, rather than forecast, traffic data and a thorough study of traffic and roadway conditions by an experienced engineer. Furthermore, the decision to install a signal should not be based solely upon the warrants, since the installation of signals can lead to certain types of collisions. The County of Santa Barbara and the City of Santa Barbara should undertake regular monitoring of actual traffic conditions and accident data, and timely re-evaluation of the full set of warrants in order to prioritize and program intersections for signalization.

within County jurisdiction.

All of the above intersections exceed the Montecito Community Plan's acceptable LOS standards, and the impacts at all five locations are considered to **be significant and unavoidable.**

SEIR Impact-Trans-3: Future conditions under MGMO build-out would create pedestrian and bicyclist safety impacts.

Generally, pedestrians and bicyclists share the road right-of-way in Montecito with motorists. New dwellings granted MGMO allocations and permitted for construction would increase safety concerns for pedestrian and bicycles traveling along development sites areas with additional driveway cuts and right-of-way obstructions. Public Works does not have the resources to actively abate every violation in Montecito and must partially rely on coordination efforts with the Planning and Development review process. All the impacted roadways and intersections listed under SEIR Impacts-Trans 1&2 have existing or proposed bikeways. Mitigations including road widening and lane geometry alterations may affect pedestrian and bicycle circulation in these areas. With existing county policies and regulations described above, and the new mitigations below, impacts would be **significant but mitigable** with mitigation measures including point criteria changes for ROW encroachments, incorporation of pedestrian and bicycle facilities into any new roadway widening, and coordination of P&D development review process and the Road Encroachment process.

Cumulative Impacts

The analysis of traffic impacts for MGMO build-out to 2030 considers the effects of both background growth in the region as well as the projected growth in traffic under the project. Projected cumulative traffic could result in potentially significant impacts at five roadway segments and five intersections where increases in traffic would cause levels of service to exceed the acceptable levels of service required by the County of Santa Barbara and the adjacent jurisdictions. These identified roadway segment impacts and intersection impacts are the same as those identified under 2030 with MGMO. The majority of the 10 impacted segments and intersections currently carry significant amounts of regional and local traffic and currently operate at or above acceptable MCP and Caltrans standards. Only two intersections #8 and #12 do not currently operate at acceptable standards. Because the MGMO is a pacing mechanism, impacts related directly to the project would occur gradually at a measured pace. Cumulative impacts from commercial or other development would not be subject to pacing restriction and could occur in any timeframe. The Miramar Hotel Development would add 1908 ADT, 140 A.M. PHT, and 154 P.M PH and would add truck traffic during the 22 months of anticipated construction. The Miramar Addendum to 00-ND-003 did not anticipate contribution of new cumulative impacts on

transportation/circulation.

Caltrans is currently planning the South Coast 101 High Occupancy Vehicle (HOV) project on Highway 101, where Caltrans is proposing to add an HOV lane in each direction from Sycamore Creek in the City of Santa Barbara south to the Carpinteria Creek Bridge in the City of Carpinteria. Development of the initial design and preparation of environmental studies for this project have recently been initiated and release of the draft environmental document is currently scheduled for spring 2011. Current ongoing construction on the 101 plus planned projects could result in circulation impacts in Montecito as motorists detour on surface streets such as Jameson Lane and East Valley road around the construction delays.

Therefore, cumulative impacts as a result of build-out under the MGMO would be considerable. Because the MGMO is a pacing mechanism, cumulative impacts would be less severe and deferred over build-out under the “no project” alternative.

Mitigation and Residual Impact

In addition to the mitigation measures from the MCP EIR, new mitigations as a result of changed circumstances are identified below.

SEIR MM-Trans-1a: An amendment to the Montecito Community Plan should be considered to reclassify Sheffield Drive from a Secondary to Primary roadway. Classification shall only occur after an updated study is prepared following the completion of proposed Highway 101 improvements affecting Montecito.

SEIR MM-Trans-1b: Consider widening impacted roadway from 2 lanes to 3 or 4 lanes for the following segments:

Segment #4. N Jameson Lane between Santa Isabel Lane and La Vereda Road.

Segment #5. N Jameson Lane between La Vuelta Road and Arroqui Road.

Segment #6. Olive Mill Road between Olive Mill Lane and Hot Springs Road

Segment #10. Sheffield Drive between Jelinda Drive and Birnam Wood Drive

Segment #16. E Valley Road between Cota Lane and Picacho Lane.

Widening of these roads from a 2-lane roadway to a 3- or 4-lanes would improve level of service, but would be inconsistent with the current Montecito Community Plan Policy CIRC-M-2.2, and therefore widening is not a viable mitigation.

The residual impact is considered significant and unavoidable.

SEIR MM-Trans-2: Intersection traffic controls or equivalent measures for intersections.

SEIR MM-Trans-2a: Convert the following intersections to all way stop controls:
Intersection #2. Barker Pass Road & Sycamore Canyon Road
Intersection #9. Olive Mill Road & Spring Road

SEIR MM-Trans-2b: Signalize the following intersections:
Intersection #8. Olive Mill Road & Coast Village/N Jameson Lane/ US 101 NB Ramp (portion in the City of Santa Barbara and under Caltrans jurisdiction).
Intersection #12. San Ysidro Road & N Jameson Lane/US 101 NB Ramps (Caltrans).

SEIR MM-Trans-2c: Intersection #10. San Ysidro Road & E Valley Road.
Restriping the eastbound approach to the intersection of San Ysidro Road & E. Valley Road to provide one left-turn lane, one through lane, and one right-turn lane (portion under Caltrans jurisdiction).

SEIR MM-Trans-2d: MGMO Point Award Criteria shall be amended as follows:
(Roadway changes are shown in ~~strikeout~~ and bold)

7.2.3 Project demonstrates that it does not allow direct vehicular access or send measurable traffic or more of the following roadways:

1. ~~Hot Springs Road~~ **North Jameson Lane**
 2. Olive Mill Road
 3. ~~San Ysidro Road, south of East Valley intersection~~ **Sheffield Drive between Jelinda Drive and Birnam Wood Drive**
 4. East Valley Road, between ~~San Ysidro and Sheffield~~ **Cota and Picacho Lane**
- Number of points20

SEIR MM-Trans-2e: MGMO Expiration Criteria shall be amended as follows:

Traffic and Circulation: Completion of improvements to the following roadways, intersections and interchanges identified in the Montecito Growth Management Ordinance Amendments and Extension Supplemental EIR, or completion of any equivalent or more effective measures: (Roadway changes are shown in ~~strikeout~~ and bold)

ROADWAYS

- ~~Hot Springs Road, south of Sycamore Canyon Road~~ **North Jameson Lane**
- ~~San Ysidro Road, south of North Jameson Lane~~ **Sheffield Drive between Jelinda Drive and Birnam Wood Drive**
- E Valley Road between Cota Lane and Picacho Lane**
- Olive Mill Road between Olive Mill Lane and Hot Springs Road**

INTERSECTIONS

- ~~Hot Springs Road/Coast Village Road~~
- ~~Hot Springs Road/East Valley Road~~

Sycamore Canyon Road/~~East Valley Road~~ **Barker Pass Road**
 San Ysidro Road/North Jameson Lane
Olive Mill Road & Spring Road
San Ysidro Road & E Valley Road

U.S. 101 INTERCHANGES

~~Hot Springs Road~~
 Olive Mill Road
 San Ysidro Road
 Sheffield Drive-

SEIR MM-Trans-2f: Construction of the 101 improvements shall be monitored and included in the annual MGMO Board of Supervisors reports. Upon the conclusion of the Highway 101 improvements, a traffic study shall be conducted to reassess how post construction 101 improvements affect traffic in the Montecito area.

The above mitigations could partially reduce impacts resulting in a residual impact. The impact is therefore considered significant and unavoidable. A signalized intersection or roundabout at Highway 101/San Ysidro may be infeasible due to ROW constraints.

SEIR MM-Trans-3a: ~~New Point Criteria:~~ Revise the existing MGMO point assignment criteria to add a new 5 point category for sites that conform to the County’s Encroachment Policy (April 10, 2008). All zoning permits and clearances associated with granting of an allocation where points are assigned to this category shall be conditioned to reflect conformity with this policy.

SEIR MM-Trans-3b: ~~Point Criteria Adjustment:~~ Amend the existing MGMO Ordinance as follows: (mitigation changes shown in bold)

7.2.11 **Dedicated pedestrian pathways, and** public hiking and/or equestrian trail(s) acceptable to the County and consistent with community plans is/are offered as part of the application for point assignment and allocation for dedication to the County.
 Points awarded20

The above mitigations would reduce impacts resulting in a less than significant residual impact to pedestrian and bicycle circulation. The impact is therefore considered significant but mitigable.

Plan Requirements/Monitoring

As part of the required yearly status reports to the Board of Supervisors, planning staff shall monitor the expiration criteria and infrastructure status. – Zoning permits and clearances related to allocations granted through the MGMO shall require conformance with the MGMO Point Assignment.

4.16 WATER RESOURCES/FLOODING

This section addresses potential impacts to water supply as well as public water systems.

4.16.1 FLOODING, DRAINAGE, AND WATER QUALITY

Environmental Setting

The Montecito Planning Area has a history of flooding along several of its creeks during heavy storms. High intensity storms cause rapid accumulation of runoff in the steep canyons above the residential areas, especially when exacerbated by wildfire denudation of the hillsides. Flooding of the creeks in the flatter alluvial plain below has occurred in several historic floods over the last century. Montecito's drainage system is a combination of berms, channels, creeks and culverts which were built piecemeal in the first half of the century.

Regulatory Setting

Flooding and Drainage

Comprehensive Plan: Comprehensive Plan Land Use Element Flood Hazard Area Policies and Environmental Resources Management Element policies encourage avoidance of development in areas where potentially significant flooding activities occur. They also require measures to offset the effects of flooding hazards in the event that development cannot avoid these areas.

Santa Barbara County Flood Control District: The Santa Barbara County Flood Control District establishes and maintains standards for evaluating potential flood hazards. Generally, all structures proposed within the 100-year flood plain area as defined by the Federal Emergency Management Act (FEMA) maps are considered susceptible to potentially damaging floods. The Flood Control District applies standard measures including building setbacks and raising of finished floor elevations two feet above the maximum 100-year base flood elevation which are applied during permit review.

Montecito Community Plan: Because of the history of flooding in Montecito, the following Policies were developed or included in the plan as mitigation from the MCP EIR:

Policy FD-M-1.1: In order to prevent hillside erosion, removal of vegetation on slopes 20 percent or greater shall be limited to that necessary for fire protection and for reasonable development of the parcel.

Policy FD-M-2.1: Development shall be designed to minimize the threat of on-site and

downstream flood potential and to allow recharge of the groundwater basin to the maximum extent feasible.

Policy FD-M-2.2: New development shall be located in a manner that minimizes the need for flood control measures.

Policy FD-M-4.1: Flood control activities shall protect lives and property while being conducted according to the least environmentally damaging methods.

Policy FD-M-4.3: Canopies of riparian vegetation shall be protected and enhanced during flood control activities.

Policy FD-M-4.4: When flood control maintenance is required, a maintenance access road shall be limited to one side only and to the minimum width feasible. An emergency access road may be permitted on the opposite side when the riparian habitat is maintained to the greatest degree feasible.

Policy FD-M-4.5: The County shall strive to ensure through public and private projects that adequate drainage is provided to minimize existing community-wide flooding and drainage problems.

Action FD-M-4.5.1: When funding is available, the County Flood Control District shall prepare a Master Drainage Plan for Montecito to determine where additional drainage infrastructure is needed, and set priorities for improvement projects. The Master Drainage Plan shall include a funding mechanism for the improvements identified.

Action FD-M-4.5.2: The County shall require that all new development projects that require improvements located in the Montecito area contribute their fair share of the improvement costs as outlined in the Master Drainage Plan when adopted.

Development Standard FD-M-4.5.1: For any new development where the building site would be subject to adverse drainage impacts from surrounding properties, or which would create offsite drainage impacts, an onsite drainage system shall be designed by a registered civil engineer and approved by the County Flood Control District to intercept drainage (e.g., perimeter troughs and/or drain inlets) and to safely deliver this runoff to the nearest public drainage (as determined by the County Flood Control District).

Development Standard FD-M-4.5.2: For any proposed new development which would be constructed prior to the emplacement of Master Drainage Plan improvements to serve the project, the developer shall be responsible for constructing certain drainage system elements in order to control project runoff.

Policy FD-M-4.6: Other than projects that are currently approved and/or funded, no

further concrete channelization or major alterations of streams shall be permitted.

Water Quality

Comprehensive Plan: Policies regarding the protection of water quality in the unincorporated areas of Santa Barbara County are provided in the Comprehensive Plan Land Use Element, various community plans, and the Local Coastal Plan. The overarching policy which applies to both construction and post-construction is Land Use Element Hillside and Watershed Protection Policy 7 and Coastal Land Use Plan Policy 3-19, which states:

Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Santa Barbara County Flood Control District: The Flood Control District operates under the regulatory authority of County Ordinance No. 3095 and Ordinance No. 3898. Ordinance No. 3095 requires mitigation for any development within 50 feet of the top of bank of any watercourse. Ordinance No. 3898 requires the finished floor elevation of all habitable structures to be a minimum of two feet above the 100-year flood elevation. A floodway is the area of a channel or river which must be kept in an unobstructed condition in order to convey a 100-year flow without increasing flood elevations more than one foot. The floodway and floodplain are both defined on FEMA Flood Insurance Rate Maps (FIRM).

Santa Barbara County Environmental Health Services: Through a memorandum of understanding with the Regional Board, on-site sewage disposal systems in Santa Barbara County are regulated by the County Public Health Department, Environment Health Services Division (EHS). Regulations for onsite systems are contained in the County Wastewater Ordinance which sets forth specific requirements related to: permitting and inspection of onsite systems; septic tank design and construction; drywell and disposal field requirements; and servicing, inspection, reporting and upgrade requirements. Standards pertaining to system sizing and construction are contained in the California (Uniform) Plumbing Code.

Santa Barbara County, Environmental Health Services (EHS) Onsite Wastewater Treatment System (OWTS) Program is responsible for protecting public health and the environment from the potential adverse health and environmental impacts associated with on-site individual sewage disposal systems. This agency reviews septic system design proposals and septic system design criteria, and inspects new septic system construction and repair of existing systems to determine conformance with applicable codes. Santa Barbara County septic system requirements provide for the use of conventional systems including septic tanks for treatment and leachlines or drywells for

disposal. Hollow “seepage pits” have been prohibited since 1999.

Federal Regulations: The Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act or CWA) requires that discharges do not substantially degrade the physical, chemical or biological integrity of the nation’s waters. Specifically Section 402 established the National Pollutant Discharge Elimination System (NPDES) regulations for wastewater and other pollutant discharges. Congress amended the CWA in 1987 to require the implementation of a two-phased program to address storm water discharges. Phase I, promulgated by the U.S. Environmental Protection Agency (EPA) in November 1990, requires NPDES permits for storm water discharges from municipal separate storm sewer systems (MS4s) serving populations of 100,000 or greater, construction sites disturbing greater than five acres of land, and ten categories of industrial activities.

Despite the comprehensiveness of the NPDES Phase I program, the EPA recognized that smaller construction projects and small municipal separate storm sewers (MS4s) were also contributing substantially to pollutant discharges nationwide. Therefore, in order to further improve storm water quality, the EPA promulgated the NPDES Phase II program (*Federal Register* Vol. 64, No. 235, December 8, 1999). The Phase II regulations became effective on February 7, 2000, and require NPDES permits for storm water discharges from regulated small MS4s and for construction sites disturbing more than 1 acre of land. The Phase II regulations published by the EPA designated the urbanized areas of Santa Barbara County as a regulated small MS4.

In addition, Section 401 and 404 of the Clean Water Act established regulations for the discharge of dredged or fill material into waters of the United States and water quality impacts associated with these discharges. In California, the Porter-Cologne Water Quality Control Act establishes waste discharge standards pursuant to the Federal NPDES program, and the state has the authority to issue NPDES permits to individuals, businesses, and municipalities.

Environmental Thresholds

MCP EIR: The MCP EIR identified significant flooding and drainage impacts that would occur if structures are proposed within the 100-year flood inundation area as defined by FEMA maps.

Thresholds Manual: The Thresholds Manual identifies a significant water quality impact if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;

- Increases the amount of impervious surfaces on a site by 25 percent or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses of a receiving waterbody;
- Results in a discharge of pollutants into an "impaired" waterbody that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Projects that are not specifically identified on the above list or are located outside of the "urbanized areas" may also have a project-specific storm water quality impact. Storm water quality impacts associated with these projects must be evaluated on a project by project basis for a determination of significance. The potential impacts of these projects should be determined in consultation with the County Water Agency, Flood Control Division, and RWQCB.

All projects determined to have a potentially significant storm water quality impact must prepare and implement a Storm Water Quality Management Plan (SWQMP) to reduce the impact to the maximum extent practicable. Implementation of best management practices identified in the SWQMP will generally be considered to reduce the storm water quality impact to a less than significant level.

The following land uses and projects are generally presumed to have a less than significant project-specific water quality impact. These include:

- Redevelopment projects that do not increase the amount of impervious surfaces on the site nor change the land use or potential pollutants;
- New development and redevelopment projects that incorporate into the project design construction BMPs for erosion, sediment and construction waste control and incorporate post-construction BMPs to protect sensitive riparian or wetland resources, reduce the quantity of runoff, and treat runoff generated by the project to pre-project levels;

- Lot line adjustments that do not alter the development potential of the lots involved;
- Development of a single family dwelling (and associated accessory uses including but not limited to roads and driveways, septic systems, guesthouse, pool, etc.) disturbing less than one acre on an existing legal lot.

Impact Discussion

MCP EIR

The MCP EIR (pp. 5-129 to 5-136) identified potentially significant impacts relating to potential development in the 100-year flood zone, degradation of downstream drainage, and increased storm runoff impacting inadequate storm drainage systems. The EIR identified five mitigation measures that would partially mitigate the above impact and were adopted into the Plan as policies, actions and development standards as discussed above.

The MCP EIR considered the addition of private septic systems potentially impacting local water quality to be a potentially significant impact Class I impact (page 5-71). The EIR identified no feasible mitigation measures to avoid, substantially reduce, or minimize septic system impacts.

The Board of Supervisors found that although the impacts would be potentially significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, and other considerations.

MGMO Provisions

As amended, the MGMO point assignment criteria would provide 5 points for projects located outside the 100 year floodplain. The ordinance would continue to provide 5 points for connection to the Montecito Sanitary District and 5 points for septic systems in soils types with a less than moderate restriction for sanitary facilities.

Flooding and Drainage

The extension of the MGMO would pace new dwelling development, with the point assignment reflecting preference for development outside the flood plain; however, development could still occur within the 100 year flood zone. Therefore the project would not affect the severity of impacts analyzed under the MCP EIR and impacts would remain **significant and unavoidable**.

Storm Water Pollutants and Surface Water Pollution

The project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff, through activity that could involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. However, the project would be expected to generate only minor amounts of storm

water pollutants. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard.

The Regional Water Quality Control Board has also identified that the quality of several important recreational water bodies and water supplies have been impaired. The list of impaired water bodies and their pollutants of concern is the basis for setting priorities for the improvement of water quality. No identified impaired water segments currently exist in Montecito.⁵⁰

As identified in the MCP EIR, impacts would remain **significant and unavoidable**. The MGMO would not increase the severity of impacts.

Cumulative Impacts

Cumulative impacts to flooding and water quality would remain significant as identified in the MCP EIR.

Mitigation/Residual Impact and Plan Requirements/Monitoring

New dwelling development would continue to be subject to the MCP EIR mitigations, MGMO point assignment criteria, and existing regulations. No new mitigation or monitoring is required because no new impacts were identified.

⁵⁰http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r3_06_303d_reqtmdls.pdf

4.16.2 GROUNDWATER BASIN

Environmental Setting

The groundwater setting was described in the MCP EIR. The usable capacity (versus safe yield) of the four combined groundwater basins is approximately 16,000 acre-feet.⁵¹ The Montecito Water District estimates the safe yield of the Montecito and Toro Canyon⁵² basins to be approximately 1,650 AFY⁵³ for private and District pumpage.

Regulatory Setting:

Private Water Facilities: The Montecito Land Use and Development Code and Article II contain the following provisions related to groundwater:

35.430.100.D.3(a): The long-term integrity of groundwater basins or sub-basins located wholly within the Coastal Zone shall be protected. To this end, the safe yield as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and any other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded, but in no case shall any existing lawful lot be denied development of one one-family residence. This standard shall not apply to appropriators or overlying property owners who wish to develop their property using water to which they are legally entitled pursuant to an adjudication of their water rights.

35.430.100.D.3(e): Within Urban areas designated on the Comprehensive Plan maps, new development other than that for agricultural purposes shall be served by the appropriate public sewer and water district or an existing mutual water company, if such service is available.

AB 3030: Groundwater Basin Monitoring: Enacted in 1992, the law allows local agencies, with public involvement, to prepare, adopt, and enforce groundwater management plans for the protection of groundwater. As the overlying water purveyor, MWD, in accordance with Assembly Bill 3030, manages the groundwater basin within its service area and has adopted a groundwater management plan. MWD performs bi-annual groundwater management surveys by recording water levels in water wells located throughout its service boundary. Data collected in the survey is

⁵¹ MCP EIR pg. 5-144

⁵² partially located in the plan area

⁵³ Hoover and Associates, 1980

analyzed and published with a report to the District’s Board of Directors and those well owners participating in the groundwater survey program. Currently there are 62 wells in the District’s bi-annual monitoring program.

Environmental Thresholds

Groundwater

MCP EIR: The threshold of significance for groundwater is the point at which a project’s estimated contribution to the overuse of groundwater in an alluvial basin or other aquifer is considered significantly adverse.

Thresholds Manual: In 1992, the Thresholds Manual identified the Montecito Groundwater Basin as in a state of overcommitment by approximately 473 AFY and set an impact threshold of four AFY.

Impact Discussion

MCP EIR

Groundwater supplies were evaluated in Section 5.14, *Water Resources*, in the MCP EIR. Impacts to water resources in the MCP EIR were considered less than significant (Class II).

Groundwater Extraction

Not all parcels within the Montecito area are currently served by the District. Groundwater is also used for landscaping or agricultural uses on parcels with wells that are connected to the District for potable water. An unknown number of private wells, estimated to be over a hundred, serve agricultural parcels or are used for supplement residential landscaping. Neither County EHS nor MWD have production data for these private wells. The amount of groundwater pumped by each of these private well owners is not accurately known, but is estimated to range between 700-1000 AFY depending on rainfall for that particular year.⁵⁴

Table 4.16.2-1: Montecito Groundwater Supply and Withdrawal in Acre Feet/Year (AFY)			
Montecito Basin Safe Yield ⁵⁵	MWD Withdrawal projection ⁵⁶	Private Well Estimates	Total Pumpage
1,650 AFY	250300-400350 AFY	700-1000 AFY	9501000-1400350 AFY

⁵⁴ Urban Water Management Plan Update 2005

⁵⁵ Urban Water Management Plan Update 2005

⁵⁶ Personal Communication with Tom Mosby, May 12, 2010

Since 1996 the primary source of water delivery to the area has been the State Water Project, not groundwater. As a result, the volume of groundwater extracted annually does not exceed its safe yield, and this basin is not in overdraft or over-commitment. In the event the MWD would need to supplement its supplies with additional groundwater or if the area experienced a substantial increase in private pumpage, ground water supplies would need to be monitored to assure that the basin would not reach a level of over-commitment or overdraft. Impacts would remain less than significant (Class II) as identified in the MCP EIR.

Ground Water Quality

Existing County policy requires that new development in urban areas (other than that for agricultural purposes) shall be serviced by the appropriate water district if such service is available.⁵⁷ Private water wells require a permit from Environmental Health Services whereby the suitability of such use is determined on a case-by-case basis. Therefore, build-out of the project area would not alter the direction or rate of flow of groundwater or change the quantity of groundwater, or cause a substantial degradation in groundwater quality. **No impact** would occur.

Cumulative Impacts

Cumulative impacts would not be considerable.

Mitigation/Residual Impact and Plan Requirements/Monitoring

No new mitigation or monitoring is required because no new impacts were identified. Development affecting groundwater would continue to be subject to existing regulations and monitoring programs.

⁵⁷ Montecito County Land Use and Development Code, Section 35.430.100.

4.16.3 WATER SERVICE

Existing Setting

Jurisdiction

Montecito Water District (MWD) is the water service provider to the Montecito, Summerland, the Coast Village Road area in the City of Santa Barbara, and a portion of the Toro Canyon planning areas encompassing 15.3 square miles, or 9,225 acres.⁵⁸ The District was incorporated on November 10, 1921 and was formed for the purposes of furnishing potable water within the District and operates under the California Department of Public Health identification number 421007.

For planning purposes the District presently estimates a population of 13,500 (including Montecito, Summerland, and portions of Toro Canyon and the City of Santa Barbara) within its service boundary and currently (as of May 1, 2010) provides water service to approximately 4,362 accounts of varying classifications as shown in the table below.

Classification	Accounts/Customers	Account Total %
Single Family Residential	4,114	94.3
Multi Family Residential	49	1.1
Institution	55	1.26
Commercial	107	2.45
Agriculture	37	.85
Total	4,362	100

The Montecito Planning Area (MPA) consists of approximately 78% of the District accounts and approximately 65% of its acreage.

The District was enlarged in December 1995 when the Summerland Water District was formally dissolved and merged with the Montecito Water District. With the merger and consolidation, the District added approximately 757 acres to its service boundary and 487 water connections. The merger also provided the District with the water supplies of the Summerland Water District.

Land and Land Use: The number of Montecito parcels (3322) receiving District water has increased by approximately 122 as compared to the MCP EIR at the time of adoption of the Community Plan (MCP EIR page 5-145).

⁵⁸ Service boundary and parcel analysis prepared by Martin, Northart and Spencer, July 2003

Table 4.16.3-2: MWD Estimated Acreage and Parcels		
Planning Area	Est. Acreage	Est. Number of Parcels
Montecito	5,828	3,322
Summerland	1,126	461
Toro Canyon	2,271	493
Total	9,225	4,276

Source: MWD

It is estimated that approximately 2% of the District’s total acreage is commercial with 740 acres designated and used as agriculture. The remaining 90% of the service boundary acreage is residential.

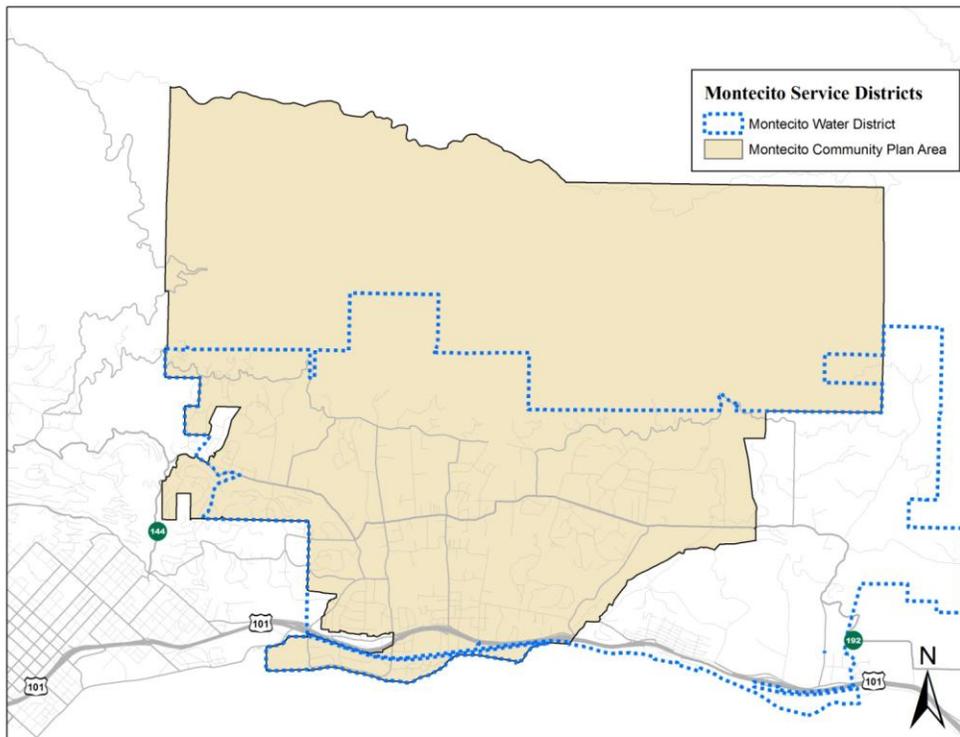


Figure 4.16.3-1: Montecito Water District and Community Plan Boundaries

Facilities and Infrastructure

With the exception of a small number of residents who own private wells or are served by private water companies, the MWD provides water service to most water users within its boundaries. The District’s water service to customers is either gravity fed with a series of pressure zones controlled by pressure regulating stations, or pumped from the Cachuma Project South Coast Conduit (SCC). The distribution system is comprised of over 105 miles of pipelines ranging in size from four inches to 16 inches in diameter. In connection to the service area distribution system, the District operates ten SCC lateral turnouts which include three major pump stations for the delivery of up to 80% of the District’s water supply on any given day. The District also operates three smaller pump stations within its distribution system at three of its reservoirs for the

delivery of water to a small number of properties not able to be served by the District's potable water storage reservoirs and Highline transmission water main. The Highline traverses the coastal foothills from upper Toro Canyon to just west of Coyote Road, above East Mountain Drive.

The District also owns, operates and maintains nine potable water reservoirs ranging in individual capacities from 0.26 million gallons to 3.38 million gallons of water, with an overall storage capacity of 10.62 million gallons of water. In addition to the owned and operated District water storage reservoirs, the District is also served by the Cachuma Project 21 million gallon (MG) Ortega Reservoir, strategically located at the high point of Ortega Ridge Road within land owned by the United States Bureau of Reclamation (USBR).

