

SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the Cavaletto Tree Farm Housing Project

Hearing Date: October 19, 2011
Staff Report Date: September 30, 2011
Case No.: 01GPA-00000-00009, 01RZN-00000-00015
08DVP-00000-00012, 09TRM-00000-00001,
09RDN-00000-00001, 11GOV-00000-00012
Environmental Document: 11EIR-00000-00002

Deputy Director: Alice McCurdy
Division: Development Review South
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OWNER/APPLICANT:

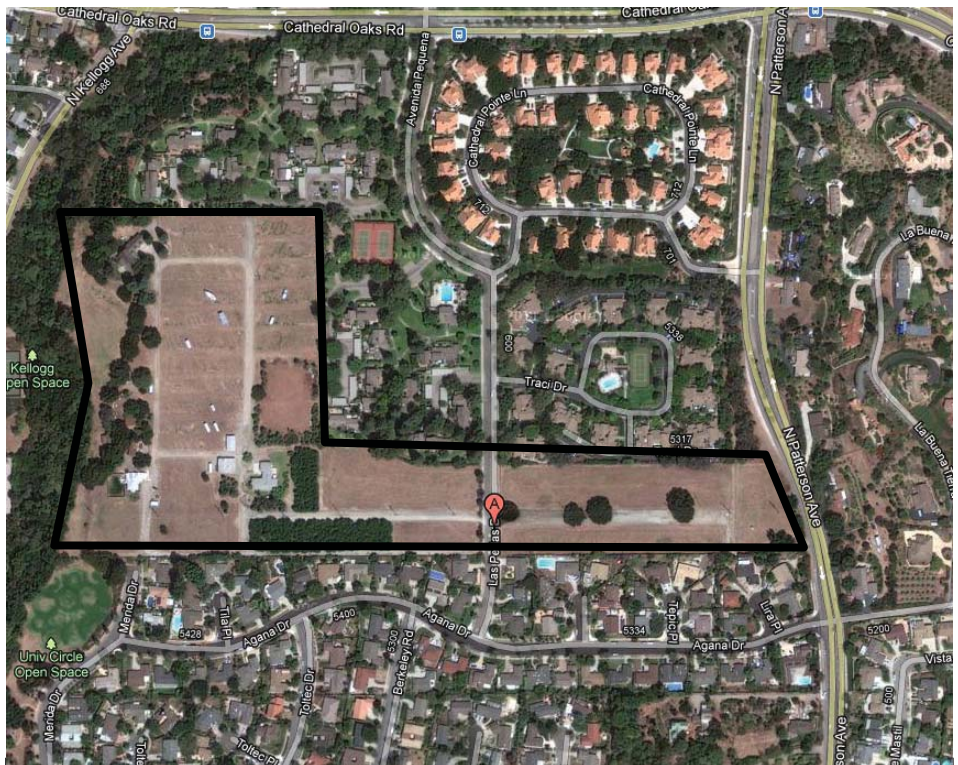
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This site is identified as Assessor Parcel Numbers 069-100-006, -051, -054, and -057, in between Patterson Avenue and San Jose Creek, at 555 Las Perlas Drive in the Goleta area, 2nd Supervisorial District.

Application Complete: October 30, 2009
Processing Deadline: 180 days from certification of EIR

1.0 REQUEST

Hearing on the request of Jeff Nelson, agent for the applicants, to consider Case Nos. 01GPA-00000-00009, 01RZN-00000-00015 [applications filed on December 31, 2001], 08DVP-00000-00012 [application filed on March 28, 2008], 09TRM-00000-00001 [application filed on June 6, 2009], 09RDN-00000-00001 [application filed on August 3, 2009], and 11GOV-00000-00012, proposing:

- a) to amend the Santa Barbara County Comprehensive Plan Land Use Element for the 26-acre subject property by changing the Land Use Designation from Agriculture (A-I-5) to Residential-4.6 (RES-4.6);
- b) to rezone the property from AG-I-5 to DR-4.6 in compliance with Chapter 35.104 of the County Land Use and Development Code;
- c) approval of a Development Plan to develop 135 residential units and common area facilities, in compliance with Section 35.82.080 of the County Land Use and Development Code;
- d) approval of a Vesting Tentative Map to divide 26 acres into 70 lots of varying sizes to accommodate 135 dwelling units, public and private roads, and common open space areas, in compliance with County Code Chapter 21;
- e) the naming of proposed private and public roads which will serve the proposed parcels, in compliance with Chapter 35.76 of the County Land Use and Development Code; and
- f) to determine that the land exchange is consistent with the Comprehensive Plan in compliance with Government Code Section 65402(a); and
- g) to certify the Environmental Impact Report (11EIR-00000-00002) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Historic Resources, Land Use, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding.

The EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara and on our website at www.sbcountyplanning.org.

The application involves AP Nos. 069-100-006, -051, -054, and -057, located at 555 Las Perlas Drive in the Goleta area, Second Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend that the Board conditionally approve Case Nos. 01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012, 09TRM-00000-00001, 09RDN-00000-00001, and 11GOV-00000-00012 marked "Officially Accepted, County of Santa Barbara (October 19, 2011) County Planning Commission Attachments A-H", based upon the project's consistency with the Comprehensive Plan, including the Goleta Community Plan, and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors certify the Environmental Impact Report (11EIR-00000-00002) and adopt the mitigation monitoring program contained in the conditions of approval included as Attachment B.
3. Recommend that the Board of Supervisors approve an amendment to the land use designation for APNs 069-100-006, -051, -054, and -057 from A-I-5 to RES-4.6 (draft resolution included as Attachment E) and an amendment to the zoning map for the subject parcels from AG-I-5 to DR-4.6 (draft ordinance amendment included as Attachment F);
4. Recommend that the Board of Supervisors approve the project (01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012, 09TRM-00000-00001, and 09RDN-00000-00001) subject to the conditions included as Attachment B.
5. Determine that the land exchange between the County and the applicant is consistent with the Comprehensive Plan, including the Goleta Community Plan; and transmit the consistency report required by Government Code Section 65402(a) to Claude Garciacelay, and the Board of Supervisors. This staff report, dated September 30, 2011, and the Planning Commission's action letter shall constitute the required report.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on Section 35.80.020 of the County Land Use and Development Code which states that the Planning Commission reviews Comprehensive Plan Amendments and Rezones and provides a recommendation to the County Board of Supervisors who are the final decision makers of the project. Section 35.82.080.D.7 of the LUDC provides that "if a Development Plan application is considered in conjunction with a Zoning Map Amendment application or other application requiring legislative approval, the [Planning] Commission may recommend approval, conditional approval, or denial to the Board [of Supervisors]." Section 21-6 of Chapter 21 states that the Board of Supervisors shall be the decision maker for all tentative maps which are companion to other discretionary cases under their approval jurisdiction. Lastly, Section 35.76.050.C.2.3 of the LUDC states that the review authority for a tentative map shall also be the review authority for road naming when the naming of a road is done in conjunction with the approval of a tentative map.

4.0 ISSUE SUMMARY

The Board of Supervisors initiated the General Plan Amendment and Rezone in December 2006 on the basis of the public interest in an infill housing project of adequate density to address South Coast housing needs, with an approximate 25% component of affordable housing. In initiating the General Plan Amendment, the Board identified the site as appropriate for residential development, despite its current agricultural zoning. The site represents an urban infill site surrounded by residential development. The current application was submitted in March of 2008.

Key issues associated with this project, including those issues raised by the public in the EIR process, and issues raised more recently (mid September) by the applicant, include the residential density, project traffic, the provision of affordable housing as a percentage of the overall project, the San Jose Creek Bike Path, and the proposed land exchange with the County.

Residential Density

The site is surrounded to the north, east, and south by residential development at a range of densities, from approximately 1.0- to 5.5-units per acre. The County Housing Element policies require that land converted from agricultural to non-agricultural use be designated for moderate to high density development. The project proposes a base density of approximately 4.6 units per acre (120 units) and an effective density of 5.2 units per acre (135 units) when State Density Bonus units associated with the provision of on-site affordable housing units are included. Many neighbors of the project have expressed concern that the density of the project is too high and is inconsistent with surrounding residential densities. The proposed density of approximately five units per acre is within typical ranges for suburban development and is not uncommon within the South Coast urban/suburban area of Santa Barbara County, including in the vicinity of the project. For example, the adjacent Sunrise Village contains 48 units on approximately 8.7 acres, which equates to an average density of approximately 5.5 units per acre. In 2006, the Board of Supervisors initiated the general plan amendment and rezone for the project at an effective density of 5.5 units per acre, including 33 affordable units (22 workforce and 11 moderate income, with a requirement for in-lieu fees for very low and low income categories to meet the County's Inclusionary Housing Program) and 20 residential second units. Final site design and layout have resulted in a reduction in the number of units proposed, including a reduction in the number of affordable units, and elimination of the second units. The project analyzed herein provides a total of 135 residential units (a net increase of 132) and includes 24 apartment units that would be set aside as affordable units.

Traffic

The proposed project would add approximately 1,081 average daily trips to area roads and intersections. The traffic study prepared as part of the EIR identified one intersection, the Patterson Avenue/U.S. Highway 101 southbound onramp, which would be significantly impacted by the project under full build out conditions (i.e. exceeding the County's threshold of

significance). Mitigation to reduce this impact to a less than significant level includes restriping the overpass to accommodate two left-turn lanes on to the onramp, as well as adding ramp metering in accordance with Caltrans requirements. Lastly, the project would be required to pay impact fees to the City of Goleta to fund its fair share of improvements to the highway interchange.

