

## ATTACHMENT 3



### COUNTY OF SANTA BARBARA PLANNING AND DEVELOPMENT

#### MEMORANDUM

TO: Board of Supervisors

FROM: Matt Schneider, Deputy Director, Long Range Planning  
Staff Contact: Julie Harris, Senior Planner

DATE: October 20, 2015

RE: **Revisions (RV01) to the Draft Final Environmental Impact Report (14EIR-00000-00005) – Finding that State CEQA Guidelines Section 15088.5(b) applies to the Eastern Goleta Valley Community Plan: Planning and Development Case Numbers 14GPA-00000-00018, 14GPA-00000-00019, 11ORD-00000-00015, 13ORD-00000-00011, 11RZN-00000-00002, 15RZN-00000-00004**

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#### INTRODUCTION

The County of Santa Barbara prepared a Final Environmental Impact Report (Final EIR) for the Eastern Goleta Valley Community Plan (EGVCP). There have been subsequent changes to the EGVCP as a result of public review and comments and Planning Commission and Board of Supervisors direction, including minor land use and zoning designation changes; revised policies, development standards, actions, and programs; revisions to the proposed Land Use and Development Code Ordinance Amendment; and a minor revision to a mitigation measure of the Final EIR. This EIR revision letter evaluates the plan modifications recommended by the Planning Commission and Board of Supervisors. The EIR revision letter also documents minor text changes, amplifications, and clarifications to the draft Final EIR as a result of decision-maker review during publically noticed hearings.

The California Environmental Quality Act (CEQA) Guidelines Section 15088.5 describes the circumstances under which a lead agency is required to recirculate an EIR when new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review, but before EIR certification. Significant new information that would require recirculation would include a new significant impact or an unmitigated substantial increase in the severity of an impact. According to Guidelines Section 15088.5, "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a new substantial adverse

environmental effect of the project or a feasible way to mitigate or avoid such an effect. Section 15088.5(b) states, “recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.”

The Board of Supervisors findings that the Final EIR (14EIR-00000-00005), as herein amended by the attached EIR Revision Letter analysis, may be used to fulfill the environmental review requirements for the EGVCP (Board Letter Attachment 1). None of the changes recommended by the Planning Commission or Board of Supervisors would result in any new, changed, or unmitigated environmental impacts nor would they cause changes to the conclusions in the impacts analysis in the draft Final EIR, or deprive the public of a meaningful opportunity to comment. Hence, pursuant to CEQA Guidelines Section 15088.5(b), the proposed revisions described in this document have not been recirculated. The Final EIR for the EGVCP is hereby amended by this revision document, together identified as (14EIR-00000-00005 RV01).

Enclosure: Eastern Goleta Valley Community Plan FEIR 14EIR-00000-00005 Revision Letter  
(RV 01)

**Eastern Goleta Valley Community Plan**

**Final Environmental Impact Report**

**14EIR-00000-00005**

**SCH #2012091048**

**Revision Letter (RV 01)**

**October 20, 2015**

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**REVISIONS TO THE FINAL ENVIRONMENTAL IMPACT REPORT  
(14EIR-00000-00005, SCH#2012091048)**

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## **I. BACKGROUND**

Pursuant to CEQA Guidelines Section 15168, a Program Environmental Impact Report (EIR) (14EIR-00000-00005) (SCH#2012091048) was prepared for the Eastern Goleta Valley Community Plan (EGVCP). The Draft EIR for the EGVCP update was released for public comment on August 12, 2014. A publically noticed Draft EIR comment hearing was held on September 10, 2014. Public and agency comments were received until the end of the comment period on October 3, 2014. The County responded in writing to comments received on the Draft EIR in accordance with CEQA Guidelines Section 15088. Responses to the comments describe the disposition of significant environmental issues raised and changes to the EIR made in response to the comments, including text changes. The draft Final EIR evaluated seven project alternatives in addition to the proposed project, as follows: No Project Alternative; Reduced Growth Alternative; Alternative A - Housing Site A (Giorgi South Hollister) with Reduced Growth; Alternative B - Housing Site B (Hodges/San Marcos Growers Parcel 1) with Reduced Growth; Alternative C - Housing Site A (Giorgi South Hollister) with Site 2 (Tatum/Santa Barbara High School); Alternative D - Housing Site B (Hodges/San Marcos Growers Parcel 1) with MTD; and Alternative E - Plan Update without Housing Site 6 (South Patterson Triangle).

The draft Final EIR concluded that the EGVCP would result in significant unmitigable (Class I) impacts to: Transportation and Circulation, Aesthetic/Visual Resources, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Public Services and Facilities – Water Supplies, and Parks, Recreation, and Trails. The EGVCP would also result in significant but mitigable (Class II) impacts to Land Use and Planning, Aesthetic/Visual Resources, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Flooding and Water Resources, Cultural Resources, Public Facilities – Wildland Fire, Noise, Geologic Hazards and Soils, and Hazardous Materials/Risk of Upset.

The Planning Commission considered the EGVCP during public hearings on June 17, 2015 and July 22, 2015. On July 22, 2015, the Planning Commission voted 4-1 to recommend the Board of Supervisors approve the EGVCP as modified by Alternative E, the environmentally superior alternative, and certify the Final EIR as adequate environmental review under CEQA, with minor revisions detailed in this EIR Revision Letter. The Board of Supervisors considered the EGVCP at a public hearing on October 20, 2015.

## **II. REVISIONS TO THE EIR ANALYSIS**

No significant revisions to the project description resulted from the Planning Commission's direction. The Planning Commission recommended minor revisions to maps, text, and several policies, development standards, actions, and programs of the plan. In addition, the Planning Commission recommendations resulted in a minor revision to the proposed County Land Use and Development Code (LUDC) Ordinance Amendment. Where minor revisions to mitigation measures resulted (i.e., to policies and development standards revised or proposed as mitigation), the Mitigation Monitoring and Reporting Plan (MMRP) has been revised for consistency. See Attachment A for the revised MMRP.

These changes result in minor corrections and clarifications to the text and analysis in the draft Final EIR, which are detailed in this EIR Revision Letter. This Revision Letter presents the revised language in italics with strikethrough and underline text.

As discussed below in more detail, the minor revisions documented in this EIR Revision Letter do not require recirculation of the EIR pursuant to CEQA Guidelines Section 15088.5(b), as they do not involve substantial increases in impacts or substantially new mitigation strategies, and do not deprive the public of a meaningful opportunity to comment. These EGVCP revisions require concurrent minor revisions to the draft Final EIR in the following environmental impact analysis sections: 4.1 Land Use and Planning; 4.2 Transportation and Circulation; 4.3 Aesthetics/Visual Resources; 4.4 Agricultural Resources; 4.5 Air Quality and Greenhouse Gas Emissions; 4.6 Biological Resources; 4.9 Public Services and Facilities; and 4.13 Parks, Recreation, and Trails.

#### **A. Analysis of Map Revisions**

The Planning Commission recommended revisions to maps of the EGVCP as discussed further below.

##### ***Land Use and Zoning Maps***

The Planning Commission recommended the following changes to the land use and zoning maps of the Eastern Goleta Valley Community Plan (Figures 6 through 9) and the map exhibits of the adopting resolutions and ordinance amendments:

1. MTD Property (APN 059-140-004, -005, -006) – Designate 6.8 acres of the site as Residential-0.33 and rezone it Design Residential-0.2 instead of Agriculture (A-I-5 and AG-I-5).
2. Anderson Property (APN 061-110-014) – Rezone the entire site Mixed Use instead of 1.00 acre as Mixed Use and 0.71 acre as Design Residential-20.
3. Sulzbach Property (APN 077-030-004) – Retain the site within the Holiday Hill EDRN and retain the existing land use (A-I-5) and zoning (AG-I-5).

These maps are attached to this EIR Revision Letter (Attachment B) as revised Figures 2-3 through 2-6. In addition, to be consistent with the land use and zoning maps, EIR Figures 2-10 through 2-13 have also been updated (Attachment C of this Revision Letter). These maps depict the specific locations of all land use and zoning designation changes proposed as part of the EGVCP. Figures 2-3 through 2-6 have also been revised to reflect the Planning Commission's recommendation to approve the EGVCP as modified by Alternative E identified in the EIR as the environmentally superior alternative. Alternative E retains the existing Agriculture zoning on the South Patterson Triangle (eastern portion of APN 065-230-012) and reduces maximum theoretical residential buildout by 47 residential units (single family dwellings). Impacts associated with Alternative E were analyzed in the EIR's alternatives analysis (Section 6.0).



These land use and zoning changes to the MTD, Anderson, and Sulzbach properties would result in a net decrease in maximum theoretical residential buildout by 7 residential units (multifamily dwellings) (i.e., no change in buildout to MTD, a decrease of 14 multifamily units on Anderson, and an increase of 7 single-family dwellings on Sulzbach). As a result of these changes, Table 2-9 of the EIR would be revised, as would the subsequent two paragraphs. The changes to Table 2-9, presented below, do not incorporate the reduced residential buildout that would result from Alternative E, as that analysis is addressed under Section 6.2.7 of the EIR.

<b>Table 2-9: Land Use – Eastern Goleta Valley Theoretical Buildout</b>						
<b>Land Use</b>	<b>Existing</b>	<b>1993 GCP</b>		<b>Plan Update</b>		<b>Change in Buildout Potential</b>
		<b>Potential</b>	<b>Buildout</b>	<b>Potential</b>	<b>Buildout</b>	
Single-family Residential Units	8,282	1,542	9,824	<del>1,392</del> 1,399	<del>9,674</del> 9,681	<del>(150)</del> (143)
Multi-family Residential Units	1,940	98	2,038	<del>874</del> 860	<del>2,814</del> 2,800	<del>776</del> 762
<b>Total</b>	<b>10,222</b>	<b>1,640</b>	<b>11,862</b>	<b><u>2,266</u></b> <b><u>2,259</u></b>	<b><u>12,488</u></b> <b><u>12,481</u></b>	<b><u>626</u></b> <b><u>619</u></b>
<b>Retail Commercial (sf)</b>	658,033	908,507	1,566,540	1,149,959	1,807,992	241,453
Non-retail Commercial (sf)	2,529,430	520,559	3,049,989	81,628	2,611,058	(438,930)
<b>Total</b>	<b>3,187,463</b>	<b>1,429,066</b>	<b>4,616,528</b>	<b>1,231,588</b>	<b>4,419,051</b>	<b>(197,478)</b>

The maximum theoretical buildout scenario consists of existing built and potential residential units and gross commercial and institutional square footage in a maximized development scenario for the purposes of the environmental impact assessment. Under the Plan update, full theoretical buildout would result in an additional 2,259 ~~2,266~~ primary residential units. Maximum theoretical buildout of the Plan update would result in 12,481 ~~12,488~~ combined primary residential units (existing + future units), which represents a 22 percent increase in primary residences in the Plan area. Of these potential units, 1,399, ~~1,392~~, or 62 ~~61~~ percent, would be single-family units constructed at densities up to six units per acre. Of these potential units, 860, ~~874~~, or 38 ~~39~~ percent, would be multifamily units constructed at densities between 7 and 50 units per acre.

The maximum theoretical buildout potential of single-family residential units decreases by 143 ~~150~~ units under the proposed Plan update. Multi-family unit potential increases by 762 ~~776~~ units for a net change of 619 ~~626~~ potential units. The single-family units would be distributed throughout existing urban residential neighborhoods and distributed more widely on parcels in the Rural Area. The multifamily units would be distributed among sites identified for development under the Design Residential (DR) zone, including the 23-acre Tatum site (277 units), the 17-acre Metropolitan Transit District site (205 units) and on five ~~six~~ additional sites identified during environmental review initiation hearings by the Planning Commission and Board of Supervisors. Additional primary and multifamily

*residential units would be distributed throughout the new MU zone along the Hollister Avenue and State Street corridor as apartments, condominiums, residential lofts, studios, or live/work units.*

These additional land use and zoning changes, combined with the Planning Commission's recommendation to approve the EGVCP as modified by Alternative E of the EIR, would reduce the potential residential buildout of the EGVCP and thus, reduce potential impacts across each environmental impact analysis sections associated with residential buildout.

#### *Residual Impacts*

As discussed in the Alternatives Analysis of the EIR (Section 6.0), adoption of Alternative E would eliminate an otherwise significant and unavoidable impact to agricultural resources that would result from conversion of the South Patterson Triangle (housing opportunity site 6) from agriculture to residential. Residual impacts to all other impact analysis sections would be reduced slightly but otherwise remain essentially the same.

#### *Sulzbach Property - Section 4.4: Agricultural Resources*

Page 4.4-31 of the draft Final EIR identified beneficial impacts (Class IV) to agricultural resources as a result of adjusting the Urban/Rural boundary line with corresponding rezones from various AG-I designations (AG-I-5, AG-I-10, AG-I-20, and AG-I-40) to AG-II-40. These adjustments would result in 54 parcels being fully located in the Rural Area rather than the Urban Area (44), Inner-Rural Area (8), or EDRN (2). The initiated EGVCP would have removed the Sulzbach property from the EDRN and changed the land use and zoning to A-II-40 and AG-II-40, respectively. Under the initiated EGVCP, the 46.77-acre parcel could not be subdivided in the future.