The District-owned and operated reservoirs are generally connected to the Highline, with a hydraulic gradeline defined by three distinct geographical and topographical locations. The hydraulic gradeline establishes the available water system pressure for properties located above the Highline. Not all properties within the District service area above the Highline can be served by the District due to hydraulic pressure limitations. All properties located at an elevation above 900 feet MSL must be reviewed by the District for water service.

Water Treatment

All water delivered to customers is governed by the California Department of Public Health (CDPH) Surface Water Treatment Rule which requires water quality to meet specific State and Federal standards. For the District's Jameson Lake surface water supply, two water treatment plants were built by the District in 1992. The Bella Vista Treatment Plant (BVTP) located above the intersection of Ladera Lane and Bella Vista Drive is the larger of the two plants and provides the District with a nominal production capacity of 2.2 MGD. The Doulton Treatment Plant with a nominal production capacity of 0.15 MGD serves the upper portion of Toro Canyon.

For the District's Cachuma Project surface water supply (including State Water delivered to Lake Cachuma), the District entered into a joint powers agreement with the City of Santa Barbara in 1978 for the construction, operation and maintenance of the Cater Water Treatment Plant, a regional water treatment facility serving the City of Santa Barbara, the Carpinteria Valley Water District and the Montecito Water District. The Cater Water Treatment Plant has a production capacity of 37 MGD and is owned and operated by the City of Santa Barbara. The District has a 20% interest in the Cater facility which provides water deliveries on a daily basis to meet customer usage at all demand levels. Treated water from the Cater facility is delivered to Montecito through the Cachuma Project SCC operated by the Cachuma Operation and Maintenance Board (COMB).

Existing Water Supply Sources

The District generally obtains its water supplies from the United States Bureau of Reclamation's (USBR) Cachuma Project, Jameson Lake, Doulton Tunnel and ground water, owned, operated and maintained by the District, and the water supply entitlement from the more recently acquired State Water Project ("SWP"), owned and operated by the Central Coast Water Authority.

Cachuma Project Water: The USBR constructed the Cachuma Project on the Santa Ynez River in the 1950s. The MWD, along with the City of Santa Barbara, the Goleta Water District (GWD) and the Carpinteria Valley Water District (CVWD) (the four South Cost Water agencies), and the Santa Ynez River Water Conservation District Improvement District No. 1 (ID1) (collectivity referred to as member units (MUs)) purchased water entitlements pursuant to an agreement in 1949 by and between the USBR and the Santa Barbara County Water Agency. Currently the four five-south coast MUs water purveyors take water deliveries from Lake Cachuma with ID1 obtaining its water deliveries from the State Water Project by exchanging its Cachuma Water entitlement for State water entitlements from the four south coast water agencies. : ~~(1) Montecito Water District, (2) the City of Santa Barbara, (3) Carpinteria Valley Water District, (4) Goleta Water District (collectively referred to as the Cachuma Member Units and represented by the Cachuma Conservation Release Board, or CCRB), and (5) Santa Ynez River Water Conservation District Improvement District No. 1.~~

The MWD's contractual share of Cachuma Project water entitlement is 10.31%, which, on a long-term average basis, equates to approximately 2,651 acre-feet of water per year. The 2,651 acre-feet entitlement includes the addition of 321 acre-feet of Cachuma Project water from the Summerland Water District, acquired by MWD when the two districts merged.

The 2007 Zaca Fire affected the Cachuma Lake watershed; the complete scope of the impacts will not be known for years. Fire impacts to the reservoir include algae growth, organic carbon (which creates pollutants when combined with chlorine), and accelerated siltation. Lake Cachuma originally had a capacity of 205,000-acre feet, which has been reduced to approximately 190,000 acre-feet because of the accumulation of silt in the reservoir.

It is anticipated that additional release requirements on Cachuma Project operations will be imposed by the State Water Resources Control Board (SWRCB), further restricting the Cachuma Project water source. In 2000 and 2003, the SWRCB conducted hearings to determine whether to modify the Cachuma Project permit conditions and the operation of Bradbury Dam. The hearings considered the incorporation of protective management actions for steelhead trout, addressed in the National Marine Fisheries Service Cachuma Project Biological Opinion, including downstream flow requirements and water releases to maintain and improve the habitat of the steelhead trout listed as an endangered species in 1997. The hearings also considered the Lower Santa Ynez River Fish Management Plan, Cachuma Project Settlement Agreement, Statement of Agreement with Santa Barbara

County, Cachuma Project water supply and hydrology and additional steelhead restoration activities. A draft Environmental Impact Report (EIR) by the SWRCB with respect to these matters was issued in 2003 and a revised draft EIR was issued in 2007. A final EIR with respect to Cachuma Project operations is expected in late 2010.

Jameson Lake: The MWD diverts water from the upper portion of the Santa Ynez River at Jameson Lake (Juncal Dam, State ID No. 37-2) and infiltration water from the Doulton Tunnel pursuant to the rights granted in the related actions in Gin S. Chow, et al. v. City of Santa Barbara and Montecito Water District, Case No. 19188 (Superior Court, Santa Barbara County, 1930). District water rights on the Santa Ynez River were again affirmed in Stephen Jordan et al. vs. City of Santa Barbara, et al.⁵⁹ The District is permitted to divert up to 2,000 acre-feet of water annually from Jameson Lake with diversions governed by a safe yield rule curve which is a function of lake water elevation. The original capacity of Jameson Lake in 1930 was estimated at 7,500 acre-feet. Through 80 years of siltation from the 13 square miles of watershed, the estimated current capacity of Jameson Lake is approximately 5,200 acre-feet.

Fox and Alder Creeks: Alder and Fox Creeks are Santa Ynez River tributary water diversions that are operated by the MWD District within the permitting guidelines of the US Forest Service. With the adoption of the endangered species act, these tributary diversions, located on US Forest Service lands underwent structural modifications in 1995 to provide a live stream flow. The modifications to the diversions have resulted in a passive flow operation; diversion amounts augment MWD's water supply but have been significantly curtailed since the structural modifications were made. Prior to the modifications the creeks provided MWD with 395 AFY which are diverted into the MWD supply providing 245 and 150 AFY respectively.

Doulton Tunnel: The 2.2 mile long Doulton Tunnel, the delivery conduit of Jameson Lake water through the coastal section of the Santa Ynez Mountains, was constructed by the District between 1924 and 1928. Additional water is collected in Doulton Tunnel via tunnel infiltration, with the long-term average yield calculated at about 350 acre-feet annually.

Groundwater Basin: The MWD pumps between an estimated 250-400 acre-feet of groundwater per year from the Montecito Basin. Entitlements to groundwater in the Montecito Basin have not been adjudicated. The MWD estimates the safe yield of the Montecito Basin to be approximately 1,650 acre-feet. The other groundwater users in the Montecito Basin include several hundred private well owners. The amount of groundwater pumped by each of these private well owners is not accurately known by the District; however, as discussed under section 4.16.2, *Groundwater Basin*, MWD is the State appointed groundwater basin manager and has prepared a Groundwater Basin Management Plan which includes the bi-annual monitoring of groundwater elevations

⁵⁹ Case No. SMO72350, Superior Court, Santa Barbara County, 1994

throughout the District's service boundary. The management plan provides for a collaborative relationship between the District and a select number of well operators that provides data for determining the groundwater supply condition compared to those conditions in times of drought. Based on collected data, the District is of the opinion that the aggregate pumping (including District pumping) is within the basin's calculated safe annual yield.⁶⁰

State Water: On June 4, 1991 District voters approved participation in the California State Water Project (SWP). The District originally contracted for 2,700 acre-feet of "Table A"⁶¹ water from the SWP pursuant to a Water Supply Agreement with the Central Coast Water Authority (CCWA), the joint powers authority managing the SWP central coast water conveyance facilities. With the consolidation with the Summerland Water District, the District's SWP entitlement increased from 2,700 acre-feet to 3,000 acre-feet. In addition to the 3,000 acre-feet of Table A water the District purchased 300 acre-feet of "drought buffer" for a total SWP water entitlement of 3,300 acre-feet. The District's Table A entitlement is equivalent to 9.5% of the central coast SWP. This water supply has in recent years been subject to environmental challenges and climate changes that have caused a reduction in the projected annual allocation established by the Department of Water Resources. For water supply management purposes the District has set the estimated annual "Table A" allocation between 10% (330 acre feet) and 40% (1,320 acre feet) of its entitlement. Not included in the estimated annual SWP allocation is the ability of the District to participate in dry year water purchase programs with other SWP contractors which makes available additional State Water above and beyond allocations established by Department of Water Resources (DWR).

Montecito State Water History

In 1991, local total water supplies to the planning area from all sources totaled approximately 5,080 acre-feet/year (exclusive of the MWD obligation to the City of Santa Barbara). At the time of the original adoption of the MGMO, state water had not yet arrived, the water basin was in a state of over-commitment, and a MWD moratorium was in effect. By 1996, the MWD began receiving its contracted water supplies from the State Water Project and the water moratorium was lifted. At that time the planning area was considered in a state of surplus, exceeding the MGMO water criterion of 439 AFY over 1991 supplies, cited above (i.e., exceeding $5,080 + 439 = 5,519$ AFY).

Delta Smelt Decision

In August 2007, U.S. District Judge Oliver Wanger ordered a major decrease in the amount of water pumped out of the Sacramento/San Joaquin Delta. The ruling came in a suit

⁶⁰ Tom Mosby, MWD May 2010.

⁶¹ The SWP contract sets the maximum amount a project contractor is entitled to request each year, which is referred to as the "Table A" amount.

involving the endangered Delta smelt. The decision has resulted in a 30 percent reduction (and potentially as much as 50 percent in some dry years) in SWP deliveries to entities south of the Delta until improvements are in place.

Persistent 2010 spring storms will allow DWR to increase its 2010/2011 allocation of State Water Project deliveries to 40% from the originally estimated 5%.⁶² In 2009, the State Water Project actual delivery was 40% of customer requests. The average of State Water project deliveries over the past 10 years is 68 percent of the amount requested by the 29 public agencies with long-term contracts to buy SWP water.⁶³ Storage in the Project's main reservoir (Lake Oroville in Butte County) remains below average.

Long-term Supply

In the long-term, key considerations in planning for the state's future water management include:

- **Climate Change:** The timing and quantity of available water supplies in the coming decades may be less predictable due to changing climatic conditions.⁶⁴ Issues include:
 - Sea level rise
 - Reduced snowpack
 - Changes in river flows
 - Changes in precipitation leading to droughts
 - Increased flooding risk and associated damages to infrastructure
 - Increased fires and related water impacts
- Long term drought.
- Existing infrastructure deficiencies.
- Colorado River allocation disputes and litigation and reductions in Owens River supply to the City of Los Angeles.
- Restrictions on SWP and CVP operations due to state and federal biological opinions to protect endangered fish such as delta smelt and spring-run salmon.
- The vulnerability of Delta levees to failure due to floods and earthquakes.
- Projected Statewide population increase.

The combined net effect of these changes on water supply is uncertain.

Dry Year Purchase Program: the State of California currently is in a drought condition and a long-term water supply and demand issue was recently identified by the MWD.⁶⁵

⁶² California Department of Water Resources
(<http://www.water.ca.gov/news/newsreleases/2010/04012010allocationupdate.pdf>)

⁶³ California Department of Water Resources
(<http://www.water.ca.gov/news/newsreleases/2010/04012010allocationupdate.pdf>)

⁶⁴ California Department of Water Resources 2008

⁶⁵ July 30, 2008. Tom Mosby. Letter from Montecito Water District to David Ward, County of Santa

To address this issue and improve water supply and demand the MWD purchased and took delivery of 1,400 acre-feet of supplemental water from the State Water Project through the San Luis Obispo Dry Year Water Purchase Program.⁶⁶ Acquisition of supplemental State Water, through the District's State Water joint powers agency, Central Coast Water Authority (CCWA) is how MWD is currently meeting the customer demand levels. Water available for purchase from other jurisdictions varies from year to year depending on the market and availability.

Loss and Obligations: The District is also required to provide 300 AF of water to the City of Santa Barbara as part of the 1920s water rights and purchase agreement. Unaccounted water, including water loss and accuracy differences between the larger water production meters and the smaller customer meters, is estimated to be about 485 acre feet.

Long Term Plans

The MWD's long-term planning for available water supply assumes that water consumption levels will be held at about 5,800 acre-feet per year. The 5,800 acre-feet consumption level requires a minimum water supply of about 6,500 acre-feet annually, as shown in table 4.16-3. The MWD currently purchases additional water supplies from State Water contractors with the supplemental supplies stored for use during reoccurring droughts.

Table 4.16.3-3: District-wide Estimated Available Long Term Water Supply	
District-wide Est. Available Long Term Water Supply	AF
Cachuma Project Water from the United States (Cachuma Project)	2,650 4
Jameson Lake, Fox and Alder Creeks	1,800
Doulton Tunnel	350
Groundwater Basin	380 400
State Water Project (40% allocation)	1,320
Water Production (w/o supplemental supplies)	6,520 00
Total Water Production minus with loss and obligation ⁶⁷	572 015
State Water supplemental supplies	As needed

Source: MWD

~~As discussed below under regulatory setting, The Safe Clean and Reliable Drinking Water Supply Act of 2010 is a \$11.1 billion bond measure that will be on the November~~

Barbara Planning & Development.

⁶⁶ November 13, 2008. Tom Mosby, General Manager, Montecito Water District. Communication with Planner Julie Harris

⁶⁷ 300 AFY for the City of Santa Barbara and ~~between 8-10% (400 AFY)~~⁸⁵ accounting for loss. MWD, May 2010

2010 ballot. This would be final step in a series of water legislation passed last fall to strengthen the Sacramento-San Joaquin River Delta (See section 4.3.2 below).

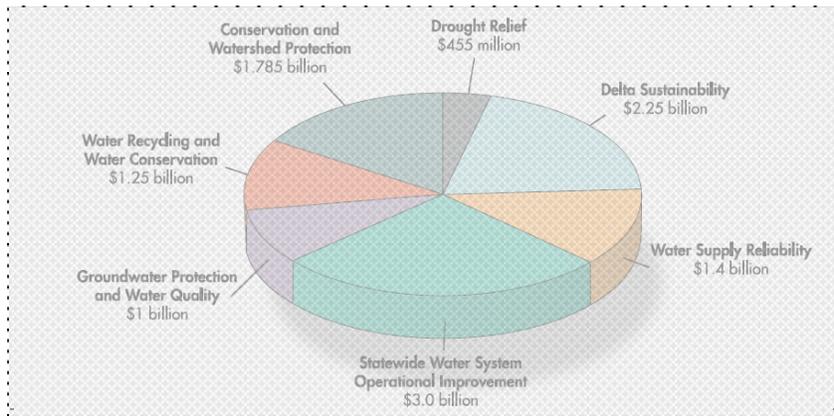


Figure 4.16.3 2. Courtesy DWR.

Water Use

Throughout its history, the MWD has been faced with periodic water shortages. due to continuing development within its service area. Water shortages in the early 1970s were severe enough that the MWD had to declare a water shortage emergency and suspended the issuance of new water services for over two decades. A severe extended drought occurred between 1989 and 1991 which led to the community’s support in voting in State Water to the South Coast. Up until the addition of State Water, and prior to the MWD’s expansion, the MWD’s local water supplies provided approximately 5,080 acre-feet, which, in the long term, was determined to be inadequate to meet customer water demand. State Water deliveries began in 1996, providing a new water supply needed to restore water supply and demand balance.

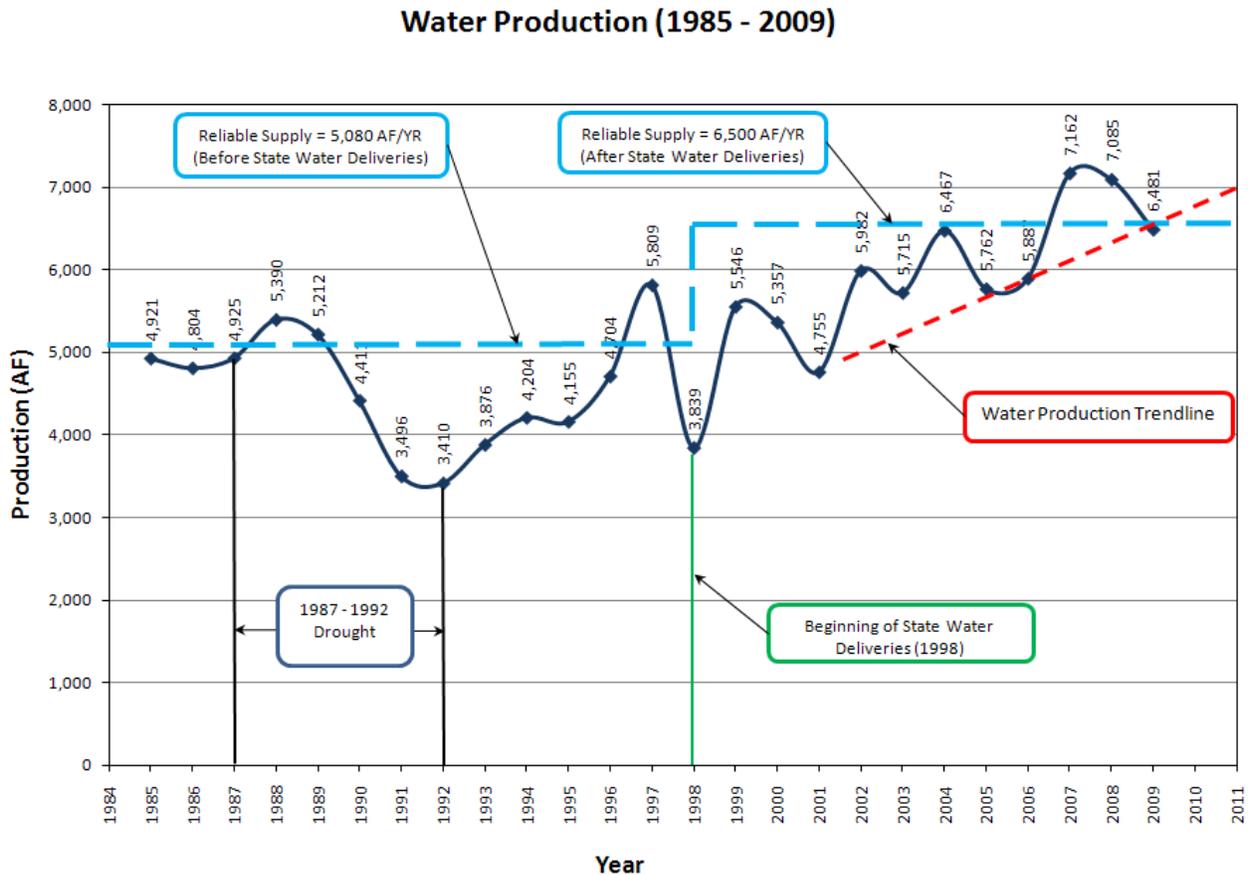


Figure 4.16.3-23: Historic Water Production⁶⁸

The information above also illustrates a worst-case scenario that occurred in drought period 1987-1992. Water supplies at that time consisted essentially of the Cachuma Project and Jameson Lake. Each of these surface water supplies were seriously depleted with a 20% reduction in deliveries. During the drought, the MWD adjusted water rates and allocations, including implementing a stringent incline block rate structure, which successfully reduced water consumption by about 40%. Also shown is the addition of State Water to the District’s water supply portfolio in 1996. For planning purposes, the State Water supply after 1996 added 1,320 acre-feet which is 40% of the District’s entitlement.

The District reviewed its water supply portfolio in 2005 and published a *Water Supply Optimization Plan* detailing the increasing trend in water demand and its effect on the

⁶⁸ Information provided by MWD. Water production is defined as the water needed to satisfy MWD’s needs, which includes 300 AFY transfer to the City of Santa Barbara and unaccounted for water which can range from 8-10% on an annual basis. For example, a year where customers use 5,800 acre feet of water, you add about 525 acre feet for unaccounted and 300 acre feet for the City. Customer usage is lower than water production. Because of this supply and demand discrepancy can cause confusion, MWD uses water production as measurement and planning tool

District’s long term available water supply.⁶⁹ The results of the study showed that, unless proactive water conservation measures were implemented or the MWD established a long-term water supply bank outside of its service area, the MWD would experience water shortages if water consumption levels exceeded 6,000 acre-feet per year on a regular basis along with reoccurring drought conditions. The report summarized the long term available water supply would be able to meet customer demand levels if annual consumption levels could be held to about 5,800 acre-feet. District water supply and demand remained in balance until the 2006/07 fiscal year when the south coast experienced the first of several successive years of below-average rainfall, leading to high customer usage over both the winter and summer months. As shown in Figure 4.16.3-2, the graph, *Water Supply vs. Customer Usage Water Year 2007-2008*, above, the available local and imported State water supplies were again insufficient to meet customer water demand which exceeded 6,500 acre-feet in 07/08 requiring the District to participate in the State Water dry year water purchase program, which provided supplemental water at a high price.

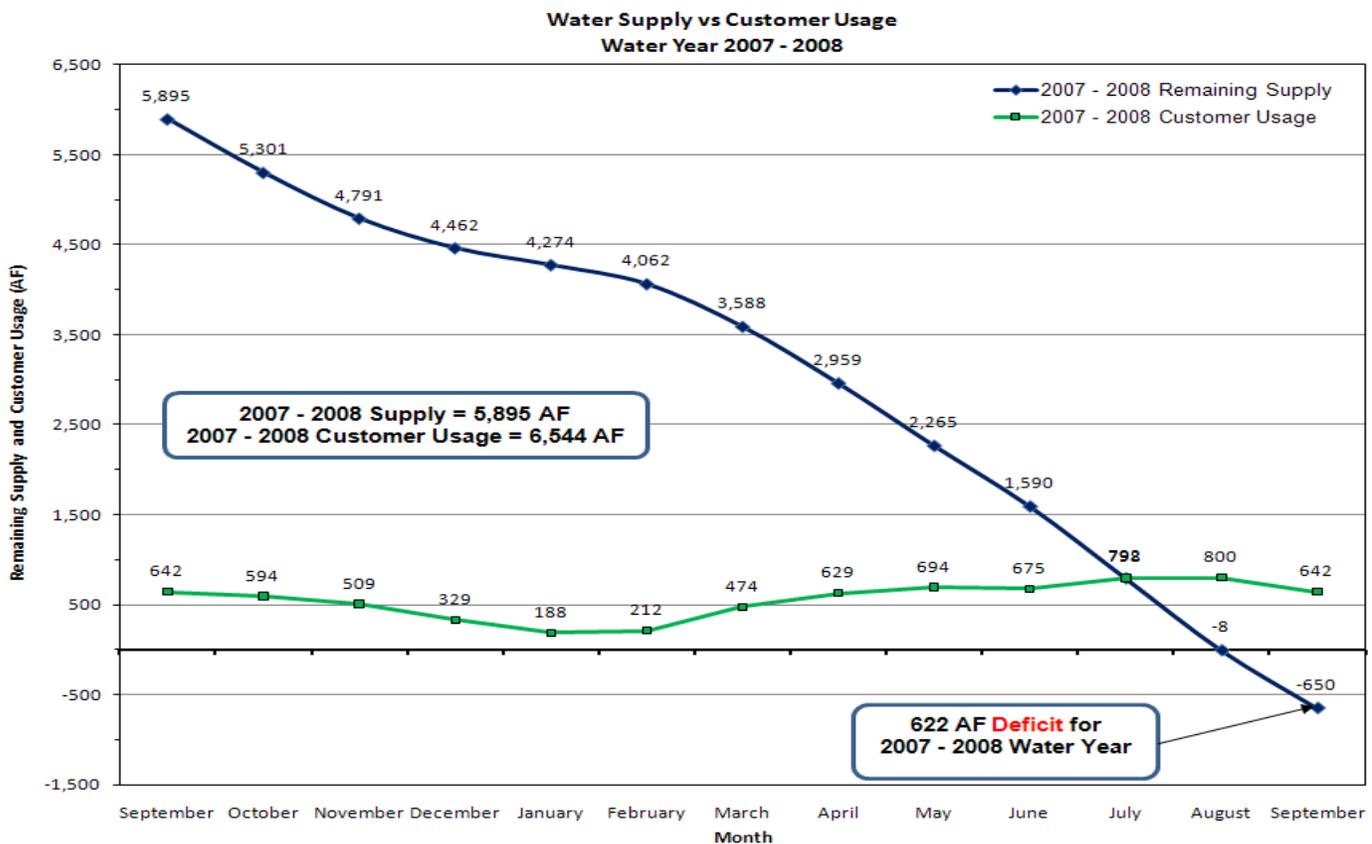


Figure 4.16.3-34 Water Supply vs. Customer Usage (Courtesy of the MWD)

⁶⁹ Prepared by Dr. Steven Bachman

During this period State Water Project deliveries were reduced below the Sacramento Delta due to the Delta Smelt decision. The increasing trend in customer usage and the curtailed deliveries of State Water led to a projected water shortage condition expected to result in a serious water supply shortfall of over 600 acre-feet in early fall 2008. The MWD ~~declared~~ of was able to avert the declaration of a water shortage emergency condition with the purchase of supplemental State Water that became available in July 2008.⁷⁰ The projected water supply and demand imbalance in 2008 prompted MWD to take a new direction in water supply and demand management with the adoption of Ordinances 89 in March 2008, and Ordinance ~~&~~ 90 and Resolution 2047 in August 2008.

Ordinance 89 was adopted to recognize and address the limitations on the District's long term available water supply and established a limit on the amount of water available to all new developments and existing developed properties within the District's service area. In August 2008, the MWD Board adopted Ordinance 90 and Resolution 2047 which redefined customer classifications and established a new incline block rate structure to enhance and provide water conservation incentives to its customers.

Regulatory Setting

Montecito Water District: The MWD recently adopted two ordinances, Ordinance 89 & 90 in 2008, which include among other measures the implementation of a new rate structure and required conservation. Please Section 4.16.3 *Setting*, above for a discussion of the ordinances and their provisions.

State of California: In response to the recent state water crisis (see Section 4.16.3, *Setting*, above) the State of California crafted and adopted a plan consisting of several pieces of legislation in November 2009 in special session which include the following:

- *SB 1 Delta Governance and Delta Plan:* Establishment of a Delta Stewardship Council as an independent agency that must create a comprehensive restoration, protection and management plan for the Delta.⁷¹ The Council expects to develop an interim Delta Plan in the near future and a draft Delta Plan by late fall. Scoping and an environmental review process would occur during 2011.
- *SB 6 Groundwater Monitoring:* Requires that local agencies monitor the elevation of their groundwater basin.
- *SB 7 20x2020 Water Conservation Plan:* This plan sets forth a statewide road map to maximize the State's urban water efficiency and conservation opportunities between 2009 and 2020. It aims to set in motion a range of activities designed to

⁷⁰ MWD Letter, July 30, 2010

⁷¹ http://www.deltacouncil.ca.gov/docs/Contract_Award_Press_Release.pdf

achieve the 20 percent per capita reduction in urban water demand by 2020. The final *20x2020 Water Conservation Plan* was released February 2010.

- *SB 8 Water Diversion Use and Funding*: SB 8 includes a fee to be imposed upon those drawing water from the Delta. Additionally, this bill appropriates existing bond funds for various activities to benefit the Delta ecosystem and secure the reliability of the state's water supply, and to increase staffing at the State Water Resources Control Board to manage the duties of this statute.

The implementation of the above items is linked to the Safe, Clean and Reliable Drinking Water Supply Act of 2010, ~~an which as discussed above is a \$11.14 billion bond measure originally slated for the~~ on the November 2010 ballot that would provide funding. On August 9, 2010 the State legislature voted to delay putting the bond on the ballot until November 2012.

Montecito Community Plan: The policies below were adopted into the MCP.

Policy WAT-M-1.1: In planning for future water supply, the County shall encourage reasonable, practical, reliable, efficient, and environmentally sound water policies.

Policy WAT-M-1.2: The County should coordinate with the Montecito Water District in order to encourage conservation and coordinate supplies with current and future demand.

Action WAT-M-1.2.1: The County shall work with the Montecito Water District to promote educational programs which encourage water resource conservation.

Development Standard WAT-M-1.2.1: Landscape plans, where required for development, shall include drip irrigation systems and/or other water saving irrigation systems.

Policy WAT-M-1.3: The County (in conjunction with the Montecito Water District) shall monitor the effects of development on water sources and the County shall prepare and make public a report regarding the status of Montecito Planning Area water supply and demand every five years or when circumstances substantially change (e.g., new water supplies become available).

Policy WAT-M-1.4: The County Water Agency shall work cooperatively with the Montecito Water District, other local, state, and federal agencies, and private groups and individuals with particular interest and expertise related to water, in the pursuit of water allocation or conservation techniques and investigation of alternative water sources.

Action WAT-M-1.4.1: The County shall coordinate with the Montecito Water District in

their review of discretionary development proposals.

Policy WAT-M-1.5: When supplemental alternative water sources become available, a buffer of 10 percent between supply and demand should be maintained in reserve for periods of drought condition.

Action WAT-M-1.5.1: If an overdraft situation should occur, the County shall encourage the Montecito Water District to use new water supplies when available to reduce the overdraft caused by the District.

Environmental Thresholds

MCP EIR

Prior to a threshold being established, the 1992 MCP EIR considered the exceedence of remaining water supplies at build-out of the proposed project to trigger a significant impact.

Thresholds Manual

The Manual does not discuss a specific threshold for public water supplies. In Montecito, impacts are measures as a function of groundwater (See Section 4.16.2 *Groundwater*, above).

Impact Discussion

MCP EIR

The Montecito Community Plan EIR identified Class II impacts to public water supply because of a net increase in water demand, and relied on reliable future delivery of State Water to mitigate this impact.

The MCP EIR used estimated average water duty factors for the Montecito area of 1.37 AFY for single family dwellings, 1.26 AFY for estimated affordable units over the life of the plan, and approximately 6 AFY for total new commercial development over the life of plan. The MCP EIR found additional build-out water demand to be at 893.46 acre feet.

The MWD's 2007 Future Water Supply and Demand Report uses updated numbers of 1.2 AFY per meter and incorporates moderate conservation measures due to improvements to infrastructure and delivery improvements (i.e., drip irrigation).