The traffic study assumed that, upon buildout of the project, the majority of the project residents would access Patterson Avenue directly from Tree Farm Lane, rather than utilizing neighborhood streets to reach Patterson Avenue closer to Calle Real. However, Tree Farm Lane is not proposed to extend to Patterson Avenue until the third phase of development. In the interim, project residents would need to use neighborhood streets to access Patterson Avenue. The EIR concludes that this interim traffic affecting neighborhood streets during the initial phases of development would result in an adverse but less than significant impact. In the public comments received on the Draft EIR, the majority of commenters expressed concern about the impact that additional traffic would have on their neighborhood, especially as it relates to pedestrian safety and currently quiet residential streets. The commenters note that a large number of existing residents use the neighborhood streets as a means of avoiding traffic queuing up on Patterson Avenue north of its intersection with Calle Real by accessing Patterson Avenue at Parejo Drive rather than Agana Drive or University Drive. While the improvements to the Patterson Avenue/U.S. Highway 101 interchange are expected to reduce this queuing by adding a second left turn lane onto the southbound onramp, neighbors remain concerned that the additional traffic, especially during the initial phases before a direct connection to Patterson Avenue is established, will significantly degrade their existing neighborhood that is characterized by significant pedestrian activity (with children walking to and from Kellogg School, residents walking their dogs to the park on Merida Drive, and Maravilla senior residents walking) and quiet residential streets. In order to reduce these impacts and ensure that the proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area, which is a finding that must be made to approve the project, the EIR included a recommended mitigation measure requiring that Tree Farm Lane be connected to Patterson Avenue as part of the initial phase of development. This has been incorporated as a condition of project approval. Combined with the improvements to the U.S. Highway 101 southbound onramp, this measure would help to ensure that project-generated traffic impacts on neighborhood streets are minimized.

Affordable Housing

The County Housing Element requires residential projects that involve five or more net new residential units to comply with the affordable housing provisions of the County. This can be accomplished by one of two ways, either by paying in-lieu fees to the County or by building a certain number of price-restricted affordable units on site as part of the development proposal (or a combination of both). Applicants who propose to develop the affordable units as part of the project can do so under the terms and conditions of either the County's Inclusionary Housing Program or the State Density Bonus Program (Government Code Section 65915), as is the case with the Cavaletto project. As provided under State law, by constructing the affordable units as

part of the project, the applicant is entitled to a bonus density of market rate units beyond what would otherwise be permitted under the proposed zoning and land use designation.

The project evaluated in the EIR includes construction of the affordable units as part of the fourth and final phase of the project. However, the standard condition applied to housing projects by the County requires that the affordable units be constructed concurrent with the construction of the market rate units in each phase of development. Further, the County's standard condition precludes issuing the Final Building Inspection Clearance for more than 50% of market rate units in any phase of development until Final Building Inspection Clearance is issued for all affordable rate units in that phase. As the affordable units represent approximately 18% of the total development, based on the number of units proposed to be constructed in each phase, four affordable units would need to be completed as part of Phase I, eight units would need to be completed as part of Phase II, six units would need to be completed as part of Phase III, and six units would need to be completed as part of Phase IV. However, since the 24 affordable units are distributed among four 6-plex buildings, this would reasonably equate to constructing one 6-plex in each phase.

Project Modifications

Because of the infrastructure improvements required to construct the affordable units due to their location adjacent to Patterson Avenue, including drainage improvements and connecting Tree Farm Lane to Patterson Avenue, it is more efficient and financially practical to construct all of the affordable units at once. The applicant has recently (September 22, 2011) proposed some modifications to the project to address this and other issues. Because these changes were submitted at a very late date in relation to the processing timeframes, this staff report primarily addresses the applicant's original proposal regarding affordable units. Nonetheless, the new options regarding affordability are presented here for your consideration.

Due to the costs associated with the infrastructure improvements involved with connecting the road to Patterson Avenue, the applicant has proposed an interim solution until such time as the Tree Farm Lane connection is made. The short-term measure includes improving the existing road that connects to Patterson Avenue on the south end of the project site, which was historically used by patrons of the Christmas tree farm. Due to the narrowness of this road it is proposed to be used just as a one-way exit. P&D staff has reviewed this proposal with Will Robertson from Public Works Traffic Division who has identified several conditions that would have to be met in order to approve this interim approach, including ensuring adequate sight distances and incorporating a physical barrier to preclude two-way use of the road (e.g. traffic control spikes). Alternatively, the road would need to be widened to provide for two-way traffic and improvements would need to be made along Patterson Avenue to accommodate full use of this access way. Given the short-term nature of this interim solution, one-way use of the road is considered more practical. Notwithstanding this limitation, it is expected that having this direct connection to Patterson Avenue available for residents as part of the initial phase of residential development will help to minimize adverse traffic impacts to neighborhood streets to the south. Furthermore, under the proposed revised phasing, Tree Farm Lane would be extended to Las Perlas Drive as part of the initial subdivision improvements, so residents would have four

options for entering and exiting the project site, such that impacts on neighborhood streets would be dispersed and no single road would receive all of the newly generated traffic. As a result, P&D staff is recommending the incorporation of this interim traffic solution into the project.

In order to address his financial concern while satisfying the County's interests in obtaining affordable units earlier in the buildout sequence, the applicant has proposed to alter the phasing to construct all of the affordable units after 57 market rate units (approximately 42% of the total project buildout) have been constructed. In addition, the applicant has proposed to utilize four of the first 12 triplex units, which are proposed to be built in the first two phases (two in each phase), as price restricted affordable units until the 6-plex units along Patterson Avenue are constructed, at which time the triplexes would revert back to market rate units. On the face of it, this modification appears to satisfy the County's requirements of constructing the affordable units concurrently with the market rate units, rather than deferring construction of the affordable units until the end of a project. As such, the proposed modification appears to be acceptable.

On September 22, 2011, the applicant proposed a modification to the project's composition of affordable units. As discussed above, the general plan amendment and rezone were initiated by the Board of Supervisors in 2006 with the understanding that the project would include a significant percentage of affordable units targeting the moderate and workforce housing sector, which at the time consisted of 33 units: 22 workforce and 11 moderate income units. The Board considered this to be in the public interest, consistent with Government Code Section 65358. Since the application for the Development Plan was submitted in 2008, the applicant has proposed to construct 24 affordable rental units (23 rental apartments and one manager's unit) within the four 6-plex apartment buildings, targeting the moderate and low income levels. The applicant recently revisited the options for providing affordable units and has proposed to reduce the number of price-restricted rental units under the State Density Bonus Program to 8 units targeting the very low income category, while reserving the other 16 units as for-sale units restricted under a covenant executed between the County and the developer. Under this arrangement, the applicant proposes to set the initial sales price at \$409,000 and limit the appreciation of the units to a maximum of 2.5% per year for a period of 35 years. The other requirement proposed by the applicant is that all buyers of these units must work on the south coast at the time of purchase. No income qualifications would be necessary. This is a new and different approach to addressing affordable housing than has been used in the past and it is modeled from a recent housing project in the City of Santa Barbara, though several differences exist. The benefits of this approach are that it avoids the pitfalls of having to deal with a housing lottery and verifying income qualifications as well as the monitoring of continued eligibility in the future. The potential drawback of such an approach is that it does not provide the same level of assurance that the units will remain affordable over time, as an annual 2.5% appreciation could result in a resale value exceeding that which is within reach of a typical moderate income or workforce family in the not too distant future, as it is possible that the 2.5% per year appreciation would outpace corresponding gains in income. Also, the proposed starting sales price exceeds the comparable price-restricted sales price under the County's Inclusionary Housing program, which for a workforce income category is currently set at approximately \$360,000 for a 2-bedroom unit assuming a HOA monthly fee of \$350.

San Jose Creek Bike Path

The proposed project includes dedication of an easement to the County for the purpose of establishing a segment of the San Jose Creek Bike Path, which is shown on the adopted Goleta Community Plan Bikeways Element Map and Board of Supervisor's adopted Parks, Recreation, and Trails (PRT) map, and is an important component of the region's non-vehicular circulation system. According to County Public Works staff (personal communication, Matt Dobberteen), the San Jose Creek Bike Path is a key part of the County's bicycle path network connecting neighborhoods north of Highway 101 to destinations south of Highway 101. This pathway also links County recreational facilities and neighborhoods that are bisected by San Jose Creek. As such, it enhances the opportunities for alternative modes of transportation within the community, thereby reducing vehicle use and associated congestion. The easement would allow the County to construct a bridge over San Jose Creek that would connect with bike path segments on either side of the creek. The bridge represents the most significant feature of the bike path, which would extend from Cathedral Oaks Road to an existing Class I bike path at the northern end of Maravilla. As such, the bridge also represents the biggest hurdle to completing the bike path. Once the bridge is constructed, completion of the bikeway segments on either side of the bridge would be relatively easily accomplished in a short period of time as they would be located on County-owned land or within the public road right-of-way.

As discussed above, the project would add an estimated 1,081 new daily trips to the local circulation system. As a result, congestion on area roadways and intersections would incrementally increase. While levels of service would remain acceptable and are less than significant with mitigation under CEQA, community residents who may nevertheless experience minor delays in their commute and daily travels as a direct result of the additional vehicular congestion. Improving biking opportunities and connectivity to both encourage and facilitate alternative transportation would reduce congestion both to the significantly affected intersection and to the circulation system as a whole. Establishment of the bike path would help to alleviate roadway and intersection congestion by providing commuters and the general public with an alternative means of transportation within the Goleta area. It would also provide a direct connection between the Kellogg Open Space on the west side of San Jose Creek with the public park land on Merida Drive on the east side of the creek. The proposed easement to be dedicated to the County for the bridge would help to facilitate these improvements.