The Planning Commission recommended retaining the existing EDRN, A-I-5 land use, and AG-I-5 zoning designations on the Sulzbach property. The beneficial impacts to agricultural resources would be reduced, but would remain beneficial overall (Class IV) because the Urban/Rural boundary line adjustments and corresponding rezones to AG-II-40 would move forward for 53 of the 54 parcels. Retaining the current designation on the Sulzbach property could allow subdivisions up to a potential 9 parcels. As these are the existing land use and zoning designations for the parcel, adoption of the EGVCP as recommended by the Planning Commission would result in no change for this property. Thus, future site specific environmental analysis would be required to determine whether a specific subdivision proposal would result in environmental impacts based on an analysis of impacts to site-specific resources, such as agricultural resources. As with all subdivisions on lands designated agriculture, an analysis of potential impacts to agricultural resources includes a site-specific assessment of the agricultural suitability and viability of the existing and proposed parcels following the agricultural resources guidelines in the County *Environmental Thresholds and Guidelines Manual*. The guidelines consider many factors, including size of the proposed parcels, soil classification, water availability, agricultural suitability, existing and historic land use, land use designation of the site, adjacent land uses, agricultural preserve potential, and combined farming operations. They also consider any measures to protect

or enhance agricultural resources. This site specific analysis is required to determine whether an impact to agricultural resources would result.

*Sulzbach Property - Residual Impacts*

The beneficial impacts to agricultural resources that would result from changing the land use and zoning from AG-I to AG-II would be reduced but remain beneficial overall as a result of allowing the existing AG-I zone to remain unchanged on one of 54 parcels. Residual impacts to all other impact analysis sections would be reduced slightly but otherwise would remain essentially the same.

***EGVCP Boundary Change***

The land use and zoning maps have been updated to reflect a minor change to the city limits of Santa Barbara, which reflects the recent annexation into the city of a 4-acre triangular parcel bounded by State Route 154, State Route 192 and Cieneguitas Road (APN 059-160-024). The proposed change is technical in nature and does not affect the buildout assumptions of the EGVCP or the analysis of impacts in the EIR. This change serves to clarify existing information. Therefore, no change to the Final EIR analysis is warranted by this minor map revision.

***Airport Flight Approach and Clear Zones***

The land use map has been updated to reflect adopted changes to the airport flight approach and clear zones shown in the Santa Barbara County Airport Land Use Plan, Airport Safety Areas (Santa Barbara County Association of Governments, November 10, 2008).

The proposed change is technical in nature, serves to clarify existing information, and does not affect the buildout assumptions of the EGVCP or the analysis of impacts in the EIR. In addition, on August 20, 2015, the Santa Barbara County Association of Governments (SBCAG), acting in its capacity as the Airport Land Use Commission, reviewed the EGVCP for consistency with the Airport Land Use Plan (ALUP) and determined that the proposed land use and zoning changes are consistent with the ALUP.

***Cavaletto Tree Farm Housing Approved Project***

The land use and zoning maps have been updated to reflect existing land use and zoning (RES-4.6 and DR-4.6, respectively) for the Cavaletto Tree Farm Housing property (APNs 069-100-006, -051, and -057) adopted by the Board of Supervisors on June 26, 2012, after the EGVCP was initiated for environmental review but before the Notice of Preparation was released on September 19, 2012.

The proposed minor map revisions are technical in nature and serve to clarify existing conditions. The initiated EGVCP and the Draft EIR depicted this site as designated and zoned for agriculture, which were its previous land use and zoning designations. However, the existing residential land use and zoning designations were in effect when the County released the Notice of Preparation. Buildout of the Cavaletto Tree Farm site under the Board-approved residential land use and zoning designations was incorporated into the buildout assumptions of the EIR; however, the land use and

zoning maps were not concurrently updated. Therefore, the minor map revisions correct a technical error and no change to the Final EIR analysis is warranted.

***Environmentally Sensitive Habitat/Riparian Corridor (ESH/RC) Overlay Map***

The ESH/RC Overlay Map (Figure 22 of the plan and Figure 4.6-2 of the EIR (see Attachment B of this Revision Letter)) was revised to add disclaimer language to the map (pages 3 and 4 of the Planning Commission Action Letter dated July 22, 2015), as follows:

*The extent of ESH and RC habitats depicted on the map is approximate and based on known resources at the time of adoption of the map. In some cases, the precise location of habitat areas is not known (e.g., isolated wetlands, vernal pools, native grasslands) and is therefore not mapped. In addition, chaparral, which covers most of the Rural Area that is not in agricultural production, and other identified ESHs may not be shown on this map. Before removing vegetation or beginning any activity that requires a permit, including removal of chaparral or other ESHs, which might require a permit absent any proposed development, please consult the EGVCP and Planning and Development staff and/or have an onsite survey completed by a qualified biologist.*

The proposed change is technical in nature and does not affect the buildout assumptions of the EGVCP or the analysis of impacts in the EIR. The disclaimer provides additional information and clarification regarding the uncertainties associated with the mapping of environmentally sensitive habitats. Therefore, no change to the Final EIR analysis is warranted by this minor map revision.

***San Marcos Foothills Preserve***

***Land Use and Zoning Corrections***

All County-owned parcels that make up the San Marcos Foothills Preserve are to be designated Other Open Lands and zoned Resource Management 100-acre minimum lot size (RMZ-100). However, the land use and zoning maps mistakenly depict the land use and zoning for two of the County-owned parcels (APN 059-020-053 and 059-020-055) as Planned Development (PD-20) and Planned Residential Development (PRD-20), respectively. The maps have been revised to correct the proposed land use and zoning consistent with the remainder of the San Marcos Foothills Preserve (Other Open Lands and RMZ-100). Therefore, no change to the Final EIR analysis is warranted by these minor map revisions.

***Parks, Recreation, and Trails (PRT) Map***

Figure 16 of the EGVCP (PRT) was updated to depict existing trail easements and open space acquired since the PRT was last adopted following the 1995 Goleta Trails Implementation Study. The updated map does not add any proposed trails or parks that were not already considered as a part of the EGVCP. The updated map also depicts the location of the San Marcos Foothills Preserve as existing open space and proposed park.

Section 4.13 of the EIR is revised to reflect the changes to the PRT map (Figure 4.13-1) and to include the following clarification to the existing setting regarding the San Marcos Foothills Preserve.

*The San Marcos Foothills Preserve is an existing open space area owned by the County and managed by the County Parks Division of the Community Services Department. A **Long-Term Open Space Management Plan** was completed in 2014 and is available on the Parks Division web page for the preserve (<http://cosb.countyofsb.org/parks/parks03.aspx?id=13436>). The plan provides an inventory of the land's environmental resources and discussion of recreation opportunities, current land management activities, and recommended future management actions. The County acquired the property following the recordation of a subdivision Tract Map that was approved in 2005. As part of the conditions of approval, three of the parcels created by the subdivision were conveyed to the County when the final map recorded. In addition, a 200-acre remainder parcel was donated to The Trust for Public Land and was ultimately donated to the County. Together, this County-owned land is known as the San Marcos Foothills Preserve.*

#### *Residual Impacts*

The proposed changes are technical in nature, serve to clarify existing information, and do not affect the buildout assumptions of the EGVCP or the analysis of impacts in the EIR. The change provides additional information to clarify (1) the location of existing and proposed trails, parks, and open space, and (2) the existing setting and status of the San Marcos Foothills Preserve. Therefore, no change to the Final EIR analysis is warranted.

### **B. Analysis of Revisions to Policies, Development Standards, Actions, and Programs**

The Planning Commission recommended revisions to the following policies, development standards, programs, and actions in the Eastern Goleta Valley Community Plan.

#### ***Sections 4.1 and 4.3: Land Use and Planning and Aesthetics/Visual Resources***

Policy LUR-EGV-2.5, referenced on page 4.1-23 and page 4.3-26 of the draft Final EIR, was revised to provide greater flexibility for locating future development on housing opportunity sites 1 and 2 (MTD and Tatum/School District) than would be provided by the proposed zoning boundaries. The recommended language change, as presented in the Planning Commission Action Letter dated July 22, 2015, recognizes that a more flexible boundary between the two zones that are proposed for each site would facilitate better site design and protection of onsite resources.

***Policy LUR-EGV-2.5: MTD and Tatum/School District: The MTD properties (APNs 059-140-004, -005, -006), located at 4678 Calle Real/149 North San Antonio Road, and the Tatum/Santa Barbara School District property (APN 065-040-026), located at 4750 Hollister Avenue shall receive land use designations appropriate for Residential Neighborhood Development ~~provided residential land uses are consistent with this Plan.~~ Consistent with this policy, the MTD properties shall be designated RES-0.33 (west portion, 6.8 acres) and RES-20.0 (east portion, 10.2 acres). The Tatum/Santa Barbara School District property shall be designated RES-0.33 (west portion, 9.2 acres) and RES-20.0 (east portion, 13.8 acres).***

*The locations of the boundaries of the designations identified above and associated zones may be modified as part of a General Plan Amendment and Rezone provided the total acreage associated with each designation does not change and the modification furthers the objectives of this policy. A Development Plan for these properties, respectively, shall:...*

#### *Residual Impacts*

These revisions serve to clarify project specific regulatory requirements for land use and planning, and allow for better design to address visual character changes and protect sensitive resources. The revisions would not increase density, result in any new environmental impacts, or cause a substantial increase in the severity of Impact LU-1 and Impact VIS-1 analyses in the draft Final EIR. Therefore, no change to the Final EIR analysis is warranted, and impacts to land use compatibility and visual character changes would remain significant but mitigable (Class II).

#### ***Section 4.2: Transportation and Circulation***

Development Standard LUR-EGV-2A, as presented in the staff report to the Planning Commission dated June 10, 2015, is renumbered from LUR-EGV-1B and revised to ensure that sufficient bicycle parking facilities are provided not just for Residential Neighborhood Developments but also for residents and visitors of Mixed Use Neighborhood Developments.

***DevStd LUR-EGV-~~2A~~1B:*** *Residential and Mixed-Use Neighborhood Developments shall provide sufficient bicycle parking facilities that are secure and covered for use by residents and visitors.*

The development standard was not referenced in the draft Final EIR inadvertently and is hereby added to the analysis under Impact TC-6. Impact TC-6 identifies policies, programs, and standards that would generate a beneficial impact by improving access and circulation for pedestrians, bicyclists, and transit. Ensuring sufficient bicycle parking in both types of neighborhood development would contribute to this beneficial impact.

#### *Residual Impacts*

This revision contributes to the beneficial impact identified under Impact TC-6.

#### ***Sections 4.2 and 4.13: Bikeway Policies and PRT***

Policy TC-EGV-2.4 and Policy PRT-EGV-6.5, referenced in the draft Final EIR on pages 4.2-44 and 4.13-13, respectively, were revised to allow adequate flexibility to address the dedication of private land for public uses consistent with applicable laws. These revisions were presented in the staff report to the Planning Commission dated June 10, 2015.

***Policy TC-EGV-2.4: Public Bikeway Acquisition:*** *To the maximum extent feasible, All opportunities for public bikeways acquisition and development within the general corridors mapped as part of the Circulation maps of the County Comprehensive Plan shall be protected, preserved and provided for upon approval of any development, subdivision and/or permit requiring any discretionary review or approval.*

***Policy PRT-EGV-6.5:*** *Trail corridors designated on the PRT maps shall be kept clear from encroachment by development and incompatible uses, to the extent reasonably feasible.*

#### *Residual Impacts*

These revisions serve to clarify regulatory requirements and would not result in any new environmental impacts or significantly change the Impact TC-6 and Impact PR-1 analyses in the draft Final EIR. Therefore, no change to the Final EIR analysis is warranted, and impacts to transportation and circulation would remain beneficial (Class IV) and impacts to PRT would remain less than significant (Class III).

#### ***Section 4.6: Biological Resources (Ecology, Biology and Habitats)***

The Planning Commission revised Program ECO-EGV-5C as presented in the Planning Commission Action Letter dated July 22, 2015, as follows:

***Program ECO-EGV-5C:*** *The County shall periodically review and update ~~the extent of the ESH/RC overlays~~ Overlay Map as needed to incorporate any and all new data. and include all habitats identified by Policy ECO-EGV-5.4 to the maximum extent feasible. The County shall pursue grants and other funding opportunities and collaborate with third parties, such as UCSB, California Department of Fish and Wildlife, and the Land Trust of Santa Barbara County, to coordinate habitat mapping efforts and maximize funding opportunities. ~~This is~~ Periodic updates are important since the scale of the overlay maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location and extent of ESH/RC areas are not known until new data becomes available. In addition, the migration of species or discovery of habitats may result in the designation of additional areas.*

#### *Residual Impacts*

The draft Final EIR analyzes the impacts of the EGVCP on sensitive vegetation communities (Impact BIO-1) and identifies mitigation to enhance the designation of environmentally sensitive habitats. Program ECO-EGV-5C directs the County to periodically review and update the ESH/RC Overlay Map, which is one tool that assists planners and applicants in determining the location of ESH or RC. The revision serves to clarify the regulatory requirements of this future County activity and would not result in any new environmental impacts or significantly change the biological resources impact analyses in the draft Final EIR. Therefore, no change to the draft Final EIR analysis is warranted, and impacts to sensitive vegetation communities (Impact BIO-1) would remain significant and unavoidable (Class I).