Water Demand

The MCP EIR established water delivery baseline and projections based on 10-year averages. Since the last drought in the late eighties and early nineties, customer use

significantly increased and hundreds of new customers were added from 1996-2005.⁷² Sales for the fiscal year 2008/2009 were approximately 6,116 AFY. The MWD estimated delivery of 5,700 acre feet (AF) of water to customers district-wide during the 2009/10 Fiscal Year, with the reduced demand attributed to conservation requirements described below as part of Ordinance 89 and 90.⁷³ An actual water delivery for FY 2009/2010 was 5,200 AFY, which is below the 5,700 acre foot projection.⁷⁴ ~~Since then, there have been important~~ this reduction over the past year may be due changes in the management and supply ~~in the past five years~~, including Ordinances 89 and 90, redevelopment of institutional uses, and participation in the State Water and dry year purchase program.

Public Water Supplies

The continuation of the MGMO was considered in the MCP EIR. Since adoption of the MCP, the MWD began receiving an annual allotment from the State Water Project. However, in 2008, the MWD recognized that water shortages have again become an issue when it identified that during 2007 the total demand for water exceeded the district's reliable supply by approximately 600 acre-feet.⁷⁵ In response, the MWD adopted Ordinance 89 and 0. The requirement for a "Certificate of Water Service Availability (CWSA)" is now required for all future development as the District moved toward the State mandated 20% reduction in water use by 2020.⁷⁶

The availability of a reliable water supply remains a serious challenge for MWD as State Water is not as abundant or reliable as anticipated under the MCP EIR. Recent customer water demand levels are below or close to the actual currently available supply and a 10% buffer required by the MCP under Policy WAT-M-1.5. Additional metered accounts associated with build-out of the project would requires close monitoring of supply. Increased reliability for State Water deliveries and additional efficiencies are required to both meet State requirements of a 20% reduction by 2020 and meet future long term demand. The tables below illustrate estimated future water need.

⁷²<http://www.montecitowater.com/MA11-07slide1.htm>

⁷³ Per the Water Supply and Demand Report, November 13, 2007 from the MWD website (www.montecitowater.com/MA11-07slide1.htm)

⁷⁴ Montecito Water District Letter, July 30, 2010.

⁷⁵ Montecito Water District, Ordinance 89. Adopted and effective April 15, 2008.

⁷⁶ Personal Communication with Tom Mosby, February 25, 2010

Table 4.16.3-4: MGMO Build-out Future Long-Term Demand Estimates for the Montecito Planning Area Portion of MWD for Project and No Project

Scenario	Number of new units (all new units included)	Water Duty Factor AFY/Unit ⁷⁷	Total Additional Demand (AFY)	Total 2030 Residential Project Demand with 20% reduction (AFY)	Total Cumulative MCP ⁷⁸ (AFY)
Project (MGMO)	455 467	1.2	546 560	437448	48899
No Project	592	1.2	710	568	619
Yearly increase per MGMO	22 ⁷⁹	1.2	26.4	21	

MWD is reporting that the implementation of conservation measures has thus far proven to be effective with nearly a 20% reduction in customer usage recorded at the end of the 2009/10 fiscal year when compared to water usage in the 2007/08 fiscal year. However, reductions due to 20% conservation would likely be less than the amount of water needed to maintain a buffer of 10% (estimated to be 6078 AFY under the Project scenario) as required under the Montecito Community plan. Demand to 2030 for both the MGMO and MCP build-out is described in Table 4.16.3-5.

Table 4.16.3-5: Total Montecito Water District Long-Term Yearly Demand Estimates Under the Project and No Project.

	MWD Actual Demand per year 2003-2008 ⁸⁰	Actual demand with 20% Reduction ⁸¹	Future Additional Demand exclusive of MPA ⁸²	Future MWD demand within MPA ⁸³	Future Total MWD demand at build-out ⁸⁴	Future Total District Demand to 2030 ⁸⁵
Project (MGMO)	5,800 AFY	4,700 AFY	337 AFY	488619 AFY	825961 AFY	55255,602 AFY
No Project	5,800 AFY	4,700 AFY	337 AFY	619 AFY	961 AFY	5,661 AFY

Figure 4.16.3-2 above indicates that reliable supply is 6500 AFY, which assumes a SWP

⁷⁷ 2007 Water Demand and Supply Study

⁷⁸ Includes 45 AFY from Miramar and 6 AFY Commercial Build-out

⁷⁹ 19 primary units plus 3 RSU per year

⁸⁰ Because Ordinance 89&90 were initiated in 2008, consumption in fiscal years 08/09 and 09/10 reflect a trend toward increased conservation, and therefore should not be included in the 20% required reduction. Includes obligation (300 AFY) and loss (8-10%).

⁸¹ 300 AFY obligations to the City of Santa not reduced 20%. (8-10% loss is reduced 20%)

⁸² Demand outside Montecito determined by taking the 914 total projected connections at build-out (2007 water demand report) minus MPA share under build-out (592 units), which is 322 units or 35% of the total demand. Accounts for 20% reduction due to required conservation.

⁸³ Take from table 4.16.3-4, total "no project" build-out. Includes 20% conservation reduction.

⁸⁴ MPA plus other areas

⁸⁵ Does not include project commercial build-out for Summerland and Coast Village Road

delivery of 45%, including of the purchase of supplemental water from other CCWA contactors. However, SWP allocations have fluctuated over the years as discussed above and the state is working on solutions to the SWP issues. Supplemental water purchases from the SWP and other CCWA is not considered a sustainable source for long-term supply. Per MCP Policy WAT-M-1.5, a 10% buffer between supply and demand should be maintained in reserve for periods of drought condition. Table 4.169.3-6 shows projected 2030 demand and water allocations available under different SWP delivery scenarios. A minimum of 6077 AFY is needed to meet the 10% buffer, which would require a 49% SWP delivery.⁸⁶

SEIR Impact Water-1: Future State Water Project (SWP) allocation uncertainty.

Project build-out requires close monitoring and conservation in order to meet demand until State Water deliveries are stabilized. The significant impacts could be mitigated by the nature of the MGMO pacing mechanism combined with close monitoring, the 20% State mandated reduction through conservation required by 2020, MWD Ordinance 89, and inclusion of water conservation criteria in the MGMO. Alternative free market water sources (e.g., Dry year purchase program, State Water Bank) are not considered a sustainable long-term resource. Therefore impacts remain **potentially significant, but mitigable** as classified in the MCP EIR.

Until a long term solution is available, monitoring of the State Water situation, adjustments of point assignment criteria for water conservation, mitigation including MGMO expiration criteria allowing the Board of Supervisors to reduce allocations if necessary, and requiring MBAR review of indoor/outdoor water plan is required for MGMO and related projects. Through SEIR MM-W-1, the County would work with the MWD to monitor and encourage alternative water sources and effectiveness of conservation to meet the 10% buffer between supply and demand as required to manage supply during drought years. SEIR MM-1 also allows for adjustment of the bi-annual allocation at the discretion of the Board of Supervisors should a shortage of water occur and supplied are no longer sufficient. SEIR MM-W-1b and SEIR MM-W-1c would encourage water conservation through MGMO point assignment criteria and including the requirement for a water conservation plan in future MCP or Architectural Guidelines updates.

Cumulative Impacts

MCP EIR

The MCP EIR (page 5-154) found significant impacts due to the build-out of areas outside the MPA but within the MWD boundaries where no growth management

⁸⁶ Percentage is based on a local supply of 4444 AFY and a State Water entitlement of 3,300 AFY.

program is in place to pace demand. Cumulative impacts with the MGMO extension and amendments would remain **significant**.

Impact Analysis

The Miramar Hotel has been vacant since 1999, and has not been counted in existing demand for approximately ten years. The approved project has a commitment for service from the Montecito Water District of 45 AFY. The District also confirmed the Miramar, like other customers, could use in excess of the base allotment for an increased cost.

Table 4.16.3-6 below includes:

- City of SB Projects: The Draft Plan Santa Barbara document⁸⁷ designates 193 units possible along Coast Village Road, which is served by the MWD.
- Toro Canyon vacant lots in the MWD
- Summerland build-out
- Montecito non-residential and pending projects

Project	Estimated Water use
Westmont	0 AFY increase
Miramar	45 AFY (plus 15 AFY Groundwater)
Upper Village	6 AFY
City of SB projects (193 units) ⁸⁸	37 AFY
Summerland build-out (204 units) ⁸⁹	245 AFY
Toro Canyon Vacant lots (81) ⁹⁰	97 AFY
Total	430 AFY

Development outside the plan area and commercial development is not be subject to the MGMO. All new development served by the MWD would be required to obtain a "Certificate of Water Service Availability (CSWA)" from the MWD during the permit process. However, at 430 AFY, cumulative effects would remain considerable as identified in the MCP EIR.

Mitigation and Residual Impact

SEIR MM-Water-1a: As part of the required annual report, Planning & Development shall continue to monitor long and short term water availability at the state and local

⁸⁷ Appendix F: Available Land inventory Table and Sites Map

(<http://www.youplansb.org/docManager/1000000416/11%20Land%20Inventory%20%28Appendix%20F%29%20%26%20Map.pdf>)

⁸⁸0.19 AFY per residential unit (City water duty Factor)

<http://www.youplansb.org/docManager/1000000436/15.0%20-%20Public%20Utilities%20-%20Water%20Supply%2C%20Wastewater%2C%20Solid%20Waste.PDF>

⁸⁹ Using MWD 1.2 AFY per unit

⁹⁰Vacant lots in MWD per Assessors data. Using MWD 1.2 AFY per unit

<p>level. If water demand approaches or exceeds water supply, <u>as stated in MCP Policy WAT-M-1.5</u>, the bi-annual allocation may be reduced until the situation is alleviated. The expiration section of the MGMO shall include a criterion that if a reliable long term water supply is achieved, the MGMO may expire.</p>
<p>SEIR MM-Water-1b: Update the Montecito Architectural Guidelines to include review of indoor/outdoor water conservation plans.</p>
<p>SEIR MM-Water-1c: Point assignment criteria shall be adjusted to provide points for a water certificate and submittal of a conceptual water conservation plan approved by the MWD.</p> <p>7.2.2 Project demonstrates that it has obtained a Certificate of Water Service Availability or its equivalent and had submitted a conceptual water conservation plan approved by the MWD.</p> <p>Number of points10</p>
<p>SEIR MM-Water-1d: <u>As part of a follow-up development permit or zoning clearance application submittal, projects that have received an MGMO allocation shall submit a Montecito Water District approved allocation and conceptual water conservation plan.</u></p>
<p>SEIR MM-Water-1e: <u>Consistent with the draft proposed ordinance Section 35B-6.9 (Procedures for Allocations) the procedures shall be amended to assure that applications substantially comply with the point assignment categories relied upon when granting an allocation.</u></p>

Plan Requirements/Monitoring

As part of the required yearly status reports to the Board of Supervisors, Planning & Development shall monitor the MGMO expiration criteria and water availability status, and the Board shall have the ability to adjust bi-annual allocations as necessary. Applicants for point awards shall continue to be awarded points for implementing water conservation measures. Additionally, development permit or zoning clearance applications for new dwellings must substantially comply with their MGMO assigned point categories.

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5.0 POLICY CONSISTENCY ANALYSIS

Introduction

California Environmental Quality Act (CEQA) Guidelines section 15125(d) requires that a project be evaluated to determine potential inconsistencies with applicable adopted general plans, policies and goals of the community where it is located, as well as any regional plans that may apply (e.g., habitat conservation plans, air quality attainment plans, etc.). Since the MGMO applies to a certain geographic area within the County and serves as an implementing component of the County's Comprehensive Plan, the policies, programs, development standards and actions in the Community Plan must be consistent with the Comprehensive Plan. The project's consistency with the Comprehensive Plan is analyzed in Section 6.0 of the MCP EIR (92-EIR-3) and Section 6.0 of the MGMO EIR (90-EIR-015).

Applicable Plans

5.1 Local and Regional Governing Land Use Plans and Policies

The entire Plan Area is subject to the County of Santa Barbara Comprehensive Plan. Regional policy documents include the Santa Barbara County Air Pollution Control District (SBC APCD) Clean Air Plan (CAP). The CAP is described below and discussed in Section 4.3, *Air Quality*.

5.1.1 County of Santa Barbara Comprehensive Plan

Under California law, each County must adopt a General Plan to document its goals and policies for future development of the community. A General Plan must include the following mandatory elements: Land Use, Circulation, Housing, Open Space, Conservation, Noise, and Safety. The County of Santa Barbara General Plan also includes Agriculture, Environmental Resource Management, Energy Conservation, Scenic Roadways, Seismic Safety and Hazardous Waste elements. Each element contains goals and policies pertaining to its environmental resource.

Like the Land Use Element, the Coastal Land Use Plan (CLUP) lays out the general patterns of development throughout the coastal areas of the County. Its purpose is to protect coastal resources while accommodating land use development within the coastal zone. The other elements are applicable within the coastal zone; however, when there is a conflict, the CLUP takes precedence.

5.1.2 Clean Air Plan

Montecito is located within the South Central Coast Air Basin and is within the jurisdiction of the Santa Barbara County Air Pollution Control District (APCD). In conjunction with the Santa Barbara County Association of Governments (SBCAG), the APCD is responsible for formulating and implementing air pollution control strategies. SBCAG assists APCD in fulfilling these responsibilities.

APCD has prepared the 2007 Clean Air Plan to address the California Clean Air Act and the Federal Clean Air Act mandates for ozone. The 2007 Plan is a maintenance plan for the federal eight-hour ozone standard and provides a three-year update to the APCD's 2004 Clean Air Plan for the attainment of the State one-hour ozone standard. The control strategy includes a set of transportation control measures, including ridesharing, employee-based transportation systems management programs, bicycling, motor vehicle improvements, and alternative work schedules; and since the control measures are designed to reduce emissions overall, CO₂ emissions are also expected to decrease.

5.1.3 Congestion Management Plan

The Congestion Management Program (CMP) is a state-mandated program enacted by the state legislature to address the increasing concern that urban congestion is affecting the economic vitality of the state and diminishing the quality of life in many communities. As a new approach to addressing congestion, the CMP was created to: 1) link land use, transportation, and air quality decisions; 2) develop a partnership among transportation decision makers on devising appropriate transportation solutions that include all modes of travel; and 3) propose transportation projects that are eligible to compete for state gas tax funds. SBCAG is responsible for the development and implementation of the county-wide CMP required in all urban counties. The CMP, adopted in 1992 and most recently revised in 2003, is a comprehensive program designed to reduce auto-related congestion through capital improvements that includes a system of highways and roadways with minimum level of service (LOS) standards, transit standards, a trip reduction and travel demand management element, a program to analyze the impacts of local land use decisions on the regional transportation system, a seven-year capital improvement program, and a countywide computer model to evaluate traffic congestion and recommend relief strategies and actions. The CMP incorporates procedures for meeting deficiency plan requirements, or strategies that mitigate or improve congestion and air quality. Proposed projects that have the potential to affect the designated CMP network (mostly main-line freeway segments) are required to identify and mitigate their adverse effects on the network. Environmental documentation for these project-specific entitlements incorporate an assessment of associated vehicular trips that might affect CMP consistency. The CMP consistency analysis is prepared by qualified transportation engineers and reviewed by

the California Department of Transportation (Caltrans). Programmatic projects such as the MGMO Extension and Amendments; however, are not subject to the requirements of the CMP. The County’s Planning and Development Department would ensure that future incremental build-out projects would be assessed relative to CMP standards.

Policy Consistency Analysis

The following section provides a preliminary evaluation of the proposed Community Plan’s consistency with applicable County policies developed since the Montecito Community Plan. The final determination of consistency will be made by the Board of Supervisors, with recommendations from staff.

This evaluation is done at the programmatic level. A finding of consistency with County policies for the program as a whole does not ensure that individual projects will necessarily be found consistent as well. Such determinations will be made on a project-specific basis. Table 5-1 below presents the policy consistency evaluation for new plans and policies developed since the adoption of the Montecito Community Plan in 1992. For a complete discussion of project consistency, please refer to the MCP EIR (92-EIR-3) Section 6.0.

Discussion of any potential compatibility conflicts with adjacent land uses is included in Section 4.10, *Land Use*.

Table 5-1: Consistency with Polices Adopted Subsequent to MCP	
POLICY	CONSISTENCY ANALYSIS
<i>County of Santa Barbara Comprehensive Plan</i>	
<i>2003 - 2008 Housing Element</i>	
<p>Housing Element Policy 5.1: The county shall encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.</p> <p>Housing Element Policy 5.2: The county shall promote quality residential design standards to guide residential development countywide.</p> <p>Policy 5.3: The county shall encourage well-designed, energy efficient units in new residential development that will minimize maintenance costs over time. All projects shall comply with the Development Standard at right [see below].</p>	<p>Potentially Consistent. The Montecito Plan Area is a mostly built out community of single family homes. The remaining build-out potential is infill development of single family homes on vacant and underdeveloped lots. The MGMO Amendments and Extension is potentially consistent with Housing Element Policies 5.1, 5.2, 5.3 and 5.5 because it exempts affordable housing and residential second units. Additionally, the MGMO provides points for projects which connect urban services, such as sewer.</p>

Table 5-1: Consistency with Polices Adopted Subsequent to MCP	
POLICY	CONSISTENCY ANALYSIS
<p>Development Standard 5.3.1: All fixtures, mechanical components, roofing, and siding utilized in all newly constructed units shall meet the standards of the Uniform Building Code as adopted by the county and shall meet the standards of Title 24 for energy conservation.</p> <p>Housing Element Policy 5.5: The county shall continue to encourage development within existing urban boundaries of the county and the preservation and/or protection of rural land uses outside the urban boundaries.</p>	
2007 Clean Air Plan	
<p>The 2007 Clean Air Plan (CAP) is prepared by the Santa Barbara County Air Pollution Control District and is a comprehensive planning document that is required by federal and state law to show how the county will reduce ozone air pollution to meet health standards. The 2007 CAP meets the three year update as required by the California Clean Air Act. The CAP contains a set of transportation control measures, including ridesharing, employee-based transportation systems management programs, bicycling, motor vehicle improvements, and alternative work schedules.</p>	<p>Potentially Consistent. Consistency between the 2007 Clean Air Plan and the project means that stationary and vehicle emissions associated with the existing and future land use development and resulting population and traffic increases are accounted for in the 2007 Clean Air Plan's emissions growth assumptions. The 2007 Clean Air Plan relies on the land use and population projections provided in the 2002 Santa Barbara County Association of Governments' Regional Growth Forecast (RGF). The Regional Growth Forecast is generally consistent with the local plans; therefore, the 2007 Plan is generally consistent with local general plans. No land use and zoning changes are proposed for the Plan Area and therefore the MGMO Extensions and Amendments is potentially consistent with the 2007 CAP.</p>
Congestion Management Plan (CMP)	
<p>The Santa Barbara County Association of Governments (SBCAG) is responsible for the development and implementation of the county-wide CMP required in all urban counties. The CMP is a comprehensive program designed to reduce auto-related congestion through capital improvements, travel demand management, and coordinated land use planning among all jurisdictions. The Congestion Management Plan provides a regional planning document that identifies and addresses congestion on designated roadways in the County. The CMP sets level of service standards for designated roadways in the County, and identifies the responsibilities of local jurisdictions in implementing the policies in the Congestion Management Plan.</p>	<p>Potentially Consistent. Consistency with the CMP is examined as part of development projects, not long range plans and ordinances. Future development projects within the area would be assessed relative to the CMP roadway network capacities and policies.</p>

The MGMO amendment and extension project is consistent with all the following applicable policies:

Montecito Community Plan

Aesthetics: Policy VIS-M-1.1, 1.2, 1.3, 1.4, 2.1.

Air Quality: Policy AQ-M-1.1, 1.2, 1.3, 1.4; Development Standard AQ-M-1.3.1, 1.3.2.

Biology: The Montecito Community Plan contains 42 separate Policies, development standards, and actions.

Cultural Resources: Policy CR-M-2.1.

Fire: Policy F-M-1.2, 2.1.

Hazardous Materials: Policy E-M-1, Action E-M-1.1.1.

Noise: Policy N-M-1.1, Development Standard N-M-1.1.1,1.1.2.

Recreation: Policy PRT-M-1.1.2, 1.3, 1.5, 1.6; Development Standard PRT-M-1.5.2, 1.5.1, 1.6.1.

Traffic and Circulation: Policy CIRC-M-1,-1.3,1.2, 1.4, 1.6, 3.4 ,3.3,3.2,3.1,2.3,2.2, 2.1, 1.9, 1.8, 1.7, 3.10, 3.9, 3.8, 3.7, 3.6, 3.5.

Action CIRC-M -1.9.1, 1.6.2, 1.6.1, 3.7.1.

Development Standard CIRC-M-1.8.2, 1.8.1.

Water Resources: Policy WAT-M-1.1, 1.2, 1.3, 1.4, 1.5; Action WAT-M-1.2.1, 1.4.1, 1.5; Development Standard WAT-M-1.2.1.

County of Santa Barbara Comprehensive Plan

Historical and Archaeological Sites Policies

1. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.
2. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
3. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

4. Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.
5. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Visual Resources Policy

Visual Resources Policy 3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Biological Resources and Water Quality

Environment Goal: Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.

Hillside and Watershed Protection Policies

1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.
2. All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Streams and Creeks Policies

1. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

Parks/Recreation Policies

4. Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.

Seismic Safety and Safety Element - Conclusion and Recommendations

Geologic and Seismic Hazards Land Use Planning

1. Avoid construction of buildings of all types and most structures on or across historically active or active faults.

Fire Hazard

The County should require that land development proposals in each of the fire hazard areas shown on the County-wide Fire Hazards map be accompanied by detailed plans for fire prevention and control prepared in accord with prescribed County regulations.

Noise Element – Conclusions and Recommendations

1. In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.

Land Use Element-Area Community Goals

GOAL I.A. Maintain orderly growth consistent with available resources and the semi-rural character of the community.

Policy I.A.1. In order to pace development within long-term readily available resources and services (i.e., water, sewer, roads, schools), the County shall not permit the number of primary residential units to exceed an annual rate of one half of one percent of the permitted 1989 housing stock unless specifically exempted by ordinance. This rate shall represent the maximum allocated residential growth rate until such time that the County determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community.

Policy I.A.2. A temporary reduction in the annual one-half percent dwelling unit permit rate and corresponding reduction in number of permit allocations for the Montecito Planning Area may be enacted by the Board of Supervisors, if the short term availability of resources is jeopardized by the continued allocation of such permits.

Implementation Measure I.A.1. The County shall adopt and implement a growth management ordinance that regulates the number of additional new primary residential units permitted each year by the Resource Management Department. Such ordinance shall be periodically reviewed, as defined in the ordinance, to measure its effectiveness in achieving the balance sought by the growth objective of the community.

In 1992, the County adopted a Community Plan for the Montecito area (see the “Montecito Community Land Use Map” for planning area boundaries). The Montecito Community Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development. In addition, the Community Plan contains a number of policies and actions that serve to implement its goals and objectives.

In addition to applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Montecito Community Plan apply to activities within the Montecito Planning Area. Where there are other goals, objectives, policies and actions in the Comprehensive Plan that address the same issues as the Montecito Community Plan, those of the Montecito Community Plan shall be applied.

Coastal Land Use Plan/Coastal Act

Coastal Land Use Plan 2-2: The long term integrity of groundwater basins or sub-basins located wholly within the coastal zone shall be protected. To this end, the safe yield as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded, but in no case shall any existing lawful parcel be denied development of one single family residence. This policy shall not apply to appropriators or overlying property owners who wish to develop their property using water to which they are legally entitled pursuant to an adjudication of their water rights.

Coastal Land Use Plan Policy 2-3: In the furtherance of better water management, the County may require applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.

Coastal Land Use Policy 2-4

Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.

Coastal Land Use Policy 2-5: Water conserving devices shall be used in all new developments.

Coastal Land Use Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.

Coastal Land Use Policy 3-11: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.

Coastal Land Use Policy 3-12: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

Coastal Land Use Plan Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction

Coastal Land Use Policy 9-35: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, should be carried out in such a manner as to avoid damage to native oak trees. Regeneration of oak trees on grazing lands should be encouraged.

Coastal Land Use Policy 9-36: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

Coastal Act Policy 30231: The biological productivity and the quality of coastal water, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Coastal Act Policy 30251: The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Coastal Act Policy 30252: The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

6.0 ALTERNATIVES

As required by Section 15126.6 of the CEQA Guidelines, this SEIR examines a range of reasonable alternatives to the proposed Projects. Section 15126.6(a) states:

*An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, **which would feasibly attain most of the basic objectives of the project** but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.*

Additionally, CEQA Guidelines Section 15126.6(b) notes that “the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.” New potentially significant, unavoidable impacts associated with the MGMO Amendment and Extension identified in this Draft Final SEIR include those affecting: wastewater, fire, sewer and transportation. All of these issues, except for Public Services, were previously identified as significant and unavoidable in the 1992 MCP EIR. Due to the size of the programmatic undertaking, there is no feasible way to avoid or reduce these impacts fully to less than significant without failing to achieve the basic objectives of the MGMO Amendments and Extension.

If there is an “environmentally superior” alternative to the proposed Project, it must be identified. Analysis of the No Project Alternative, assuming the MGMO is not extended, is also required. If the environmentally superior alternative is the No Project Alternative, the EIR must identify an additional “environmentally superior” choice among the other project alternatives.

The alternatives evaluated below address this reasonable range of alternatives that strive to minimize potentially significant environmental impacts associated with implementation of the MGMO. In addition to the required No Project Alternative, a ¼% growth rate is evaluated in this SEIR to minimize potentially significant environmental effects associated with the MGMO, while achieving most of programs objectives. The ¼% alternative was considered in the original MGMO EIR (901-EIR-015). The objectives of the MGMO are discussed in Section 2.3. Recent court cases have upheld a lead agency’s reliance on project objectives both to narrow the scope of alternatives analyzed in an EIR and, ultimately, to reject those alternatives as infeasible

if there is substantial evidence that an alternative will inhibit the agency's ability to achieve most of the basic objectives of the project. Any alternative considered in this SEIR would need to be consistent with the objectives described in Chapter 2, Project Description.

6.1 Alternatives considered in the MCP EIR

The MCP EIR Considered the following Alternatives:

- No Project
- Affordable Housing/R-2 Zoning
- Retain current Urban /Rural Boundary
- No subdivision
- Alternative land use plan

This project would extend and amend an existing pacing mechanism and not affect existing land uses. Therefore, the SEIR also evaluates the ¼% growth rate used in the MGMO EIR as an alternative.

6.2 Alternatives Considered, but Rejected

The primary purpose of alternatives analysis in EIRs is to consider alternatives that reduce or eliminate the potentially significant adverse environmental impacts of a project, while attaining most of the key project objectives. A growth rate of 1% was not considered as it is inconsistent with Land Use Element Policy 1.A.1 which restricts the growth rate in Montecito ½%, unless the County determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community.

6.2.1 No Project Alternative

CEQA Guidelines Section 15126.6(e) states that the No Project Alternative should examine what would be reasonably expected to occur in the foreseeable future if the MGMO were not extended, based on current plans and consistent with available infrastructure and community services. When the project is the revision of or update to an existing land use or regulatory plan, policy, or ongoing operation, the No Project Alternative would be the reasonably expected build-out of the Plan Area.

Remaining Community Plan build-out consists of 592 units as discussed in Section 3.0, *Environmental Setting*, and the No Project Alternative assumes full build-out by 2030. Impacts identified in the MCP EIR would not change as the document analyzed full build-out. The analysis of this alternative includes only impacts identified in the SEIR due to changed circumstances.

Air Quality: The addition of 592 units would create an incremental increase in GHGs per year over the project. ~~While per capita consumption would remain the same,~~ The incremental nature of the MGMO project pacing mechanism would allow for monitoring and mitigation as GHG management evolves, and the No Project Alternative would not.

Fire: The absence of a pacing mechanism could increase the rate and timing build-out in high fire hazard areas, outside the 5 minute response time, and above the hydraulic gradelines. Impacts would be Class I as identified in Section 4.7 with an increase in severity. Furthermore, without geographic point criteria for locating units outside of high fire zones as recommended in MM-Fire-1, there would less incentive to develop outside fire hazards areas.

Sewer: Under the No Project Alternative the sewage treatment plant capacity would increase 1.4% for a capacity of 67%, which is below the 75% threshold. Significant impacts to sewage infrastructure would remain Class I with increase in severity. Infrastructure expansion would occur sooner, and in the absence of a pacing mechanism concentrated development may overwhelm existing sewer infrastructure.

Transportation: Impacted roadway segments and intersections remain the same under the No Project scenario. As shown in tables 4.15-5 and 4.15-6, and intersections and roadway segments significantly impacted would not be subject to a lower level of service. However, delay and V/C would be measurably increased for some roadways and intersections as shown in tables 4.15-5 and 4.15-6. The pacing mechanism of the project includes the ability to monitor traffic and road improvements, and in its absence traffic impacts would increase in severity.

Water: Water consumption is estimated to be ~~412~~ 136 AFY greater with the No Project alternative, which is approximately 2.4% of future total MWD demand. Impacts would be significant because of uncertain State Water Deliveries, with an increase in severity attributed to the 2.4% in increase in demand. The additional 2% demand may interfere with the ability of the MWD to maintain a 10% buffer as required by MCP Policy WAT-M-1.5. The pacing mechanism of the project allows the MWD to monitor consumption trends and reliably forecast demand, facilitating sustainable water management.

Therefore, potential impacts on the environment would likely be more severe than with the proposed project. The No Project Alternative is also inconsistent with Land Use Element Policy I.A.2 which requires a ½% growth rate.

6.2.2 Quarter Percent (1/4%) Growth Rate

Under this alternative, the MGMO would establish a yearly dwelling unit cap of 1/4% of 1989 housing stock, without an ordinance provision allowing adjustments to reflect changed circumstances. This would result in a yearly growth rate of 10 units, or 200 fewer units under a 20 year build-out. The number of units by the 2030 horizon would be 287.¹ All other components of the proposed project would be part of this alternative as well.