The County has secured approximately \$226,000 in Regional Surface Transportation Program (RSTP) funding for the San Jose Creek Bike Path. A portion of this money is proposed to be used with Measure A grant funding to complete plans, specifications, and estimates (PS&E), permitting and environmental review. Remaining RSTP funds and additional Measure A grant funds are proposed to attempt to complete construction of the entire San Jose Creek Class I Bike Path located south of Cathedral Oaks and north of Calle Real. The easement for the bridge would be in the public interest as provided for under Government Code Section 65358(a) for general plan amendments (in this case from agriculture to residential) by ensuring the feasibility that the bikeway can be completed in the project vicinity.

Land Exchange

The 26-acre project site includes land on the west side of San Jose Creek which is unusable for the project. Similarly, a portion of County-owned land is located on the east side of the creek in the area of the proposed detention basin and is unusable for the County as part of the Kellogg Open Space. The applicant and County have discussed and conceptually agreed on a land exchange that would involve the applicant transferring approximately 0.5 acres to the County, comprising the northeast and southeast corners of the project site (the latter of which would encompass the easement for the San Jose Creek bike path) and the County transferring approximately 0.48 acres to the applicant to enable the applicant to enlarge the detention basin and allow it to be more usable as passive recreation when not wet. The land exchange was analyzed in the EIR as part of Alternative 2, the Reconfigured/Land Exchange Alternative.. The applicant is requesting that the land exchange be approved as part of the overall project. The concept of the land exchange would be established through approval of the Tentative Map as well as a Government Code 65402 finding of consistency with the County Comprehensive Plan and effectuated by deeds at the time of map recordation. Staff is recommending approval of this land exchange.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Urban Inland area, Agriculture I, one unit per 5 acres, Goleta Community Plan area
Ordinance, Zone	Land Use Development Code, AG-I-5 (5-acre minimum parcel size)
Site Size	26.16 acres (gross)
Present Use & Development	Residential (three single family dwellings); agricultural accessory structures; open lands (former Christmas Tree farm)
Surrounding Uses/Zone(s)	<i>North:</i> Residential, DR-3.3 <i>South:</i> Residential, 10-R-1 <i>East:</i> Residential, 1-E-1 <i>West:</i> San Jose Creek; Recreation/Open Space; Residential, 12-R-1
Access	Las Perlas Drive, private drive from Patterson Avenue
Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: County Fire Department

5.2 Setting

Existing development on the project site includes three single family dwellings, an abandoned pool and pool house, one barn, and several agricultural storage structures and sheds. Until 2003, the site was operated as a Christmas tree farm. Remnants of the Christmas tree farm with mature and unmaintained trees remain in the center of the project site. Much of the site is currently

open and undeveloped, with overhead 16 and 66 kV power lines running through the middle of the site in an east-west direction. San Jose Creek runs along the western edge of the property and supports substantial riparian habitat with numerous mature coast live oak trees, willows, sycamores, and other riparian vegetation. The riparian corridor associated with San Jose Creek is designated as Environmentally Sensitive Habitat in the Goleta Community Plan.

5.3 Statistics

Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	316,841 s.f.	N/A
Max. Height of Structure(s)	Up to 33 feet from existing grade (26 feet from finished floor)	35 feet
Building Coverage (footprint)	218,790 s.f., 5.02 acres = 19% net site area	30% of net site area
Roads Parking	4.51 acres 282 covered, 128 uncovered (guest, on-street)	N/A 244 spaces for residents, 5 visitor spaces
Common Open Space	38% of net site area	40% of net site area
Number of Dwelling Units	135 total (132 net increase)	120 units
Project Density	5.2 units/acre (with bonus density)	4.6 units/acre (base)
Employees/Residents	N/A	N/A
Grading	40,000 cu. yds. cut 40,000 cu. yds. fill	N/A

5.4 Description

The proposed project consists of a Comprehensive Plan Map Amendment (01GPA-00000-00009), Rezone (01RZN-00000-00015), Vesting Tentative Tract Map (09TRM-00000-00001), Development Plan (08DVP 00000-00012) to develop 135 dwelling units, and a Road Naming application (09RDN-00000-00001)¹.

Comprehensive Plan Map Amendment and Rezone

The proposed project would involve an amendment to the Goleta Community Plan Land Use Element Map to change the land use designation on APNs 069-100-006, 069-100-051, 069-100-054, and 069-100-057 from Agriculture (A-I-5) to Residential 4.6 (RES-4.6). The request also

¹ The proposed land exchange between the County and the applicant is being considered for consistency with the County's Comprehensive Plan consistent with Government Code Section 65402.

includes a change to the zone district on APNs 069-100-006, 069-100-051, 069-100-054 and 069-100-057 from Agriculture (AG-I-5) to DR 4.6.

Vesting Tentative Tract Map

The proposed project includes a Vesting Tentative Map that would divide the project into 70 lots, including 39 individual lots for single family dwellings, 21 lots for multiple dwellings (including courtyard homes, triplexes, and six-plexes), and 10 lots for roads and common open space areas. The new public road (Tree Farm Lane) would connect the Patterson Avenue access to the site to the northern terminus of Merida Drive. The existing public access roads, along with the new roads, would serve the new housing development. The project would include two drainage outlets to San Jose Creek. One would improve an existing outlet for storm flows originating off site to carry storm water from offsite and the other would include storm water released from a proposed retention basin for onsite drainage located adjacent to San Jose Creek. The existing SCE 66 kV transmission lines that traverse the property (between 1955 and 2050 linear feet) would be retained and/or shifted within their existing easement, retaining the existing east-west alignment. Existing 16 kV lines on those power poles would be placed underground.

Development Plan

The proposed development plan would include 135 housing units, including one existing dwelling unit to be retained. The two other dwelling units that currently exist onsite would be demolished. The residential component of the project would include one existing single family dwelling, 80 new detached dwelling units, and 54 new attached dwelling units, for a total of 135 housing units. Of the 135 housing units, 24 would be designated affordable rental units, one of which would be an onsite manager's unit. One hundred and twenty of the units constitute the base zone density under the proposed DR 4.6 zone district and the project application includes a request for a 13% density bonus (15 additional dwelling units). The development would be governed by Homeowner Covenants, Conditions and Restrictions (CC&Rs).

The project would include 54 attached units, approximately 19 of which are proposed to be affordable rental units at the moderate income level, four at the low income level, and one unit designated for a manager unit of the rentals. The project would also include 80 detached homes in four sub-areas of the site composed of 43 courtyard homes, 20 small lot homes and 17 medium-sized lot homes. The design of the dwelling units would be one of four unit types, with two- or three-car garages and private outdoor space. The market rate units would range in size from approximately 1,394 square feet to 3,800 square feet. The affordable units would range in size from approximately 695 to 910 square feet. In addition, the existing single family home on APN 069-100- 006 would be retained. The project would provide five housing types with a variety of architectural styles including American farmhouse, cottage, craftsman, Monterey, and California ranch, contemporary and/or traditional. The five housing types are summarized below.

Housing Types

Housing Type	Unit #	Building Details
Garden Apartments	24	Rental units <ul style="list-style-type: none"> • 4 Buildings • 6-Plexes • 750 – 900 sf units
Townhomes	30	10 Townhome Buildings – 3 units per building <ul style="list-style-type: none"> • Plan A1 – 1,384 sf units (10 total) • Plan A2 – 1,880 sf units (10 total) • Plan A3 - 1,950 sf units (10 total)
Courtyard Homes	43	<ul style="list-style-type: none"> • Plan B1 – 1,485 sf units (19 total) • Plan B2 – 1,725 sf units (10 total) • Plan B3 – 1,975 sf units (14 total)
Estate Lots (Type C)	20	20 Single Family Dwellings <ul style="list-style-type: none"> • Plan C1 – 2,900 sf (4 total) • Plan C2 – 3,100 sf (7 total) • Plan C3 – 3,300 sf (9 total)
Estate Lots (Type D)	17	17 Single Family Dwellings <ul style="list-style-type: none"> • Plan D1 – 3,400 sf (5 total) • Plan D2 – 3,600 sf (4 total) • Plan D3 – 3,800 sf (7 total) • Carriage House – 1,500 sf (1 total)

New residential units would be two stories and include maximum building heights between 25 and 26 feet from finished grade (up to a maximum of approximately 33 feet from existing grade). The building coverage for the residential units would be approximately 19% of the proposed net site area. While the proposed detention basin would be located within 10 feet of San Jose Creek’s riparian area for functional purposes, all new residential structures would be located over 100 feet from riparian areas. The common area facilities would be setback at least 50 feet from the top-of-bank of San Jose Creek, with the exception of the existing barn which would be reconstructed in place.

Common Open Space. The project would also include two common open space lots located generally along a setback from the Goleta Fault, which traverses the site in a generally east-west direction, and adjacent to San Jose Creek. These common areas, which would occupy roughly 38% of the site, would include the following amenities:

- A private creek-side park with a small amphitheatre; several community flex-space buildings built in the locations of the existing accessory buildings which are in various states of disrepair; patios and decks; a small swimming pool; and a community parking lot and basketball court at the southwest corner of the site adjacent to the existing County open space area to the south.
- A linear park and trail area within the fault setback, also accommodating a bioswale (“seasonal dry creek bed”).

Common area amenities are depicted on the site plan and include reconstruction or replacement of existing accessory structures in their general existing locations for the recreational and support out-buildings. A detention basin is proposed in the northern portion of the proposed creekside open space area. Common lots would also be created for the internal private roadways.