#### ***Revision to Mitigation Measure MM BIO-1***

Impact BIO-1 of the draft Final EIR identified significant impacts to sensitive vegetation communities (Class I). Mitigation measure MM BIO-1 revised Policy ECO-EGV-5.4 to add additional vegetation communities to the list of habitats to be protected as environmentally sensitive habitat and subject to the ESH Overlay. Among these additions was the inclusion of chaparral.

On July 22, 2015, the Planning Commission directed staff to consult with the County Fire Department and develop additional exemptions from the ESH Overlay for vegetation management to create or maintain defensible space for homes and other structures. During this review and consultation, staff determined that the identification of chaparral as an environmentally sensitive habitat was worded inconsistently with the analysis and conclusions of potential impacts to chaparral habitats. Specifically, MM BIO-1 of the draft Final EIR (pages 4.6-54 to 4.6-55) identifies as ESH “chaparral (specifically the following four rare types: chamise, lower montane mixed chaparral, ceanothus chaparral, and soft scrub – mixed chaparral alliances).” However, the evidence presented in the EIR, clarified below, does not conclude that these four types of chaparral are rare in and of themselves.

Specifically, Appendix G of the Final EIR (the Biological Resources Report upon which the EIR analysis is based), including Attachment 3 of the report, states that chamise chaparral, lower montane mixed chaparral, ceanothus chaparral and soft scrub – mixed chaparral vegetation alliances are “secure” or “apparently secure” according to the rarity rankings used in the report (established by the NatureServe Heritage Program Rarity Rankings methodology (NatureServe 2013)). Rather, these four types of chaparral may include or support rare vegetation alliances, as well as habitats for endangered or threatened species. Appendix G presents evidence that it is the rare types and species that may be found within the common chaparral types that warrant the protection of the ESH Overlay. However, given the broad distribution of chaparral, site-specific investigations would be required to determine the presence and, therefore, the need for protection of the rare types and species. Thus, the evidence presented in the EIR and its Appendix G supports the designation of chaparral as ESH only where it supports the rare, endangered, or threatened species. Therefore, the chaparral designation under MM BIO-1 (Policy ECO-EGV-5.4) is revised to more accurately reflect this distinction, as follows:

- *Chaparral (~~specifically the following four rare types: e.g., chamise chaparral, lower montane mixed chaparral, ceanothus chaparral, and soft scrub – mixed chaparral alliances~~) where it supports rare or vulnerable native vegetation alliances and/or sensitive native plant and/or animal species*

#### *Residual Impacts*

The revision provides a more accurate statement of the chaparral designation as ESH, does not reduce the amount of environmentally sensitive habitat that could be impacted by buildout of the EGVCP, and clarifies the mitigation measure. The revision would not result in a new environmental impact nor would it substantially increase the level of impact to biological resources. Impacts to sensitive vegetation communities (Impact BIO-1) would remain significant and unavoidable (Class I).

#### ***Section 4.9: Public Facilities and Services – Fire Protection***

Development Standard FIRE-EGV-1C, referenced on page 4.9-13 of the EIR, was revised to provide a definition of invasive species, as described in the staff memo to the Planning Commission dated July 14, 2015.



***DevStd FIRE-EGV-1C:*** *Within high fire hazard areas, vegetation management practices within Environmentally Sensitive Habitat (ESH)/Riparian Corridor (RC) overlay and setback areas should be limited to the following activities to balance environmental resources preservation against wildfire protection:*

- *Removal of non-native trees or immature native trees*
- *Removal of surface debris*
- *Removal of ~~County approved exotic or invasive~~ non-native plants as defined and listed in the California Invasive Plant Council's "California Invasive Plant Inventory" species*

...

The Planning Commission directed staff to consult with the County Fire Department regarding proposed revisions to the ESH Overlay (see Section II.D below). As result, staff recommended the addition of the following action to Section III.B of the EGVCP (Public Services and Facilities – Public Safety: Fire Protection, Law Enforcement, and Emergency Services):

***Action FIRE-EGV-1B:*** *The County shall encourage and support the development of a Community Wildfire Protection Plan for at risk communities of the Eastern Goleta Valley in compliance with the Community Wildfire Protection Plan Development Process for Santa Barbara County, adopted on August 8, 2011.*

#### *Residual Impacts*

The draft Final EIR identified less than significant impacts to public facilities and services (Impact SERV-1) in part due to the inclusion and implementation of the policies, development standards of the EGVCP. The revision to DevStd FIRE-EGV-1C serves to clarify the definition of invasive plants and provides reference to a readily available inventory of invasive plants. The revision would facilitate compliance with the development standard and, therefore, would not result in any new environmental impacts nor increase the level of impact identified for Impact SERV-2. The new action provides further direction to the County to support and develop a Community Wildfire Protection Plan consistent with EGVCP Policy FIRE-EGV-1.3. Future development of such a plan would not result in a new impact to public facilities and services and would not substantially increase the level of impact. Therefore, no change to the Final EIR analysis is warranted, and impacts would remain less than significant (Class III).

#### ***Section 4.13: Parks, Recreation, and Trails***

The Planning Commission recommended that one PRT action item, page 80 of the EGVCP, and four PRT policies, referenced on pages 4.13-12 and 4.13-13 of the draft Final EIR, be revised as presented in the Planning Commission Action Letter dated July 22, 2015, to bolster the development of incentives for trail acquisition.

***Action PRT-EGV-5B:*** *The County shall ~~R~~review, address, and revise the Goleta Trails Implementation Study. In addition to any revisions necessary to update information contained in the current document, the revised implementation study shall investigate additional opportunities to add proposed trail corridors to the PRT map. The revised*

implementation study shall study and recommend to the Board of Supervisors incentives to encourage property owners to dedicate trail easements as determined to be feasible. The study shall consider opportunities to develop incentives appropriate for various project types, including General Plan Amendments, Rezones, Conditional Use Permits and subdivisions. Incentives may include but are not limited to: tax reductions, benefit assessment districts, priority processing of applications, Development Impact Mitigation Fee discounts, and where appropriate, limited increases in development where consistent with resource protection and applicable general plan policies (e.g., additional parcels or residential units).

**Policy PRT-EGV-5.1: ~~Public Trail Acquisition:~~** In compliance with applicable requirements, all opportunities for public recreational trails within the general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive Plan (and this Community Plan) shall be protected, preserved and provided for upon approval of any development, subdivision and/or permit requiring any discretionary review or approval, except as referenced in Agricultural Element Policy IA.

**Policy PRT-EGV-5.2:** The County shall foster and support efforts of private community trail organizations in the planning, design, construction and maintenance of trails in Eastern Goleta Valley, and/or efforts to establish a Goleta Trails Foundation. County support may include, but is not limited to: coordinating volunteer efforts, acting as liaison between volunteer groups and County Parks Division, providing information ~~of and/or~~ coordinating grant opportunities, facilitating required permits, and facilitating communication between ~~their organization and other~~ various trail organizations.

**Policy PRT-EGV-5.3:** The County Parks Division, ~~or~~ and any group pursuing implementation of the trail system, shall refer to the PRT policies of this EGVCP, Figure 16, the PRT maps, the EGVCP EIR, and the Goleta Trails Implementation Study, together with its trail siting and design guidelines, to generally guide trail siting, acquisition, and implementation.

**Policy PRT-EGV-5.10:** The County shall actively pursue acquisition of public trails through exactions as part of development agreements and permitting, through negotiation with property owners for purchase or other transaction, through exchange for surplus County property as available, ~~and/or~~ through acceptance of gifts and other voluntary dedications of easements, and/or through the use of incentives as developed through the revised Goleta Trails Implementation Study.

#### *Residual Impacts*

The EIR identified less than significant impacts to parks, recreation, and trails (PRT) due to increased demand for recreational facilities in part due to the inclusion and implementation of the policies, actions, and programs of the EGVCP (Impact PR-1). These policy revisions serve to clarify the EGVCP direction for the acquisition of trails, development of incentives, and

collaboration with community trails organizations. Therefore, no change to the Final EIR analysis is warranted, and impacts to PRT would remain less than significant (Class III).

### **C. Analysis of Text Changes to the EGVCP**

The Planning Commission made the following changes to the text of the EGVCP to provide additional background, context, and clarifying information.

1. Revisions to Section IV.D of the EGVCP (History and Archaeology, now renamed Cultural Resources) as provided in Attachment H of the Planning Commission Action Letter dated July 22, 2015. These changes consist of a summary of the background and existing setting discussions already provided in the draft Final EIR.
2. Revisions to Table 4 (Figure 25) of the EGVCP, as provided in Attachment H of the Planning Commission Action Letter dated July 22, 2015, and a clarification that the mountain view along Hollister Avenue is from the western terminus of Auhay Drive to South San Marcos Road. Together, these clarify the general location of public scenic resources.
3. Minor revisions to the discussion of design guidelines in Section IV.F (Visual Resources) to clarify that design guidelines have already been adopted for one- and two-family residential development.
4. Addition of an Appendix III to the EGVCP, as provided in Attachment H of the Planning Commission Action Letter dated July 22, 2015, which consists of copies of the historic resources tables provided in the EIR (Tables 4.8-1 through 4.8-4).
5. Addition of an Appendix IV to the EGVCP, as provided in Attachment H of the Planning Commission Action Letter dated July 22, 2015, which provides a single table listing all actions and programs of the EGVCP.

#### *Residual Impacts*

These changes serve to clarify existing information. Revisions 1 and 4 incorporate information already presented in the EIR into the EGVCP. Revision 2 provides more accurate information as to the general location of public scenic resources within the EGVCP area; however, these clarifying revisions have no effect on the analysis of impacts to aesthetics/visual resources. Revision 3 corrects factual information. Finally, Revision 5/Appendix IV provides a compendium of actions and programs already found in the EGVCP. Therefore, no change to the Final EIR analysis is warranted.

## **D. Analysis of Changes to the County Land Use and Development Code**

### ***ESH Overlay***

Section 9 of the LUDC Ordinance Amendment was drafted to amend the permitting requirements of the ESH-GOL Overlay to require permits in the EGVCP area for removal of environmentally sensitive habitat whether or not development is proposed. It also would allow a permit exemption for vegetation management for defensible space within 100 feet of a structure (please refer to Attachment I-2 of the Planning Commission Action Letter dated July 22, 2015). This ordinance amendment was drafted to comply with mitigation MM BIO-1, which directs the County to amend the ESH-GOL permit provisions, as described, to further reduce impacts on sensitive vegetation communities (Impact BIO-1). Combined with other mitigation measures, the residual impacts were determined to be significant and unavoidable (Class I).

The Planning Commission directed staff to consult with the County Fire Department and develop additional exemptions from the ESH Overlay provisions for vegetation management to create or maintain defensible space.<sup>1</sup> Following the Planning Commission's direction, P&D and County Fire Department staff consulted and incorporated additional permit exemptions into the ESH-GOL Overlay for the EGV based on County Fire Department recommendations. These amendments would allow additional permit exemptions for:

- Vegetation management for defensible space within 100 feet of a structure.
- Vegetation management for defensible space up to 300 feet from a structure following inspection and issuance of a letter by the County Fire Department that the additional area (between 100 and 300 feet) is required to provide adequate defensible space.
- Vegetation management within 10 feet on both sides of a road or driveway.
- A cross-reference to existing ordinance provisions that exempt any community wildfire protection activities implemented by County Fire, CAL FIRE, or the Los Padres National Forest from planning permits and other regulations of the LUDC.

Exemptions between 100 and 300 feet are based on the safe separation distance calculations used by the County Fire Department to determine the area (or distance) of vegetation management required to provide defensible space. Under the existing LUDC, there are no requirements to obtain permits before removing environmentally sensitive habitat unless the removal would occur in conjunction with a new development project. Thus, the amendment to the permitting requirements of the ESH Overlay, even with exemptions for fuel modification for defensible space, would provide greater protection to environmentally sensitive habitats than currently exists. Therefore, the amendments to the ESH Overlay would not result in a new impact or substantially increase a previously identified impact to biological resources.