Build-out under this alternative would result in quantitatively fewer impacts than under the proposed project. However, air emissions generated by vehicular traffic would still exceed county thresholds. Significant LOS degradation of critical roadway segments and intersections may still occur, but impacts to roadways would be delayed and occur along fewer intersections and roadways. Impacts on biological, archeological, historic, and aesthetic resources would also remain potentially significant. Development under this scenario would require 172 AFY less water;² however impacts to water resources would remain Class II because of the uncertainty of State Water deliveries. Wastewater impacts would remain significant because infrastructure would still need to be expanded. While development in the foothills and areas outside the five minute response would be reduced, fire impacts would remain significant.

~~This alternative would result in fewer impacts on the overall environment than the proposed project, Build-out under this alternative would result in quantitatively fewer impacts than under the proposed project, but would not reduce any significant and unavoidable project impacts to a level of insignificance. Changed circumstances identified in the SEIR would be affected as follows:~~

- ~~• Significant LOS degradation of critical roadway segments and intersections may still occur, but impacts to roadways would be delayed and occur along fewer intersections and roadways.~~
- ~~• Development under this scenario would require 172 AFY less water; however impacts to water resources would remain Class II because of the uncertainty of State Water Project deliveries.~~
- ~~• Wastewater impacts would remain significant because infrastructure would still require expansion.~~
- ~~• While development in the foothills and areas outside the five minute response would be reduced, fire impacts would remain significant.~~

¹ 200 primary units, 60 RSU, 15 Commercial Mixed-use, 12 Agricultural Employee units

² 287 units with a water duty factor of 1.2, accounting for conservation would result in the need for 276 AFY. The project would require 448 AFY.

This alternative would result in fewer impacts on the overall environment than the proposed project, but would not reduce any significant and unavoidable project impacts to a level of insignificance. Both the project and ¼ % project alternative include a pacing mechanism which create the ability to plan, time and improve infrastructure consistent with the incremental growth in demand and to work towards balanced services and resources. However; although a ¼% growth rate, or a permanent 50% reduction in the number of allocations, could slightly improve the environment, it would meet most, but not all of the project objectives. Additionally, Land Use Element Policy I.A.2 and the MGMO project provisions for the ½% growth rate allow for a temporary reduction in allocations below the project’s ½% rate by the Board of Supervisors if the short-term availability of resources is jeopardized by the continued allocation of such permits.

6.3 Environmentally Superior Alternative

As discussed above, the No Project Alternative would have an increased number and severity of potentially significant environmental impacts than the project, largely in part due to the absence of a pacing mechanism and resource protection point incentives.

The ¼% Growth Rate alternative would be environmentally superior, but only slightly. However this alternative would represent a major change and reduction in historic land use patterns with very little quantifiable benefits and without the flexibility to adjust to changing circumstances as provided in the project.

Table 6-1: Alternative Comparisons			
<i>Environmental Resource</i>	MGMO Amendments and Extension	No Project Alternative	¼% Growth Rate
Aesthetics	I (MCP EIR)	I	I
Agriculture	III (MCP EIR)	III	III
Air Quality	I (MCP EIR) II (GHG)	I, II (GHG)	I, II (GHG)
Biology	I (MCP EIR)	I	I
Cultural	II (MCP EIR)	II	II
Energy	III (MCP EIR)	III	III
Fire	Increased Severity Class I	I	I
Geology	II (MCP EIR)	II	II
Hazards	III, II (EMF) (MCP EIR)		
Historic	I (MCP EIR)	I	I
Land Use	III (MCP EIR)	III	III
Noise	III (MCP EIR)	III	III
Public Facilities	I	I	I

Wastewater			
Recreation	II (MCP EIR)	II	II
Public Water Supply	Class II	I: Increased	II
Transportation	Class I	I	I

7.0 OTHER CEQA MANDATED SECTIONS

This section addresses other issues for which CEQA Guidelines Section 15126 requires analysis in addition to the specific issue areas discussed in Section 4.0 Environmental Impact Analysis. These additional issues include: (1) the potential to induce growth, including the removal of obstacles to growth; (2) significant unavoidable impacts; and (3) irreversible impacts on the environment.

In addition, pursuant to CEQA Guidelines Section 15128 this section includes a brief discussion of various possible significant effects of a project that were determined not to be significant and were therefore not discussed in detail in the SEIR.

7.1 Growth Inducing Effects

CEQA requires a discussion of the ways in which a Proposed Project could be an inducement to growth. CEQA Guidelines Section 15126.2 (d) identifies a project to be growth-inducing if it would:

- Foster economic or population growth either directly or indirectly, in the surrounding environment;
- Construct additional housing;
- Remove an obstacle to growth, such as provide for a major expansion of a water treatment plant; and,
- Encourage or facilitate other activities that could significant affect the environment, either individually or cumulatively.

7.1.1 Economic Growth

As discussed in the 1992 MCP EIR, build-out generates new employment associated with incremental construction. Though an unknown number of construction workers could travel to the plan area from outside the region, the number of employees ending up as permanent home owners is considered low, given the relatively high cost of housing in the area. As new dwellings would be phased with the MMGO, the peak work force would not be considered growth-inducing from a short-term perspective.

The provision of 467 new residential units within the Plan Area build-out would likely generate a number of full-time equivalent employment positions for local and non-local workers, commensurate with the incremental growth allowed through the provisions of the growth management ordinance.

7.1.2 Population Growth

Build-out of 467 new residential units, each occupied by an average 2.41 persons/unit, would result in approximately 1,125 new residents in the Montecito Planning Area. This is based on the SBCAG Regional Growth Forecasts estimates for average household size for residential units in the Montecito of 2.41 persons per household. The MGMO would maintain a ½ % growth rate for Montecito.

7.1.3 Projects Removing Obstacles to Growth

The MGMO Amendments and Extension do not include major infrastructure projects that would have the potential to induce additional population growth, such as an expansion of the MSD Wastewater Treatment Plant or expansion/extension of major roads. In contrast, the revised MGMO provides a pacing mechanism to ensure that build-out populations remain within the permitted capacity of the fire protection service, road capacity, available water service and sewage infrastructure.

7.1.4 Actions Potentially Affecting the Environment

Overall, the MGMO provides point criteria incentives for resource protection and meters growth with available services and resources. This policy framework is consistent with County-wide policies and would not set any adverse land use precedents.

The MGMO, as revised and augmented in this SEIR, provides substantial environmental protection through point and expiration criteria that result in overall greater protection to sensitive environmental habitats and potential receptors than would occur with build-out of the 1992 MCP without the MGMO in place (the No Project Alternative). As shown in EIR Section 6.2.1, with the no project alternative, additional significant unavoidable impacts would result. Therefore, the No Project Alternative is considered less environmentally superior relative to the proposed project. As a result, the MGMO Amendments and Extension and would not result in actions that could encourage or facilitate other activities that could significant affect the environment, either individually or cumulatively, when compared to build-out of the 1992 MCP.

7.2 Significant Unavoidable Effects

Pursuant to Section 15126.2(b) of the CEQA Guidelines, an EIR must identify those significant impacts that cannot be feasibly mitigated with the application of mitigation measures.

Implementation of the proposed MGMO Amendments and Extension would result in *new* increased significant, unavoidable project impacts to the following resources:

- **Fire Protection**
- **Public Facilities: Wastewater**
- **Transportation**

These resource impacts are examined in depth in Section 4.0 of this SEIR, and residual Class I impacts are compiled in Table ES-1 in the Executive Summary.

Proposed mitigation measures that address impacts related to the MGMO are identified in this SEIR and would limit the extent of significant and unavoidable impacts on these resources. Existing regulations and requirements applied to individual development projects would also help to ensure that resource impacts are minimized and have been disclosed as well. The MGMO is proposed notwithstanding these potential impacts, because it would augment the 1992 MCP and provide a planning framework that maintains and preserve the area's unique setting. Furthermore, neither the No Project Alternative nor any of the other alternatives discussed in Section 6.0, *Alternatives*, would be able to substantially reduce or eliminate the above-referenced significant, unavoidable impacts.

7.3 Significant Irreversible Environmental Effects

CEQA Guidelines Section 15126.2(c) requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Such significant irreversible environmental changes may include the following:

- Use of non-renewable resources during the initial and continued phases of the project, which would be irreversible because a large commitment of such resources makes removal or non-use unlikely.

- Primary impacts and, particularly secondary impacts (such as highway improvement that provides access to a previously inaccessible area), which generally commit future generations to similar uses.
- Irreversible damage that may result from environmental accidents associated with the project.

Build-out under the MGMO would result in the commitment of nonrenewable resources (e.g., energy, water, construction materials) throughout its 20-year anticipated build-out. Construction of some of the larger developments would generally commit future generations to similar uses. No environmental accidents are expected as a result of the provisions of the MGMO. Moreover, the project includes several new as well as existing point and expiration criteria designed to protect environmental resources and limit impacts identified in this SEIR and associated with build-out of land uses, such that irreversible changes would be reduced. However, irreversible environmental effects cannot be avoided.

Construction activity that would be accommodated under build-out would involve the use of building materials and fossil fuels, some of which are non-renewable resources. Consumption of these resources would occur with any development in the County, and are not unique to the MGMO, since build-out would not result in a substantially different environment than under build-out of the 1992 MCP. The addition of new residential and non-residential development area under build-out conditions would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. It is not anticipated that growth accommodated under the MGMO would significantly affect local or regional energy supplies, since 20 year build-out under the MGMO is not less than build-out under the MCP.

Growth accommodated under any of the land use scenarios would require an irreversible commitment of additional public water supplies, sanitary infrastructure, fire protection, circulation, and solid waste disposal infrastructure. These impacts are discussed in the SEIR.

The additional vehicle trips associated with growth under the full build-out conditions would incrementally increase local traffic and noise levels and regional air pollutant emissions. As discussed in Section 4.11, *Noise*, continued implementation of MCP policies could reduce the noise impacts associated with future growth. As discussed in Section 4.15, *Transportation and Circulation*,

proposed intersection level of service performance standards could be met with implementation of recommended circulation improvements and Community Plan policies and actions. These improvements, however, would represent irreversible changes to the built environment.

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8.0 REFERENCES AND PREPARERS

8.1 REFERENCES

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PERSONAL COMMUNICATIONS

Captain Kirk Johnson and Captain Dan Andreas, Montecito Fire Protection District, April 2010.

Dianne Gabriel, General Manager, Montecito Sanitary District, April 2010.

Tom Mosby, General Manager, Montecito Water District, May 2010.

William Robertson, Transportation Planner, County of Santa Barbara Public Works, May 2010.

Matt Dobberteen, Alternative Transportation Manger, County of Santa Barbara Public Works, May 2010.

Eric Gage, Air Quality Specialist, Santa Barbara County Air Pollution Control District, May 2010.

Ralph Fertig, Santa Barbara Bicycle Coalition, May 2010.

8.2 EIR PREPARERS

This EIR was prepared by the County of Santa Barbara, with the assistance of Fehr and Peers (transportation/circulation analysis). County staff and members of the consulting team involved in the preparation of the EIR are listed below.

County of Santa Barbara

Vicki Parker, Deputy Director
June Pujo, Supervising Planner
Holly Bradbury, Project Manager

Fehr and Peers

John Muggridge, Senior Associate
Jill Liu, Senior Engineer/Planner I
Reid Keller, Engineer/Planner III
Rafael Cobain, Engineer/Planner II

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9.0 RESPONSES TO SEIR COMMENTS

9.1 INTRODUCTION

In accordance with § 15088 of the California Environmental Quality Act (CEQA) Guidelines, the County of Santa Barbara, as the lead agency, has reviewed the comments received on the Draft Supplemental Environmental Impact Report (DSEIR) for the Montecito Growth Management Ordinance Renewal, Amendments and Extension (MGMO) and has prepared written responses to the comments received. The DSEIR was released for a 45-day public comment period on June 15, 2010. The comment period ended 48 days later on August 2, 2010.

Each written comment that the County received is included in this Responses to Comments document. Response to the oral comment on the DSEIR received during the public hearing on June 24, 2010 is also included. Responses to these comments have been prepared to address the environmental concerns raised by the commenters and to indicate where and how the DSEIR addresses pertinent environmental issues. The comment letters included herein were submitted by public agencies and private citizens or groups.

Many of the comments that are pertinent to the environmental analysis in the DSEIR pertain to potential traffic impacts and methodology, water service availability, environmental baseline, and greenhouse gas emissions.

The DSEIR and this Responses to Comments report collectively comprise the Final SEIR (FSEIR) for the project. Any changes made to the text of the DSEIR correcting information, data or intent, other than minor typographical corrections or minor working changes, are indicated in strikeouts/underlines in the FSEIR and in the page margin by a vertical line. For this section, where a comment resulted in a change to the FSEIR text, a notation is made in the response indicating that the text is revised and the page number where the change occurs.

The focus of the response to comments is the disposition of environmental issues that are raised in the comments, as specified by § 15088 (c) of the *CEQA Guidelines*. Detailed responses are not provided to comments on the merits of the proposed project. However, when a comment is not directed to an environmental issue, the response indicates that the comment has been noted and forwarded to the appropriate decision-makers for review and consideration, and that no detailed response is necessary.

9.2 RESPONSES TO PUBLIC TESTIMONY

Under CEQA, the Lead Agency responsible for preparation of a Supplemental Environmental Impact Report is required to respond to comments received on the DSEIR. Responses to verbal comments are provided here, in addition to the responses to written comments, which are contained in Section 9.3.

A public hearing was held to receive comments regarding the DSEIR for the MGMO on June 24, 2010 at the Santa Barbara County Planning Commission Building located at 123 E. Anapamu Street in Santa Barbara. The hearing provided an opportunity for members of the public to receive a summary presentation of the MGMO as well as the findings of the DSEIR. The primary purpose of the public comment portion of the hearing was to receive input from interested parties regarding the adequacy of the DSEIR. The following table summarizes the verbal comment made.

Table 9.2-1: June 24, 2010 Environmental Hearing Public Comment Summary		
Number	Speaker, Affiliation	Summary of Discussion Topics
1	Jeffrey D. Everhard, the Free and Independent Republic of Earth	Fire Protection, Greenhouse Gas Emissions, and Water Supply.

The DSEIR identified Class I Impacts (significant and unavoidable) in the area of fire protection, and Class II impacts (significant but mitigable) in the areas of greenhouse gas emission and water supply. Please refer to Section 4.7, *Fire Protection* for a discussion of fire impacts, Section 4.3.2, *Greenhouse Gas Emissions* for a discussion of GHGs and 4.16.3, *Water Resources*, for a discussion of water supply. Priority would be given to projects that have adequate fire protection infrastructure. Both Sections 4.7 and 4.16 mitigations include point award criteria and monitoring of fire protection and water supply through annual reports sent to the Board of Supervisors. Greenhouses gases would be mitigated at the project level through selection and implementation of selected Greenhouse Gas Emission reduction measures, as required by FSEIR MM-AQ-1. Section 4.16.3 mitigations would reduce impacts through the competitive point award system.

9.3 WRITTEN COMMENTS RESPONSES

Each written comment regarding the DSEIR that the County of Santa Barbara received is included in this section (refer to Table 9.3-1). Responses to these comments have been prepared to address the environmental concerns raised in the comments and to indicate where and how the DSEIR addresses these issues. Comment letters were submitted by local interest groups and individuals, public

agencies, and the Montecito Association community group. The comment letters have been numbered sequentially, and each issue within a comment letter has a number assigned to it. Each comment letter is reproduced in its entirety with the issue(s) of concern numbered in the box in the margin. References to the response to comments identify the specific comment (3.2, for example, would reference the second issue of concern within the third sequential comment letter).

Table 9.3-1: Written Comment Letters on the DSEIR

<i>Comment Letters</i>			
Number	Commenter	Organization	Date
1	Katy Sanchez	Native American Heritage Commission	June 22, 2010
2	Chris Shaeffer	Department of Transportation	July 14, 2010
3	Elisa Atwill	Montecito Association	July 15, 2010
4	Eric Gage	APCD	July 16, 2010
5	Tom Mosby	Montecito Water District	July 30, 2010
<i>Email Correspondence</i>			
Number	Commenter	Organization	Date
E1	Frank Arredondo	Chumash MLD	July 15, 2010

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95834
(916) 653-4082
(916) 657-5390 - Fax



Letter #1: Katy Sanchez Native American Heritage Commission

June 22, 2010

Holly Bradbury
County of Santa Barbara, Planning and Development
123 East Anapamu Street
Santa Barbara, CA 93101

RE: SCH# 2010041043 Montecito Growth Management Ordinance (MGMO) Amendments and Extension; Santa Barbara County.

Dear Ms. Bradbury:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

1.1

- ✓ Contact the appropriate regional archaeological information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **USGS 7.5 minute quadrangle name, township, range and section required.**
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

RECEIVED

JUN 28 2010

cc

S.B. COUNTY
PLANNING & DEVELOPMENT

Sincerely,
Katy Sanchez
Katy Sanchez
Program Analyst
(916) 653-4040

CC: State Clearinghouse

Native American Contact List
 Santa Barbara County
 June 22, 2010

Ernestine DeSoto
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Chumash

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 Tataviam
 Ferrnandeño

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Chumash

Owl Clan
 Dr. Kote & Lin A-Lul'Koy Lotah
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Chumash

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 Chief Mark Steven Vigil
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Chumash

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Chumash

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Chumash

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Chumash

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Chumash

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Chumash

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Chumash

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 Adelina Alva-Padilla, Chair Woman
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Chumash

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Chumash

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Chumash
 Ferrnandeño
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 Yaqui

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Chumash

Native American Contact List
Santa Barbara County
June 22, 2010

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805-983-7964

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Santa Barbara Ca 93102
805-617-6884
ksen_sku_mu@yahoo.com

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2010041043 Montecito Growth Management Ordinance (MGMO) Amendment and Extension; Santa Barbara County.

Letter 1

Commenter: Katy Sanchez, Native American Heritage Commission (NAHC)

Date: June 22, 2010

Response: Thank you for your comments on the MGMO Renewal, Amendments and Extension DSEIR. Please find our response below.

Response 1.1: Cultural Resource Assessment

Comment Summary: The NAHC recommends adequate assessment and mitigations consistent with the CEQA Guidelines.

Staff Response: DSEIR Section 4.5, *Cultural Resources*, and Section 4.9, *Historic Resources*, address historical and archeological impacts associated with the amendment and extension of the MGMO. The MGMO itself does not directly result in any physical development; historical and cultural impacts would continue to be evaluated and mitigated at the project level.

All Native Americans on the contact list attached to the letter have been added to the MGMO Interested Parties Noticing List and are being notified of all decision-maker actions, public comment opportunities, and environmental documents.

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TDD (805) 549-3259
<http://www.dot.ca.gov/dist05/>



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Letter #2: Chris Shaeffer, Caltrans

July 14, 2010

Holly Bradbury, Project Manager
Santa Barbara County Long Range Planning
30 E. Figueroa St, 2d Floor
Santa Barbara, CA 93101

SB 101 / 192 var
SCH 2010041043

Subject: Montecito Growth Management Ordinance Extension Draft Supplemental Environmental Impact Report

Dear Ms. Bradbury:

Thank you for the opportunity to review the subject Draft Supplemental Environmental Impact Report (SEIR). The proposed project extends the existing (approved in 1991) growth management ordinance to December 2030 without making land use or zoning changes. Caltrans offers the following comments:

- 1. Land Use, Table 4.10-1, Traffic/Circulation, Page 4-62. This topic lists three specific improvements that are designed to ensure acceptable Level of Service. The first project discusses widening San Ysidro Road between North and South Jameson Lanes. Thank you for the discussion on page 4-122.

2.1

The second project discusses left turn lanes at the intersection of SR 192 and Hot Springs Road. Please be aware that the through travel lanes may be offset or shifted across the intersection and any design may need to mitigate for such an offset. There may also be design exceptions required so that for planning purposes, a longer lead time should be anticipated.

- 2. Section 4-14; Transportation/Circulation, Level of Service. When analyzing level of service on a State Highway, the sponsoring and /or lead agency for project level analysis will be required to use Highway Capacity Manual 2000 methodology for both signalized and unsignalized intersections.

2.2

- 3. Transportation/Circulation, Bicycle/Pedestrian Circulation. Bicycle Lanes generally adhere to the labeling convention of Class I, II, or III bike lanes. Bike lane labeling within the document should be consistent with that convention.

2.3

On page 4-101 the fifth and sixth bullet points appear to indicate that Class III facilities are in place on one or two segments of SR 192 (Sycamore Canyon and E. Valley Roads). Footnotes 41 and 42 reference Map GP-19C which depicts bicycle ways for Montecito. Please validate that the referenced Class III facility is in fact completely signed as indicated by figure 4.15-5. The only sign which appears to be currently in place on SR 192 is located on eastbound E. Valley Road within a few yards of the E. Valley Road / San Ysidro Road intersection.

"Caltrans improves mobility across California"

Holly Bradbury, Project Manager
 July 14, 2010
 Page 2

- 4. Transportation/Circulation Action CIRC-M-1.6.1, page 4-105. This action is consistent with Table 4.10-1, page 4-62. Please see paragraph 1 above for comment.

2.1
- 5. Transportation/Circulation Action CIRC-M-1.6.2, page 4-105. Caltrans does not have current plans to signalize the subject intersection, nor has Caltrans been approached by either the County or the City of Santa Barbara for such an effort. The project proponent should consider early consultation with the Caltrans District 5 signal operations division particularly since it appears some degree of signal warrant analysis has been accomplished (footnote 45, page 4-121).

2.4
- 6. Transportation/Circulation Policy CIRC-M-3.6, page 4-107. If this policy implementation is pursued within State rights-of-way it must be consistent with Caltrans Encroachment Policies as discussed, but not limited to, on page 4-103 of the SEIR.

2.5
- 7. Transportation/Circulation Policy CIRC-M-3.9, page 4-107. If this policy implementation is pursued within State rights-of-way it must be consistent with Caltrans Encroachment Policies as discussed, but not limited to, on page 4-103 of the SEIR.

A minor clarification within this policy is, near the end of the last sentence, the term "...adequate site distance..." should be changed to "...adequate sight distance..." which should be of paramount importance on this facility, given the ubiquitous presence of landscaping near the right-of-way.

2.5
- 8. Barker Pass Road / Sycamore Canyon Road, page 4-121. The last sentence indicates that further exploration would be necessary to determine...the possibility of the County retaining jurisdiction of this roadway. Please clarify what roadway is being discussed and whether the action is retaining or obtaining jurisdiction.

Related to this intersection is MM-Trans-2a, page 4-125. The project proponent should begin early consultation with the Caltrans District 5 traffic operations division to determine whether or not an all-way stop will be supported.

2.6
- 9. Transportation/Circulation Policy CIRC-M-2.3, page 4-106. The SEIR should describe at least to some extent how a bike lane will fit on East Valley Road (SR 192) particularly given the roadway's width constraints and the adjacent landscaping and structures.

2.3
- 10. Transportation/Circulation, State (Caltrans) Highway Significant Impact Criteria, page 4-108. This section provides a table reflecting roadway level of service and project added trips which indicate impact thresholds established by SBCAG's Congestion Management Program. Caltrans, by virtue of its responsibilities obtained from the California Streets and Highways Code qualitatively and quantitatively examines impacts in terms of delay and progressive degradation of service. Poorly performing facilities can be significantly impacted by even fewer trips than is presented within these tables.

2.7

"Caltrans improves mobility across California"

Holly Bradbury, Project Manager
July 14, 2010
Page 3

Thank you for considering these comments. If you have any questions about this letter please contact me at (805) 549-3632 or chris.shaeffer@dot.ca.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Shaeffer". The signature is fluid and cursive, with a large initial "C" and "S".

Chris Shaeffer
District 5 Planning Group South
Development Review

Cc: Larry Newland, Planning Branch Chief

Letter 2

Commenter: Chris Shaeffer, California Department of Transportation

Date: July 14, 2010

Response: Thank you for your comments on the MGMO Renewal, Amendments and Extension Draft SEIR. Please find our responses below.

Response 2.1: LOS Improvements

Comment Summary: Left turn lanes at SR 192 and Hot Springs Road may affect through travel and design may need to mitigate an offset. For planning purposes a longer lead time should be anticipated.

Staff Response: Comment noted. Future improvements would account for extended design and planning time.

Response 2.2: LOS Methodology

Comment Summary: On State Highways, use Highway Capacity Manual 2000 Methodology.

Staff Response: In the Plan Area, East Valley Road (SR 192) is a Caltrans jurisdiction highway. Peak hour level of service for SR 192 was computed based on Caltrans standards, and Highway Capacity Manual (Transportation Research Board, 2000) two-lane highway operations method was utilized to determine LOS for the roadway segment. Seven of 15 analyzed intersections are located on the SR 192 in the Plan area, including six unsignalized intersections and one signalized intersection. Level of service for all six unsignalized intersections were computed based HCM 2000.

The analyzed signal at San Ysidro Road & East Valley Road is located in the County's Montecito Community Plan Area, but owned and operated by Caltrans District 5. To be consistent with the Montecito Community Plan (1992), intersection level-of-service (LOS) for this intersection was based on computed volume-to-capacity (V/C) ratio from the Intersection Utilization methodology (ICU). The Community Plan sets a policy of LOS B as the minimum acceptable for intersections in plan area, with the exception of the intersection of Hot Springs Road and East Valley Road, where LOS C is acceptable. The analysis identified a potentially significant traffic impact at this location in the PM peak hour under these guidelines.

Additional analysis was conducted for this FSEIR to estimate vehicle delay and corresponding LOS based on 2000 HCM, as specified in Caltrans' Guide for the Preparation of Traffic Impact Studies (December 2002). Caltrans desires to maintain a target LOS at the transition between LOS "C" and LOS "D" (which is 35 seconds of delay per vehicle). Application of the HCM 2000 indicated that this intersection currently operates at LOS A during both AM and PM peak hours, and was expected to operate at LOS A during both the AM and PM peak hours under future 2030 conditions without and with the proposed Montecito Growth Management Plan. Although future conditions would meet Caltrans's standards for this intersection, it would exceed County thresholds and therefore result in a potentially significant impact.

Response 2.3: Bike Lanes

Comment Summary:

- Use Class II, II, or III labeling and validate Class III facilities on 192 (Sycamore Canyon and EVR). Only sign on 192 is a few yards from EVR/SYR intersection.
- The SEIR should review Policy Circ-M-2.3 to clarify how a bike lane would fit on East Valley Road

Staff Response:

- The FSEIR includes consistent labeling of bicycle lanes and clarifies that Highway 192 does not have a designated bikeway. Please see pages 4-100 for corrections.
- Policy Circ-M-2.3 was developed as part of the MGMO in 1992 and is not within the scope of the MGMO Renewal, Amendments and Extension project.

Response 2.4: Olive Mill and Coast Village Road Signal

Comment Summary: No plans to install signal, nor has Caltrans been approached. Consider early consultation with Caltrans.

Staff Response: Comment noted.

Response 2.5: Encroachment

Comment Summary: Encroachments must be consistent with, but are not limited to Caltrans encroachment policies. Minor correction to MCP Policy CIRC-M-3.9.

Staff Response: Comment noted.

Response 2.6: Barker Pass Sycamore Canyon Road

Comment Summary: The project proponent should begin early discussion with Caltrans for any mitigation measure requiring an all way stop sign proposal, including discussion of both the improvement and agency jurisdiction.

Staff Response: The discussion of Caltrans jurisdiction of Highway 192 was in response to Caltrans comments in the Initial Study. The FSEIR clarifies that there are no discussions currently underway, and that the County should explore possibly obtaining jurisdiction in the future.

The continued implementation of the MGMO would not implement road improvement measures directly. If the three LOS improvement mitigation measures were completed, the traffic component of the ordinance expiration criteria would be met.

Response 2.7:

Comment Summary: Page 4-108, Transportation/Circulation, State (Caltrans) Highway Significant Impact Criteria. This section provides a table reflecting roadway level of service and project added trips, which indicate impact thresholds established by SBCAG's Congestion Management Program. Caltrans, by virtue of its responsibilities obtained from the California Streets and Highways Code qualitatively and quantitatively examines impacts in terms of delay and progressive degradation of service. Poorly performing facilities can be significantly impacted by even fewer trips than is presented within these tables.

Staff Response: Comment noted.



The voice of our community

Letter #3: Elisa Atwill, Montecito Association

July 15, 2010

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S.B. COUNTY
PLANNING & DEVELOPMENT

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Richard Nordlund
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William Palladini
1st Vice President
Elisa Atwill
2nd Vice President
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Holly Bradbury, Project Manager
Planning & Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Draft Supplemental Environmental Impact Report for the Montecito Growth Management Ordinance Extension

Dear Ms. Bradbury:

Thank you for the opportunity to comment on the Draft SEIR and for all of your efforts in preparing the document. We offer our comments on the draft in the spirit of helping to ensure that the SEIR is complete and serves the intended purpose of disclosing the environmental impact associated with extension of the Montecito Growth Management Ordinance (MGMO).

First, we would like to identify several overarching concerns:

1. The clarity of the document and conclusions would be enhanced by a thorough proof read and edit. 3.7
2. While we understand the desire to document impacts based on ground to plan (or in this case, ordinance), it would be helpful for decision-makers and in the ultimate crafting of findings to clarify where impacts result from allowed build-out under the existing land use designations and zoning versus from the pacing mechanism of the MGMO. 3.1
3. It would be helpful to identify those proposed mitigation measures that are feasibly implemented through the project from those that require some other means of implementation. 3.2

Second, please see our comments on the specific sections of the document, listed below:

Executive Summary

Page ES-2: The reference to the project "facilitating" new residential units should be removed. The ordinance and any extension only pace development that is already allowed under the existing Comprehensive Plan and zoning. Delete last paragraph on Page ES-2 - it duplicates the prior statement. 3.1

Page ES-3: The summary of "Environmental Review Approach" should be expanded to clarify that while impacts are based on the increment of change from existing setting to the maximum amount of development anticipated with extension of the ordinance, the ordinance itself does not allow or facilitate the development. It only provides a mechanism to pace development by limiting the maximum number of new residences allowed per year. For the "new impacts" identified, none are as a result of the pacing mechanism of the ordinance but result from build-out as allowed under current zoning and land use designations. This should be identified here.