Construction. The project would be constructed in four phases, working from west to east. Phase I would include a total of 25 units (two triplexes, four courtyard homes, 10 Type C estate homes and five Type D estate homes), all of the common area facilities, Tree Farm Lane in between Las Perlas and Merida drives, Noel Court and a portion of Christmas Tree Lane. Phase II would include a total of 44 units (two triplexes, 16 courtyard homes, 10 Type C estate homes, and 12 Type D estate homes, including the carriage house) and the remainder of Christmas Tree Lane. Phase III would include a total of 30 units (six triplexes and 12 courtyard homes). Phase IV would include a total of 35 units (11 courtyard homes and the 24 affordable units) along with the connection of Tree Farm Lane to Patterson Avenue. Rough grading (balanced cut and fill) for the entire site is proposed as part of Phase I of the development. Total grading quantities would include approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill. Grading associated with the structural development of each phase is estimated as follows:

- Phase I would require approximately 20,100 cubic yards of cut and 5,300 cubic yards of fill. Approximately 3,100 cubic yards of export to Phase II would be stockpiled or concurrently graded and another estimated 11,700 cubic yards would be exported and stockpiled on Phase IV.
- Phase II would require approximately 5,700 cubic yards of cut and 8,800 cubic yards of fill, with approximately 3,100 cubic yards imported from Phase I.
- Phase III would require approximately 10,200 cubic yards of cut and 1,400 cubic yards of embankment fill, with the excess exported to Phase IV to either be stockpiled or graded concurrently with Phase III.
- Phase IV would require approximately 3,900 cubic yards of cut and 24,000 cubic yards of fill, including the proposed Patterson Avenue embankment.

Parking. The project would incorporate 282 covered parking spaces for the housing units and 128 guest parking spaces for a total of 410 spaces.

Roads/Circulation. One new public road with sidewalks on both sides would be constructed in an east/west direction between Patterson Avenue and Las Perlas Drive, continuing west where it would intersect with a new roundabout from Las Perlas Drive to connect with Merida Drive. New private roads would be constructed for internal circulation, and the existing road through the adjacent Cathedral Oaks Village would be improved and extended to the northeast part of the site. Patterson Avenue frontage improvements would be constructed, including left and right turn lanes at the new project intersection and a sidewalk along the project frontage. No new structural development is proposed for the area designated for a future County Class I bike path and trail. However, the proposed project includes an easement for a public bike bridge and path in the southwest corner of the site that would reestablish community access to the adjacent

Kellogg Open Space from the eastern side of San Jose Creek and provide a critical connection for the future Class I bike path.

Landscaping. Native California plants would be planted throughout the development as well as drought tolerant, Mediterranean, and wildlife habitat plant species. In addition, non-native ornamental street trees are proposed along roads. Some of the existing native trees, including existing oak trees, would remain or be relocated on site. In addition, some of the site's existing Cypress Christmas trees would be retained to provide screening and wildlife habitats as well as provide character.

Drainage Improvements. An existing open trapezoidal drainage ditch crosses the east side of the property, receiving storm flows from an open channel north of the site and routing them to a 54-inch diameter storm drain inlet near the south property boundary. As part of the site development, these flows would be contained within a 54-inch storm drain to be located within a 15-foot wide Santa Barbara County Flood Control District easement. Site runoff would not be connected to this storm drain, rather runoff from the eastern lots would be directed to the streets and routed westward via a storm drain system along the proposed Tree Farm Lane. The storm drain would be sized per Santa Barbara County Flood Control District standards, eventually becoming a 60-inch diameter pipe that would discharge to San Jose Creek in the southwestern corner of the project site. The outlet would be designed to Flood Control District standards, with the outlet discharging onto an outlet apron of riprap to prevent discharge erosion problems.

Currently, offsite drainage from the north is directed via a north-south storm drain between proposed Phase I and Phase III to an east-west storm drain located along the south property boundary. This storm drain conveys storm flows westward and currently discharges to San Jose Creek in the same location where the proposed 60-inch storm drain would discharge. The runoff water currently conveyed by this storm drain would be collected and conveyed via the new 60-inch storm drain. The existing storm drain would be either abandoned in place or removed in conformance with Flood Control District requirements, and its associated 13-foot wide easement would be quit-claimed to the proposed development.

A bioswale would traverse from east to west across the northern portion of the site. Generally, storm water runoff south of the east-west portion of proposed Christmas Tree Lane would drain to the new 60-inch storm drain, while the northeast portion of the site would drain to the bioswale, which is planned to discharge to the detention basin. Drainage from the northwest portion of the site and the lots north of Christmas Tree Lane would be conveyed by minor local storm drain systems that would also discharge into the detention basin. The detention basin would hold approximately 93,700 cubic feet (~2.15 acre-feet). Runoff volumes greater than this would discharge via a riprap spillway to San Jose Creek.

Utilities. The project would be served by the Goleta Water District and Goleta Sanitary District (upon annexation). The existing 66 KV transmission lines that traverse the property in an east-west alignment would remain in place; however, the poles may shift slightly within the existing easement alignment to accommodate the proposed roadway infrastructure. 16kV Power lines serving the project would be undergrounded.

5.5 Background Information

The Cavaletto property was residentially zoned (10-R-1) before 1979. In 1979, the Cavalettos requested a rezone to agricultural zoning (AG-1-5) in order to have a Christmas tree farm and to direct market the trees. Because of declining sales over the years and pine pitch canker disease, the Christmas tree operation is no longer an economically viable business. In December 2006, the Board of Supervisors initiated the general plan amendment and rezone of the property at a base density of 4.25 units per acre, with an effective density of 5.5 units per acre when density bonus units were considered in the total.

The applicant team spent the next 18 months refining the site design and residential layout before submitting for a Development Plan application on March 28, 2008. In refining the proposed development, the applicant team reduced the overall density of the project by approximately eight units and eliminated the incorporation of residential second units into the project design due to a lack of sufficient space to accommodate that project element.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

6.1.1 Impacts and Mitigation

An Environmental Impact Report has been prepared for this project to evaluate potentially significant impacts under CEQA and to identify mitigation measures to reduce impacts and alternatives to the proposed project that would avoid or substantially lessen significant impacts. A public scoping hearing for the EIR was held on January 13, 2010. The Draft EIR was released for a 45-day public comment period on April 29, 2011. A public hearing was held on June 1, 2011 to receive oral comments on the adequacy of the Draft EIR. The most significant issue raised by the oral comments and comment letters related to traffic impacts, namely the adverse impacts associated with increased traffic from the project using the neighborhood streets south of the project site as a means to access Patterson Avenue closer to the highway. Other key issues raised in the public comments include biological resources, noise, water quality, and visual compatibility of the project. A summary of the key environmental impacts (and associated mitigation measures) discussed in the EIR and raised by the public comments is provided below. Overall, the project would not result in any significant unavoidable (Class I) impacts; all of the significant impacts can be reduced to less than significant levels with the incorporation of appropriate mitigation measures.

Visual Resources

The EIR concludes that the project would result in adverse but less than significant impacts with respect to visual resources. There are few significant scenic views across the project site that would be impaired by development of the proposed project and the project would introduce development that is similar to and compatible with existing surrounding development. The

visual character of the site would be substantially altered, but in a way that is compatible with the surrounding suburban residential character. The EIR identifies a significant but mitigable impact associated with night lighting and includes as a mitigation measure lighting restrictions to ensure that any exterior lighting is of low intensity and low glare design in order to prevent spill over onto adjacent properties. The project will require review and approval by the South County Board of Architectural Review (SBAR) which will help to ensure that the ultimate design of each residential structure is aesthetically pleasing and visually compatible with the surrounding neighborhood, which is composed of a mixture of single family dwellings and condominiums, and is consistent with the Eastern Goleta Valley Residential Design Guidelines.

Agricultural Resources

The project would convert approximately 26 acres of agriculturally designated land to non-agricultural uses. Using the County's agricultural weighted points system for determining the site's potential agricultural productivity, the project site was rated below the threshold considered to represent an agriculturally viable site. The 1993 Goleta Community Plan identified the project site as suitable for short to mid-term preservation (up to 10 years or longer), as opposed to those sites within the community that are designated for long-term preservation (e.g. South Patterson). Given its location surrounded by residential development, its low score using the County's agricultural points assessment, and its lack of agricultural activity since 2003, impacts associated with the conversion of this agricultural property to residential use were considered adverse but less than significant.

Biological Resources

Important biological resources on the site are primarily associated with the riparian corridor along San Jose Creek, including an associated oak woodland habitat adjacent to the creek. No sensitive species were identified in the site surveys, though suitable habitat exists on-site to support several sensitive wildlife species that may visit or occasionally inhabit the site. Construction within the riparian habitat adjacent to the creek would be limited to drainage improvements as well as future construction of the bridge for the bike path. Potential impacts associated with habitat removal and disturbance could occur if site construction occurs during the nesting season. Further, given the use of the riparian corridor by wildlife species, exterior night lighting could potentially disrupt the normal behavior of some wildlife species. The drainage improvements and bridge (if constructed) would result in the temporary and permanent loss of approximately 1,700 square feet of riparian habitat. Mitigation to reduce these impacts includes preconstruction surveys for bird nests, restoration of degraded or removed habitat, coordination with other agencies (e.g. CDFG, US ACOE, and RWQCB) to satisfy any requirements they may have regarding work within or affecting the creek, exterior lighting restrictions in open space areas adjacent to the creek, and examining old buildings for bird and bat nesting/roosting before demolition or reconstruction.

The introduction of invasive or exotic plant species to the site could impact native plant species in the vicinity of the riparian corridor or nearby to the site. Impacts would be mitigated to a less than significant level by restrictions placed on the landscape plan to prevent the use of particular

plant species that could edge out native species or degrade native plant communities. Lastly, the project would result in the removal of or significant disturbance to approximately 16 trees of biological value. Mitigation to reduce this impact to a less than significant level would include replacement planting with appropriate ratios and implementation of protection measures to avoid trees during construction.