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<sup>1</sup> Defensible space refers to an area around the perimeter of structures or developments in the wildlands where the flammable vegetation has been modified to reduce the potential for the structure and/or structure to ignite in the event of a wildfire. ([www.sbcfire.com/vegetation-management/](http://www.sbcfire.com/vegetation-management/))

### *Residual Impacts*

The LUDC amendment to the ESH Overlay would require permits for the removal of environmentally sensitive habitat whether or not development is also proposed affording greater protection to sensitive habitats. The exemptions allow reasonable vegetation management around structures necessary to balance the protection of lives and buildings from wildfire, consistent with California Public Resources Code 4291 and on balance with protection of environmentally sensitive habitats. Any vegetation management between 100 and 300 feet from a structure is only exempt from permits when County Fire requires it for defensible space. As determined in the draft Final EIR, even with mitigation, impacts to sensitive vegetation communities would be significant and unavoidable. Allowing some sensitive vegetation clearance to protect lives and property would not create a new impact and would not substantially increase the level of potential impacts to sensitive habitats and residual impacts would remain significant and unavoidable (Class I).

### *Mixed Use Zone*

The Planning Commission recommended the provisions of the Mixed Use zone of the LUDC be revised, in part to be consistent with the policies, development standards, actions, and programs of the EGVCP, but also to develop more specific provisions for the Mixed Use zone and reflect contemporary planning for mixed uses in general. The Mixed Use zone would apply as depicted on the zoning maps of the EGVCP. Other revisions to the LUDC, such as design review direction and findings, parking provisions, and definitions of specialized terms, ensure consistency with the revised Mixed Use zone.

### *Residual Impacts*

The revisions to the Mixed Use zone would be consistent with the EGVCP, as analyzed in the draft Final EIR and the zone would be applied consistent with the zoning maps. Therefore, no change to the Final EIR analysis is warranted.

### *Outdoor Lighting*

The Planning Commission recommended the provisions of the LUDC be revised to apply the outdoor lighting regulations, originally developed for the Santa Ynez Valley and now applied to Mission Canyon and Summerland, to the Eastern Goleta Valley, pursuant to mitigation identified in the draft Final EIR.

### *Residual Impacts*

The revisions to the LUDC would implement mitigation identified in the draft Final EIR. Therefore, no change to the Final EIR analysis is warranted.

## **E. EIR Errata**

The Planning Commission recommended certification of the draft Final EIR with incorporation of the following errata and edits (Attachment F of the Planning Commission Action Letter dated July 22, 2015).

<b>Location of Erratum</b>	<b>Correction</b>
Page 3-4, 2 <sup>nd</sup> paragraph, lines 6 and 7	<i>... the Magnolia Center <del>at the intersection of on Hollister and Magnolia Avenues near the intersection with Walnut Lane (west of the Plan update boundary).</del></i>
Page 4.4-15, 1 <sup>st</sup> paragraph under Section 4.4.1.3	<i>The first paragraph was deleted because the discussion of overdrafted groundwater basins is not relevant to the Goleta basin, which is not in a state of overdraft. Section 4.9.7 provides a description of water supplies in the Goleta Valley.</i>
Page 4.9-23, 2 <sup>nd</sup> sentence from bottom of page	<i><del>HESD</del> <u>CESD</u> includes the following elementary schools: ...</i>
Page 4.9-24, 15 <sup>th</sup> row of Table 4.9-2	<i><del>CSD</del> <u>CESD</u></i>
Page 4.9-48, last line	<i>The water districts that would serve the cumulative project areas (surrounding cities and the unincorporated area) are required to prepare and <del>adopted</del> UWMPs ...</i>
Page 9-136, Response to Comment 57-7, 13 <sup>th</sup> line	<i>These buildings are located approximately 1,000 feet <del>east-west</del> of the Tatum/Santa Barbara ...</i>

In addition, the last full paragraph on page 4.9-19 of the draft Final EIR discusses development impact fees (DIMFs) in the context of impacts to law enforcement. The draft Final EIR states that development impact fees, which are required for new development based on a Board of Supervisors adopted fee resolution, would augment staffing levels of the County Sheriff's Department. The statements in this paragraph that the collection of fees would ensure increased funding for law enforcement services levels are incorrect. The paragraph is revised to delete these misstatements and clarify that development impact fees are used to fund needed public infrastructure.

*Payment of development impact fees ~~would help fund public facilities. augment staffing levels a~~As the population of the Plan area grows and additional law enforcement services are required, additional facilities many be required. As development occurs within the Plan area, developers would be required to pay their fair share of ~~services mitigation~~ fees to the County. The fees would be allocated accordingly by the County to the Sheriff's Department. The Plan update includes policies that seek to maintain adequate police staffing levels as development and population growth occur. The collection of development impact fees would ensure increased funding for ~~police services~~ to maintain adequate law enforcement facilities to support adequate staffing levels.*

### **III. CONCLUSION**

No significant revisions to the project description resulted from the Planning Commission's direction. The Planning Commission recommended minor revisions to maps, text, and several policies, development standards, actions, and programs of the plan. In addition, the Planning Commission recommendations resulted in a minor revision to the proposed County Land Use and Development Code (LUDC) Ordinance Amendment. These changes result in minor corrections and clarifications to the text and analysis in the draft Final EIR. None of the changes recommended by the Planning Commission or Board of Supervisors would result in any new, changed, or unmitigated environmental impacts nor would they cause changes to the conclusions in the impacts analysis in the draft Final EIR, or deprive the public of a meaningful opportunity to comment.

## 10.0 Mitigation Monitoring and Reporting Program – Revised

(This chapter was added after the Public Draft Final EIR, but is not underlined as new text.)

California Environmental Quality Act (CEQA) requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the MMRP.

Several of the mitigation measures recommend revisions to the draft Community Plan and would be implemented by incorporation into the final Community Plan. Other mitigation measures—those that would not be implemented by changes to the Community Plan—would be monitored by County of Santa Barbara (County) staff for implementation, often on a project by project basis. These on-going mitigation measures are listed in the following table.

The following list shall be used as a checklist to determine compliance with required mitigation measures for the Eastern Goleta Valley Community Plan and projects under the Community Plan. The numbering of the mitigation measures pertains to the associated impact discussion, so numbered mitigation measures in the list may skip numbers if the impact was not found to be significant for the particular site or if the mitigation measures were to be implemented by changes to the Community Plan. Where mitigation is recommended, rather than required, this is indicated in parentheses following the measure.



Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<b>Transportation and Circulation</b>					
<p><b>MM TC-1: Impacts on Plan-wide Roadways</b></p> <p>The Goleta Transportation Improvement Program (GTIP) has identified improvements to widen the two-lane sections of Hollister Avenue and State Street to four lanes. The following text outlines the programmed improvements contained in the GTIP. These programmed improvements are also included in the County of Santa Barbara 2014-2019 Capital Improvement Program.</p> <p><b>Hollister Avenue – State Street Improvement Project (Railroad Bridge).</b> This project involves constructing a new bridge for the railroad tracks over Hollister Avenue/State Street (Hollister Avenue becomes State Street at the railroad bridge) to accommodate the proposed roadway widening from two to four lanes. The project would include acquisition of right-of-way, removal of the old Union Pacific Railroad bridge, earthwork, drainage, construction of the new railroad structure, and railroad traffic control.</p> <p><b>Hollister Avenue – State Street Improvement Project (Roadway).</b> This project involves widening the two-lane section of Hollister Avenue to four-lanes from San Antonio Road to State Route (SR) 154. Widening this segment of Hollister Avenue and State Street from two lanes to four lanes is required to provide the additional capacity to accommodate the projected traffic volumes. The project would include right-of-way acquisition, earthwork, pavement, drainage, curb and gutter, median, sidewalk, and lane striping.</p> <p><b>MM TC-2: Impact on Intersections</b></p> <p>Three improvement options were identified for the U.S. Highway 101 (U.S. 101) southbound ramps/Turnpike Road intersection. The County Public Works Department, in coordination with California Department of Transportation (Caltrans), shall develop improvement plans for one of the three identified improvement options, described below.</p> <p>The improvement option ultimately constructed at this location would be subject to Caltrans approval. The first step in the Caltrans design process is to prepare a Project Study Report, which would explore alternatives required to accommodate the future traffic forecasts. Then, the identified improvements would require project approval by Caltrans (including environmental review). Finally, funding would need to be acquired, and the improvement project could proceed to contract bids and construction. It is anticipated that the improvement for this intersection would be included in the GTIP to cover a portion of the construction costs.</p> <p>Option 1 includes widening the Turnpike Road freeway overcrossing structure to provide the additional width required to implement dual left-turn lanes on the southbound approach (approach currently contains one left-turn lane). The existing freeway bridge is 88 feet wide, and a minimum of 96 feet would be required to accommodate the additional lane and maintain the existing Class II bike lanes on Turnpike Road. It is likely</p>	<p>Hollister Avenue – State Street Improvement Project: If full construction funding is secured, the estimated completion date for construction of the bridge, roadway, and other improvements is 2025–2030.</p>	<p>County Public Works</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>that Caltrans would also require the installation of ramp metering on the U.S. 101 southbound on-ramp as part of this improvement option.</p> <p>Option 2 includes widening the Turnpike Road bridge overcrossing of the Union Pacific Railroad to provide a separate right-turn lane on the northbound approach to the U.S. 101 southbound on-ramp. The existing railroad bridge is 85 feet wide and would need to be widened by 5 to 8 feet in order to accommodate the additional right-turn lane and maintain the existing Class II bike lanes on Turnpike Road. Some additional widening of the east side of Turnpike Road would also be required to implement the northbound right-run lane south of the railroad bridge. It is likely that Caltrans would also require the installation of ramp metering on the U.S. 101 southbound on-ramp as part of this improvement option.</p> <p>Option 3 includes widening the U.S. 101 southbound off-ramp at Turnpike Road to provide three lanes (two left-turn lanes and a right-turn lane). The off-ramp currently contains two lanes and is 32 feet wide. A minimum of 44 feet would be required to accommodate the additional lane on the off-ramp and meet Caltrans standards (12 feet of widening).</p>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<b>Aesthetics/Visual Resources</b>					
<p><b>MM VIS-1: Impacts from Increased Light and Glare</b>                      In order to reduce light and glare impacts associated with buildout of the Plan update, the following Development Standard shall be added to the Plan update:</p> <p><b>DevStd VIS-EGV-10:</b> Adopt for the Plan area the outdoor lighting regulations cited in LUDC Section 35.30.120 C – Outdoor Lighting, Mission Canyon, Santa Ynez Valley, and Summerland Community Plan areas.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<b>Air Quality and Greenhouse Gas Emissions</b>					
<p><b>MM AQ-1: Operational Emissions of Criteria Pollutants</b>  <b>DevStd AQ-EGV-1C:</b> The County shall implement those land use patterns and transportation programs which will serve to reduce vehicle trips and total vehicle miles traveled. This includes, but is not limited to the following:</p> <ul style="list-style-type: none"> <li>• Include design features to encourage alternate transportation modes.</li> <li>• For pedestrians: sidewalks; safe street and parking lot crossings; shade trees; off street breezeways, alleys, and over crossings; placement of parking lots and building entrances to favor pedestrians rather than cars; shower and locker facilities.</li> <li>• For transit riders: all of the above plus safe, sheltered transit stops with convenient access to building entrances.</li> <li>• For bicyclists: theft proof and well-lighted bicycle storage facilities with convenient access to building entrance; on-site bikeways between buildings or uses; shower and locker facilities.</li> <li>• For carpools and vanpools: preferential parking.</li> <li>• Provide incentives, such as fee reduction, for transit service enhancements to serve the project (express bus service, bike racks on buses).</li> <li>• Bikeway improvements.</li> <li>• Pedestrian improvements serving the project (addition of sidewalks, pedestrian crossings).</li> </ul> <p><b>DevStd AQ-EGV-1D:</b> To reduce overall trip generation and associated air contaminant emissions, future commercial tenants requiring more than fifty employees shall be required to work with Traffic Solutions, a division of Santa Barbara County Association of Governments (SBCAG), to establish and maintain an employee trip reduction program. Traffic Solutions aims to reduce traffic congestion, air pollution, and vehicle miles driven in the County partly by promoting cooperation between businesses, government agencies, and community groups and individuals and to expand commuter program participation (Traffic Solutions 2007). Traffic Solutions provides free employee trip reduction services for employers, including employee surveys, employee education, automated commuter matching, and</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>regional transit solutions. The employee trip reduction program implemented by future tenants should be informed by consultation with Traffic Solutions and should include the following elements:</p> <ul style="list-style-type: none"> <li>• Install bicycle racks and/or bicycle lockers at a ratio of one bicycle parking space for every ten car parking spaces for customers and employees;</li> <li>• Post carpool, vanpool, and transit information in employee break/lunch areas;</li> <li>• Employ or appoint an Employee Transportation Coordinator;</li> <li>• Implement a Transportation Choices Program. Project applicants should work with the Transportation Choices Coalition partners for free consulting services on how to start and maintain a program. Contact Traffic Solutions;</li> <li>• Provide for shuttle/mini bus service;</li> <li>• Provide incentives to employees to carpool/ vanpool, take public transportation, tele-commute, walk, bike, etc.;</li> <li>• Implement compressed work schedules;</li> <li>• Implement telecommuting program;</li> <li>• Implement a lunchtime shuttle to reduce single occupant vehicle trips;</li> <li>• Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area;</li> <li>• Provide on-site eating, refrigeration, and food-vending facilities to reduce employee lunchtime trips;</li> <li>• Provide preferential carpool and vanpool parking spaces;</li> <li>• Provide shower and locker facilities to encourage employees to bike and/or walk to work (typically one shower and three lockers per every 25 employees).</li> <li>• Provide off-site improvements to offset contaminant emissions, including: retrofitting existing homes and businesses with energy-efficient devices, replacing transit or school buses, contributing to alternative fueling infrastructure, and/or improving park and ride lots.</li> </ul>					
<p><b>MM AQ-2 Exposure to Diesel Particulate Matter</b>  <b>DevStd AQ-EGV-2A:</b> Development that provides housing or care facilities shall establish adequate buffers from sources of air pollution. Future projects shall be designed to minimize exposure to roadway-related pollutants, and exposure shall be mitigated to the maximum extent feasible. Design features may include but not be limited to maximizing the distance between the roadway and sensitive receptors, locating air intake at the non-roadway facing sides of buildings, and ensuring that windows nearest to the roadway do not open. Mitigation measures may include installing mechanical ventilation systems with fresh air filtration</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>and constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting).</p> <p><b>DevStd AQ-EGV-2B: Ventilation Systems:</b> Ventilation systems that are rated at Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency shall be provided on all residential units located within 500 feet of U.S. 101. The residents of these units shall also be provided information regarding filter maintenance/replacement. The County Permit Compliance staff shall ensure that the afore-mentioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance onsite prior to occupancy clearance. Staff shall also review the future Covenants, Conditions, and Restrictions (CCRs) for inclusion of guidelines pertaining to the proper maintenance/replacement of filters.</p> <p><b>DevStd AQ-EGV-2C: Air Quality Disclosure Statement:</b> Future project applicants of residential developments within 500 feet of U.S. 101 shall provide an Air Quality Disclosure Statement to potential buyers of units, summarizing the results of technical studies that reflect a health concern resulting from exposure of children to air quality emissions generated within 500 feet of the freeway. The future project applicant shall provide this disclosure statement as part of the project CCRs to County Counsel and Planning &amp; Development to verify the disclosure statement is fair and adequate. The disclosure shall be reviewed and approved prior to any Land Use and Building permits. The County Permit Compliance staff shall verify that the Air Quality Disclosure Statement has been incorporated into the CCRs prior to sale of homes. Planning &amp; Development shall review and approve the statement for objectivity, balance, and completeness.</p>					
<p><b>MM AQ-3: Odors</b></p> <p><b>DevStd AQ-EGV-2D:</b> An Odor Abatement Plan (OAP) shall be submitted as part of a permit application for projects anticipating significant odors. The Santa Barbara County Air Pollution Control District (SBCAPCD) inspectors are required to respond to public nuisance under the SBCAPCD Rule 303, and may review the OAP for adequacy in mitigating potential nuisance odor impacts from a project. OAPs should include the following elements:</p> <p>a) Name and telephone number of contact person(s) at the facility responsible for logging in and responding to odor complaints.</p> <p>b) Policy and procedure describing the actions to be taken when an odor complaint is received, including the training provided to the staff on how to respond.</p> <p>c) Description of potential odor sources at the facility.</p> <p>d) Description of potential methods for reducing odors, including minimizing idling of delivery and service trucks and buses, process changes, facility modifications and/or feasible add-on air pollution control equipment.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>e) Contingency measures to curtail emissions in the event of a public nuisance complaint.</p> <p><b>DevStd AQ-EGV-2E:</b> Wood-burning Fireplaces: No wood-burning fireplaces shall be included in the design of future development. Only natural gas fireplaces shall be permitted.</p>					
<b>Biological Resources</b>					
<p><b>MM BIO-1: Impacts on Sensitive Vegetation Communities</b></p> <p><b>Policy ECO-EGV-5.4: ESH and RC Habitat Types:</b> Specific biological resources and habitats shall be considered environmentally sensitive and designated on the Eastern Goleta Valley Community Plan ESH/Riparian Corridor map (EGVCP Figure 22 or where determined to exist during a site survey) based on the criteria of Policy ECO-EGV-5.2. <i>(Note: The scale of the overlay map precludes complete accuracy in the mapping of habitat areas. In some cases, the precise location of habitat areas is not known and is therefore not mapped. In addition, the migration of species or the discovery of new habitats may result in the designation of new areas, or site-specific reviews may indicate different habitat designations.)</i></p> <p><b>1. ESH Habitat Types:</b> In the Urban, Inner-Rural, EDRNs and Mountainous Areas, the following habitats shall be considered environmentally sensitive and shall be protected and preserved through provisions of the ESH Overlay.</p> <ul style="list-style-type: none"> <li>• Riparian woodlands and riparian corridors (including but not limited to willow, riparian mixed hardwood, California sycamore, and riparian mixed shrub alliances)</li> <li>• Monarch butterfly roosts</li> <li>• Sensitive native flora</li> <li>• Coastal sage scrub (including but not limited to California sagebrush and soft scrub – mixed chaparral alliances)</li> <li>• Coastal bluff scrub</li> <li>• Chaparral (e.g., chamise chaparral, lower montane mixed chaparral, ceanothus chaparral, and soft scrub – mixed chaparral alliances) where it supports rare or vulnerable native vegetation alliances and/or sensitive native plant and/or animal species</li> <li>• Oak woodlands (including but not limited to coast live oak and coastal mixed hardwood alliances)</li> <li>• Bigcone Douglas-fir alliance</li> <li>• Vernal pools</li> <li>• Native grasslands (including but not limited to perennial grasses and forbs alliance)</li> <li>• Wetlands (including but not limited to tule-cattail alliance)</li> <li>• Dunes</li> <li>• Raptor/turkey vulture roosts</li> <li>• Critical wildlife habitat</li> <li>• Wildlife corridors</li> </ul> <p><b>2. RC Habitat Types:</b> On lands designated Agriculture in the Rural Area, the following habitats shall be considered environmentally sensitive and shall be</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>protected and preserved through the provisions of the RC Overlay.</p> <ul style="list-style-type: none"> <li>Riparian woodlands and riparian corridors (including but not limited to willow, riparian mixed hardwood, California sycamore, and riparian mixed shrub alliances)</li> </ul> <p><b>DevStd ECO-EGV-5H:</b> In the Urban Area, EDRNs, and Mountainous Areas, prior to approval of Coastal Development or Land Use Permits for projects, County staff shall determine whether sensitive biological resources may be present on the subject property by consulting the EGVCP Final EIR, the CNDDDB, and/or other P&amp;D references and by conducting a site visit. If sensitive biological resources may be present on the property or within 500 feet, the applicant shall provide a biological resources report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. This report shall update ESH overlay boundaries to reflect the current extent of sensitive species or habitat areas according to Plan update Policies ECO-EGV-5.2 and -5.4, and identify the need for, and include the results of, further species-specific focused survey, protocol surveys, or a formal wetland delineation. Mitigation to reduce impacts shall be included as appropriate.</p> <p><b>DevStd ECO-EGV-5I:</b> For rural agricultural-zoned land, prior to approval of Land Use Permits for projects, County staff shall determine whether sensitive biological resources may be present on the subject property by consulting the EGVCP Final EIR, the CNDDDB, and/or other P&amp;D references and by conducting a site visit. If sensitive biological resources may be present on the property or within 500 feet, the applicant shall provide a biological resources report from a qualified biologist that determines whether or not the project would impact sensitive biological resources. This report shall identify the need for, and include the results of, further species-specific focused or protocol surveys or a formal wetland delineation. Mitigation to reduce impacts shall be included as appropriate.</p> <p><b>LUDC amendment:</b> The ESH-GOL provisions of the Land Use and Development Code (LUDC) shall be amended to revise the permit requirements of ESH-GOL to require Land Use Permits for the removal of environmentally sensitive habitat whether or not development is proposed, subject to the following criteria: 5,000 square feet of vegetation removal, a significant removal of vegetation along 50 linear feet of creek bank, vegetation removal that when added to previous removals would total more than the thresholds mentioned above, grading of more than 50 cubic yards of cut or fill, and tree removal subject to additional criteria listed under the current ESH-GOL provisions.</p>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p><b>MM BIO-2: Impacts on Sensitive Plant Species</b></p> <p><b>DevStd ECO-EGV-2A:</b> If potentially suitable habitat exists for sensitive plant species, prior to any grading or vegetation clearing for future projects in the Plan area, focused rare plant surveys shall be conducted during the appropriate time of year to optimize detection of potentially occurring rare plants. Focused surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008 and any subsequent revisions) and applicable resource agency survey protocols to determine the potential for impacts resulting from the project on these species.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<p><b>MM BIO-3: Impacts on Sensitive Wildlife Species</b></p> <p><b>DevStd ECO-EGV-2B:</b> Where appropriate and feasible, as determined by County staff, if potentially suitable habitat or critical habitat exists for sensitive wildlife species on or adjacent to a project site, prior to any grading or vegetation clearing for future projects in the Plan area, focused presence/absence surveys shall be conducted in accordance with the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara 2008 and any subsequent revisions) to determine the potential for impacts resulting from the project on these species.</p> <p><b>DevStd ECO-EGV-2C:</b> If sensitive species, suitable nesting habitat, or other sensitive areas are found on or adjacent to a project site in the Plan area and have potential to be impacted by implementation of the project, the following avoidance and mitigation measures would apply:</p> <ul style="list-style-type: none"> <li>• Fairy Shrimp: Direct impacts to vernal pool habitat and species may require permits from U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (also discussed under Impact BIO-4). Mitigation shall be determined at the project level and be developed in consultation with the County and resource agencies.</li> <li>• Nesting Avian Species: If project activities are proposed during the general avian breeding season of January 15 to September 15, the project biologist shall conduct a pre-construction survey for active nests within 100 feet of the development area for species protected by Migratory Bird Treaty Act (MBTA), and 300 feet for federally listed, state listed, or raptor species, and submit a letter report to County prior to the preconstruction meeting. If active nests are detected, the report shall include mitigation measures including, but not limited to, 1) Worker environmental awareness training, 2) Biological monitoring during construction activities, and 3) Appropriate avoidance buffers and/or nesting season avoidance. If no nesting birds are detected during the pre-construction survey, no mitigation is required. Pre-construction clearance surveys shall be completed as required to comply with the Federal Endangered Species Act (FESA), MBTA, Bald and Golden Eagle Protection Act, California Fish and</li> </ul>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			



Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>Game Code, and/or County Regulations.</p> <ul style="list-style-type: none"> <li>• When determined appropriate and feasible by County staff, a qualified biologist possessing a valid Endangered Species Act Section 10(a)(1)(a) Recovery Permit shall conduct presence/absence surveys for federally listed species in areas that support suitable habitat for those species. When deemed necessary by County staff, surveys for federally listed species shall be conducted prior to the commencement of any construction. If federally listed species are present on or adjacent to a project site, then the following conditions must be met:               <ol style="list-style-type: none"> <li>1) No clearing, grubbing, grading, or other construction activities shall occur within suitable habitat for federally listed avian species during their respective breeding seasons. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist. Federally listed species that may occur within the Plan area include southwestern willow flycatcher and least Bell’s vireo; and</li> <li>2) During the breeding seasons for federally listed species, no construction activities shall occur within any portion of the site where construction activities would result in indirect impacts resulting from noise, lighting, or other construction-related activity. Prior to the commencement of construction activities during the breeding season, areas restricted from construction activities shall be staked or fenced under the supervision of a qualified biologist; or</li> <li>3) Prior to commencement of the breeding season and construction activities, attenuation measures (e.g., berms, walls, directed and shielded lighting) may be implemented to reduce potential impacts from noise or lighting. If noise attenuation techniques implemented are determined to be inadequate by a qualified biologist, then the associated construction activities shall cease until such time that adequate noise/lighting attenuation is achieved or until the end of the breeding season; or</li> <li>4) If an active nest for a federally listed species is located within any portion of the site where construction activities would result in indirect impacts, a qualified biologist will monitor the active nest(s) daily until (1) project activities are no longer in the vicinity of the nest or (2) the fledglings become independent of their nest. If the nest monitor determines that project activities are disturbing or disrupting the nesting activities, the monitor will make practicable recommendations to reduce the noise or disturbance in the vicinity. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise and (2) working in other areas until the young have fledged. If no construction activity can continue without disturbing nesting activities, the biologist may</li> </ol> </li> </ul>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>stop work until young are independent of their nests.</p> <p>If federally listed species are not detected during the focused survey, the qualified biologist shall submit substantial evidence to the County, which demonstrates whether or not mitigation measures such as noise walls are necessary during the breeding season as follows: If this evidence indicates the potential is high for a federally listed species to be present based on historical records or site conditions, then conditions (2) or (3) shall be adhered to as specified above; and (2) If this evidence concludes that no impacts to federally listed species are anticipated, no further mitigation measures are necessary.</p> <ul style="list-style-type: none"> <li>• Burrowing Owls: When determined appropriate and feasible by County staff, prior to issuance of construction permits for future projects in the Plan area, a habitat assessment shall be conducted to determine whether or not occupancy surveys are needed. Should burrowing owl habitat or sign be encountered on or within 500 feet of a project site, breeding season surveys would be conducted. If occupancy is determined, site-specific avoidance and mitigation measures would be developed in accordance with the protocol established in the Staff Report on Burrowing Owl Mitigation (State of California 2012). Measures to avoid and minimize impacts to burrowing owl may include take avoidance (pre-construction) surveys, site surveillance, and the use of buffers, screens, or other measures to minimize impacts during project activities.</li> <li>• California Red-legged Frog: When determined appropriate and feasible by County staff, prior to issuance of construction permits for future projects on rural parcels proposed for development that are located within the species' range or within 1.2 miles of known occurrences or potential breeding habitat for this species, U.S. Fish and Wildlife Service (USFWS) protocol habitat assessments for California red-legged frog shall be conducted by qualified biologists. This includes agricultural conversion of rangeland if that requires a Land Use Permit for grading. Projects which are proposed on parcels that are completely surrounded by development on all sides (e.g., urban parcels) are generally not subject to this survey requirement based on the assumption that these urban areas are not suitable habitat for California red-legged frog. Habitat assessments and field surveys shall be conducted in accordance with current USFWS guidelines (USFWS 2005 at the time of this report preparation).</li> </ul>					
<p><b>MM BIO-4: Impacts on Jurisdictional Wetlands and Waters</b></p> <p><b>DevStd ECO-EGV-6L:</b> If potentially jurisdictional wetlands or waters are found on or adjacent to a project site in the Plan area and have potential to be impacted by implementation of the project, a formal wetlands delineation of the project site shall be</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>completed following the methods outlined in the USACE’s 1987 Wetlands Delineation Manual and the Regional Supplement to the USACE Delineation Manual for the Arid West Region (USACE 2008). A determination of the presence/absence and boundaries of any Waters of the U.S. and Waters of the State shall also be completed following the appropriate USACE guidance documents for determining Ordinary High Water Mark boundaries. The limits of any riparian habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not be within the USACE jurisdiction under the Clean Water Act (CWA) or meet federal jurisdictional criteria but are regulated by FESA, California Endangered Species Act (CESA), RWQCB, and/or California Coastal Commission (CCC). In the Coastal Zone, jurisdictional waters and ESH areas as defined by CCC will also be delineated.</p> <p><b>DevStd Eco-EGV-6M:</b> Mitigation for unavoidable impacts to wetlands and waters shall be based on the impacted type of wetland and project design. Mitigation should prevent any net loss of wetland functions and values of the impacted wetland. The Plan update policies require mitigation of impacts to sensitive biological resources at a minimum 2:1 replacement ratio. However, the resource agencies may require higher mitigation ratios depending on the type and quality of resource impacted. Mitigation ratios for impacts to wetlands and riparian habitat are typically around 2:1 or 3:1 but can be as high as 8:1 for especially rare or valuable wetland types such as vernal pools.</p> <p><b>DevStd ECO-EGV-6N:</b> Prior to the commencement of any construction-related activities on-site for projects impacting wetland habitat (including earthwork and fencing) the applicant shall provide evidence of the following to the County: (1) Compliance with USACE CWA Section 404 nationwide permit; (2) Compliance with the RWQCB’s CWA Section 401 Water Quality Certification; and (3) Compliance with the CDFW’s California Fish and Game Code Section 1601/1603 Streambed Alteration Agreement.</p> <p><b>DevStd ECO-EGV-6O:</b> Mitigation for projects impacting vernal pools shall include salvage of soil that supports sensitive species from vernal pools to be impacted, introduction of salvaged material into restored vernal pool habitat where appropriate (e.g., same vernal pool series), and maintenance of salvaged material pending successful restoration of the vernal pools. Salvaged material shall not be introduced to existing vernal pools containing the same species outside the vernal pool series absent consultation with and endorsement by vernal pool species experts not associated with the project (e.g., independent expert). The mitigation sites shall include preservation of the entire watershed and a buffer based on functions and values; however, if such an analysis is not conducted, there shall be a default of a 100-foot buffer from the watershed. Restoration of vernal pools should only be conducted within an area that has been known to historically support vernal pools. Identification and</p>					

Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
implementation of restoration in such "vernal pool preserve(s)" should occur in coordination with the County and wildlife agencies.					
<b>Cultural Resources</b>					
<p><b>MM CR-1: Impacts on Historic and Archaeological Resources</b></p> <p><b>Objective HA-EGV-1:</b> Protect and preserve significant archaeological, historic built environment, and tribal cultural resources in the Eastern Goleta Valley.</p> <p><b>Policy HA-EGV-1.1:</b> Known and discovered significant historic, archeological, and tribal cultural resources shall be protected from immitigable disturbance or destruction.</p> <p><b>DevStd HA-EGV-1A:</b> Any significant archaeological site and 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of a sensitive area.</p> <p><b>DevStd HA-EGV-1B:</b> A Phase 1 archaeological investigation and report shall be performed when identified as necessary by the Director of P&amp;D using the best available resources. The content, format, and length of the Phase 1 report shall be commensurate with the size of the project and the findings of the investigation. If it is not possible to avoid impacts to archaeological resources through project redesign, then the proponent shall fund a Phase 2 investigation and report to determine the significance of the resource prior to approval of any permit for development. All feasible recommendations resulting from the Phase 1 and, if required, Phase 2 investigation and report, including project redesign and/or additional archaeological analyses (Phase 3) shall be incorporated into any permit approved for development.</p> <p><b>Policy HA-EGV-1.2:</b> Development resulting in increased building size or demolition of buildings/structures included in the list of historic resources, or buildings/structures over 50 years of age and evaluated as important at the local, state or national level, shall be reviewed for consistency with historic resource preservation policies by P&amp;D.</p> <p><b>DevStd HA-EGV-1C:</b> A Phase 1 and, if required, Phase 2 historic built environment investigation and report shall be performed when identified as necessary by the Director of P&amp;D. The investigation shall include areas of projects that could result in direct or indirect impacts to historic-age buildings, structures, or districts or could change the integrity of the setting for such resources on adjacent parcels. The content, format, and length of the Phase 1 and, if required, Phase 2 historic report shall be commensurate with the size of the project and the findings of the investigation. All feasible recommendations resulting from the Phase 1 and, if required, Phase 2 historic built environment investigation and report, including project redesign and/or recommended mitigation, shall be incorporated into any permit approved for development.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			





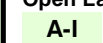
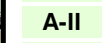
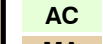







Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p><b>DevStd HA-EGV-1D:</b> No permits shall be issued for any development or activity that would adversely affect integrity, including historic setting, of officially designated Historic Landmarks and Places of Historic Merit, historic resources eligible for the California Register of Historical Resources, or identified historic districts unless a professional evaluation of the proposal has been performed pursuant to the County’s most current regulations governing archaeological and historical projects. All such professional studies shall be reviewed and approved by P&amp;D and all feasible mitigation measures shall be incorporated into any permit approved for development.</p> <p><b>Policy HA-EGV-1.3:</b> To the greatest extent feasible, significant historic and/or cultural landscapes shall be preserved, including those emblematic of Native American tribes, early pioneers, ranch and agricultural operations, and the development of the community over the long term.</p> <p><b>OBJECTIVE HA-EGV-2:</b> Protect and preserve significant tribal cultural resources in the Plan area.</p> <p><b>Policy HA-EGV-2.1:</b> Significant tribal cultural resources of concern to the Chumash Indians should be protected and preserved to the maximum extent feasible.</p> <p><b>Action HA-EGV-2A:</b> The County, Chumash representatives, and community should work together to ensure appropriate tribal access to significant tribal cultural resources while respecting the rights and privileges of private property owners.</p>					
<b>Noise</b>					
<p><b>MM NOS-1: Noise Exposure Attenuation</b></p> <p><b>DevStd N-EGV-1B (Exterior Noise)</b> – Prior to the issuance of building permits, site-specific exterior noise analyses shall be submitted to the P&amp;D Department to determine whether the project would result in residential receptors being exposed to exterior noise levels that would exceed the County’s noise standard of 65 dB(A) Ldn. An acoustical study shall be required as part of the review of future residential development proposals. Noise reduction measures, including but not limited to building noise barriers, increased building setbacks, or other relevant noise attenuation measures, may be used to achieve the noise compatibility standards. Specific noise mitigation measures and their effectiveness shall be determined by the site-specific exterior noise analyses.</p> <p><b>DevStd N-EGV-1C (Stationary Noise)</b> – Prior to the issuance of building permits, site-specific on-site noise analyses shall be submitted to the P&amp;D Department, demonstrating that the project would not expose residential receptors to on-site generated noise exceeding the County’s noise standard of 65 A-weighted decibels (dB(A) <math>L_{eq}</math>). The acoustical study shall demonstrate that project design features such as truck idling limitations, sound barriers for external equipment, and other noise reduction measures will adequately reduce noise to below County standards. Project design features may include, but are not limited</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

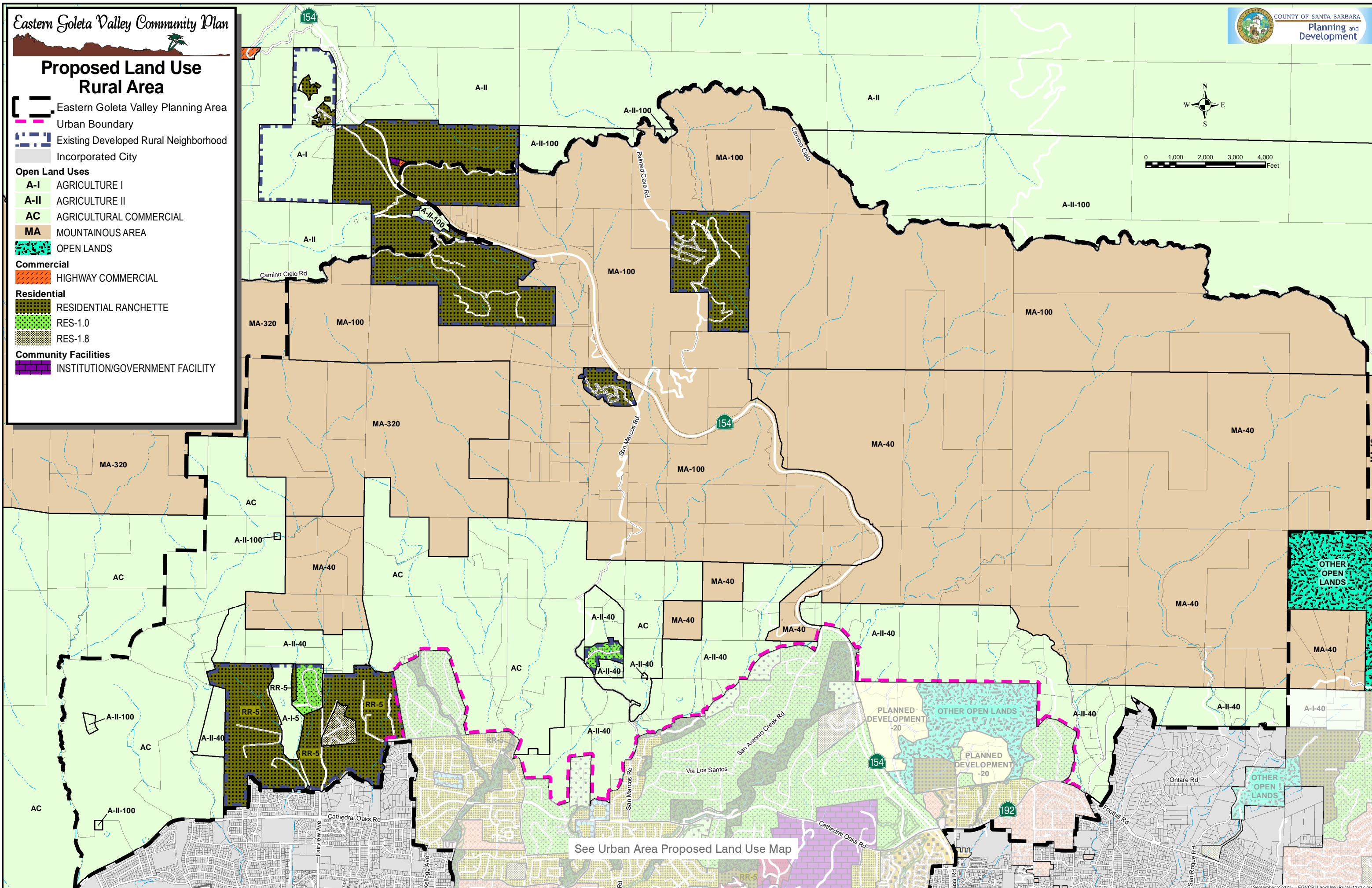
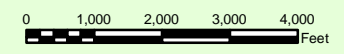
Applicable Mitigation Measure	Plan Requirements and Timing	Monitoring	Compliance Verification		
			Initial	Date	Comments
<p>to, the following:</p> <p>Truck Idling Limitations. The owners or operators of commercial uses on mixed-use development sites shall post a sign at each loading area that states that the idling time for delivery truck engines shall be limited to no more than three minutes.</p> <p>Sound Barriers for External Equipment. External noise-generating equipment associated with commercial uses (e.g., heating, ventilating, and air conditioning units) that are located in mixed-use developments and/or adjacent to residential uses shall be shielded or enclosed with solid sound barriers.</p> <p>Disclosure of Potential Nuisance. Upon the transfer of residential property on mixed-use sites, the transferor shall deliver to the prospective transferee a written disclosure statement that shall make prospective home buyers or renters aware that, although potential impacts or conflicts between commercial and residential uses (e.g., noise) may be lessened by proper site design and maintenance, some level of incompatibility between the two uses would remain.</p>					
<p><b>MM NOS-2: Construction Noise</b></p> <p><b>DevStd N-EGV-1D:</b> Construction activities within 1,600 feet of sensitive receptors for any project that requires a Land Use Permit, Coastal Development Permit, or Zoning Clearance shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday.</p> <p><b>DevStd N-EGV-1E:</b> Stationary construction equipment that could generate noise exceeding 65 dB(A) at project site boundaries shall be shielded to County P&amp;D's satisfaction and shall be located a minimum of 200 feet from sensitive receptors.</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			
<p><b>Geologic Hazards and Soils</b></p>					
<p><b>MM GEO-1: Radon Gas</b></p> <p><b>Policy GEO-EGV-3.2:</b> Development proposed on Rincon Formation soils or within state-mapped elevated radon hazard zones shall be avoided to the extent feasible; if infeasible, development shall be subject to an evaluation of conformance to Environmental Protection Agency radon gas exposure standards. For any sites exposed to radon gas levels exceeding acceptable health standards, incorporation of construction techniques, which reduce the interior radon gas concentrations to acceptable levels, shall be required."</p>	<p>This revision would be included as a new action and development standard in the Final Plan Update.</p>	<p>Planning and Development staff</p>			