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July 15, 2010
Page 2

Page ES-4: Suggest use of "unpaced" to describe residential construction without GMO.

3.1

Introduction, Section 1.0

Page 1-1, parag. 1: In this introductory section, suggest completing the phrase Montecito Growth Management Ordinance (add "Ordinance")

3.7

Project Description, Section 2.0

Page 2-1, Table 2.2.1: Under site information, suggest amending to read "Semi-rural residential and limited commercial and institutional uses," because Montecito is not entirely residential.

Page 2-4: See comment above regarding Page ES-2.

Environmental Setting, Section 3.0

Page 3-1, parag. 2, last line: Insert "Montecito Community" before "Plan area", to distinguish this discussion from remaining areas under guidance of County Comprehensive Plan only.

Page 3-2, parag. 2: The gardens of Val Verde are also a designated County landmark and should be listed. Suggest adding "aka Hosmer Adobe" after "San Ysidro adobe" and adding "aka Casa del Herrero" after Steedman estate, as these new labels are more commonly known to the public, and were included in historic site nominations.

Page 3-4, section 3.2: The entire discussion about Baseline is confusing. Is baseline the 'on the ground' condition AND the remaining buildout potential, as once analyzed in 1990 (note that this correct date is needed) Montecito GMO EIR (90-EIR-15)? But this paragraph also stipulates that baseline is taken from the April 12, 2010 NOP date, so does baseline also include cumulative projects? Needs re-write and clarification - possibly use bullet points to clarify.

3.1

Page 3-6, Table 3.2-2: Project additional build-out figures should include agricultural employee dwellings and units in the Neighborhood Commercial zone within the 380 units allowed under an extended ordinance since neither type of unit is exempt from the MGMO.

(Same page): Table 3.2-3: Commercial buildout needs to explain assumptions of this square footage. It is unclear what "Total new Sq Ft adjusted for unit" means and how Footnote 4 relates to this.

3.7

What about all Montecito's institutional spaces? Westmont? Churches? Casa de Maria? Special District facilities? This is a valid part of the baseline community description.

3.1

Page 3-8, last para: The amount of City of Goleta C/I build-out seems outrageous. Should the comma be replaced by a decimal point?

3.7

Aesthetics/Visual Resources, Section 4.1

Page 4-2, para. re: Night Lighting: Suggest deletion of "larger" in describing residential development. The Association is studying night lighting and believes the trend toward outdoor lighting will occur on smaller lots in Montecito too.

Page 4-3, para. re: Outdoor Lighting - Not sure what the 1st sentence means?

Page 4-5, Table 4.1-1 - Should the column SBAR be renamed MBAR?

Page 4-5, second paragraph from bottom: Revise to read "Build-out under the MCP subject to an extended MGMO would allow 380 new units..." The aesthetics/visual resource impact conclusions that follow require editing for clarity.

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Air Quality, Section 4.3

Page 4-23, MM-AQ-1: It appears that this measure is intended to apply to individual development projects at the time of land use permit approval. It is unclear how this mitigation measure will be codified to ensure that it is applied to future development.

3.2

Fire Protection, Section 4.7

Several grammatical fixes needed on pages 4-42-43 and 4-48.

3.7

Pages 4-47 to 48: The discussion of water pressure is unclear. We suggest a simple statement of the problem be added to describe the areas where water pressure is inadequate.

3.3

Page 4-48: The summary of and the basis for IMPACT-FIRE-1 are unclear, particularly with respect to wildfire danger.

Page 4-50: Does the last sentence mean that applicants will be held to the project description utilized for the point allocation process?

3.6

Geologic Processes, Section 4.8

Page 4-55: First sentence under Geologic Impacts is unclear.

3.7

Historic Resources, Section 4.9

Page 4-32, para 2: See comments for page 3-6 regarding site names.

Public Facilities, Section 4.12

Page 4-69: The discussion of law enforcement should include the current and projected officer to population ratio to support the conclusion.

3.6

Page 4-74: Please clarify the discussion of cumulative drainage impacts.

3.7

Transportation/Circulation, Section 4.14

Page 4-113, first paragraph: Suggest "MGMO build-out under the existing land use designations and zoning would result in 125 fewer detached units than estimated build-out without a growth management ordinance ("no project")."

Page 4-87, Para. 2: Text should note that East Valley Road and Sycamore Canyon Road, are not just owned by the state, but designed and maintained by Caltrans. The second to last sentence of this paragraph should qualify that "Parking is generally not permitted on the shoulders of SR 192 and primary roadways in Montecito". This clarification is important as the majority of streets in Montecito are residential, and on-street parking is not prohibited or enforced.

3.4

Same page, County Roadway Network descriptions: Include Class II bike paths on Hot Springs Road, Olive Mill Road, and San Ysidro Road in this introductory description.

Page 4-89, Para. after Table 4.15-1: The last line notes that the acceptable LOS for SR 192 is LOS D, but this contradicts the County's Policy Circ-M-1.6, which lists East Valley Rd. from Buena Vista to Sheffield with an acceptable LOS of C. Please clarify that if Caltrans standards are lower, how the County reconciles this.

Page 4-90, Para. 2, sentence 2: suggest revising "the" to be "that agency's" to specify Caltrans' standard, and correct "Foothill Road" to East Valley Road.

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Same paragraph, end: Suggest including statement that portions of the intersections of Hot Springs Road and Olive Mill Road with Coast Village Road are located in the Montecito Community Plan area, as well as the City of Santa Barbara.

3.4

Page 4-91, Para. 2: Note that counts were taken on December 15, 2009, and explain how this count date is defensible considering traffic patterns that typically change close to the holiday season. Please include the dates that all traffic counts were taken in the document. It would also be helpful to have a discussion of the conditions at the time the counts were conducted. Was Westmont in regular session? Were public schools open? Discuss the setting with respect to Highway 101 construction. Were any of the interchanges or roadways closed or providing limited access as a result of the construction? If so, how would this affect traffic patterns?

Page 4-93, Table 4.15-2: The lower section of Hot Springs Road is not included here, even though various MCP policies address this lower section, from Old Coast Highway to Sycamore Canyon Road. If the link between Coast Village and Golf road was not counted due to construction of the roundabout, the report should state this, and perhaps explain that volumes would not be significantly different on these two separate links.

Page 4-98, Table 4.15-3: Why were intersection operations and base data at Hot Springs Road and Coast Village Road and Old Coast Highway not provided? These were two important locations included in the 1992 EIR on the Montecito Community Plan (92-EIR-3), and remain a critical part of Montecito's roadway network. If these were not counted due to construction of the roundabout, the report should state that, but at least include preliminary estimates of the now functioning roundabout serving these two intersections.

Page 4-99: List headways for Routes 14 and 21x, the two transit routes serving Montecito.

Page 4-101, middle list of bullets: amend 2nd bullet: "Class I bike lane along Channel Drive at Fairway Road connecting Montecito...." to clarify that a Class I bike lane does not currently serve the frontage of eastern Channel Drive, near the Four Seasons Biltmore and Coral Casino.

Page 4-102, para 1, sentence 2: Suggest describing on-street parking as "underutilized", instead of "not provided", as the later suggests it is prohibited, and this is not the case in most of Montecito.

Page 4-103, bullet list: Clarify that this list applies to SR 192, also known as East Valley Road and Sycamore Canyon Road, as the prior page specified encroachment permit needs along remaining County roads.

Page 4-112, et seq.: It seems that forecasted 2030 traffic volumes are used to determine project level impacts. Wouldn't project level impacts be more appropriately based upon the project's trip contribution to traffic levels for roadways and intersections? It would be useful to include a table showing project generated traffic and it's distribution across the area road network and/or origin and destination assumptions. Please also discuss the source of the marked increase in traffic on the area road network in 2030. Clearly the increase of more than 4,500 ADT on N. Jameson west of San Ysidro is the result of regional traffic rather than build-out within Montecito. Please provide an estimate of what proportion of the 2030 volumes result from regional traffic and diversion from the mainline (Highway 101) versus local community traffic.

3.7

3.4

Page 4-113, para. 3: Please list the exact trip generation rates embedded in the Santa Barbara Travel Demand Model. The Association disagrees that the residential trip generation rates used for *Plan Santa Barbara* are anything close to appropriate for Montecito, comprised primarily of estate residential in a semi-rural setting - as clearly noted on the next page, transit system impacts. Similarly, if these City rates

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were used to calibrate trips associated with the various non-residential uses, such as the small neighborhood commercial and the wide variety of institutional land uses, the report should state why this is defensible.

3.4

Page 4-115: Although it is located in the City of Santa Barbara, it would be useful to have estimated daily trip information for Coast Village Road as this affects the adjacent County/City intersection at Olive Mill.

Page 4-120, Impact Trans-1: We question whether potential reclassification of Sheffield Drive is an appropriate method to mitigate impacts associated with volumes that result in LOS D. We also suggest that the 2030 volumes on Sheffield of 6,480 ADT be verified. While approximately 30% of community growth would likely occur in the eastern part of Montecito, the addition of almost 3,000 ADT to this roadway seems excessive. Please include a discussion of the characteristics of Sheffield Drive including the narrow, winding character, limited line of site and related traffic hazards.

Page 4-120, impact Trans-1: add "Montecito Community Plan" before "circulation element capacities" to clarify that it is the MCP standards, and not the County Circulation Element standards, being addressed.

Page 4-121, para. 2-3: Installation of a stop sign on Sycamore Canyon Road at Barker Pass may adversely affect overall circulation and level of service on State Route 192, as a primary route through the Plan area, and the only continuous parallel route to U.S. 101 on the State Highway system. Is there any accident data to support the recommendation for this mitigation measure? Community support of this measure may be difficult. Comments also apply to page 4-125, Mitigation Measure summary statements.

Same page, para. 4: For the Olive Mill Road/Coast Village Road/North Jameson intersection, the Plan Santa Barbara DEIR noted that a project study report for a roundabout option at this intersection had been completed by the City. This should be addressed in the SEIR as a viable option, as signalization may not be consistent with Montecito Community Plan policy Circ-M-3.4. Community support of this measure may be difficult. Comments also apply to page 4-125, Mitigation Measure summary statements.

Page 4-122, para.2: Please clarify this mitigation measure for East Valley Road/San Ysidro Road. Is the measure to widen the approach to provide for double left turns from the *eastbound* approach? This does not make sense given the nearly double westbound left turn and through volumes in the peak hour as shown on Figure 4.15-7b.

Same page, Para. 3: Would there be any value to widening the approach lanes as described, without installation of a signal? What about a roundabout option?

Transportation Mitigation Measures: The measures that cannot be feasibly implemented through the project should be identified as such.

Water Resources, Section 4.16

Page 4-136: The MWD withdrawal projection figure of 300-350 AFY is inconsistent with the statement on page 4-141 that identifies 250-400 AFY of pumpage from the basin and the use of 380 AFY as the estimated available long term water supply from the basin. It should be acknowledged that in the event the MWD does not have adequate supplies to meet demand, overdraft of the groundwater basin could result from increased private pumpage if public service is denied or from District pumping to meet demand.

3.5

Page 4-137: Under "Jurisdiction", it should also be noted that Coast Village Road is within the MWD service area.

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The evaluation of water supply adequacy would be greatly improved by including the MWD's supply and demand figures for the last ten years. Impacts should be based upon whether the district has an adequate supply and drought buffer to serve new development at the level of historic water use.

3.5

The document does not provide any justification for the feasibility of a 20% reduction in service area-wide water demand. In the absence of clear evidence that this reduction can be made, it should not be relied upon for a determination of adequacy of service. Cumulative water demand figures should also include development within the City of Santa Barbara along Coast Village Road.

Table 4.16.3-5 is very difficult to understand. A clear statement of the conclusion relative to the project-level and cumulative impacts would be helpful and is important to support extension of the ordinance.

Alternatives

Page 6-1, Alternatives: The list of new impacts included here appears to be incomplete.

3.7

Thank you for considering these comments as you prepare the final SEIR for the MGMO Extension.

Sincerely,



Elisa Atwill, Acting President

Letter 3

Commenter: Elisa Atwill, Montecito Association

Date: July 15, 2010

Response: Thank you for your comments on the MGMO Renewal, Amendments and Extension Draft SEIR. Please find our responses below.

Response 3.1-General, Executive Summary, Introduction, Project Description, and Environmental Setting

Comment Summary: The commenter suggested the following regarding the environmental review organization and approach:

- Clarify for decision makers if impacts result from build-out of existing land uses versus the pacing mechanism of the MGMO. The ordinance does not facilitate development and impacts are a result of build-out of existing land uses.
- Clarify if baseline is 'on the ground' and remaining build-out potential or taken from the NOP Date as both approaches are stated in the document.
- Institutional uses should be included as they are important for Baseline.
- Build-out should include Agricultural Emp. Dwellings and Neighborhood Commercial.

Staff Response:

Baseline. In most cases, impacts of build-out under the MGMO project are less severe than under Montecito Community Plan build-out. The document has been changed to reflect the Association's suggested wording, deletions, and expanded discussions regarding impacts arising from build-out versus MGMO pacing.

The FSEIR is a supplement document to the original Montecito Community Plan EIR. Therefore, the focus of the document is on new information and the identification of changed circumstances that result in a different or more severe impact, and additional mitigations, where appropriate. The 'ground to plan' baseline approach (at the date of the Notice of Preparation (NOP) for the project) is used in those instances where circumstances have changed from that evaluated in the MCP EIR (92-EIR-03), (e.g., State Water supplies) or topics not included in the original analysis (e.g., greenhouse gas emissions). For all other

areas, baseline is the same as the original MCP EIR. Additional language has been added to the FSEIR regarding the baseline approach (See Section 3.2, *Environmental Baseline Approach*).

Build-out. The project will allow the MGMO pacing mechanism to continue for another 20 years. At the same time, the MGMO process carries forward and reinstates the regulatory requirement that an allocation be obtained as the first step in the entitlement process for construction of a new dwelling. The MGMO does not alter the ultimate build-out potential of the Montecito Community Plan Area; however, it is the first step in the permit process for a new dwelling leading to build-out of approximately 380 units over the life of the MGMO project.

Institutional use square footage is included as part of the baseline for analyzed FSEIR issue areas, such as traffic. Commercial build-out was discussed in the environmental setting because commercial land use is expressly designated on the land use maps and remaining square footage of development can be closely approximated; whereas remaining institutional square footage cannot. Except for any associated dwelling units, neither commercial nor institutional uses are subject to the MGMO.

County zoning allows one affordable unit, per parcel, permitted by right in the Neighborhood Commercial Zone (CN), and the build-out scenario for the MGMO assumes this. Affordable units qualify for an exemption or priority standing in the MGMO. Market rate units in the CN zone would require a Conditional Use Permit, and thus an accurate approximation of the number of units built over the 20-year planning horizon of the project is not available.

The FSEIR has been revised to include Agricultural Employee units in the 380 allocations over the 20-year planning horizon for the MGMO. See Table 3.2-2 of the FSEIR for details.

Response 3.2-Mitigation Measures Implementation

Comment Summary: The commenter requests that the county identify mitigation measures, which are feasibly implemented through the project versus those implemented through other means. Specifically clarify mitigations in the following issue areas:

- Air Quality
- Fire

- Transportation/Circulation

Staff Response: Where the mitigation is directly implemented in the MGMO (e.g., point assignment criteria, expiration criteria) it would be implemented at the project level through the MGMO allocation process. Staff has annotated the FSEIR Summary Impact Table to indicate whether a mitigation is 1) directly implemented in the MGMO, 2) implemented at the time of follow up development permit/clearance, or 3) implemented by other means.

Response 3.3: Wildfire danger

Comment Summary: The summary and basis of Impact 1 is unclear, especially with respect to wildfire danger. The discussion of water pressure is unclear, please describe the problem with a simple sentence of the problem and geographically affected area.

Staff Response: The wording in the FSEIR has been clarified for Impact-Fire-1, particularly as it relates to wildfires. Additionally, the Association's suggested wording for water pressure has been included in the FSEIR. (See pages-4-48, 49.)

Response 3.4- Traffic/Circulation

Comment Summary: The commenter raised questions about the following issues transportation and circulation items:

1. **LOS Standards- Caltrans vs. County** (Page 4-89 para. after table 4.15.1): States that LOS D is acceptable on SR 192, which is below County Circ-M-1.6, which lists East Valley Road from Buena Vista to Sheffield with an acceptable LOS of C. Clarify how the County reconciles this if Caltrans standards are lower.
2. **Traffic Count Timing** (Page 4-91, para. 2): Want dates stated in document and explanation of how the holiday period traffic may be impacted by:
 - Westmont/Public School status
 - 101 Construction- interchanges and roadway closures
3. **Lower Section of Hot Springs Road** (Pages 4-93 Table 4.15-2): The lower section of Hot Springs Road is not included here, even though various MCP policies address this lower section, from Old Coast Highway to Sycamore Canyon Road. If the link between Coast Village and Golf road was not counted due to construction of the roundabout, the report should

state this, and perhaps explain that volumes would not be significantly different on these two separate links.

4. **Hot Springs Roundabout** (Page 4-98, Table 4.15-3): Why were intersection operations and base data at Hot Springs Road and Coast Village Road and Old Coast Highway not provided? These were two important locations included in the 1992 EIR on the Montecito Community Plan (92-EIR-3), and remain a critical part of Montecito's roadway network. If these were not counted due to construction of the roundabout, the report should state that, but at least include preliminary estimates of the now functioning roundabout serving these two intersections.
5. **2030 Traffic Volumes** (Page 4-112): Differentiate between:
 - Project generated versus regional traffic increases.
 - Highway 101 pass through versus local community traffic
6. **Plan Santa Barbara Travel Model** (Page 4-113, para. 3): The Montecito Association disagrees with the use of the residential trip generation rates used for Plan Santa Barbara for the MGMO traffic modeling because Montecito is primarily semi-rural estate residential. The report should say why this is defensible for calibrating both residential and non-residential trips.
7. **Coast Village Road:** The Montecito Association has requested daily trip information for Coast Village Road.
8. **Sheffield Drive** (Page 4-120 Impact Trans-1): The Consultant suggested mitigation of reclassifying Sheffield Drive might not be appropriate to mitigate LOS D impacts. The Association would like verification of the 2030 projected ADT of 6,480. The County should include a discussion of the narrow, winding character, limited line of sight and related traffic hazards.
9. **Sycamore Canyon Road** (Page 4-121, para. 2-3): Concerned about stop sign recommendation and adverse impacts to overall circulation and lack of community support.
10. **Olive Mill/CVR/North Jameson** (Page 4-121, para. 4): Mention and explore roundabout feasibility done as part of *Plan SB EIR* since signalization is inconsistent with the MCP.
11. **East Valley Road/San Ysidro Road** (Page 4-122, para. 2): Clarify if mitigation measure is to widen the approach to provide for double left

turns from the Eastbound approach. May not make sense given the nearly double westward left turn and through volumes shown in figure 4.15-7b.

- 12. San Ysidro Road/ N Jameson Lane/US 101 NB Ramps** (Page 4-122, para. 3): Would there be any value in widening the approach without a stop sign? Would a roundabout be an option?
- 13. Transportation Mitigation Measures:** Identify the project measures, which cannot be feasibly implemented.

Staff Response:

1. The County can conclude that the facility operates below the desired LOS for the community plan area. However, when considering mitigation measures for implementation, Caltrans standard overrides the County policy since the County does not have jurisdiction on a State facility. For additional information, please also see the discussion in the response to Caltrans' comments, Letter #2, Staff Response 2.2.
2. Traffic counts were collected prior to the holiday season the week of December 15, 2009, when the Montecito Union School District remained in session (the winter break started on December 21). Westmont College was also open during this timeframe. School does not generally impact the counts since the counts are collected between 4 and 6 pm when school is over. Morning counts may show a difference, but the PM peak has historically been worse in all areas of the County and is what we design for.

During the course of the traffic study, there were no construction or roadway closures at the study locations in the Montecito Plan Area.

In addition, during the construction for Highway 101, the facility continued to maintain two open lanes in each direction throughout the day. Overall, construction is anticipated through 2012. Traffic conditions for the study locations in the Montecito Community Plan area were not expected to differ significantly due to the construction. Additionally, mitigation MM-Trans-2f requires a traffic analysis upon completion of the improvements and allows the Board of Supervisors to adjust the point and expiration criteria accordingly.

3. Comment noted. The subject roadway segment is within the City of Santa Barbara's jurisdiction and was under construction during the preparation of this DSEIR. Please see the DEIR for the Plan Santa Barbara regarding existing and future traffic volumes on this subject segment.

4. Comment noted. The subject roadway intersections are within the City of Santa Barbara's jurisdiction and were under construction during the preparation of this DSEIR. Please see the DEIR for the Plan Santa Barbara regarding existing and future traffic volumes on both locations.
5. Comment noted. Project level impacts were based on a comparison of the future (2030) traffic levels compared to the existing traffic per CEQA. The trip generation for the MGMO was developed using trip generation rates from the Plan Santa Barbara Travel Demand Model. The model study area contains a variety of development patterns, each with different land use characteristics and associated trip making patterns. Please see the Santa Barbara Travel Demand Model Overview (Fehr & Peers, March 2009) for further information regarding trip generate rates and traffic assignment assumptions.

North Jameson Lane west of San Ysidro (between Santa Isabel Lane and La Vereda Road) carried 3,590 trips per day, and was estimated to carry 11,540 vehicles per day with the MGMO. The traffic growth on this roadway segment was primarily due to the regional traffic growth from SBCAG forecasts.

6. The Santa Barbara Travel Demand Model was used to estimate the trip generation and trip distribution for the new land uses in Montecito. Please see the Santa Barbara Travel Demand Model Overview (Fehr & Peers, March 2009) regarding specific trip generate rates. The model study area contains a variety of development patterns, each with different land use characteristics and associated trip making patterns. To account for these differences, trip generation rates are based on four different "area types". For this study, the trip generation rates for the area type that contains generally residential areas with limited non-residential land uses was assumed for Montecito. The rates were calibrated to account for local Montecito conditions and hence are appropriate for the analysis of the MGMO. County Transportation staff agrees with the City Model.
7. Comment noted. The subject roadway segment is within the City of Santa Barbara's jurisdiction. Please see the DEIR for the Plan Santa Barbara (Appendix I-1, page 16) regarding existing and future traffic volumes on this subject segment.
8. Comment noted. Future (2030) roadway and intersection volume forecasts were developed using the City of Santa Barbara's Plan Santa Barbara Travel Demand Model. The City's model development was

initially based on the land use assumptions provided by the County of Santa Barbara Planning Department and the preferred Plan Santa Barbara development in the City of Santa Barbara based on Santa Barbara County Association of Governments (SBCAG) forecasts.

As described in the DSEIR, Sheffield Drive, classified as Secondary 3, is a north-south arterial on the eastern edge of Montecito. It connects the US 101 in the south to East Valley Road (SR 192) in the north. It is a two-lane road divided by double yellow centerline median striping. The speed limit along Sheffield Drive is 35 mph.

9. Comment noted and will be forwarded to decision makers.
10. Comment noted. Preparation of the Plan Santa Barbara Draft EIR occurred in the similar period for this DSEIR for the Montecito Growth Management Plan. The FSEIR will include the same sentence that “A preliminary Project Study Report prepared by the City for Caltrans for a roundabout at this intersection suggests that such a configuration may be feasible, which would substantially reduce impacts”. However, no notice of approval was released regarding this option at this point.
11. San Ysidro Road/N Jameson Lane/US 101 NB Ramps are under state jurisdiction and the eastbound approach currently provides one left-turn lane and a shared through/right-turn lane. The proposed mitigation is to restripe the eastbound direction to provide one left, one through and one right turn lane. No widening of the intersection is proposed for this mitigation measure, the restriping can be accomplished within existing right of way.

With implementation of the additional eastbound turn lane, this intersection would improve to LOS B during both the AM and PM peak hour periods, thus mitigating the traffic impact to a less than significant level.

12. The mitigation proposed for San Ysidro/N. Jameson/US 101 Northbound Ramp consists of a 3- phase signal. This improvement would mitigate the traffic impact to less than significant levels.

Widening the approach without the installation of a signal will require additional right-of-way acquisition; therefore, it may not be a feasible mitigation option.

A roundabout option was not deemed necessary due to impact being mitigated through the installation of a traffic signal. In addition, installation of a roundabout will require additional right-of-way acquisition; therefore, it may not be a feasible mitigation option.

13. Mitigation SEIR MM-Trans-1b is to consider widening impacted roadways from two lanes to 3 or 4 lanes. Widening of these roads from a 2-lane roadway to a 3- or 4-lanes would improve level of service, but would be inconsistent with the current Montecito Community Plan Policy M-2.2. Therefore widening is not a viable mitigation.

Response 3.5: Water Resources

Comment Summary:

- **Groundwater:** MWD Pumpage figures are inconsistent. Acknowledge that if MWD does not have adequate supplies to meet demand, overdraft of the groundwater basin could occur with private pumpage.
- **Demand** Please include MWD supply and Demand figures over the last 10 years.
- **Conservation:** The document does not provide justification for the feasibility of a 20% reduction in service area wide water demand; this cannot be relied upon for a determination of adequacy of service.
- **Coast Village Road:** Include the City of Santa Barbara demand in the cumulative impacts
- **Estimated 2030 Demand** Table 4.16.3-5 is unclear. Include a statement of the conclusion relative to the project level impacts. This is important to support the existence of the ordinance.

Staff Response:

Groundwater: Staff confirmed with the MWD that their five-year history and future pumpage is between 250-400 AFY per year. Inconsistencies in figures have been corrected in the FSEIR. An additional statement was added to Section 4.16.2 on Page 4-138 regarding groundwater pumpage.

Demand: Figure 4.13-3 on page 4-146 of the FSEIR shows 25-year water production. Water production is defined as the water needed to satisfy MWD's needs, which includes 300 AFY transfer to the City of Santa Barbara and

unaccounted¹ water which can range from 8-10% on an annually.² For example, a year where customers use 5,800-acre feet of water, you add about 525 AFY for unaccounted and 300 AFY for the City of Santa Barbara. Customer usage is lower than water production. Because of the supply and demand discrepancy, MWD uses water production as a measurement and planning tool. This is clarified in the FSEIR in footnote #68 on page 4-148.

Conservation Reduction: recent changes in State Water Project (SWP) allocations and legislative requirements indicate that past water supply and demand may not be an indicator of future trends. The 20% conservation by 20/20 is a State mandated requirement (SB 7) in response to SWP allocation availability. Discussions with Montecito Water District indicate that a 20% reduction in water use is possible in Montecito over the next decade.³ Related mitigations include:

- Monitoring of long and short-term water availability at the state and local level. If water demand approaches or exceeds water supply, allocation may be reduced. MGMO may expire if a reliable long-term water supply is achieved, and if the Board of Supervisors find water supply is inadequate in the short-term, the number of annual allocations can be reduced.
- Point criteria awards for a water certificate and submittal of a conceptual water conservation plan approved by the MWD.

Coast Village Road: The projected City of Santa Barbara water use along Coast Village Road was calculated under Plan Santa Barbara build-out projection is included in Table 4.16.3-6 (page 4-156) and is estimated to be 37 AFY. Coast Village Road is now incorporated into the FSEIR setting on page 4-139.

Estimated 2030 Demand: Table 4.16.3-5 shows the increase in existing and 2030 demand district-wide under the State mandated 20% reduction scenario. Text is added to page 4-153 to demonstrate how these numbers apply to SEIR Impact-Water-1 and the MCP policy WAT-M-1.5 which requires a 10% buffer between supply and demand (water production).

3.6 Miscellaneous Comments

Comment Summary:

¹ Unaccounted water is a consequence of metering inaccuracies and differences between the customer meters and the large MWD water production meters. There is also loss from leaks, water main breaks, fire hydrant use etc...

² Email from Tom Mosby, Montecito Water District, July 30, 2010

³ Montecito Water District Comment Letter, July 30, 2010

- **Point Categories:** Would the phrase “Applicants for point allocations shall continue to be required to meet point allocation criteria in order to construct their project” mean applicants will be held to the project description utilized for the point allocation process?
- **Law Enforcement:** The discussion of law enforcement should include the current and projected officer to ratio to support the conclusion.
- **Impacts:** The list of impacts on page 6-1 appears to be incomplete.

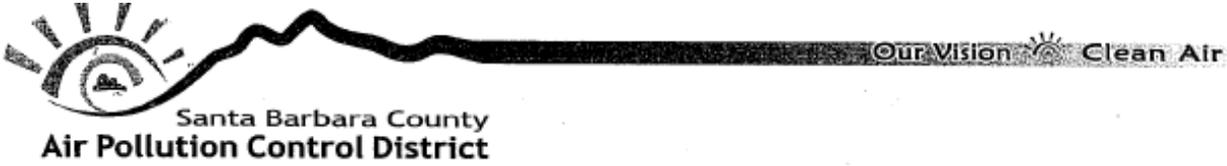
Staff Response:

- **Point Categories** Applicants would be required to maintain the same number of points in the same categories. The final project description for a land use permit would need to be consistent with the allocation. FSEIR Appendix B, *Draft Amended MGMO*, has been amended to clarify this provision.
- **Law Enforcement:** Comment noted. The SEIR found no substantial change in circumstances for police protection from the MCP EIR.
- **Impacts:** Page 6-1 has been amended to include sewer impacts.

Response 3.7- Corrections and Clarity

Comment Summary: The commenter suggests the document conclusions would be enhanced by a through proofread and edit and recommends edits throughout the document.

Staff Response: Planning staff appreciate the detailed and thoughtful suggestions. The DSEIR has been updated to address these comments, where appropriate.



July 16, 2010

Letter #4: Eric Gage, Air Pollution Control District

Holly Bradbury
 Santa Barbara County Planning & Development
 Office of Long Range Planning
 30 East Figueroa Street, 2nd Floor
 Santa Barbara, CA 93101

JUL 16 2010
 S.B. COUNTY
 PLANNING & DEVELOPMENT

Re: APCD comments on Draft Supplemental EIR for Montecito Growth Management Ordinance Extension, 09ORD-00000-00014

Dear Ms. Bradbury:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of an extension of the Montecito Growth Management Ordinance which is set to expire in December 2010. The County proposes to extend the existing Ordinance to December of 2030.