Geologic Resources

Grading associated with the development project totals approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill, to be balanced on site. The project site contains highly erosive soils and grading activities would temporarily expose these soils and increase the potential for erosion and sedimentation of San Jose Creek during rain events. Increased impervious surfaces as a result of project buildout would result in increased peak stormwater runoff, which would also increase the potential for soil erosion and sedimentation. Impacts are considered significant but mitigable. Mitigation measures to reduce impacts during construction and operation include: 1) preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and erosion and sediment control plan during grading activities; 2) revegetation of exposed areas upon completion of grading activities to minimize slope failure and erosion potential; and 3) utilization of the proposed detention basin and drainage system that will convey site runoff in a non-erosive manner and provide opportunities for retention and infiltration of runoff water.

Hazardous Materials

The project site was historically used as an orchard and Christmas tree farm and there is a high likelihood that various agricultural chemicals were used during production. These chemicals have the potential to be released during grading activities if they were not properly stored or disposed of in the past. Soil testing prior to grading to determine chemical concentrations and subsequent soil remediation in the event concentrations exceed their respective screening levels would effectively reduce this impact to a less than significant level. A dump site previously used for trash and orchard waste along with a fill slope containing material from an undocumented source could have introduced contaminants into the soil. Soil testing in these areas and remediation, if necessary, would similarly reduce this impact to a less than significant level. Since the project involves the demolition of several old buildings, there is the potential for these structures to contain asbestos and/or lead based paint, thereby potentially exposing workers to safety and health hazards. Mitigation to reduce these impacts would include asbestos and lead based paint surveys of the structures to be demolished and any required abatement or removal in accordance with The Santa Barbara Air Pollution Control District and state and federal requirements.

The project site contains an existing SCE 66kV transmission line running in an east-west direction through the property. The proposed project would develop residential units within approximately 20 feet of the line alignment. Based on field surveys, electromagnetic frequencies (EMFs) generated by the transmission line range up to approximately 16 milliGauss (mG), though the nearest new residences would be exposed to EMF levels of up to approximately 10 mG. There are no established California or federal exposure guidelines for EMFs and no

standards limiting occupational or residential exposure to 60-Hertz (Hz) EMF. Massachusetts has the lowest precautionary guideline, which is set at 85 mG. Using this as a significance threshold, impacts associated with the project and the introduction of a residential population in close proximity to EMF-generating transmission lines would be less than significant.

Historic Resources

A historic resources report prepared for the project site identified several existing structures on the project site as being historically significant at the local level due to their potential eligibility for County Historic Landmark designation. These include two of the existing residences, a barn, and a group of shed buildings. Their historical significance is primarily due to: 1) the age of many of the structures; 2) the structures' association with the Cavaletto family which made recognized contributions to the agricultural development of the Goleta Valley; and 3) the property's association with the broad historical theme of agricultural development in the Goleta Valley, extant examples of which are becoming increasingly scarce. The project proposes to remove these structures to accommodate the development of new residences and common area facilities. Impacts associated with their removal would be significant but mitigable. Mitigation measures identified to reduce the impacts to historic resources to less than significant levels include preparation of a documentation report on the eligible buildings, including archival photographs, retention and restoration of the barn in accordance with the Secretary of the Interior's standards, and preparation of an interpretive plan and display visible to the public focusing on the significant historic themes associated with the property and the structures being demolished.

Land Use

The project would result in a permanent change to the character of the site as former agricultural uses and open space uses are replaced with residential development and structured open space. However, the change would be similar to surrounding residential uses, though at a slightly higher density within at least a portion of the site than most of the surrounding neighborhoods. The proposed effective density of 5.2 units per acre would be higher than surrounding residential densities to the north, east, and south, except for the Sunrise Village condominiums directly north of the eastern portion of the site which contains an actual density of approximately 5.5 units per acre. While compatible, the introduction of new residences in close proximity to existing development could present potential adverse effects on the quality of life of surrounding residents, especially as they relate to the privacy of adjacent neighbors. Mitigation to reduce these impacts includes review and approval by the SBAR to ensure compatible development and the incorporation of design elements (sufficient setbacks and landscaping, siting of balconies and second story windows, etc.) to protect the privacy of adjacent neighbors. Further, mitigation measures addressing air quality, noise, transportation, and visual resources would help to reduce long-term compatibility conflicts with surrounding development.

Noise

Construction activities associated with the proposed project, which will likely last several years and occur over multiple phases, would result in temporary noise impacts to surrounding sensitive receptors. Mitigation measures to reduce these impacts include restricting noise-generating construction activities to the hours between 8am and 5pm Monday through Friday; shielding stationary equipment and siting it as far as possible from nearby residences; using electrical power to run air compressors and power tools; providing a notice to nearby property owners prior to construction; and implementing a noise complaint line for surrounding neighbors to submit complains associated with construction noise.

Long-term noise generation would be typical for a residential development project and would be primarily associated with increased vehicle traffic. Noise generation would not exceed County thresholds and impacts would be less than significant.

Public Facilities

Development of the proposed project would generate construction waste in excess of the County's 350-ton significance threshold (approximately 555 tons). Mitigation to reduce this impact to a less than significant level includes implementation of a Solid Waste Management Plan requiring the sorting and recycling of construction waste to ensure that at least 75% of the waste generated is diverted from the landfill. Solid waste generated as part of the long-term operation of the residential housing project is estimated to be approximately 365 tons per year. Development and implementation of a Solid Waste Management Plan for the future residents, which would include a curbside recycling program consistent with what is in place throughout the area, would reduce this impact by ensuring that at least 50% of the waste is diverted from the landfill each year.

Transportation/Circulation

The proposed project would generate an estimated 1,081 average daily trips and 110 PM peak hour trips (PHTs) upon buildout, which would be distributed to various roadways and intersections in the vicinity of the project site. The South Patterson Avenue/U.S. Highway 101 southbound on-ramp would be significantly impacted by the proposed project and would degrade from a level of service (LOS) C to LOS D, as the project would send 51 PHTs to that intersection. Mitigation to reduce this impact to a less than significant level includes adding a second left-turn lane onto the onramp from South Patterson Avenue by restriping the overcrossing, and adding ramp metering in accordance with Caltrans standards. In addition, the applicant would be required to pay traffic impact fees to the City of Goleta in order to offset the project's cumulative impact. Because the project does not provide a direct connection to Patterson Avenue until the third phase when Tree Farm Lane is extended to Patterson Avenue, there would also be interim impacts to neighborhood roads to the south of the project site from residents of the initial phases of the project utilizing those roads to reach the highway. While no thresholds of significance would be exceeded in this instance, the neighborhood would nevertheless be impacted by additional traffic. The EIR identifies several recommended mitigation measures to avoid this impact, including extending Tree Farm Lane to Patterson Avenue as part of the initial phase of the project, adding a stop sign on Merida Lane as a traffic

calming device and to deter residents from using the neighborhood roads to circumvent traffic along Patterson Avenue, and monitoring traffic levels on the neighboring streets after Phase 2 to determine whether any additional traffic calming measures are warranted.

While only one intersection would be significantly impacted based on the applicable thresholds of significance, the introduction of 1,081 ADTs and 110 PHTs would incrementally increase congestion on all roadways and intersections in the project vicinity. While levels of service would remain acceptable, there would be a qualitative impact on community residents who may experience increased congestion and minor added delays in their daily travels, as well as diminished quality of life with more vehicles on the neighborhood streets. The EIR includes a recommended mitigation measure to reduce this impact, which would involve construction of the bridge over San Jose Creek to facilitate establishment of the San Jose Creek Bike Path. Establishment of the bike path would help to alleviate roadway and intersection congestion by providing commuters and the general public with an alternative means of transportation within the community.

Water Resources/Flooding

Construction of the project in close proximity to San Jose Creek has the potential to result in short-term water quality impacts associated with increased erosion, sedimentation, and transport of contaminants. Grading activities and vegetation removal adjacent to the creek would increase erosion potential unless properly controlled. In addition, leaks and spills from construction equipment and vehicles could result in pollutants affecting San Jose Creek and other water bodies downstream. Impacts would be significant but mitigable. Mitigation measures would include the implementation of best management practices during construction, including sediment and contamination containment, and specifying the location for construction equipment storage and washout, along with the erosion control measures identified to address geologic impacts.

The increase in impervious surfaces associated with the project would increase surface stormwater runoff, thereby potentially degrading water quality. With buildout of the project, approximately 50% of the site would be impervious. An increase in runoff could increase the potential for flooding onsite and in the vicinity of the project site. The project includes an on-site detention basin to which surface runoff would be conveyed. The basin is intended to capture stormwater, allow particulates to settle, and filter contaminants prior to the runoff entering San Jose Creek. It would also ensure that post-project runoff does not exceed pre-project runoff volumes. Also, peak flows would be reduced such that downstream flooding does not result. In addition to the detention basin, mitigation measures to reduce impacts to a less than significant level include implementation of a Storm Water Quality Management Plan, which includes a combination of structural and non-structural BMPs to prevent the entry of pollutants into the storm drain system; labeling storm drains; incorporating vegetated swales and filter strips to allow for infiltration and reduce pollutants; and incorporating pervious materials into the project design where feasible.

6.1.2 Project Alternatives

As required under CEQA, the EIR evaluated a reasonable range of alternatives to the proposed project that would avoid or substantially lessen significant environmental effects. The EIR evaluated four alternatives, including the No Project Alternative, the Reconfigured/Land Exchange Alternative, the Altered Phased Project Alternative, and the Increased Open Space/Historic Preservation Alternative.

No Project Alternative

This alternative assumes that the project site would build out under its existing AG-I-5 zone district. As there are three buildable lots currently, and one is developed with existing residences and accessory structures, this alternative would include development of two additional residences with attached second units as allowed under the zoning ordinance. Impacts under this alternative would be significantly reduced relative to the proposed project, commensurate with the substantial reduction in the number of new residences and the extent of infrastructure improvements required to serve the new development.