**ATTACHMENT B**

**Land Use, Zoning, and ESH/RC Overlay Maps**

### Proposed Land Use Rural Area

-  Eastern Goleta Valley Planning Area
-  Urban Boundary
-  Existing Developed Rural Neighborhood
-  Incorporated City
- Open Land Uses**
-  **A-I** AGRICULTURE I
-  **A-II** AGRICULTURE II
-  **AC** AGRICULTURAL COMMERCIAL
-  **MA** MOUNTAINOUS AREA
-  OPEN LANDS
- Commercial**
-  HIGHWAY COMMERCIAL
- Residential**
-  RESIDENTIAL RANCHETTE
-  RES-1.0
-  RES-1.8
- Community Facilities**
-  INSTITUTION/GOVERNMENT FACILITY



See Urban Area Proposed Land Use Map

Figure 2-3 Proposed Land Use Rural Area



**Proposed Land Use  
Urban Area**

- Eastern Goleta Valley Planning Area
  - Urban Boundary
  - Coastal Zone Boundary
  - Existing Developed Rural Neighborhood
  - Incorporated City
- Open Land Uses**
- A-I AGRICULTURE I
  - A-II AGRICULTURE II
  - AC AGRICULTURAL COMMERCIAL
  - MA MOUNTAINOUS AREA
  - RECREATION/OPEN SPACE
  - OPEN LANDS
- Commercial**
- GENERAL COMMERCIAL
  - NEIGHBORHOOD COMMERCIAL
  - HIGHWAY COMMERCIAL
  - OFFICE AND PROFESSIONAL
- Residential**
- RESIDENTIAL RANCHETTE
  - RES-0.33
  - RES-0.5
  - RES-1.0
  - RES-1.8
  - RES-3.3
  - RES-4.6
  - RES-8.0
  - RES-12.3
  - RES-20.0
  - RES-30.0
  - PD PLANNED DEVELOPMENT
- Community Facilities**
- EDUCATIONAL FACILITY
  - INSTITUTION/GOVERNMENT FACILITY
  - UT PUBLIC UTILITY
  - CEMETERY
- Overlay Designations**
- SCENIC / BUFFER
  - PROPOSED PARK / REC. FACILITY

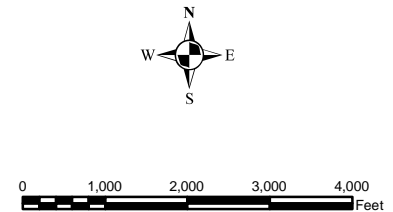
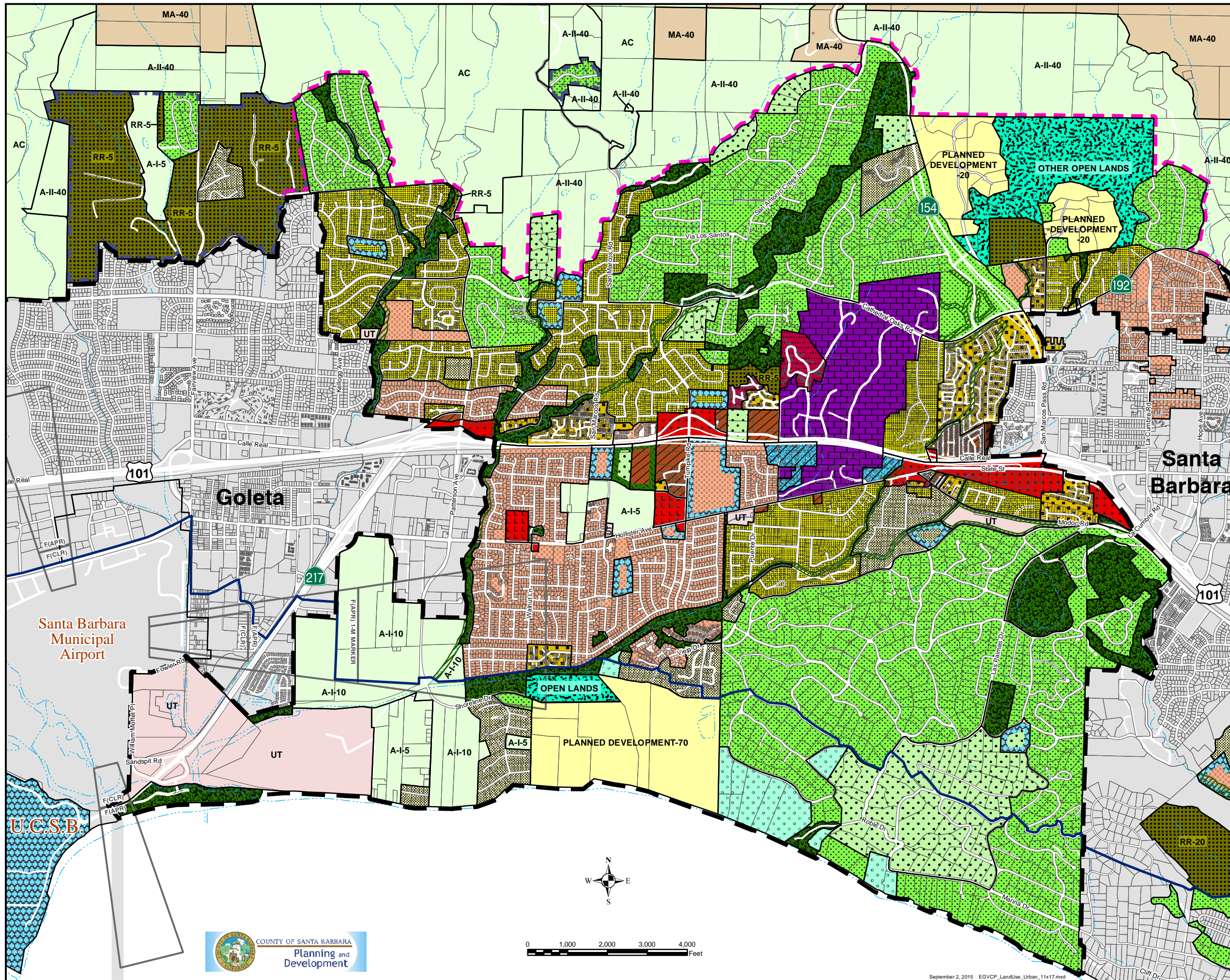


Figure 2-4 Proposed Land Use - Urban Area

### Proposed Zoning Rural Area

- Zoning Types:**
- Agriculture
  - Open Lands
  - Mountainous Area
  - Recreation
  - Residential
  - Commercial
  - Institutional
  - Utility
  - City Jurisdiction
- Zoning Boundary
- Eastern Goleta Valley Planning Area

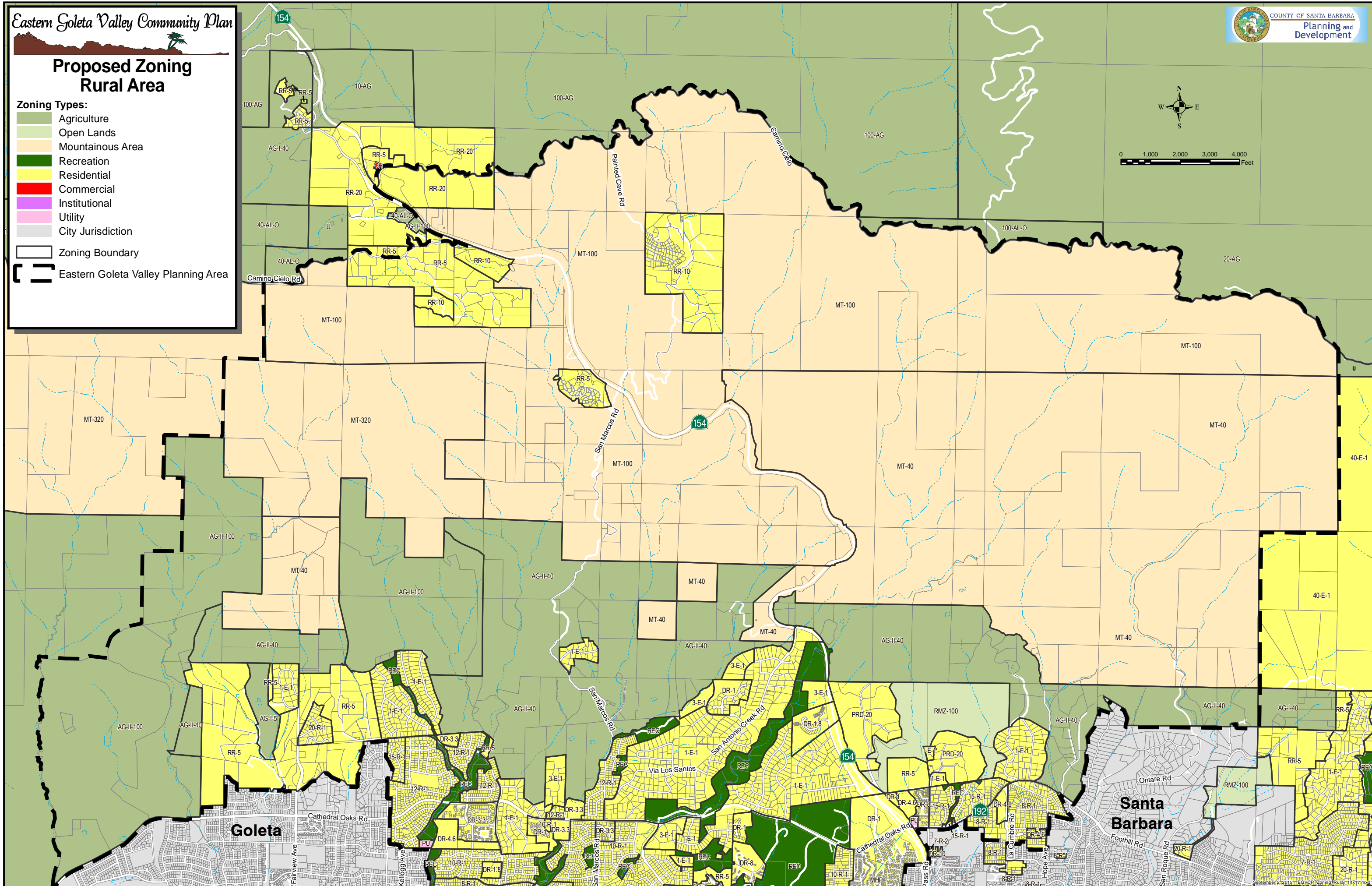
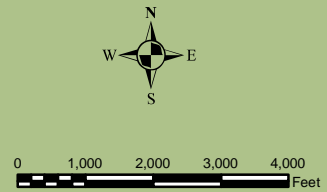