APCD staff reviewed the Draft Supplemental EIR and offers the following comments:

1. **Regulatory Setting, Page 4-11.** Please note that the federal 1-hour standard for ozone has been revoked. Although Santa Barbara County remains unclassified for attainment with the state PM_{2.5} standard, the County is in attainment of the federal PM_{2.5} standard.
2. **Ozone Precursors, Page 4-14.** The first bullet point on this page identifies the daily trigger for offsets in the APCD New Source Review Rule as 25 pounds/day for ROC or NO_x, rather than 55 pounds/day. Please correct this value.
3. **Long Term Air Quality, Page 4-16.** The current estimated population used to evaluate consistency with the Clean Air Plan (141,494) represents the population of the entire unincorporated County. APCD's guidance document, *Scope and Content of Air Quality Sections in Environmental Documents* (updated June, 2010) states:

Residential projects that involve population growth in an individual jurisdiction or subregion of the unincorporated county above the amount forecasted for that jurisdiction or subregion will be considered inconsistent with the Clean Air Plan...

Based on this guidance, APCD staff recommends that population comparisons to determine consistency with the Clean Air Plan focus on the County subregion, in this case the Montecito or South Coast subregion.

4. **Carbon Monoxide Hot Spots, Page 4-16.** Please note that due to the relatively low ambient CO concentrations in Santa Barbara County, CO is not expected to exceed the CO health-related air quality standards, and CO hotspot analysis is no longer required.

5.1

APCD comments on Draft Supplemental EIR for Montecito Growth Management Ordinance Extension, 09ORD-00000-00014
July 16, 2010
Page 2

5. **Greenhouse Gas (GHG) Plan Requirements/Monitoring, Page 4-25:** The applied GHG significance threshold in the Montecito Growth Management Ordinance is 6.6 MT/CO₂e/SP/yr, and the calculated quantity of GHG emissions exceeding the threshold was determined to be 1.9 MT CO₂e/SP/yr. Based the service population of 1,125 and the average household size of 2.41, each household must achieve a minimum reduction of 4.6 MT CO₂e/yr using the menu of mitigation measures detailed in the table on page 4-24 of the SEIR. Please explain how this mitigation menu will be applied and enforced to achieve the 4.6 MT CO₂e/yr minimum reduction per residence.

5.2

The Air Pollution Control District offers the following suggested conditions be applied to projects that are subject to the Montecito Growth Management Ordinance:

5.3

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. 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.

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 edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Project File
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.

Letter 4

Commenter: Eric Gage, Santa Barbara County Air Pollution Control District

Date: July 15, 2010

Response: Thank you for your comments on the MGMO Renewal, Amendments and Extension Draft SEIR. Please find our responses below.

Response 4.1-Corrections

Comment Summary: Please correct:

- The ozone standard in the regulatory setting.
- Focus growth forecasts to the South Coast sub-region for determining consistency with the CAP.
- Include the latest APCD New Source Review Rule.
- Carbon monoxide hot spot analysis is no longer required.

Staff Response: The FSEIR is amended to include requested changes (pages 4-16.)

Response 4.2- GHG Mitigation and Monitoring

Comment Summary: Please explain how the mitigation measure would be applied and enforced to achieve a reduction.

Staff Response: Greenhouse gas emission mitigation (FSEIR MM-AQ-1) would be applied to individual projects at the zoning permit phase, and permit compliance or the Building and Safety Division would be responsible for ensuring compliance prior to final occupancy. The applicant would develop a GHG reduction plan specific to, and appropriate and feasible for, the project to reduce the impact to below the County's interim guidance. Alternatively, the applicant can demonstrate consistency with the Climate Action Plan when it is available. Because the total potential choices that are available to reduce emissions are well beyond the amount needed for mitigation, reducing project GHG emissions below the level of significance is possible.

Response 4.3- Suggested Conditions

Comment Summary: Additional condition suggestions for the MGMO.

Staff Response: Comment noted and the suggestions have been transmitted to the decision maker.



Letter # 5: Tom Mosby, Montecito Water District

July 30, 2010

Holly Bradbury, Planner
County of Santa Barbara
Planning and Development, Long Range Planning Division
123 East Anapamu Street
Santa Barbara, CA 93101

Re: Formal Comments on the Montecito Growth Management Ordinance (MGMO) Amendments and Extensions Draft Supplemental Environmental Impact report (SEIR) dated June 15, 2010

Dear Ms. Bradbury,

Board of Directors

President
W. Douglas Morgan

Vice President
Samuel Frye

Jan E. Abel
Richard Shalkewitz
Larry Wilson

General Manager and Secretary

Thomas R. Mosby

Montecito Water District (MWD) is providing you with comments on the MGMO Draft SEIR dated June 15, 2010 prepared by Santa Barbara County Planning and Development Department. MWD focused its review of this important Montecito Planning area growth management document on water resources including the secondary use of MWD water for fire suppression. MWD's comments specifically reflect its review of the following document section(s):

Sec 4.0 Environmental Impacts

- 4.7 Fire Protection
- 4.16.2 Groundwater Basin
- 4.16.3 Water Resources

There have been significant changes in the water resources section of the document compared to the 1992 Montecito Community Plan EIR released by the County. The District's acquisition of State Water, infrastructure improvements and changes, preparation of updated water supply and demand reports and the adoption of new water conservation ordinances has altered the District's available water supply portfolio and its projections on future community water demand.

I wish to thank you personally for the opportunity to work with you on this important document affecting our community and have provided an attachment that identifies some minor grammatical and other corrections.

Please contact me directly at 969-2271 if you have any questions regarding the above or comments regarding MWD's review of the MGMO Draft SEIR.

Sincerely,

583 San Ysidro Road
Santa Barbara, CA
93108-2124

Ph 805.969.2271
Fax 805.969.7261

Tom Mosby
General Manager

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MONTECITO WATER DISTRICT COMMENTS

Montecito Growth Management Extension Draft SEIR

July 30, 2010

Sec 4.47 FIRE PROTECTION

Water Pressure

Pg. 4-48

1st paragraph

MWD has replaced and the upgrades of all undersized pipelines over the last 15 years.

Change to:

MWD has replaced and upgraded all undersized pipelines over the last 15 years.

Same 1st paragraph

Additionally MSD and MFPD completed a replacement program for all fire hydrants between 2000 and 2005...

Change to:

Additionally MWD and MFPD completed a fire hydrant replacement program between 2000 and 2005...

Sec 4.13.4 STORM WATER AND WATER QUALITY

Pg 4.74

WATER QUALITY CONTROL FACILITIES:

This section of the document is related to storm water run off not potable water and suggest removal of reference to MWD domestic treated water supplies...

Sec 4.16.3 WATER SERVICE

Water Treatment

Pg 4-139

1st paragraph, second sentence, California Department of Health Services (CDHS) should be California Department of Public Health (CDPH).

Existing Water Supply Sources:

Pg 4-140

Cachuma Project Water: The USBR constructed the Cachuma Project on the Santa Ynez River in the 1950s. MWD, along with other south coast water agencies including the City of Santa Barbara,

4.1

4.2

purchased water entitlements pursuant to an agreement in 1949 by and between the USBR and the Santa Barbara County Water Agency. Currently five water purveyors take water from Lake Cachuma: (1) Montecito Water District, (2) the City of Santa Barbara, (3) Carpinteria Valley Water District, (4) Goleta Water District (collectively referred to as the Cachuma Member Units and represented by the Cachuma Conservation Release Board, or CCRB), and (5) Santa Ynez River Water Conservation District-Improvement District No. 1.

4.2

Change to:

Cachuma Project Water: The USBR constructed the Cachuma Project on the Santa Ynez River in the 1950s. MWD, along with the City of Santa Barbara, the Goleta Water District (GWD), and the Carpinteria Valley Water District (CVWD) (the four south coast water agencies) and the Santa Ynez River Water Conservation District Improvement District No. 1 (ID1) (collectively referred to as Member Units (MUs)) purchased water entitlements pursuant to an agreement in 1949 by and between the USBR and the Santa Barbara County Water Agency. Currently the four south coast MUs take water deliveries from Lake Cachuma with ID1 obtaining its water deliveries from the State Water Project by exchanging its Cachuma water entitlement for State Water entitlements from the four south coast water agencies.

Page 4-140, last paragraph, 6th sentence...

...addressed in the B.O.

Change to:

...addressed in the National Marine Fisheries Service Cachuma Project Biological Opinion (B.O.)...

Pg. 4-141

Fox and Alder Creek Creeks: Alder and Fox Creeks are tributaries of the Santa Ynez River which are diverted into the MWD supply providing 245 and 150 AFY respectively.

Change to:

Alder and Fox Creeks are Santa Ynez River tributary water diversions and are operated by the District within the permitting guidelines of the US Forest Service. With the adoption of the Endangered Species Act, these tributary diversions, located on US Forest Service lands underwent structural modifications in 1995 to provide for a live stream flow whereby any water diverted by the District is secondary water above a live stream threshold. The modifications to the diversions have resulted in a passive flow operation; diversion amounts augmenting MWD's water supply have been significantly curtailed since the structural modifications were made.

Pg. 4-144, 145

Loss and Obligations:

Due to recent State actions, I suggest deleting that section regarding the \$11.1B bond measure.

Pg. 4-146, bottom paragraph, 1st sentence

4.3

...portfolio in 2005 published...

Change to:

...portfolio in 2005 and published...

Pg. 4-147, top paragraph, midway

...customer usage over both the winter months and the summer months. As shown in the graph above, the available...

Change to:

...customer usage over both the winter and the summer months. As shown in the graph titled Water Supply vs Customer Usage, Water Year 2007-2008, the available...

Pg. 4-147, bottom paragraph, 2nd sentence from the bottom

The District e declared of a water shortage emergency condition with the purchase...

Change to:

The District was fortunate and able to avert the declaration of a water shortage emergency with the purchase...

Pg. 4-148

Top 2 sentences before Regulatory Setting..

And demand imbalance in 2008 prompted MWD to take a new direction in water supply and demand management with the adoption of Ordinance 89&90

Change to:

And demand imbalance in 2008 prompted MWD to take a new direction in water supply and demand management with the adoption of Ordinance 89 in March 2008 and Ordinance 90 and Resolution 2047 in August 2008.

Ordinance 89 was adopted to recognize and address the limitations on the District’s long-term available water supply and established a limit on the amount of water available to all new developments and existing developed properties within the District’s service area. In August 2008, the MWD Board adopted Ordinance 90 and Resolution 2047 which redefined customer classifications and established a new incline block rate structure to enhance and provide water conservation incentives to its customers.

MWD is reporting that the implementation of these conservation measures has proven to be effective, with nearly a 20% reduction in customer usage recorded at the end of the 2009/10 fiscal year when compared to water usage in the 2007/08 fiscal year.

Pg. 4-148
Regulatory Setting

4.3

Suggest deleting this entire section due to recent actions by the State of California...

Pg 4-149

Impact Discussions

MCP EIR

4.2

2nd paragraph...

Suggest rounding 893.46 acre feet to 893 acre feet...

Water Demand

End of 1st paragraph, add new sentence...

Actual water delivery to customers in the 2009/10 fiscal year was approximately 5,200 acre-feet, which is far below the 5,700 acre-foot projection.

Pg. 4-151

Top paragraph, last sentence..

The requirement for a "Certificate of Availability" is now

Change to:

The requirement by the District for the issuance of a "Certificate of Water Service Availability" (CWSA) now...

Pg. 4-153

Impact Analysis

Delete the last sentence of this paragraph regarding the water well/ MWD does not own this well...

Letter 5

Commenter: Tom Mosby, Montecito Water District

Date: July 30, 2010

Response: Thank you for your comments on the MGMO Renewal, Amendments and Extension Draft SEIR. Please find our responses below.

Response 5.1- Fire Protection Corrections and Clarifications

Comment Summary: The comments include corrections and clarifications that pertain to Section 4.7, *Fire Protection*.

Staff Response: All suggested corrections have been included in the FSEIR.

Response 5.2- Water Quality Corrections and Clarifications

Comment Summary: The comments include corrections and clarifications that pertain to Section 4.16, *Water Resources*.

Staff Response: All correction have been included, with minor alterations.

Response 5.3- Regulatory Changes

Comment Summary: Remove Bond measure information and the State of California Regulatory Setting.

Staff Response: Thank you for highlighting the passage of Assembly Bill 1265, which delays the Safe, Clean and Reliable Drinking Water Supply Act of 2010 (Proposition 18) to 2012. The bond discussion has removed and the text has been adjusted to reflect the postponement of the bond. (See pages 4-146, 147)

From: Chumash People [ksen_sku_mu@yahoo.com] Sent: Thu 7/15/2010 1:30 PM
 To: Parker, Vicki; Pujo, June; Bradbury, Holly
 Cc: Black, Dianne; Russell, Glenn; Katy Sanchez; Dave Singleton; freddyromero1959@yahoo.com; elders@santaynezchumash.org; marcus lopez; Julie Tumamail Vennise forte
 Subject: Re: MGMO SEIR

Email # E1, Frank Arredondo, Chumash MLD

Hello all,

I sent out this email below to the Long range planning dept in regards to the Monticito Community Plan, or also called Monticito Growth Management Ordinance. <http://longrange.sbcountvplanning.org/planareas/montecito/montecito.php>

There are a significant amount of Native American Cultural Resources with in the area of the Monticito area. Native American Involvement should be at the front line of this process.

I am verifying that the Santa Barbara County Planning and Development Long Range Planning Division has followed the process as layed out for specific plan amendments. This is in accordance with Government code 65351 - 65562.

I have listed below from the Native American Heritage Commissions web site the government codes in question.

<http://www.nahc.ca.gov/govcode.html>

§ 65092: Public notice to California Native American Indian Tribes

Includes California Native American tribe that is on the contact list maintained by the Native American Heritage Commission in the definition of "person" to whom notice of public hearings shall be sent by local governments.

§ 65351: Native American Involvement in General Plan Proposals

Requires local planning agencies to provide opportunities for involvement of California Native American tribes on the contact list maintained by the Native American Heritage Commission, and others, in the preparation or amendment of the general plan

§ 65352: Referral of Action on General Plan Changes to Native Americans

Requires local planning agencies to refer proposed actions of general plan adoption or amendment to California Native American tribes on the contact list maintained by the Native American Heritage Commission, and others, with a 45 day opportunity for comments.

§ 65352.3- 65352.4: Consultation with Native Americans on General Plan Proposals

Requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission prior to the adoption or amendment of a city or county general plan for the purpose of protecting cultural places on lands affected by the proposal.

§ 65560, 65562.5: Consultation with Native Americans on Open Space

Includes protection of Native American cultural places as an acceptable designation of open space. Requires local governments to conduct meaningful consultation with California Native American tribes on the contact list maintained by the Native American Heritage Commission for the purpose of protecting cultural places located within open space.

Further reference to SB-18 can be found on the CA.Gov web site or the NAHC site.

I thank you all for your time. Frank

1E.1

--- On Wed, 7/7/10, Chumash People <kseu_sku_mu@yahoo.com> wrote:

From: Chumash People <kseu_sku_mu@yahoo.com>
Subject: MGMO SEIR
To: vparker@co.santa-barbara.ca.us, jpujo@co.santa-barbara.ca.us, hbradbur@co.santa-barbara.ca.us
Date: Wednesday, July 7, 2010, 2:01 AM

Hello All,

My name is Frank Arredondo. I request to receive a copy of the SB-18(2004) notice letters sent out as well as any response received from Tribes listed on the NAHC SB-18(2004) contact list.

Also I was unable to locate any Native American contacts or agencies referenced in section 8.0. I would like to receive a copy of the notice letters sent to the NAHC and the contacts on their list.

If no notices have been sent out in either case, please advise.

At the very least the Native American Heritage Commission (NAHC) should have been sent a notice to start with. The reply should be part of this document.

I thank you for your time and I await your reply.

*Best wishes, Frank Arredondo
Ksen~Sku~Mu
Chumash MLD
Po Box 161
Santa Barbara, Ca 93102
Email Ksen_Sku_Mu@yahoo.com
805-617-6884*

1E.1

Letter 1E

Commenter: Frank Arredondo, Chumash MLD

Date: July 15, 2010

Response: Thank you for your comments on the MGMO Amendments and Extension Draft SEIR. Please find our responses below.

Response 1E.1

Comment Summary: Sensitive archeological resources exist in Montecito. Proper noticing is required, including SB 18.

Staff Response: Please find included in this Responses to Comments as Letter #1 the reply from the Native American Heritage Commission (NAHC). We have added you and all other tribal members included in the letter to the interested parties list, and as such you will receive email and mail notices on for all future meetings and adoption hearings.

The project would be amending the County Code; the MGMO is not a zoning ordinance. The MGMO would not alter or amend the General Plan, therefore tribal consultation consistent with Government Code § 65352.3 is not required. Additionally, the MGMO only meters the number of permits available in Montecito; the review of actual physical circumstances takes place when the County receives an LUP or CDP application. At that time, we would review all physical effects of development on resources, including cultural and historic resource impacts. Since no on-ground effect would result from extending this ordinance, the SEIR did not identify any new significant impacts to historical or cultural resources, and impacts would continue to be evaluated and conditioned at the project level.

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Appendix A
Draft Amended MGMO

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Revised Draft

MONTECITO GROWTH MANAGEMENT ORDINANCE

ORDINANCE NO. _____

(Case #: 09ORD-00000-00014)

ORDINANCE AMENDING CHAPTER 35B, MONTECITO GROWTH MANAGEMENT ORDINANCE OF THE SANTA BARBARA COUNTY CODE, 35B TO RENEW AND EXTEND THE PROVISIONS OF CHAPTER 35B TO DECEMBER 31, 2030; AMEND SECTIONS 35-1, SHORT TITLE PURPOSE;, 32B-2, FINDINGS; SECTION 35B-3, APPLICABILITY; SECTION 35B-4, DEFINITIONS; SECTION 35B-5, ESTABLISHMENT OF ANNUAL DWELLING UNIT PERMIT ALLOCATIONS; SECTION 35B-6, PROCEDURES FOR ALLOCATIONS; SECTION 35B-7, POINT ASSIGNMENT SYSTEM; DELETING SECTION 35B -8 AND RENUMBERING SUBSEQUENT SECTIONS; AMENDING SECTION 35B-9, EXEMPTIONS; SECTION 35B-10, MODIFICATIONS; AND SECTION 35B-11, EXPIRATION

WHEREAS, the public health and safety, the preservation of the semi-rural character of the Montecito area and the necessity of assuring adequate services consistent with available resources and environmental constraints require adoption of a system for growth management in the Montecito Planning Area;

WHEREAS, the County, in consultation with the General Plan Advisory Committee (GPAC), has completed studies, including an Environmental Impact Report, which evaluate the need for and effects of a comprehensive Growth Management Plan for the Montecito Planning Area as defined in the County Comprehensive Plan, including management of residential development; and

WHEREAS, the County has prepared a Montecito Growth Management Plan, consisting of this ordinance, ~~amendments to the Comprehensive Plan and Coastal Plan Text which add new goals, policies and implementation measures and change residential land use designations, and a zoning ordinance amendments which add a growth management overlay to all zone districts in the Montecito Planning area;~~ and

WHEREAS, the Growth Management Ordinance is necessary to implement certain provisions of the Montecito Growth Management Plan; and

WHEREAS, the County has determined that the most effective method of preserving opportunities to meet the County's affordable housing needs in the Montecito Planning Area is to provide priorities and/or exemptions under a growth management plan as implemented by this growth management ordinance while continuing to explore other feasible alternative methods by which these needs might be met; and

WHEREAS, duly noticed public hearings have been held pursuant to Government Code §§ 65090 and 65091 before the Montecito Planning Commission and the Board of Supervisors to allow participation and comments on the adequacy of the MCP EIR (92-EIR-03), the SEIR (10EIR-00000-00003), and the provisions of this ordinance, and which have afforded an opportunity for all interested parties and affected property owners to appear and present testimony in connection with these matters; and

WHEREAS, the County has completed and certified the Environmental Impact Report (EIR), including the 2010 Supplement to the EIR, which analyzed appropriate management programs for the Montecito area and assessed a range of alternative growth scenarios; and

~~WHEREAS, the annual one percent permit allocation rate alternative as analyzed in the EIR would result in significantly increased adverse environmental impacts; and~~

WHEREAS, the annual one-fourth percent permit allocation rate alternative, which provides for a total permitted number of 10 units a year, as analyzed in the EIR had ~~no significant benefits compared to the project special affordable housing provisions;~~ and

~~WHEREAS, the annual one-eighth percent permit allocation rate alternative, which provides for a total permitted number of 5 dwelling units a year, as analyzed in the EIR would impede the County from meeting its affordable housing needs in the South Coast Housing Market Area; and~~

WHEREAS, the County-adopted permit allocation growth rate of one-half percent along with exemptions will enable the County to meet its affordable housing obligations in the most feasible and environmentally protective manner; and

WHEREAS, prior to the growth management ordinance the Montecito Planning Area ~~currently has~~ an average population increase of 2.26 percent per year which ~~was out of balance with community resources inconsistent with the recommended population growth rate of the Land Use Element adopted in 1980;~~ and

WHEREAS, Land Use Policy Number 4 of the Land Use Element obligates the County to perform its long-term and land use permitting functions for new development consistent with available groundwater resources and other resource and public service constraints; and

WHEREAS, the Montecito Growth Management EIR, and the Montecito Community Plan EIR and its 2010 Supplement, confirmed existing resource and service deficiencies including but not limited to the following areas: water supply and demand, traffic capacity and levels of service, air quality, ~~and~~ fire protection, sanitary services; and

WHEREAS the primary purpose for adoption of a growth management ordinance is to pace development at a rate appropriate for the community and that affords the best opportunity for bringing resources related to water, fire, ~~and~~ sanitary services, transportation infrastructure and service, and air quality into balance with development; and

WHEREAS, the estimates of existing water supply are subject to uncertainties in the quantities of water delivered from year to year involving 1) existing and potential legal challenges affecting the water rights and entitlements of the Montecito Water District, 2) pending revisions to contractual arrangements affecting deliveries from major water sources of supply; and 3) changes in hydrologic and physical conditions affecting the method of determining the availability of water; and

WHEREAS, estimates of water demand are subject to uncertainties involving 1) the effect of long term water conservation measures, 2) the use of ground water by private pumpers, and 3) pricing and water use policies of the Montecito Water District; and

WHEREAS, because uncertainty in both supply and demand figures will affect the available balance of water supplies in the Montecito Planning area, it is the policy of Santa Barbara County to closely monitor this data on an ongoing basis and to evaluate supplies and adjust development controls and allowable rates accordingly; and

WHEREAS, traffic levels on Montecito Planning Area roads are exceeding or approaching their design and acceptable capacities and pacing development will allow the County to plan for a more efficient use of its transportation network before roadways are additionally and unduly strained; and that is consistent with Montecito Community Plan policies that protect narrow road widths and minimal traffic lights in order to maintain community character; and

WHEREAS, meeting community needs for fire protection services would be impaired by lack of adequate water supply and pressure, and uncontrolled residential development increases the probability of inadequate response times; and

WHEREAS, the ~~capacity~~ infrastructure of the existing sanitary service area sewer plant may not be

adequate to meet build-out of the Montecito Planning Area under current general plan designations; ~~dewatered sludge disposal is a local and regional problem, and reports of failed individual sewage disposal systems are causing concern in parts of the community;~~

THEREFORE, the Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

Chapter 35B of the Santa Barbara County Code is hereby amended ~~to add Section 35B~~ as follows:

Section 35B-1 SHORT TITLE. PURPOSE.

- 1.1 This Section 35B shall be known as the "Montecito Growth Management Ordinance" and is referred to herein as "this Ordinance."
- 1.2 It is the purpose of this Ordinance to accomplish the following:
 - 1.2.1 Pace residential growth and prevent rapid depletion of constrained resources in the Montecito Planning Area until such time as development and growth can be brought into balance with resources, services, and infrastructure.
 - 1.2.2 Augment and implement goals, policies and objectives expressed in the Comprehensive Plan, including the Local Coastal Plan and Zoning Ordinances relating to water resources, transportation/circulation, fire protection, public sanitary services and housing.
 - 1.2.3 Preserve the semi-rural character, quality of life, open space and environmental resources of the community.

SECTION 35B-2: FINDINGS

The provisions of this Ordinance are based on the following Findings:

2.1 Necessity of Growth Management Ordinance. The County must plan for a steady, rather than fluctuating, overly rapid rate of growth each year so as to allow resources, services, and infrastructure capacities in the County to be properly and effectively monitored and provided without further overextending existing facilities or incurring the increasing cost of short-sighted facility expansion, and to bring all deficient services to required standards through long-range planning.

2.2 Existing Policies. The County has adopted a Comprehensive Plan ~~and including a Local Coastal Program~~ Plan consisting of land use designations, and development goals and policies as well as ~~and~~ zoning ordinances regulating residential, commercial and industrial development in the Montecito area. The Comprehensive Plan ~~and including the Coastal Land Use Plan and the Montecito Community Plan,~~ contain the following applicable policies, which mandate that growth occur at a steady, defined rate and within existing resources and service levels:

- 2.2.1 "Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources." (Land Use Element: Countywide Goals and Policies 1.a. Environmental Goal)

"In order to pace development within long-term readily available resources and services (i.e., water, sewer, roads, schools), the County shall not permit the number of primary residential units to exceed an annual rate of one half of one percent of the permitted 1989 housing stock unless specifically exempted by ordinance. This rate shall represent the maximum allocated residential growth rate until such time that the County determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community." (Land Use Element Policy I.A.1)

“A temporary reduction in the annual one-half percent dwelling unit permit rate and corresponding reduction in number of permit allocations for the Montecito Planning Area may be enacted by the Board of Supervisors, if the short term availability of resources is jeopardized by the continued allocation of such permits.” (Land Use Element Policy I .A. 2)

- 2.2.2 “Prior to issuance of a development –use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.” (Land Use Element Policy 4, Coastal Land Use Plan Policy 2.6)
- 2.2.3 “The Board of Supervisors and/or Planning Commission shall not approve new housing developments within the unincorporated South Coast Area which would utilize new extractions or increases in extractions of groundwater from any physically overdrafted groundwater basin, or which through such new or increased groundwater extractions would create a condition of physical overdraft in any groundwater basin. A condition of existing physical overdraft or project-induced physical overdraft shall be verified by the County Water Agency.” (Land Use Element South Coast Policy 1)
- 2.2.4 “The Board of Supervisors strongly encourages the governing Board of the various water purveyors within the unincorporated area of the County to take steps to increase their firm water supplies, including but not limited to placing water supply augmentation projects and/or funding measures on the ballot for decision by the voters.” (Land Use Element South Coast Policy 2)
- 2.2.5. “New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.” (Coastal Land Use Plan Section 3.2.1, and Coastal Act section 30250)
- 2.2.6. “The long term integrity of groundwater basins or sub-basins located wholly within the coastal zone shall be protected. To this end, the safe yield as determined by competent hydrologic evidence of such a groundwater basin or sub-basin shall not be exceeded except on a temporary basis as part of a conjunctive use or other program managed by the appropriate water district. If the safe yield of a groundwater basin or sub-basin is found to be exceeded for reasons other than a conjunctive use program, new development, including land division and other use dependent upon private wells, shall not be permitted if the net increase in water demand for the development causes basin safe yield to be exceeded...” (Coastal Land Use Plan Policy 2.2)

2.3 Service and Resource Constraints. The rate of growth in the Montecito Planning Area prior to growth management for the last five year period from 1985–1990 has averaged 2.26 percent per year, which is in excess of the one half percent annual rate of primary units specified in the Land Use Element, of population growth recommended in the 1980 Comprehensive Plan.

- 2.3.1 ~~Documents prepared by the Resource Management Department staff, County Water Agency staff, and the Montecito Water District demonstrate t~~There is a documented limited amount of water available to the Montecito Planning Area for new construction, and ~~that the~~ available water resources must be carefully managed for the protection of the groundwater basin, the current users, and the potential new users.

- 2.3.2 Roadway Segments and intersections of four main roadways in the Montecito Planning Area are currently operating close to or exceed the current design or acceptable capacity or average daily trips identified in the current Circulation Chapter Element of the Montecito Community Comprehensive Plan.
- 2.3.3 ~~Eight~~ Other roadway segments or intersections are projected to exceed acceptable or design capacity ~~the Circulation Element~~ standards over the next twenty years, ~~if unregulated growth continues~~.
- 2.3.4. The South Coast of Santa Barbara County is state federally designated in non-attainment for ozone and particulate matter and is striving to reach attainment through measures adopted in the Air Quality Attainment Clean Plan ~~Air Plan~~ including the encouragement of growth management.
- 2.3.5 The ~~"Montecito Community Plan Existing Setting Report, Part I, June 1990"~~ found that ~~there~~ approximately 3,840~~00~~ existing permitted dwelling units in the Montecito Planning Area on record with the County.
- 2.3.6 Montecito is a wildland-urban interface area and experiences periodic wildland fires, including the 2008 Tea Fire and the 2009 Jesusita Fire.
- 2.3.7 A substantial portion of the Montecito Planning Area lies outside the five minute response time for fire protection. Montecito public facilities, such as sanitary infrastructure and pump station locations will need improvements and upgrades to keep pace with existing and future build-out.