Reconfigured/Land Exchange Alternative

This alternative would involve all of the components of the proposed project except that the number of residential units would be reduced by approximately 16 units. The site would be redesigned so that approximately 6.3 acres of the site would remain undeveloped and available for a community garden or other open space. In addition, this alternative depicts a land exchange being considered with the County that would transfer approximately 0.5 acres of private land in the northwest corner of the property (0.27 acres) and southwest corner of the property (0.23 acres) to the County in exchange for the transfer of approximately 0.48 acres of County-owned land on the east side of San Jose Creek to the applicant. The land exchange would facilitate a larger and hence shallower detention basin on the project site which would allow it to be used as a passive recreation area when dry. It would also give the County ownership over the portion of land through which the future public bike path would cross in the southwest corner of the site. This alternative would reduce but not eliminate many of the impacts associated with the proposed project. Aesthetic impacts would be reduced due to the smaller scale of development proposed and the retention of approximately six acres of open space. Impacts to air quality and traffic would be incrementally reduced commensurate with the reduction of 18 residential units from the project. However, this alternative would still trigger a significant impact on the South Patterson Avenue/Highway 101 southbound intersection requiring mitigation. Impacts to agricultural resources would be reduced by retaining six acres for use as a community garden, though in either case impacts would be less than significant. This alternative would result in the removal of two fewer oak trees on the eastern portion of the project site. Other impacts to biological resources would be generally similar as compared to the proposed project. Impacts with respect to cultural resources, fire protection, hazardous materials, historic resources, land use, and recreation would be generally similar under this alternative as compared to the proposed project. Impacts with respect to geologic resources, noise, public facilities, and water resources would be incrementally reduced as compared to the proposed project commensurate with the reduction in the scope of development. However, in

most cases, mitigation measures would continue to be required to reduce impacts to less than significant levels.

Altered Phase Project Alternative

This alternative would reverse the phasing of the project but all other components of the project would remain the same. With the exception of traffic impacts, this alternative would result in similar impacts as compared to the proposed project. In regards to traffic impacts, by reversing the phases, Tree Farm Lane would be connected to Patterson Avenue as part of the initial phase.

This would avoid the adverse impacts associated with project-generated traffic impacting the neighborhood to the south, since a direct route out to Patterson Avenue would be provided. This would also reduce construction-related traffic impacts to surrounding neighborhoods by connecting the project site with Patterson Avenue as part of the initial phase. Once connected, construction vehicles would use that route for accessing the site and would no longer have to utilize nearby neighborhood roads for access.

Increased Open Space/Historic Preservation Alternative

Under this alternative, the total number of new residential units would be reduced by approximately 94 as compared to the proposed project, for a total of 40 new housing units. This alternative would also be redesigned to retain the existing historic structures (two residences, sheds and barn), restoring and rehabilitating these structures as necessary in accordance with the Secretary of the Interior's standards. Approximately 12 acres of the site (in addition to the four acres proposed to be open space under the proposed project) would remain undeveloped under this alternative and be available for use as a community garden with an agricultural open space easement. Impacts to aesthetics and agricultural resources would be reduced under this alternative by substantially reducing the extent of development and preserving 12 acres of the site for agricultural use. Air quality and noise impacts would similarly be reduced under this alternative commensurate with the reduction of 94 units and associated vehicle use as compared to the proposed project. This alternative would remove fewer oak trees as compared to the proposed project, and impacts to biological resources associated with construction and development adjacent to San Jose Creek would remain under this alternative but would be reduced relative to the proposed project due to greater setbacks from San Jose Creek. Impacts to cultural resources and recreation would be generally similar under this alternative as compared to the proposed project. Impacts to fire protection would be reduced due to the reduction in the residential density and the additional setbacks from San Jose Creek. Impacts with respect to erosion and sedimentation and water quality impacts would be incrementally reduced under this alternative as compared to the proposed project commensurate with the substantial reduction in the amount of developed area. Nonetheless, impacts would remain significant but mitigable. Impacts with respect to hazardous materials would be reduced under this alternative with less overall grading and the retention of the existing structures. In addition, fewer residences would be exposed to EMF emissions from the 66kV lines, though in either case impacts would be less than significant.

Impacts to historic resources would be avoided under this alternative by retaining and rehabilitating the existing historic structures. Historic resource mitigation measures would no longer apply. Land use impacts would remain under this alternative associated with the remaining development, but would be reduced relative to the proposed project due to the significant reduction in the number of residential units constructed. Public facility impacts would be significantly reduced under this alternative, as waste generated during construction and operation would be reduced below County thresholds. Traffic impacts would also be significantly reduced under this alternative. This alternative would reduce project-generated traffic by approximately 72% and impacts to the South Patterson Avenue/Highway 101 southbound onramp would be reduced to a less than significant level. Besides the No Project Alternative, the Increased Open Space/Historic Preservation Alternative is considered the environmentally superior alternative because of the significant reduction in impacts related to historic resources, solid waste, and traffic.

6.2 Comprehensive Plan Consistency

POLICY REQUIREMENT	DISCUSSION
<p><u>PUBLIC SERVICES</u></p> <p>LUDP 4: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development.</p> <p>Policy G-GV-3: The County shall encourage developers to use innovative measures such as but not limited to payment of development impact fees; direct public service facility improvements; creation of public service facility benefit assessment districts etc., to mitigate the public service impacts from their developments, in addition to standard in-lieu fees.</p>	<p>Consistent: The proposed project would be served by the Goleta Water District and Goleta Sanitary District for water and sewer service, respectively. A Sewer Service Availability letter was provided to the applicant by the Goleta Sanitary District on August 24, 2011. A similar letter from the Goleta Water District was provided to the applicant on July 7, 2008. The project has been designed to meet County Fire Department standards for emergency access and County Public Works requirements for roadways, in terms of width, sight distances, and turning radii.</p> <p>The project would trigger the payment of development impact mitigation fees in order to offset its impacts to the community and pay for its fair share of improvements to public infrastructure and services necessary to serve the new development. In addition, as a direct public service facility improvement, the project includes dedication of an easement to the County to facilitate constructing a bridge over San Jose Creek in support of the San Jose Creek Bike Path. The bike path is included on the Board-adopted Parks, Recreation, and Trails (PRT) Map as well in the Goleta Traffic Improvement Plan. The bike path is an important component of the region's circulation system, as it provides bicycle commuters with a critical connection through the Goleta area, alleviating vehicle traffic on area roadways.</p>

POLICY REQUIREMENT	DISCUSSION
<p><u>ENVIRONMENTALLY SENSITIVE HABITAT/RIPARIAN CORRIDOR</u></p> <p>Policy BIO-GV-2: Environmentally Sensitive Habitat (ESH) areas and Riparian Corridors within the Goleta Planning Area shall be protected and, where feasible and appropriate, enhanced.</p> <p>DevStd BIO-GV-2.2: New development within 100 feet of an Environmentally Sensitive Habitat (ESH) shall be required to include setbacks or undeveloped buffer zones from these habitats consistent with those detailed in specific habitat protection policies as part of the proposed development except where setbacks or buffer zones would preclude reasonable use of the parcel. In determining the location, width and extent of setbacks and buffer zones, the Goleta Biological Resources Map and other available data shall be used (e.g., maps, studies, or observations). If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.</p> <p>DevStd BIO-GV-2.4: Landscaping which includes exotic invasive species shall be prohibited in or near Environmentally Sensitive Habitat (ESH) areas, Riparian Corridors and appropriate buffers. The California Native Plant Society publishes a list of invasive species to which the applicant may refer. Landscaping in ESH areas and appropriate buffers shall include compatible native species.</p> <p>Policy BIO-GV-7: Riparian vegetation shall be protected and shall not be removed except where clearing is necessary for the maintenance of free flowing channel conditions, the provision of essential public services or where protection would preclude the reasonable use of a parcel. Degraded riparian areas shall be restored.</p> <p>DevStd BIO-GV-7.1: Riparian protection and reasonable riparian restoration measures shall be required in the review of a project requiring discretionary approval and shall be based on a project's proximity to riparian habitat and the project's potential to directly or indirectly damage riparian habitat through activities such as grading, brushing, construction, vehicle parking, supply/equipment storage, or the proposed use of the property. Damage could include, but is not</p>	<p>Consistent: The project site includes the ESH area associated with San Jose Creek along the western edge of the property. Future residential development would be located outside of the ESH and ESH buffer area. Future residential development and associated hardscape improvements would be setback a minimum of 50 feet from the edge of the riparian vegetation. A proposed detention basin, walking paths, and amphitheater would be constructed and an existing barn would be rebuilt within the buffer area but none of these activities would result in the removal of or disturbance to riparian vegetation. These improvements would be consistent with Development Standard BIO-GV-8.1 which allows the 50-foot buffer to be adjusted on a case-by-case basis. Proposed landscaping adjacent to the ESH area would be limited to native vegetation appropriate to the site. Invasive plant species would be precluded from the plant palette for landscaping elsewhere within the project site. The proposed detention basin and site drainage system would ensure that storm water runoff from the site is conveyed appropriately in order to avoid erosion and sedimentation that could degrade the creek corridor. Trails are permitted within riparian corridors as long as they do not adversely impact the riparian habitat, as is the case with the proposed project.</p> <p>Construction of a bridge to accommodate a future segment of the San Jose Creek Bike Path (which is identified on the Board-adopted PRT map) is included as a recommended mitigation measure to address traffic impacts. No other structural development is proposed within the riparian corridor. If the bridge were constructed as part of the project, restoration of the riparian corridor would be required in order to mitigate for the temporary impacts associated with construction of the bridge and temporary removal of riparian vegetation to accommodate the bridge. The bridge would span the creek, thus preserving the creek channel in its current state and not inhibiting stream flows.</p>