Figure 2-5 Proposed Zoning - Rural Area

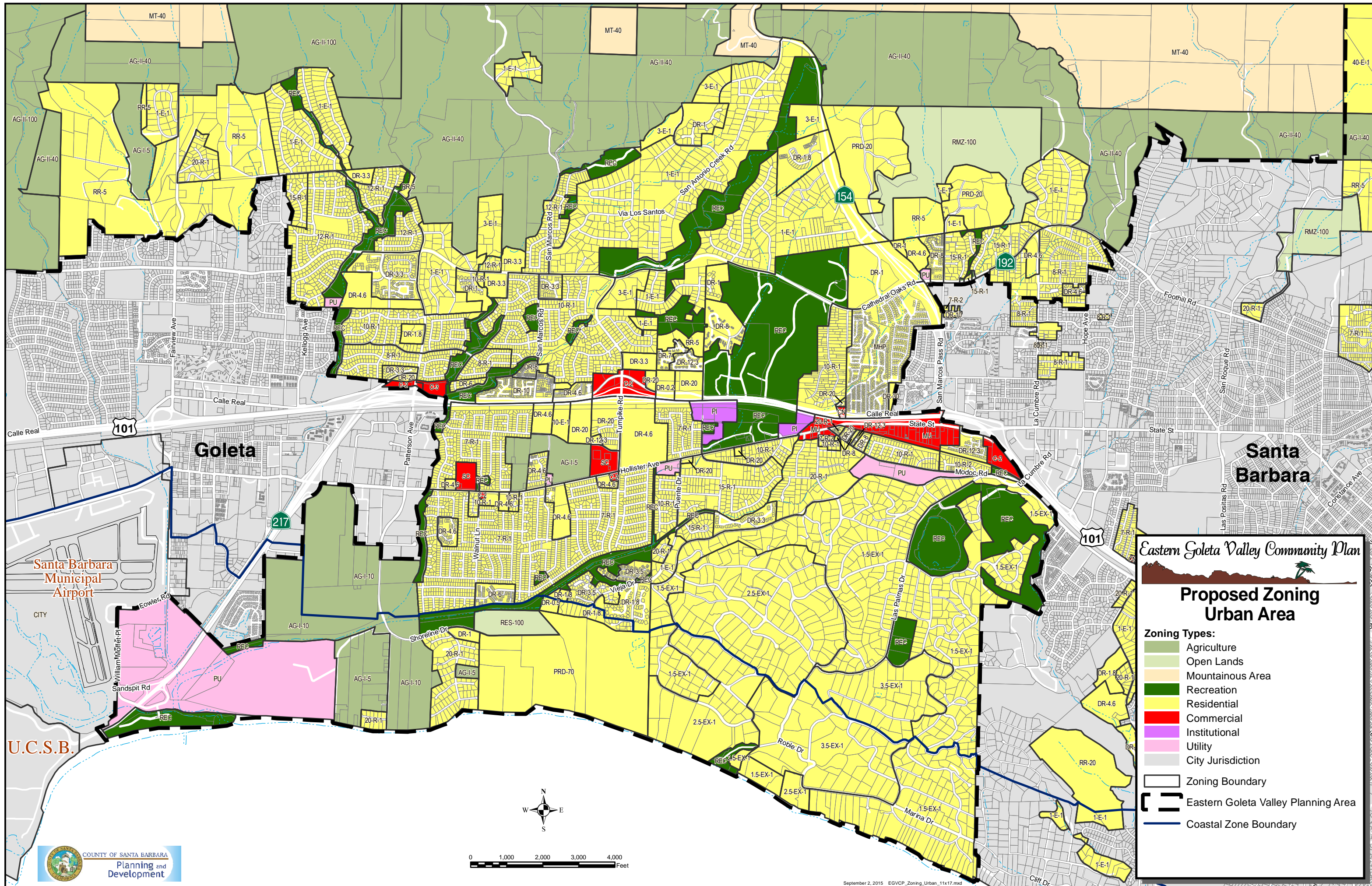


Figure 2-6 Proposed Zoning - Urban Area

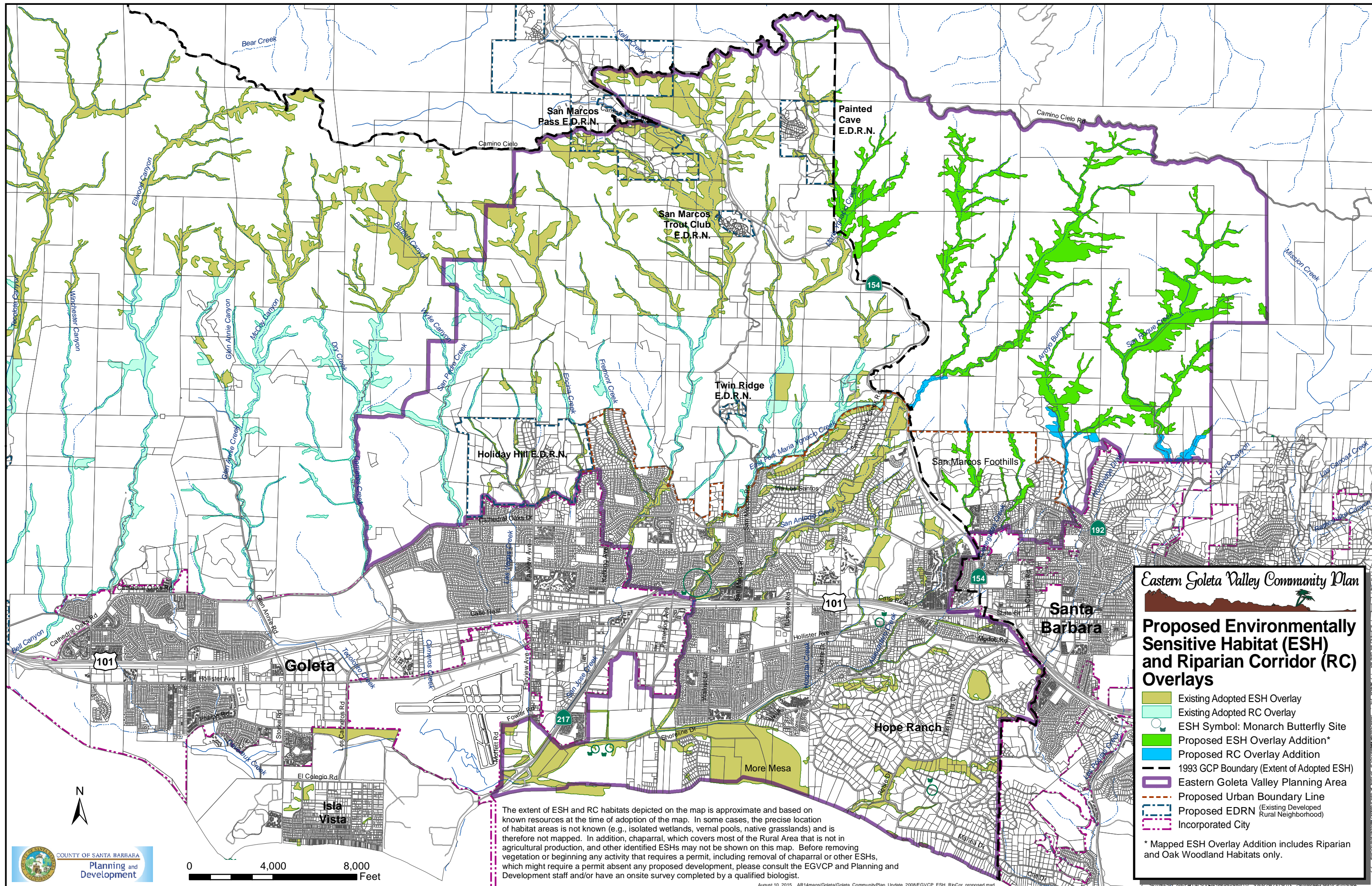


Figure 4.6-2 Environmentally Sensitive Habitat and Riparian Corridor Overlays

**ATTACHMENT C**

**Land Use and Zoning Changes**





# Proposed Zoning Changes Northern Portion

- Existing Zoning Boundary
  - Proposed Zoning Change
  - Proposed Zoning Change - Consistency Rezone Only (To Conform with Existing Land Use Designation)
  - Existing Urban Boundary
  - Proposed Urban Boundary
  - Existing EDRN Designation
  - Proposed EDRN Designation
  - Eastern Goleta Plan Boundary
  - Los Padres National Forest Boundary
- (Note: EDRN = Existing Developed Rural Neighborhood)

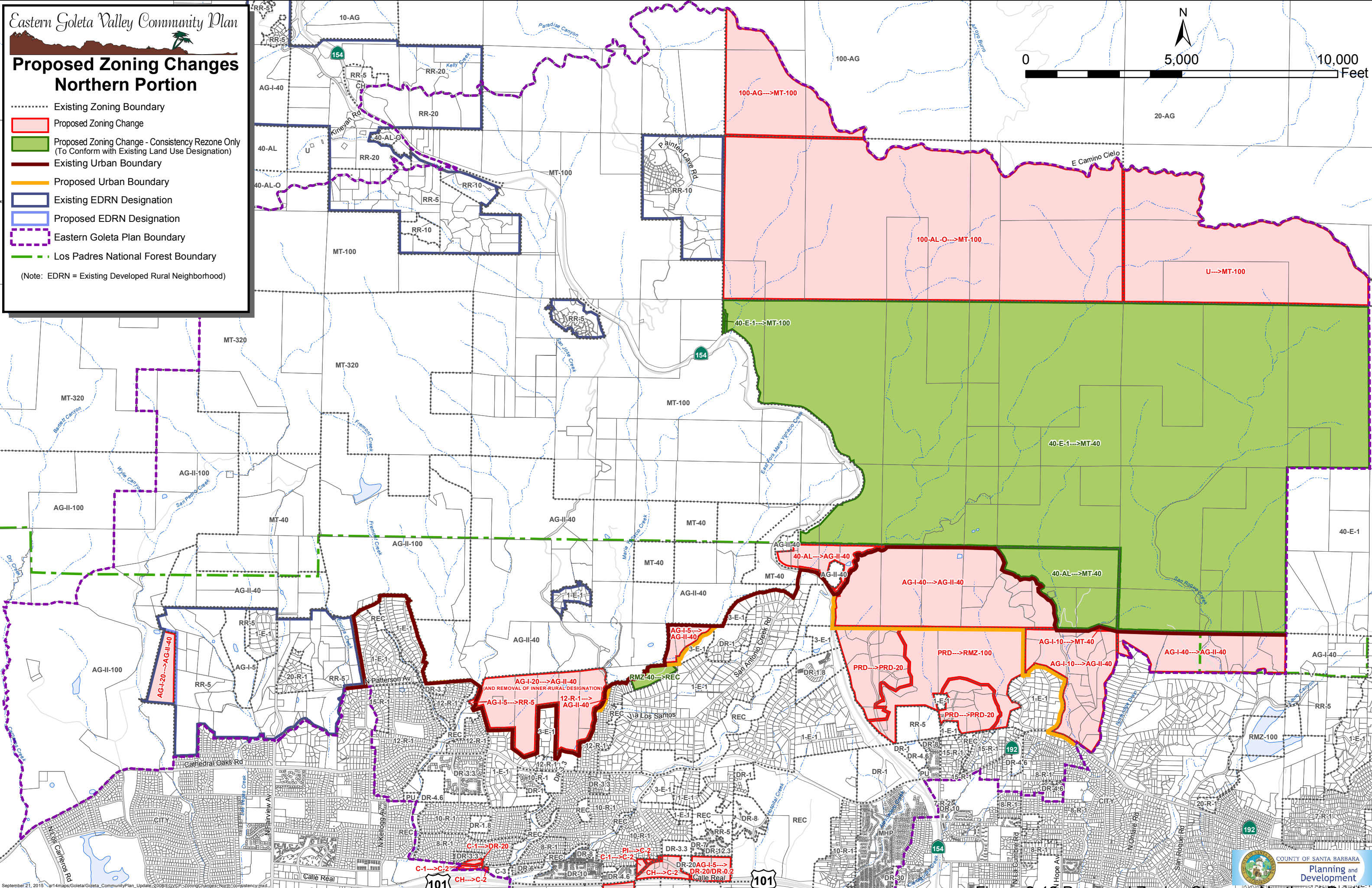
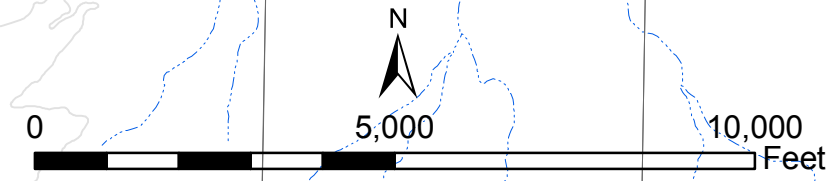


Figure 2-12 Proposed Zoning Changes Northern Portion