2.4 Growth Rate.

- 2.4.1 In view of the documented limited resources available ~~as documented in the Existing Setting Report~~, it is necessary and appropriate to establish an annual permit allocation for new dwelling units of not more than one-half percent of the currently existing permitted units.
- 2.4.2 The annual permit allocation for new dwelling units is a flat rate percentage of the base number of existing legally permitted dwelling units (approximately 3,800), using 1989 as a base year count. The one-half percent permit allocation limit will allow the County to work towards a balance between growth and resources. It is recognized that the short term annual increase in dwelling units may in fact exceed one half approach one percent due to construction of units exempted from this ordinance, but that the cumulative impacts of these exemptions would not add substantially to the resource constraints already present in the community. ~~A one half percent annual permit allocation would not cause any roadway currently operating below its designated Circulation Element capacity to exceed that capacity as a result of project buildout, and, given current water supply and demand, One half percent would continue to be the most feasible rate for providing consistency with public resource goals conservation of ground water resources for the long-term planning horizon.~~
- 2.4.3 An annual permit allocation of one-half percent, for purposes of this ordinance, is 19 dwelling units per year. Periodic resource and infrastructure constraint reports may cause the Board of Supervisors to further reduce this number. The growth rate will be monitored by tracking with allocations permits to be granted issued according on a to a bi-annual basis ~~allocation system~~. One-half of the yearly allocation will be distributed each six months.
- 2.4.4 The growth management ordinance establishes a priority for the distribution and timing of development which slows the service demands on the community by limiting the number of new dwellings allowed each year and by prioritizing those units based on a point system designed to give credit to development that demonstrates particularly reduced impacts on the services and resources which can best benefit from the establishment of such a point system.
- 2.4.5 A growth management ordinance establishes a mechanism that is "self-monitoring" and "self-regulating" because:

1. Resources will be closely monitored by the County and will be reviewed regularly in light of the demand created by the allowed growth rate. If the allowed growth rate is found to exceed the availability of water (or of other service and infrastructure constraints) the ordinance growth rate would be reassessed, and
2. Conversely, if water or the availability of various services are found to be sufficient to allow for a higher rate of growth, the ordinance would be reviewed for an increase in the growth rate, and
3. The periodic review procedure allows the County to assess and avoid possible future environmental impacts by maintaining a balance between growth and available resources, and
4. The review procedure also provides for the establishment of a database containing current and periodically updated information on resources. ~~Such a database is not now available.~~

2.4.6 The limitation on the rate of development of new dwelling units provided by this plan is consistent with the County Comprehensive Plan, including the Montecito Community Plan, and the Local Coastal Plan, ~~and the Air Quality Attainment Plan.~~ The growth management program as implemented through this Ordinance will augment policies and goals of the Comprehensive Plan, including the Montecito Community Plan and the Local Coastal Plan. The Growth Management Ordinance, ~~the Groundwater Resources section of the initiated Conservation Element, the initiated amendments to Circulation Element, and the Montecito Community Plan policies initiated as part of the Montecito Growth Management Plan will~~ pace development in order not to exacerbate the existing constraints that have required its implementation of this Ordinance.

2.5 In addition, the pacing of new development is reasonably expected to:

- 2.5.1 Prevent the accelerated rate of depletion and/or overdrafting of the groundwater basin while encouraging cooperative efforts with Water Agencies and purveyors to obtain a long range, acceptable, and reliable source of water to serve the community.
- 2.5.2 Reduce growth in future demand on the roadways while exploring Circulation Element and Montecito Community Plan alternatives and implementing new roadway and planning strategies which reduce the need for future capital improvements and increase efficiency.
- 2.5.3 Encourage water conservation and monitoring the efficient use of available supplies.
- 2.5.4 Prevent rapid depletion of service resources by monitoring and ~~bi~~annually reporting on the status of services.

2.6 Housing Element Consistency.

2.6.1 The growth rate is consistent with Housing Element identified goals as follows:

The identified Regional Housing Needs Allocation for the South Coast Housing Market Area is ~~1,821~~ 1,182 units as identified in the 2003-2008 ~~1993~~ Housing Element.

2.6.2 This ordinance provides for exemptions for affordable units and second residential units.

2.6.3 Based on the exemption provisions of affordable units, the delay in the construction of market rate and luxury units will have a negligible effect on the provision of housing opportunities in the region.

2.6.4 To achieve an appropriate balance in the type of housing provided, exemptions and incentives for affordable housing are provided in the growth management ordinance.

2.6.5 The Board of Supervisors finds, pursuant to Government Code §65863.6, that the public service needs of the residents of the region and the lack of availability of fiscal and environmental

resources outweigh any effect of this ordinance on the housing needs of the region in limiting the number of housing units which may be constructed on the annual basis.

SECTION 35B-3: APPLICABILITY.

The provisions of this Ordinance shall apply to the following:

- 3.1 All ~~Land Use Permit, Zoning Clearance, and Coastal Development Permit~~ applications sought under Chapter 35, Zoning, of the Santa Barbara County Code, including the Montecito Land Use and Development Code and Articles II or its successor and IV of the County Zoning Ordinances which add or create the potential for additional new residential units in the Montecito Planning Area.
- 3.2 All new applications for Subdivisions (Tentative Maps), Lot Line Adjustments, Development Plans, Conditional Certificates of Compliance or any other action excluding applications for certain exempted classes, which could result in the potential to add a new primary residential unit where that potential did not previously exist.

SECTION 35B-4: DEFINITIONS.

For the purposes of this ordinance, the following terms shall be defined as follows:

"Calendar Year" shall be defined as January 1 through December 31 of each year.

"Group Quarters" shall be defined as a lodging or boarding house, residence hall, sanitarium, or special care home.

"Dwelling Unit" shall be defined pursuant to the definition in the Montecito Land Use and Development Code and Articles II or its successor and IV.

"Allocation" shall be defined as a written authorization which enables a property owner or agent to apply for a development permit or Zoning Clearance for a ~~primary~~ dwelling unit.

SECTION 35B-5: ESTABLISHMENT OF ANNUAL DWELLING UNIT PERMIT ALLOCATIONS.

~~Allocations for Land Use Permits and Coastal Development Permits for new dwelling units hereinafter to be granted~~ issued while this ordinance is in effect shall be ~~issued~~ granted at a rate of 19 per year. Certain projects are exempt from the annual permit allocation pursuant to Section 35B-~~89~~.

SECTION 35B-6: PROCEDURES FOR ALLOCATION.

- 6.1 Determination of points and ~~issuance~~ granting of an allocation shall be made in writing by the ~~Resource Management Department Director of P&D staff~~ on applications that which do not require approval by ~~the Zoning~~ the Zoning Administrator, Montecito Planning Commission, or Board of Supervisors. Allocations shall be based on point assignments and, as necessary, lottery.
 - 6.1.1 The point assignment shall be adopted by the ~~decision-maker~~ review authority as a finding of approval on discretionary projects. A subsequent allocation shall be granted by the Director of P&D if appropriate using the point assignment adopted by the review authority.
- 6.2 ~~Appeals.~~ All appeals of actions on determinations of points and allocations shall be filed within the 10 calendar days following ~~of~~ such action in compliance with ~~pursuant to~~ Article II or its successor and Article IV the Montecito Land Use and Development Code requirements governing appeals.
 - 6.2.1 If an appeal of point assignment is granted such that the point assignment is increased, and the new assignment, when competitively ranked against other applications for allocation received in the allocation period in which the appealed point assignment was received, would result in an allocation being granted, then the allocation shall count toward the available allocation in the then

current six month period. If the available allocations in the then current six month period are insufficient to distribute to all successful appellants, the allocations for the succeeding six month period shall be reduced accordingly.

- 6.3 Each allocation shall be valid only for the specific ~~parcel~~lot for which application was made, and the allocation shall run with the land.
- 6.4 Application for an ~~land use~~ allocation may be made at any time during the year, except within the 45-day period prior to June 15 and December 15 of each calendar year. With the exception of Category B exemptions, ~~issuance~~ granting of allocations shall occur no later than the subsequent June 15 or December 15 following the date of their approval.
- 6.5 Applicants for an allocation not granted an allocation in one biannual period, may request in writing reconsideration in subsequent periods without re-application, if no substantial changes are made in the project description. Such application shall be required to compete against all other applications considered in the new period.
- 6.6 In the event that there are an insufficient number of allocations for distribution to all applicants for affordable projects, or to a group of applicants with an equal number of total points, available allocations will be awarded by lottery from amongst the applicants in that group, with priority given to the affordable housing units.
- 6.7 The number of allocations ~~assigned~~ granted shall not exceed 19 per ~~calendar year~~, nine to be ~~issued~~ granted by June 15, and 10 to be granted by December 15, except as otherwise provided in this ordinance. Allocations left unassigned may carry over to the next cycle of that calendar year providing that the annual distribution shall not exceed 19 allocations in the calendar year. into future years.
- 6.8 Upon request of the applicant, which may only be made at the time of submittal of an application for point assignment and allocation, duplexes, condominiums and adjacent parcels in identical ownership may be reviewed as though they are one application and allocations shall be awarded for each dwelling unit, if successful in the point system, sufficient number of points are assigned ~~Points~~. The point assignment shall be an the average of the total for of the number of points assigned to each parcel divided by the total number of parcels. If assignment of allocations of the aforementioned application results in the distribution of more than nine allocations for the first six month period or 10 allocations for the second six month period for the calendar year, available allocations for the ~~succeeding~~ following six month period shall be reduced accordingly.
- 6.9 An Allocation shall must be obtained prior to commencing submittal of an application for the Montecito Board of Architectural Review (MBAR) process and development permit or zoning clearance. An allocation granted issued by the County shall expire, unless an application for MBAR review has been submitted within the six months following the granting of the application of issuance. An allocation shall be valid for no longer than three years following the granting of an allocation issuance, with one ninety day extension allowed, which may be granted by the Director of P&D the Planning and Development Department may extend this three year period one time for 90 days based upon documentation of active and substantial effort toward issuance of a Coastal Development Permit, Land Use Permit, or Zoning Clearance completion of the land use permitting process. An application for a development permit or zoning clearance shall substantially comply with the project submittal relied upon in granting the allocation; however withdrawal and submittal of applications for a "Minor Change" to a Coastal Development Permit, Land Use Permit, or Zoning Clearance in compliance with the Montecito Land Use and Development Code, Article II or its successor and Montecito Board of Architectural Review approval is allowed within this three year period. A change in the project submittal which could affect the assignment issuance of points in any individual category, the affordability of a dwelling unit, and/or the potential number of units, as determined by the Director of P&D the Planning and Development

Department, shall invalidate the granted ~~issued~~ allocation.

6.9.1 In addition to the 90 day time extension provided in Subsection 6.9, above, the Director for good cause may extend one time the expiration of an active, unexpired allocation for an additional 24 months in compliance with the following:

- a. The Director has determined that an additional time extension is necessary due to an economic hardship resulting from a national economic recession.
- b. The time extension request is filed with the Department before the expiration of the allocation that is the subject of the time extension request.

This Subsection 6.9.1 shall expire, and be of no further force or effect, on January 12, 2012, unless extended by ordinance.

6.10 Appropriate fees as established by resolution of the Board of Supervisors shall be charged for processing ~~allocation~~ applications for allocations, reconsideration, and point assignments.

SECTION 35B-7: POINT ASSIGNMENT SYSTEM

7.1 Allocations for dwelling units subject to the allocation system shall be awarded twice a year, on the basis of a point assignment system. Projects with the highest number of points will be awarded available allocations for each six month period.

7.2 ~~Competing p~~Projects shall be evaluated under the following:

7.2.1 Project includes an irrevocable agreement running with the land or change to a Comprehensive Plan Designation that reduces or eliminates potential residential development.

~~Number of p~~Points for one or the first potential residential ~~more potential residential~~ units removed 20

~~b. Points for the second and each subsequent unit potential removed~~10

7.2.2 ~~Project may receive points for the following categories:~~

~~a. Project demonstrates that it has obtained a Certificate of Water Service Availability or its equivalent, does not increase net water usage for the parcel in question above historic level of 1979 to 1988, or above current water use, whichever is less.~~

Number of points10

~~b. Project utilizes a private on-site well from demonstrated perennial sources located outside of the Montecito groundwater basin or water allotment from the City of Santa Barbara~~

~~Number of points~~10

7.2.3 Project demonstrates that it does not direct vehicular access ~~measurable traffic~~ to any one or more of the following roadways:

- 1. Hot Springs Road
- 2. Olive Mill Road
- 3. San Ysidro Road, south of East Valley intersection
- 4. East Valley Road, between San Ysidro and Sheffield

Number of points 20

7.2.4 Project is within 1/4 mile walking distance along roadways from a bus stop 5

7.2.5 Project complies with all of the following:

- a. Travel distance from nearest Montecito Fire Protection District fire station to proposed structure is less than three miles.
- b. Response time for fire apparatus from fire station to proposed structure does not exceed five minutes.
- c. The project shall be served by a fire district approved water supply system which satisfies fire flow criteria identified in Montecito Fire Protection District Standards, 88-3
Number of points 20

7.2.6 Portions of the site which would be disturbed for preparation and construction activities (including access, roads, structured pads, accessory structures and buildings, and exterior accessory areas) shall not exceed 10 percent slope

Number of points 20

7.2.7 Project site does not contains ~~no any mapped~~ habitat areas 15

Number of points 20

7.2.8 Project may receive ~~a maximum of 10 points from in~~ the following categories; points may be awarded only if the applicant has the ability to site the project so that it would be located closer than the distances specified:

- a. Project protects oak trees and oak woodland areas by providing a minimum of a ~~20~~ 25 feet undisturbed buffer around all oak woodlands and all mature individual oak trees on site as measured from the tree trunk 10
..... 5
- b. Project ~~includes protection of~~ protects mapped monarch butterfly wintering sites from development by providing a minimum 100 foot undisturbed buffer from all encroachment within 100 feet of the nearest butterfly trees 10 ~~5~~
- c. Project includes restoration of all disturbed and/or artificially channelized wetlands or riparian areas and surrounding stream habitats on the parcel 10 ~~5~~
- d. Project protects undisturbed or restored stream(s), creek(s), and riparian vegetation by providing a minimum 75 foot undisturbed buffer strip of 75 feet from the top of the bank for urban area streams and 125 feet in other areas 10 ~~5~~

7.2.9 Project proposed for development is located site is outside the 100 year floodplain 10

Number of points 10

7.2.10 Project is outside Cold Springs and Montecito Union School District Boundaries

Number of points 10

----- 10

7.2.11 Public hiking and/or equestrian trail(s) ~~is/are offered as part of the application for point assignment and allocation for dedication to the County adjacent to or along public right of ways and/or which connect other public trail segments acceptable to the County and consistent with community plans is/are offered as part of the application for point assignment and allocation for dedication to the County~~

Number of points 20

----- 5

7.2.12 Project connects ~~hooks up~~ to Montecito Sanitary District sewer system 5

Number of points 5

7.2.13 For projects that propose use of private ~~septic~~ sewage disposal systems, soil type indicates a less than moderate restriction for sanitary facilities, as indicated on the Soil Conservation Service Maps, unless the factors which indicate a moderate or severe restriction are not present on the specified project site

Number of points 5

5

~~SECTION 35B-8: (Deleted by Ordinance 4133)~~

SECTION 35B-89: EXEMPTIONS

There shall be three classes of exemptions:

89.1 Category A: Projects which are exempt from all provisions of this ordinance.

89.1.1 Any second residential dwelling unit located in a single family zone district, which provides complete independent living facilities for one or more persons pursuant to in compliance with Sections 35-442.160 70 of the Montecito Land Use and Development Code Santa Barbara County Zoning Ordinance, Article IV, and Section 35-142, of the Article II Coastal Zoning Ordinance or its successor.

89.1.2 Facilities that provide housing for supervised seniors and/or handicapped persons, or group quarters.

89.1.3 Reconstruction or replacement of permitted or legal nonconforming units consistent with the nonconforming use or structure provisions of Article II and Article IV. The Montecito Land Use and Development Code and the Article II Coastal Zoning Ordinance or its successor.

~~9.1.4 Units subject to an approved and recorded phasing agreement under Section 2.h. of Interim Ordinance 3763.~~

~~89.1.45 Conversions Condominium of existing units condominiums. Conversions of existing units.~~

89.1.56 Permittable structures inhabited as a dwelling unit and not requiring a land division, documented to exist prior to August 3, 1990. Structures documented to exist prior to August 3, 1990 that have been continuously inhabited since that time than may be permitted as a dwelling unit in compliance with the Montecito Land Use and Development Code or the Article II Coastal Zoning Ordinance, as applicable, without requiring a land division.

~~9.1.7 Projects with final Board of Architectural Review approval as of the effective date of this ordinance. Projects under appeal of a Board of Architectural Review decision as of the effective date of this ordinance, and subsequently granted approval shall also be exempted.~~

89.2 Category B: High Priority Units.

89.2.1 Units not subject to the yearly allocation permit caps: Up to a maximum of eight affordable units per year, on a first come basis, which meet the requirements of the County's Housing Element and the Resource Management Department Housing Guidelines, shall have the highest priority and shall not be counted against the yearly permit allocation cap of 19 units per year, nor subject to the biannual allocation system described in Section 35B-6.

8.2.2 Units subject to the yearly allocation permit cap, but exempt from the point allocation system: Up to the maximum number of allocations (19) allocations may be granted in a calendar year shall be allowable for the following type of projects, per year. Allocations shall be made prior to the granting issuing of any other allocations subject to the cap for a given six month period.

a. Affordable units that meet the requirements of the County's Housing Element in excess of

eight per year;

- b. Market rate units that are part of a 50 percent or more affordable project qualifying under 9.2.1 above;

89.3 Category C: Hardship.

A hardship exemption may be ~~granted issued~~ by ~~the the~~ Montecito Planning Commission Zoning Administrator or his/her designee, upon notice and hearing, if all of the following findings can be made:

~~89.3.1. The application is for a Ssingle fFamily Residence dwelling that which~~ will be occupied as the primary residence of the applicant.

~~89.3.2. The applicant is not entitled to any other exemption enumerated in this the~~ ordinance.

~~89.3.3. The applicant has either applied for and made a good faith effort to compete with the maximum number of points possible, but failed to receive an allocation under the ordinance in the allocation period immediately preceding the request for exemption, or participated in the Interim Ordinance 3763 lottery process pursuant to Section 3.e., but failed to receive an allocation.~~

~~89.3.4. Strict application of the ordinance will cause a substantial and irrevocable interference with owner's good faith, reasonable investment backed expectations.~~

~~89.3.4.1~~ For purposes of this subsection, purchase of the subject property on or after April 4, 1989 shall not be deemed to provide the basis for a reasonable expectation of development.

~~89.3.4.2~~ For purposes of this subsection, historic cash investment and carrying costs may be considered but shall not be determinative of entitlement to a hardship exemption. Factors which may be considered include, but are not limited to: date of purchase, purchase price, value of parcel in relation to other assets, financial impact of delayed development, location and value of current primary residence, purchase date and rental history of current primary residence, other real estate holdings, unanticipated unusual circumstances creating hardship, health considerations, household size.

~~89.3.5. The grant of the exemption shall not impair the purpose and intent of the ordinance. This finding shall not be made unless the applicant demonstrates that the dwelling will not measurably cause or exacerbate service and resource constraints enumerated in this ordinance and analyzed in the EIRthe Montecito Community Plan EIR (92-EIR-03), including the SEIR (10EIR-00000-0003) or other relevant studies or documents.~~

~~89.3.6~~ An allocation based on hardship pursuant to this section shall automatically expire upon transfer of the property.

~~89.3.7~~ Decisions of the Montecito Planning Commission Zoning Administrator or his/her designee shall be the final decision of the County, pursuant to notwithstanding the provisions of Section 35.-492.0540327.3.4 of the County Code. Montecito Land Use and Development Code and Section 35-182 (A) (3) of Article II or its successor.

~~89.3.8~~ Applicant shall deposit fees to cover the costs of processing the exemption application pursuant to a schedule established by the Planning and Development Department. the fee resolution adopted by the Board of Supervisors

~~89.3.9~~ The Montecito Planning Commission Zoning Administrator shall establish rules of procedure pursuant to County Code Section 2-31.

SECTION 35B-240: MODIFICATION AND AMENDMENT OF ORDINANCE.

This ordinance shall be reviewed for possible amendments by the Board of Supervisors at least once every five years during its life. This ordinance may be ~~modified~~ amended as necessary by the Board of Supervisors to account for:

- ~~910.1~~ Changes in County-wide or Montecito Community Plan Area Plans and policies. Consistency between this ordinance and the Comprehensive Plan, including the Montecito Community Plan, and the updated Land Use and Circulation Elements and Local Coastal Plan shall be reassessed after adoption of said future updates of said elements and plan and this ordinance shall be amended a necessary to comply with those documents.
- ~~910.2~~ Changes in County or Montecito Community Plan A area ~~fair share~~ of regional housing needs. Once the Housing Element is updated ~~based on 1990 census data and new fair share~~ housing estimates are produced, the residential growth rate shall be re-evaluated to ensure that affordable housing needs can be met.
- ~~910.3~~ Need for additional encouragement of the construction of affordable units.
- ~~910.4~~ Additions to or deletions from projects exempt under Section 35B-9.
- ~~910.5~~ Need for adjustment of the maximum number of yearly allocations based on information in the reports on available services and resources presented to the Board at the time of periodic ordinance review as provided by this section.
- ~~910.6~~ Need for additional or revised point assignment categories.

SECTION 35B-104: SEVERABILITY

This ordinance shall be fully severable. If any portion of this ordinance is determined to be invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION 35B-112: EXPIRATION

- ~~112.1.~~ This ordinance shall expire on December 31, ~~2010~~ 2030 unless the Board of Supervisors extends its provisions by amendment. It shall also cease to be in effect at any time the Board of Supervisors determines that public health and safety are no longer jeopardized by residential construction regulated by this ordinance.
- ~~112.2.~~ The Planning and Development Department and, ~~in conjunction with the~~ Public Works Department, shall annually compile and forward to the Board for consideration a report on the considerations relevant to the public health and safety findings in Section 35B-2 regarding water resources, circulation and traffic, circulation, wastewater infrastructure, and fire protection services. The Director of the Planning and Development Department shall report sooner upon receipt of information indicating that the public health and safety is no longer jeopardized by residential construction regulated by this ordinance.
- ~~112.3.~~ The Board of Supervisors shall receive the Director's report and may schedule a hearing to determine, for purposes of Section 35B-12.1, whether the public health and safety are no longer jeopardized by residential construction regulated by this ordinance.
- ~~112.4~~ For the purpose of Section 35B-12.1, the public health and safety will be considered no longer jeopardized and this Ordinance shall terminate if all of the following criteria are met:

Water Resources: ~~Supplemental water resources, including but not limited to State Water, physically deliver 439 Acre Feet a Year in additional water above the current levels identified in the Montecito Community Plan EIR; Long and short term water demand is within reliable long and short term supply and is consistent with the 10 percent buffer as required by the Montecito Community Plan, and~~

Fire Protection: The ratio of firefighters per population served has reached and been maintained at one-per-2000 or better, and response time to all areas within the Urban Boundary of Montecito is five minutes or better;

~~and~~

Traffic and Circulation: Completion of improvements to the following identified roadways, intersections and interchanges ~~identified in the Montecito Community Plan EIR,~~ or completion of any equivalent or more effective ~~measures;~~ measures that meet the goals of the Comprehensive Plan, including the Montecito Community Plan and Local Coastal Plan, and its associated implementation.

ROADWAYS

Hot Springs Road, south of Sycamore Canyon Road

San Ysidro Road, south of North Jameson Lane

INTERSECTIONS

Hot Springs Road/Coast Village Road

Hot Springs Road/East Valley Road

Sycamore Canyon Road/East Valley Road

San Ysidro Road/North Jameson Lane

U.S. 101 INTERCHANGES

Hot Springs Road

Olive Mill Road

San Ysidro Road

Sheffield Drive.

SECTION 2

Within the Coastal Zone portion of Santa Barbara County, this ordinance and any portion of this ordinance approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

SECTION 3:

Within the non-Coastal Zone portion of Santa Barbara County, this ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2010, by the following vote:

- AYES:
- NOES:
- ABSTAINED:
- ABSENT:

 JANET WOLF
 Chair, Board of Supervisors
 County of Santa Barbara

ATTEST:

 MICHAEL F. BROWN
 Clerk of the Board of Supervisors

APPROVED AS TO FORM:

 DENNIS A. MARSHALL
 County Counsel

By _____
 Deputy Clerk

By _____
 Deputy County Counsel

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Appendix B
Montecito Build-out Map

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Montecito Residential Buildout

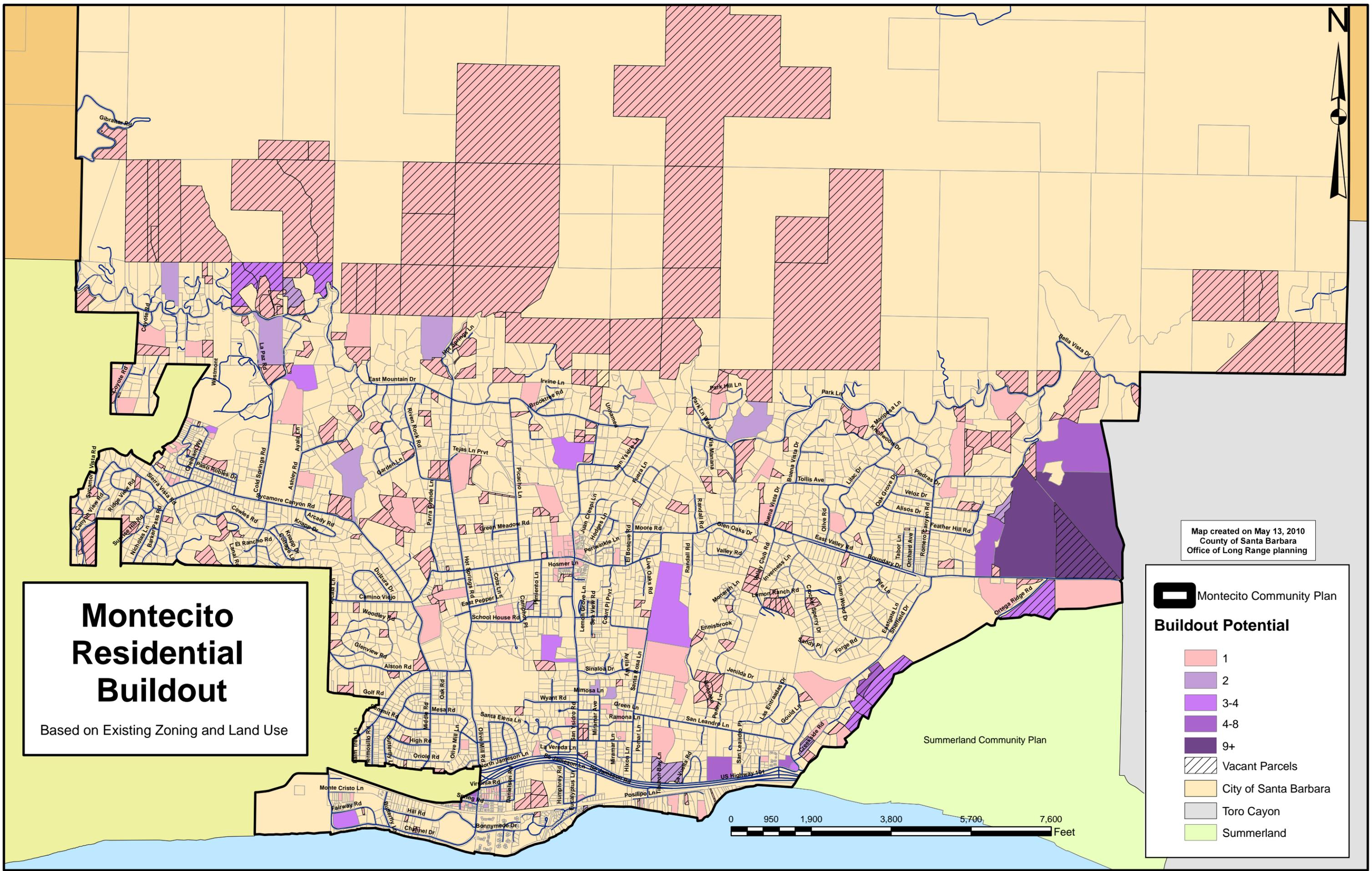
Based on Existing Zoning and Land Use

Map created on May 13, 2010
County of Santa Barbara
Office of Long Range planning

 Montecito Community Plan

Buildout Potential

-  1
-  2
-  3-4
-  4-8
-  9+
-  Vacant Parcels
-  City of Santa Barbara
-  Toro Cayon
-  Summerland



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Appendix C
Notice of Preparation

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County of Santa Barbara Planning and Development

Glenn Russell, Director

Dianne Black, Director Development Services

Derek Johnson, Director Long Range Planning

NOTICE OF PREPARATION

TO: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

FROM: Santa Barbara County
Office of Long Range Planning
Holly Bradbury, Project Manager

SUBJECT: Notice of Preparation of a Draft Supplemental Environmental Impact Report (Supplement to the Montecito Community Plan EIR, 92-EIR-3)

LEAD AGENCY: County of Santa Barbara Planning and Development Department

PROJECT NAME: Montecito Growth Management Ordinance Extension

DATE: April 8, 2010

PROJECT LOCATION: The unincorporated community of Montecito generally lies between the Pacific Ocean and foothills of the Santa Ynez mountain range, with the City of Santa Barbara to the west and the unincorporated communities of Summerland and Toro Canyon to the east. Interstate Highway 101 and State Highway 192 are the main regional transportation routes through the project site.

PROJECT CASE #: 09ORD-00000-00014; 92-EIR-3 Supplement

The County of Santa Barbara Planning and Development Department, acting as the Lead Agency, will prepare a Supplemental Environmental Impact Report to the Montecito Community Plan EIR for the Montecito Growth Management Ordinance Extension. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project.

Please send your response and the name of a contact person in your agency to Holly Bradbury, Project Manager, at the address shown below. Due to the time limits mandated by State law, your response must be received at the earliest possible date but not later than 30 days after receipt of this notice. Due date: Wednesday, May 12, 2010, 5:00 p.m. Postmarks will not be accepted.