POLICY REQUIREMENT	DISCUSSION
<p>limited to, vegetation removal/disturbance, erosion/sedimentation, trenching, and activities which hinder or prevent wildlife access and use of habitat.</p> <p>Policy BIO-GV-8: The minimum buffer strip and setbacks from streams and creeks for new development and actions within the ESH overlay that are regulated by the County Zoning Ordinances shall be as follows, except on parcels designated for agriculture in inner rural areas where Policy BIO-GV-9 shall apply:</p> <p>a. ESH areas within urban, inner rural and existing developed rural neighborhoods: a setback of 50 feet from either side of top-of-bank of creeks or existing edge of riparian vegetation, whichever is further, minimizing all ground disturbance and vegetation removal, shall be indicated on all grading plans;</p> <p>DevStd BIO-GV-8.1: These minimum buffers may be adjusted upward or downward on a case-by-case basis but shall not preclude reasonable use of a parcel.</p> <p>Policy BIO-GV-10: To the greatest extent feasible, natural stream channels shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts.</p> <p>DevStd BIO-GV-10.1: No structures shall be located within a riparian corridor except: public trails that would not adversely affect existing habitat; dams necessary for water supply projects; flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety; where alternative structures or developments have been approved by the Army Corps of Engineers pursuant to a Section 404 permit; and other development where the primary function is for the improvement of fish and wildlife habitat or where this policy would preclude reasonable use of a parcel. Culverts, agricultural roads and crossings in rural areas zoned for agricultural use, fences, pipelines, and bridges may be permitted when no alternative route or location is feasible, or where other environmental constraints or site design considerations (eg: public safety) would require such structures. All</p>	

POLICY REQUIREMENT	DISCUSSION
<p>development shall incorporate the best mitigation measures feasible to minimize the impact to the greatest extent.</p>	
<p><u>FIRE</u> DevStd FIRE-GV-1.3: Two routes of ingress and egress shall be required for any discretionary new development or subdivision of land unless the Fire Department waives the requirement. Policy FIRE-GV-2: All private roads which serve structures served by the Fire Department shall be constructed to Fire Department standards unless the Fire Department waives the standard. Policy FIRE-GV-4: Emergency access shall be a consideration in the siting and design of all new development.</p>	<p>Consistent: The project includes multiple routes of ingress and egress, consistent with these policies. In addition, the project's private and public roads would meet County Fire Department standards for emergency access. Access was assessed for each phase in sequence and found adequate.</p>
<p><u>GRADING AND EROSION</u> Land Use Element Hillside and Watershed Protection Policy 3: For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season. Land Use Element Hillside and Watershed Protection Policy 4: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained throughout the development process to remove sediment from runoff waters. All sediment shall be retained onsite unless removed to an appropriate dumping location. Land Use Element Hillside and Watershed Protection Policy 5: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.</p>	<p>Consistent: The project site is relatively flat, except for a short slope adjacent to Patterson Avenue and a slope leading down towards San Jose Creek. As such, grading associated with the project would be minimized and would not involve grading on hillsides. Grading would primarily be limited to that which is required to achieve positive drainage throughout the site. In addition, there is a significant amount of grading associated with connecting Tree Farm Lane to Patterson Avenue and other associated infrastructure improvements in Phases III and IV. Regardless, best management practices and erosion control measures would be incorporated as part of project construction in order to minimize slope erosion and sedimentation into San Jose Creek. Measures include silt traps, debris basins, and other techniques for minimizing sediment transport off-site or into San Jose Creek. These measures would be identified in the Storm Water Pollution Prevention Plan that would be prepared and implemented as a condition of project approval.</p>
<p><u>FLOOD HAZARDS</u> Land Use Element Flood Hazard Area Policy 1: All development, including construction, excavation, and grading, except for flood control projects and</p>	<p>Consistent: No residential development is proposed within 50 feet from the top-of-bank of San Jose Creek, consistent with these policies. The project includes drainage improvements and best</p>

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<p>non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.</p> <p>Land Use Element Flood Hazard Area Policy 2: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control work, i.e., dams, stream channelizations, etc.</p> <p>Policy FLD-GV-2: No structures (except flood control) shall be allowed within creek channels or along creekbanks. Structural setbacks (usually a minimum of 50-feet from top-of-bank) which are adequate to protect life and property from potential flood hazards shall be provided.</p>	<p>management practices to ensure that peak site runoff does not exceed existing conditions, including the provision of a detention basin that would store water during rain events to allow for infiltration and minimize project-related downstream flood hazards. An existing barn that is located within 50 feet of the top of bank of San Jose Creek is proposed to be rebuilt as part of the project. In addition, an amphitheater that would be part of the common open space is proposed within the 50-foot setback, however this would not contribute to flood hazards due to the scope of this element of the project which is limited to some minor grading and installation of benches in the slope along the eastern side of the open space area. In the case of the barn, rehabilitation of the existing structure as opposed to demolition/rebuild would ensure consistency with this policy and is required as to mitigate impacts to historic resources.</p>
<p><u>HILLSIDE /WATERSHED PROTECTION</u></p> <p>Land Use Element Hillside and Watershed Protection Policy 1: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</p> <p>Land Use Element Hillside and Watershed Protection Policy 2: All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</p>	<p>Consistent: The project site is relatively flat, except for a short slope adjacent to Patterson Avenue and a slope leading down towards San Jose Creek. With the exception of establishing access off of Patterson Avenue and connecting to Merida Drive, proposed development is limited to the level areas of the site. As such, cut and fill operations associated with buildout of the project would be minimized and limited primarily to that which is required to achieve positive drainage throughout the site.</p> <p>Proposed development is designed to minimize the removal of existing native vegetation on the site, which is limited to individual mature oak trees and the riparian vegetation and oak woodland areas adjacent to San Jose Creek. Removal of the specimen oak trees adjacent to the existing electrical utility poles is required due to the constraints of the site and the need to locate the new roadway along the power line alignment. Future residential development avoids areas of the site with known hazards. This includes siting new development outside of the flood zone and establishing a 50-foot setback from a fault running through the property.</p>
<p><u>STREAMS AND CREEKS</u></p>	<p>Consistent: The only potential element of the</p>

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<p>Land Use Element Streams and Creeks Policy 1: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.</p> <p>Land Use Element Hillside and Watershed Protection Policy 6: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</p> <p>Land Use Element Hillside and Watershed Protection Policy 7: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</p>	<p>project within the San Jose Creek corridor would be the bridge providing a critical segment of the Board-adopted San Jose Creek Bike Path, included as a recommended mitigation measure in the EIR. Whether constructed by the applicant or County, the bridge would be constructed in such a way as to minimize disturbance to riparian vegetation and water quality. Best management practices applied to construction within the stream corridor would ensure that short-term impacts are minimized during grading and construction. In addition, mitigation would ensure that any temporary damage to riparian vegetation as part of the bridge construction is restored.</p> <p>The project has been designed with a drainage system composed of a combination of vegetated swales, a central detention basin, and underground storm drains to conduct surface runoff to San Jose Creek in a manner that minimizes the potential for erosion, sedimentation, and the transport of pollutants into the creek. The drainage systems have been designed in order to ensure that peak runoff exiting the site is not increased as a result of proposed development. The vegetated swales and detention basin would provide opportunities for groundwater recharge and the filtration of pollutants before entering San Jose Creek. The project has been conditioned to require preparation and implementation of a Storm Water Quality Management Plan, which involves the treatment and proper conveyance of storm water runoff consistent with the County’s requirements under Phase II of the National Pollution Discharge Elimination System.</p>
<p><u>HISTORICAL AND ARCHAEOLOGICAL RESOURCES</u></p> <p>Land Use Element Historical and Archaeological Sites Policy 1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.</p> <p>Land Use Element Historical and Archaeological Sites Policy 2: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which</p>	<p>Consistent: Surface and subsurface investigations (Phase 1 and Extended Phase 1 surveys) on the project site did not identify any archaeological resources within the project site. Despite the lack of any significant archaeological resources located within the project site, due to the proposed General Plan Amendment of the property, invitations for Native American consultation were sent to the two locally recognized tribes pursuant to the requirements of California Senate Bill 18, which established a tribal consultation process for projects involving an amendment to the general plan. To</p>

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<p>avoids impacts to such cultural sites if possible.</p> <p>Land Use Element Historical and Archaeological Sites Policy 3: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.</p> <p>Land Use Element Historical and Archaeological Sites Policy 5: Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.</p> <p>Policy HA-GV-1: Significant cultural, archaeological and historical resources in the Goleta area shall be protected and preserved to the maximum extent feasible.</p>	<p>date, no formal consultation has been requested though a meeting with some members of the Native American community has been held to discuss the scope of the project and the findings of the archaeological survey work.</p> <p>A historic resources evaluation did identify several structures that meet the definition of significant historic resources under CEQA based on their potential significance at the local level, including two residences, a barn, and five storage sheds. The structures are significant due to their association with the Cavaletto family, an important family in the history of Goleta agricultural development and community affairs, and because of their association with the broad historical theme of agricultural development in the Goleta Valley.</p> <p>These structures are proposed to be removed as part of the project. Removal of the two residences, which are located roughly in the middle of the property, is necessary to accommodate the proposed density of development that allows for the affordable housing component and provide necessary roadways through the site given the property configuration and site constraints. The sheds are in various states of disrepair and are proposed for removal to accommodate common area facilities for project residents. Due to the constraints on the site, protection and avoidance of these structures is not feasible given the intent of the project to provide 135 residential units and associated common area facilities typical of other residential projects. However, mitigation has been applied that would require rehabilitation of the barn consistent with the Secretary of the Interior's standards. Other mitigation measures proposed as conditions of approval include preparation of a documentation report and interpretive plan of the on-site resources. Given the low relative historic value of these structures, as discussed in the EIR, incorporation of these mitigation measures would reduce impacts to these resources to a less than significant level consistent with these policies.</p>
<p>HOUSING</p> <p>Policy LUR-GV-1: Consistent with the Housing Element, the County shall actively encourage the provision of a mix of affordable</p>	<p>Consistent: The project includes the development of 24 affordable rental units. The units are being built as part of the project consistent with the requirements of the State Density Bonus Program</p>