Development Review
Building & Safety
Energy, Administration
123 E. Anapamu Street
Santa Barbara, CA 93101
Phone: (805) 568-2000
FAX: (805) 568-2030

Long Range Planning
30 E. Figueroa St, 2nd Floor
Santa Barbara, CA 93101
Phone: (805) 568-3380
FAX: (805) 568-2076

Development Review
Building & Safety
Agricultural Planning
624 W. Foster Road
Santa Maria, CA 93455
Phone: (805) 934-6250
FAX: (805) 934-6258

The proposed project is the extension of the Montecito Growth Management Ordinance and language clarifications, which would extend the ordinance beyond the December 2010 expiration. The project description, location and the potential environmental effects are contained in the Initial Study. The *Draft Montecito Growth Management Ordinance Extension Initial Study* and the current ordinance may be downloaded from the Office of Long Range Planning webpage located on the internet at:

<http://longrange.sbcountyplanning.org/planareas/montecito/mgmo.php>

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The Initial Study determined new potentially significant environmental impacts or increase in severity in the following resources areas:

- Public Facilities, Water Resources, Fire Protection, and Transportation/Circulation due to changed circumstances in available public services.

SCOPING MEETING: A scoping meeting will be held on **April 20, 2010 at 5:30PM, in the Planning Commission Hearing Room, 123 E. Anapamu St, Santa Barbara, CA 93101** to receive public comments regarding the Supplemental EIR scope of work and potential project impacts.

Planner: Holly Bradbury, Project Manager

Division: Long Range Planning

Telephone: (805) 568-3577

Fax: (805) 568-2076

Email: hbradbur@co.santa-barbara.ca.us

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, and 15375.

cc: Clerk of the Board (please post for 30 days)

Appendix D

GHG Emissions Worksheet, Mitigation Measure
Reductions, and Substantial Evidence

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Appendix D: GHG Emissions Worksheet, Mitigation Measure Reductions, and Substantial Evidence

GHG Calculation Worksheet and CO₂ Equivalent Calculations

Project:	MGMO			
<i>Plan Information</i>			<i>Units</i>	<i>Source</i>
Plan horizon	20		years	MGMO
Residences (new)	455		residences	MGMO
Household size	2.41		persons/household	Census
Existing Plan Area population		10,000	persons	Census
Additional Plan Area population at build-out		1,097	persons	Calculated
Total Plan Area population at build-out		11,097	persons	Calculated
Total service area population		1,097	persons	Calculated
<i>Conversion Factors</i>				
<i>Carbon dioxide</i>				
				Climate Action Registry General Reporting Protocol (CAR GRP)
CO ₂ emissions/kWh	0.399		kg/kWh	
CO ₂ emissions/therm of natural gas	5.299		kg/therm	CAR GRP
CO ₂ emissions/gallon gasoline	8.81		kg/gallon	CAR GRP
CO ₂ emissions/gallon diesel	10.15		kg/gallon	CAR GRP
<i>Methane</i>				
MH ₄ emissions/kWh	0.003		kg/MWh	CAR GRP
MH ₄ emissions/therm of natural gas	0.0001		kg/therm	CAR GRP
MH ₄ emissions/gallon gasoline	0.0178		g/mi	CAR GRP
MH ₄ emissions/gallon diesel	0.0051		g/mi	CAR GRP
<i>Nitrous oxide</i>				
N ₂ O emissions/kWh	0.0017		kg/MWh	CAR GRP
N ₂ O emissions/therm of natural gas	0.00001		kg/therm	CAR GRP
N ₂ O emissions/gallon gasoline	0.0273		g/mi	CAR GRP
N ₂ O emissions/gallon diesel	10.15		g/mi	CAR GRP

CO₂e Conversion Factors (Global Warming Potential Factor)

Methane (MH ₄)	21	factor	CAR GRP
Nitrous oxide (N ₂ O)	310	factor	CAR GRP

Emissions Calculations			
Subtotal direct emissions and vehicle miles traveled /year ¹	7,111	metric tons/year	URBEMIS
Subtotal direct emissions	138,101	metric tons	Calculated
Direct emissions/residence	0.04	metric tons	Calculated

Indirect Emissions			
<i>Electrical</i>		<i>Units</i>	<i>Source</i>
Avg. electrical GHG emissions/household/yr	2.75	metric tons/household/yr	CEC
Avg. electrical CO ₂ emissions/yr	1,251	metric tons/yr	Calculated
Subtotal electrical CO ₂ e emissions to plan horizon	25,025	metric tons	Calculated

<i>Natural Gas</i>		<i>Units</i>	<i>Source</i>
Avg. natural gas emissions/household/yr	471	therms	CEC
Avg. natural gas emissions/yr	214,305	therms/yr	Calculated
Natural gas emissions to plan horizon	4,399,140	therms	Calculated
CO ₂ e emissions/yr	1,137	metric tons/yr	Calculated
Subtotal CO ₂ e emissions	22,734	metric tons	Calculated
Total CO₂e Emissions/year	9,499	metric tons/yr	Calculated
Total CO₂e Emissions	54,870	metric tons	Calculated

¹ URBEMIS 2007, includes direct emissions and VMT. Unmitigated with natural gas emissions excluded from model. Based on annual summary. URBEMIS modeling results and assumptions are on file with P&D.

<i>Significance Determination</i>		<i>Units</i>
Plan significance threshold	6.6	metric tons CO ₂ e/service population/year
Annual plan emissions at build-out/SP/year	8.+	metric tons CO₂e/service population/year

Emissions Reduction Worksheet (from ICLEI's CAPP Tool)

Assumptions

Residences	1
Floor Area (SF)	4,000
Persons/Household	2.41

Annual CO ₂ e Reduction (metric tons/yr)	Per Household	Per Person	Per SF	Per Device	Per Acre	Per kW	Per Daily Car Trip Avoided	Per Tree
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**Energy Efficient
Equipment, Heating
and Cooling**

ENERGY STAR Dishwasher Replacement	0.09	0.04		0.09				
ENERGY STAR Clothes Washer Replacement	0.07	0.03		0.07				
ENERGY STAR Water Heater Replacement	0.79	0.33		0.79				
Energy Efficient Room AC	0.04	0.02		0.04				
Fuel Switching, Electric to natural gas	0.32	0.13		0.32				
Geothermal heat pump	0.72	0.30		0.72				

Green Building

Green Building standard	9.03	3.75	0.002					
Residential Energy Code	0.77	0.32						
AB 811 Efficiency Loan Energy Efficiency Retrofits of Existing Facilities	0.42	0.17						
	3.61	1.50	0.001					

**Energy Efficient
Lighting**

LED Christmas Lights (10 strings) Efficient Lighting Retrofit	0.07	0.03						
Energy Efficiency Education	3.72	1.54	0.001					
	0.82	0.34						

Annual CO2e Reduction (metric tons/yr)	Per Household	Per Person	Per SF	Per Device	Per Acre	Per kW	Per Daily Car Trip Avoided	Per Tree
Water Conservation								
Faucet Replacement				0.01				
Showerhead Replacement				0.13				
Toilet Replacement				0.01				
Irrigation Control	0.27	0.11			0.27			
Low-maintenance Landscaping	0.60	0.25						
Green Roofs								
			0.001					
Renewable Energy								
Solar PV Energy (3 kW)	1.98	0.82				0.66		
Solar Pool (2,000 SF)	20.00	8.30	0.010					
		0.344398						
Solar Hot Water	0.83	34						
Wind Energy	2.07	0.86				0.69		
Trip Reduction								
Bike Integration/Facilities	0.81	0.34					0.81	
Carbon Sequestration								
Shade Trees/Urban Forest (5 trees)	1.27	0.52						0.253
		0						
Total Emissions Reductions per Household								
Emissions Reductions/Person	48.28	20.03						
	20.03	8.31						

Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards

This memorandum discusses factual background and justification for the County's interim reliance on thresholds of significance for GHG emissions developed and proposed by the Bay Area Air Quality Management District (BAAQMD). The County is presently working to develop an inventory of current GHG emissions and a Climate Action Strategy and Climate Action Plan based on this data. Until County-specific data becomes available and significance thresholds applicable to GHG emissions are developed and formally adopted, the County has developed interim procedures that rely on the proposed BAAQMD standards. Santa Barbara is similar to certain Bay Area counties (in particular, Sonoma, Solano, and Marin) in terms of population growth, land use patterns, General Plan policies, and average commute patterns and times. Because of these similarities, the methodology used by BAAQMD to develop its GHG emission significance thresholds, as well as the thresholds themselves, have applicability to Santa Barbara County and represent the best available interim standards for Santa Barbara County.

A. Summary of BAAQMD Methodology

The BAAQMD has developed a methodology and significance thresholds for GHG emissions using the emission reduction goals of AB 32 while taking into account the emission reduction strategies outlined in the Scoping Plan. BAAQMD proposes thresholds for both land use projects (stationary and non-stationary sources) and plans. Using the emission reductions levels required to meet the goals of AB 32, BAAQMD identified two methods and thresholds for land use projects. The first threshold is based on a gap analysis and the second threshold is based on what would be considered a GHG-efficient project. The BAAQMD also established thresholds for land use plans based on the GHG-efficient method. Thresholds for stationary sources were established using a separate method specific to stationary source polluters.

1. Project-Level Thresholds

The Gap Analysis Approach

This approach focuses on a limited set of State mandates that appear to have the greatest potential to reduce land use development related GHG emissions. The BAAQMD's steps in determining the threshold are outlined below.

- 1) Determine growth in emissions attributable to land use driven sectors.
- 2) Estimate the anticipated GHG reductions affecting the same land use-driven emissions sectors associated with the AB 32 Scoping Plan.

- 3) Determine the gap between statewide inventory estimates and the estimated reductions from the adopted AB 32 Scoping Plan. The gap identified represents the additional GHG emissions reductions needed statewide from land use-driven emissions sectors, which represents new land use developments' share of the emissions reductions needed to meet the statewide reduction goals.
- 4) Determine the percent reduction that the gap represents in the land-use driven sectors from the BAAQMD's inventory. Identify the amount of reductions needed to meet this gap.
- 5) Assess historical CEQA documents to determine the frequency distribution trend of project sizes and types that have been subject to CEQA for the past several years.
- 6) Forecast new land use development for the Bay Area through the year 2020.
- 7) Estimate GHG emissions from each land use development project type and size using URBEMIS. Determine the amount of GHG emissions that can reasonable be reduced through current mitigation measures for future development projects subject to CEQA.
- 8) Conduct a sensitivity analysis of the GHG mass emissions threshold needed to achieve the desired reduction identified in Step 4. The mass emissions threshold is what would be needed to achieve the emissions reductions necessary by 2020 to meet the Bay Area's fare share of the statewide gap from land use-driven emissions.

Using these steps BAAQMD identified a significance threshold of 1,100 MT of CO₂e/year for non-stationary sources.

Efficiency-Based Approach

The threshold was determined by dividing the emissions inventory goal for 2020 (for land use-related sectors only) by the estimated 2020 population and employment. The number given by this calculation provides what would be considered a GHG efficient project if its emissions were to remain below that level.

This approach resulted in a significance threshold of 4.6 MT CO₂e/California Service Population/yr (residents + employees) for non-stationary sources and can be applied to both projects and plans.

Stationary Sources

BAAQMD determined a threshold of 10,000 MT CO₂/year for greenhouse gas emissions from stationary sources. This threshold was developed based on estimating CO₂ emissions from projects in the Air District from 2005 – 2007. Only CO₂ emissions were included as they represent the majority of GHG

emissions from stationary combustion. Emissions were estimated for the maximum permitted amount. Using this data, BAAQMD determined that a threshold of 10,000 MT CO₂/year would encompass 95% of all GHG emissions from stationary sources. While this threshold would capture 95% of emissions, only 10% of new permits would actually hit this threshold. Thus the threshold captures the large significant polluters.

2. Plan-Level Thresholds

Plans would be considered to have less than significant GHG emissions if they are:

- 1) Consistent with a locally adopted GHG Reduction Plan or Climate Action Plan
- 2) Less than the efficiency threshold identified for project level GHG impacts, 4.6 MT CO₂e/California Service Population/yr (residents + employees).

B. Reasoning for Santa Barbara County Reliance on BAAQMD Standards

Until the County of Santa Barbara has formally adopted thresholds of significance for GHG emissions, the County must look to other jurisdictions with similar characteristics for guidance in the interim. Currently the BAAQMD is the first air quality management district to have formally adopted GHG thresholds. As described above, BAAQMD's thresholds are based on a sound, factually supported methodology. While land use patterns in Santa Barbara County are different from the Bay Area as a whole region, the BAAQMD does contain county jurisdictions very similar to Santa Barbara County. Santa Barbara County and several Bay Area counties have similar demographics, land use patterns, and behaviors, while other Bay Area counties are quite different in these characteristics. Given that the BAAQMD's adopted thresholds provide the best and most defensible significance criteria available at this time, the County proposes to refer to the BAAQMD thresholds for determinations of impact significance with respect to GHG emissions as an interim measure. Once data is available on GHG emissions for Santa Barbara County, a locally based analysis will be conducted to update the significance criteria.

To the extent that Santa Barbara County is similar to certain counties in the Bay Area with similar land use patterns and past population growth rates, Santa Barbara County can be expected to continue to grow in a similar fashion to these Bay Area in the future as well. Examining land use policies in General Plans in the two regions, which guide growth in the future, provides support for this conclusion. Given that the two regions would be expected to have similar future growth, the forecast for future land use development in BAAQMD's gap analysis threshold methodology should also generally apply to Santa Barbara County, such that the BAAQMD thresholds would also be relevant to Santa Barbara County. It

should be noted that this methodology also applies in blanket fashion to areas that are very different from Santa Barbara County.

The BAAQMD encompasses all of Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Napa Counties as well as the southwestern portion of Solano County and southern Sonoma County. While not all of these Counties are analogous to Santa Barbara County in land use characteristics, population growth, etc., three of these counties, Sonoma, Solano, and Marin, are considered to be Benchmark Counties to Santa Barbara County.¹ Benchmark Counties are considered to have common characteristics including, but not limited to, the following: total population of more than 250,000 but less than 500,000; suburban to rural environments; do not contain a large metropolitan city and are known for their scenic beauty and environmental focus. Table 1 below summarizes the population characteristics and commuter behavior for all Bay Area counties and Santa Barbara County. Sonoma and Solano Counties present a very similar picture to that of Santa Barbara County. The other seven counties show very different characteristics, especially with respect to population size and vehicle miles travelled (VMT). Marin and Napa Counties are smaller counties with slower growth, while the remaining counties contain a much larger populations and corresponding VMT.

Table 1. Bay Area and Santa Barbara County Characteristics^{234 5}

County	Population (2010)	% Change in Population (2009-2010)	Average Annual Growth Rate (2000 – 2009)	Average Household Size ⁶	Average Commute Time (minutes)	Daily VMT (millions)
Santa Barbara	434,481	1	0.86	2.73	20	9.7

¹ Santa Barbara County Operating Plan for 2010-2011

² 2006 -2008 American Communities Survey

³ Source Inventory of Bay Area Greenhouse Gas Emissions, BAAQMD, 2010

⁴ Vision 2030: SBCAG 2008 Regional Transportation Plan

⁵ California Department of Finance

⁶ 2006 -2008 American Communities Survey

Napa	138,917	0.9	1.13	2.63	24	4.5
Marin	260,651	0.8	0.5	2.36	29	6.2
Solano	427,837	0.5	0.79	2.9	30	7.2
Sonoma	493,285	1.2	0.67	2.53	25	10.6
San Mateo	754,285	1.2	0.61	2.74	25	19.4
San Francisco	856,095	1.1	0.96	2.42	29	12.4
Contra Costa	1,073,005	1.1	1.24	2.76	32	25.7
Alameda	1,574,857	1.1	0.86	2.75	28	38
Santa Clara	1,880,876	1.3	1.12	2.91	24	40.1

The efficiency-based approach applies to the entire State of California since the threshold which was calculated is based upon the State’s greenhouse gas emissions inventory and population growth and employment data. None of the data used to calculate this threshold was region or county-specific data.

The method used to calculate the threshold which applies to stationary sources is an industry-based threshold rather than land use-based. Some of the stationary sources represented in both regions include oil and gas industry, landfills, electric utilities, cogeneration, and food and agriculture (such as wine fermentation). Oil refineries were found to be the largest source of GHG emissions in the industrial sector in the Bay Area.⁷ Data is not yet available for GHG emissions from stationary sources in Santa Barbara County, but the oil and gas industry is the most prominent industrial use in the County.

CAPCOA conducted an analysis of permitting activity to estimate the number of stationary source projects with potentially significant GHG emissions for a given threshold that could be seen in a given year for the four largest air districts. The results of that analysis for a 10,000 MT/yr threshold is presented in Table 2 below.

⁷ Source Inventory of Bay Area Greenhouse Gas Emissions, BAAQMD, 2010

Table 2. Potential Stationary Source Projects Affected a Given Threshold⁸

	BAAQMD	Sacramento Metropolitan AQMD	San Joaquin Valley Unified APCD	South Coast AQMD
Applications per year affected at threshold of:	1,499	778	1,535	1,179
10,000 MT/yr	7	5	26	8

CARB has predicted that a threshold of 25,000 MT/year would capture greater than 90% of emissions from stationary sources. If this prediction holds true, then a lower threshold of 10,000 metric tons is likely to capture an even greater percentage of emissions. BAAQMD found that a 10,000 MT/yr threshold would capture 95% of GHG emissions, while SCAQMD found that this same threshold would capture at least 90% of GHG emissions.⁹ Table 2 illustrates that the 10,000 MT/yr threshold will capture greater than 90% of GHG emissions from stationary sources while only affecting a small portion of polluters for the four largest air districts. Without a GHG emissions inventory, the percentage of GHG emissions that would be captured from stationary sources in Santa Barbara County by this threshold cannot be determined with specificity.

However, insofar as Santa Barbara County is similar to the four air districts listed in Table 3, this high capture rate should hold true for Santa Barbara County as well. Santa Barbara County is located adjacent to the SCAQMD district, with that district including neighboring Ventura County. Additionally, Santa Barbara County, SCAQMD and BAAQMD are all coastal regions. As discussed above, BAAQMD contains many of the same types of stationary source polluters as Santa Barbara County. Given these factual similarities, the BAAQMD’s rationale for a 10,000-metric ton significance criterion for stationary sources also applies to Santa Barbara County.

C. Conclusion

⁸ CEQA & Climate Change, CAPCOA, 2008

⁹ South Coast Air Quality Management District, Draft Guidance Document – Interim CEQA GHG Significance Threshold

Given the similar population growth, land use patterns, General Plan policies, and behaviors such as average commute time that exist between these two regions, Santa Barbara County's future land use development can be shown to be similar to the Bay Area counties within the BAAQMD's jurisdiction discussed above. Relying as an interim measure on BAAQMD's gap analysis threshold methodology and significance thresholds for GHG emissions can therefore be justified. Because they are not based on region-specific data, the efficiency-based standards are applicable statewide.

Appendix E
Cumulative Project List

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Appendix 9: Cumulative Project List

Please see Section 3.3 of the MGMO SEIR for a discussion of the cumulative project list tier system.

Tier 1 Projects: COUNTY POLICY INITIATIVES/PROGRAMS POTENTIALLY AFFECTING MONTECITO

Project Name	Description	Location	CEQA Process	Status	Discussion
2009 - 2014 Housing Element Update	State law requires that the Housing Element be updated every five years. The planning cycle for this update has recently commenced.	County-wide	TBD	Draft submitted for State review	This planning effort is the state mandated update to the Housing Element. Due to environmental constraints, Montecito is not considered for rezones or further development opportunities beyond that already considered in the MCP.
Seismic Safety Update	This project updates the Seismic Safety & Safety Element to reflect the policies of the County's Hazard Mitigation Plan for natural events that apply to urban fire hazard, fault lines, emergency evacuation routes and emergency response planning as required by State and Federal law.	County-wide	ND	ND Circulating	The update strengthens flood protections and new development would be subject to new flood polices.
Mission Canyon Plan Update	The project consists of the draft Mission Canyon Community Plan, Residential Design Guidelines, a residential parking strategy, and implementing amendments to the County's Land Use and Development Code.	Mission Canyon	EIR	EIR in process	Design Guidelines and fire clearance requirements may have a positive cumulative effect on aesthetics and wildfire interface in Montecito
Isla Vista Master Plan	The Isla Vista Master Plan is based on existing land use pattern of Isla Vista. The Plan makes strategic adjustments to the way the community is designed and operated to better suit the needs of residents.	Isla Vista	EIR	BOS Approved in August 2007. CCC certification pending	Build out of the IVMP would result in 1,447 new residential units and 51,485 new s.f. of commercial space. However, this project is not geographically related to Montecito and would only potentially affect Air Quality.

Project Name	Description	Location	CEQA Process	Status	Discussion
Summerland Focused Community Plan Update	The focused update includes development of Summerland Commercial Design Guidelines, an update of the Board of Architectural Review Guidelines for Summerland, and a focused update of the 1992 Summerland Community Plan's Traffic, Circulation and Parking Chapter	Summerland	TBD	Approval and CC Certification 2012	Development of Design Guidelines may have a positive cumulative effect on aesthetics and fire safety. SCP Transportation Chapter update would improve vehicle and non-motorized connectivity between Montecito and Summerland
Climate Action Strategy and Climate Action Plan	The development a comprehensive set of local measures designed to reduce GHG emissions. Through it roles as: 1) a producer of GHG emissions, 2) a regulator of GHG emitting activities, and 3) an incentivizer of GHG reductions, the County would reduce community-wide emissions	County-wide	TBD	TBD	Measures adopted would help reduce cumulatively significant GHG production.

Tier 2 Projects: South Coast Area included in the MGMO Amendment and Extension project cumulative impact analysis

Montecito Discretionary Projects					
Project Name	Description	Location	Status	Discussion	
MIRAMAR HOTEL	Demo of existing vacant hotel and construction of an resort of 385,296 gross (164,849 net) total square feet	1555 JAMESON LN	Approved	May cumulatively affect aesthetics, sewage infrastructure, water resources, traffic, historic resources,	
CALTRANS HIGH OCCUPANCY VEHICLE LANES	New lane along 101 Santa Barbara-Ventura	Highway 101	4 phases, construction Phase I	Cumulative may affect traffic patterns during rush hour and onramp closures.	
SB CEMETERY MAUSOLEUM	1,926 sq. ft. mausoleum addition with 161 crypts and 291 niches.	901 CHANNEL DR	In progress	No cumulative impacts.	
CRANE SCHOOL UPDATED MASTER PLAN	demolition of 5, 645 sf. and the addition of 39,985 sf. with a total campus of 66,060 sf.	1795 SAN LEANDRO LN	In progress	TBD	

Montecito Discretionary Projects				
Project Name	Description	Location	Status	Discussion
Danielson Group (TPM 14,686)	Lot split of 2 parcels into 4 parcels.	1393 Danielson Lane	Approved. No Map Clearance yet	No cumulative impacts as mitigated.
CRAIL LOT SPLIT (TPM 14,758)	Split a 10-acre parcel into two 5-acre parcels. I existing unit	175 TIBURON BAY LN	approved. no map clearance yet	No cumulative impacts as mitigated.
LOIACONO LOT SPLIT	SPLIT AN 8.31 ACRE PARCEL INTO 2 PARCELS OF 5.30 AND 3.01 ACRES	1050 COYOTE RD	incomplete	No cumulative impacts as mitigated.
TOLLES LOT LINE ADJUSTMENT	Lot Line Adjustment of 1 parcel with 7 lots to create 2 parcel of 0.77 and 1.35 acre	602 PARA GRANDE LN	in progress	No cumulative impacts as mitigated.
GARNER LOT SPLIT	Subdivide a 20,977-sq. ft. (gross and net) lot into two lots	75 OLIVE MILL RD	Approved. No map clearance yet	No cumulative impacts as mitigated.
GUNNER COMMERCIAL BUILDING	18,014 gross 14,194 net commercial retail and office	525 SAN YSIDRO RD	Approved	No cumulative impacts as mitigated for sewage infrastructure impacts and traffic.

Montecito Ministerial				
Project Name	Description	Location	Status	Discussion
BOHLINGER NEW SFD/ACCSSRY BLDG	Single family dwelling	311 ENNISBROOK DR	Approved (not issued)	No considerable cumulative impacts.
DECKER NEW SFD/GSTHSE	Single family dwelling	680 STONEHOUSE LN	On appeal at BOS	No considerable cumulative impacts.
GOERNER NEW SFD	Single family dwelling	1017 HOT SPRINGS RD	In progress	No considerable cumulative impacts.
BISSELL NEW SFD/GARAGE/CABANA	Single family dwelling	1119 ALSTON RD	Approved (not issued)	No considerable cumulative impacts.
VALLE NEW SFD/POOL/CABANA/ACCSSRY	Single family dwelling	403 WOODLEY RD	In progress	No considerable cumulative impacts.
NEWMAN ATTACHED RSU &	Residential second unit	758 VIA MANANA	In progress	No considerable cumulative impacts.

Montecito Ministerial				
Project Name	Description	Location	Status	Discussion
SFD ADDITION				
LARSON NEW SFD/GUESTHOUSE /POOL	Single family dwelling	1355 OAK CREEK CANYON RD	Approved (not issued)	No considerable cumulative impacts.
LOMBARD NEW SFD	Single family dwelling	819 ASHLEY RD,	Approved (not issued)	No considerable cumulative impacts.
DEANSGRANGE TRUST NEW SFD/GARAGE/POND/GRADING	Single family dwelling	588 PICACHO LN	In progress	No considerable cumulative impacts.
TOLLES RESIDENTIAL DEVELOPMENT	Conversion of an existing three-unit residential structure to a single family dwelling	602 PARA GRANDE LN, SANTA BARBARA	In progress	No considerable cumulative impacts.

Unincorporated County: Summerland, Toro Canyon				
Project Name	Description	Location	Status	Discussion
CZYZYK TRUST NEW SFD/GAR/GUESTHSE	Single family dwelling	0 ORTEGA RANCH LN	In progress	No considerable cumulative impacts.
SMITH NEW SINGLE FAMILY DWELLING, GUEST HOUSE & POOL	Single family dwelling	380 ORTEGA RIDGE RD	In progress	No considerable cumulative impacts.
NORMAN COMM CHANGE OF USE	Conversion/Change of Use of 1004.22 sf. of basement to commercial business	2173 ORTEGA HILL RD	In progress	No considerable cumulative impacts.
POLLOCK NEW MIXED USE BUILDING	Demo of greenhouse and construction of new mixed-use building of 2,496 sf with 2 residential units totaling 2,144 sf on the 2nd	2360 LILLIE AVE, SUMMERLAND	In progress	No considerable cumulative impacts.
NGUYEN NEW SFD/GAR/GRADING	Single family dwelling	180 VALENCIA RD, SUMMERLAND	Approved, in building department	No considerable cumulative impacts.
HOLANI FARMS HORSE BOARDING FACILITY	COMMERCIAL HORSE BORADING FACILITY FOR UP TO	331 LAMBERT RD	In progress	No considerable cumulative impacts.

Unincorporated County: Summerland, Toro Canyon				
Project Name	Description	Location	Status	Discussion
	23 HORSES			
ESTANCIA LA SERENA EQUESTRIAN CENTER	A commercial horse training, breeding and boarding facility for up to 45 horses together with site improvements for the facility	3215 FOOTHILL RD	In progress	No considerable cumulative impacts.
VAN VLIET/GRIMES NEW SFD/GARAGE/GRADIN G	single family dwelling	838 TORO CANYON RD	In progress	No considerable cumulative impacts.
CAMERON TRUST NEW SFD	single family dwelling	2937 PADARO LN,	In progress	No considerable cumulative impacts.
FRENKEL NEW SFD	single family dwelling	2850 HIDDEN VALLEY LN	Appeal Period	No considerable cumulative impacts.
MEISTER DRSU	residential second unit	3165 SERENA AVE	In progress	No considerable cumulative impacts.
RENKER NEW SFD, DRSU, CABANA, GARAGE, POOLS, SPAS	residential second unit and SFD	3151 PADARO LN	Approved	No considerable cumulative impacts.

City of Santa Barbara				
Project Name	Description	Location	Status	Discussion
1298 Coast Village Road Mixed-Use Development	The project consists of the demolition of an existing gas station with two repair bays and the construction of a new mixed use building. The new 18,196 square foot mixed use building would be comprised of eight residential condominiums and approximately 5,000 square feet of commercial space, located on the ground floor. All of the residential units would be located on the second	1298 Coast Village Road	Approved	Possible Cumulative considerable impacts to traffic, aesthetics, air quality, water resources, waste disposal. Pending City of Santa Barbara projects were included in the traffic study.

City of Santa Barbara				
Project Name	Description	Location	Status	Discussion
	and third floors. Five residential units			
1085 Coast Village Road	Submittal for a Conditional Use Permit proposal to convert an existing lube bays and snack shop to 2,983 square foot foodmart and construct a new 1,890 square foot car wash structure.	1085 COAST VILLAGE RD	Pending	Possible cumulative impacts to air quality. Pending City of Santa Barbara projects were included in the traffic study.

TIER 3 Projects – Pending and Potential Future Annexations and Large Urban Projects Included in the SEIR Cumulative Impacts Analysis

Project Name	Description	Location	CEQA Process	Status	Discussion
Plan Santa Barbara City of Santa Barbara General Plan Update	Update of the City General Plan. Build-out would result in approximately 2,800 additional residential units (mostly of multiple-family) and 2 million square feet (sf) of new commercial development.	City of Santa Barbara	EIR	Draft EIR released.	Build-out would include 193 units along Coat Village Road. Cumulative impacts from this development may impact aesthetics, air quality, traffic, and water resources.
UCSB Long Range Development Plan	Long Range Development Plan to guide future campus development through 2025. The plan anticipates a net increase of 5,000 in student enrollment and 1,700 faculty/staff positions; 4.3 million new sf of academic space; 5,443 net additional bed spaces; 239 additional student family housing units; and 1,874 additional faculty/staff housing units	University of California Santa Barbara	EIR	Draft EIR released.	Not geographically related. Possible cumulative impacts to Air Quality and 101 Traffic.
City of Goleta General Plan	Excluding existing development, build-out under the City of Goleta's General Plan will result in 3,880 new residential units and 2,081 new sf of commercial and industrial development	City of Goleta	EIR	Complete, effective on November 1, 2006.	Not geographically related. Possible cumulative impacts to Air Quality and 101 Traffic.