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<p>units on parcels designated for affordable housing, and on other parcels where affordable housing is proposed by private applicants.</p> <p>Policy LUR-GV-5: The County shall continue to ensure that the range of housing opportunities in the Goleta Valley remains broad and sufficient enough to meet all housing needs.</p> <p>Policy LUR-GV-6: In reviewing an affordable housing or bonus density project proposed for a site without an Affordable Housing Overlay designation, the County shall consider the project's effects on the character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with Pub. Res. Code §21085.</p> <p>Housing Element Design Recommendation 1: To the maximum extent feasible, affordable units shall be architecturally compatible in bulk and scale with market rate units in the same development and blend in as effectively as possible to be in harmony with any surrounding residential development. Projects should integrate and disperse affordable units throughout the development.</p> <p>Housing Element Design Recommendation 6: Housing designs should take into account public view sheds when considering new developments.</p> <p>Housing Element Design Recommendation 7: Housing designs should take into account solar and daylight access and views when considering new developments.</p> <p>Housing Element Design Recommendation 3: The design of new single-family and multi-family dwellings should recognize the setting and character that define the adjacent neighborhoods. Innovative and creative residential design concepts should be used to enhance the social and aesthetic qualities of the community.</p> <p>Housing Element Design Recommendation 4: To the maximum extent feasible, the bulk and scale of new structures shall blend in as effectively as possible to be compatible with adjoining properties.</p>	<p>and represent approximately 18% of the total units (20% of the base units) being constructed with the project. Construction of the affordable units entitles the applicant to a density bonus above what would normally be allowed by zoning and land use designations. The remainder of the project contains a mix of housing types, including townhomes, courtyard homes, and small and large lot single family dwellings in order to meet a broad spectrum of housing needs.</p> <p>Surrounding development is characterized by a combination of single family dwellings and condominiums. The affordable units would be distributed among four buildings closest to Patterson Avenue and designed to be visually compatible with the character of the rest of the project as well as surrounding development. While the affordable units are architecturally compatible with the rest of the site's development, they are not integrated and dispersed throughout the entire site due, according to the applicant, to the difficulty that would create in terms of managing the rental units as well as to provide closer access to public transit facilities. Since integration and dispersal of the affordable units throughout the project is encouraged rather than required under Design Recommendation 1, consistency with this standard can be found despite the clustering of the affordable units along Patterson Avenue.</p> <p>The proposed project represents an overall density, with the granting of the density bonus, slightly greater than surrounding development. This is consistent with the County's policy of promoting moderate to higher density development on urban in-fill sites, especially when converting a site from agricultural to residential zoning, while ensuring compatibility of new development with surrounding neighborhoods. Given the County's interest in providing affordable housing, by providing 24 affordable units as part of the project, the project provides an identified public benefit consistent with Government Code Section 65358.</p> <p>Public viewsheds through and across the site would be altered as part of the proposed project, but the existing viewsheds are not unique and do not offer</p>

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<p>Appropriate transitions should be provided between established neighborhoods and newer ones, recognizing that in certain instances bulk and scale of development may be different but should be designed to be as compatible as possible. Design features should reduce visual prominence.</p>	<p>sweeping views of the mountains, coastline, or other recognized visual resources. Thus, the proposed project would not significantly impact existing public viewsheds.</p> <p>Along the northeast property line adjacent to Sunrise Village, the project would meet all required rear setback and height limits so as to minimize potential solar and daylight access issues with surrounding residential development. An analysis of the project's effects on shading of adjacent properties in the Sunrise Village community demonstrated that adverse effects would be minimal. The project would shade common landscaped areas and access driveways for several hours in the late summer and winter afternoons. However, these areas are not considered critical for solar access needs such as photovoltaic installations, solar water heaters, or daylighting of routinely useable or habitable space. In addition, a portion of these areas are currently shaded by existing trees on the project site and on the adjacent property. Therefore, project shadows would not result in a significant loss of solar access.</p>
<p><u>RECREATION AND ACCESS</u> Land Use Element Parks/Recreation Policy 4: Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses. Policy PRT-GV-2: In compliance with applicable requirements, all opportunities for public recreational trails within those general corridors adopted by the Board of Supervisors as part of the Parks, Recreation and Trails (PRT) maps of the County Comprehensive Plan (and this Community Plan) shall be protected, preserved and provided for during and upon the approval of any development, subdivision and/or permit requiring any discretionary review or approval, except as referenced in Agricultural Element Policy IA. Policy PRT-GV-2C: For projects seeking general plan amendments and/or rezones, the county shall review the Goleta Trails Implementation Study to determine if a new trail corridor should be considered for the area/watershed in which the project is located, consistent with applicable Agricultural Element and resource protection</p>	<p>Consistent: The proposed project includes dedication of an easement to the County to facilitate establishing a segment of the San Jose Creek Class I Bike Path, which is on the Board-adopted Parks, Recreation, and Trails Map. This easement would be consistent with these policies. No other development is proposed as part of the project that would encroach on to the bike path corridor.</p>

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<p>policies.</p> <p>Policy PRT-GV-4: Trail corridors formally designated on the PRT maps shall be kept clear from encroachment by new uses or development, to the extent reasonably feasible.</p>	
<p><u>AGRICULTURAL PRESERVATION</u></p> <p>Policy LUA-GV-1: Land designated for agriculture within the urban boundary shall be preserved for agricultural use, unless the County makes findings that the land is no longer appropriate for agriculture or there is an overriding public need for conversion to other uses for which there is no other land available in the Goleta urban area.</p> <p>Policy LUA-GV-4: In consideration of conversion any agricultural land within the urban boundary to urban uses, the County shall first consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to larger blocks of agricultural land.</p> <p>Agricultural Element Policy III.A: Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.</p>	<p>Consistent: The project site is located in an urban area of the County surrounded by urban residential development. In initiating the General Plan Amendment and Rezone for the subject property in 2006, the Board of Supervisors found that the land was no longer agriculturally viable and that conversion to residential use was appropriate. The project site is an isolated agricultural parcel surrounded by residential development, and is identified in the Goleta Community Plan as appropriate for short to mid-term production (i.e. up to 10 years). The site was not identified for long-term preservation due to its small size and surrounding urban uses. Therefore, conversion of the property from agricultural to residential use is consistent with these policies.</p>
<p><u>CIRCULATION</u></p> <p>Circulation Element Roadway Standards: The policy capacities provided in this Element shall be used as guidelines for evaluating consistency with this section of this Element. A project's consistency with this section shall be determined as follows:</p> <ol style="list-style-type: none"> a. A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity would be considered consistent with this section of this Element. b. For roadways where the Estimated Future Volume exceeds the policy capacity but does not exceed the Acceptable Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway was less than or equal to 2 percent of the remaining capacity of that roadway or 40 ADT, whichever is greater. c. For roadways where the Estimated Future Volume exceeds the acceptable capacity but does not exceed Design Capacity, a project would be considered consistent with this section of this 	<p>Consistent: <i>Roadways:</i> Existing ADT counts on roadways in the vicinity of the project site indicate that all of the roadways are currently operating within acceptable levels of service and below the policy capacities assigned to those segments. The contribution of an estimated 1,081 ADTs from the proposed project to these roadways would not result in the Estimated Future Volumes for any of these segments exceeding their policy capacities. As such, the proposed project would be consistent with this policy with respect to roadways.</p> <p><i>Intersections:</i> The Patterson Avenue/U.S. Highway 101 Southbound onramp intersection would operate at an Estimated Future Level of Service E under the cumulative scenario. The proposed project would contribute more than 10 peak hour trips to this intersection. Therefore, the project would be inconsistent with this policy (subsection b.3). A mitigation measure has been added that would require restriping of the overpass to provide dual southbound left turn lanes. The traffic study prepared for the project determined</p>

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<p>Element only if the number of ADTs contributed by the project to the roadway does not exceed 25 ADT.</p> <p>d. For roadways where the Estimated Future Volume exceeds the design capacity, a project would be consistent with this section of this Element only if the number of ADTS contributed by the project to the roadway does not exceed 10 ADT.</p> <p>Intersection Standards:</p> <p>a. Projects contributing PHTs (peak hour trips) to intersections that operate at an Estimated Future Level of Service that is better than LOS C shall be found consistent with this section of this Element unless the project results in a change in V/C (volume/capacity) ratio greater than 0.20 for an intersection operating at LOS A or 0.15 for an intersection operating at LOS B.</p> <p>b. For intersections operating at an Estimated Future Level of Service that is less than or equal to LOS "C", a project must meet the following criteria in order to be found consistent with this section of this Element.</p> <ol style="list-style-type: none"> 1) For intersections operating at an Estimated Future Level of Service C, no project must result in a change of V/C ratio greater than 0.10. 2) For intersections operating at an estimated future Level of Service D, no project shall contribute 15 or more Peak Hour Trips. 3) For intersections operating at an Estimated Future level of Service E, no project shall contribute 10 or more Peak Hour Trips. 4) For intersections operating at an Estimated Future Level of Service F, no project shall contribute 5 or more Peak Hour Trips. <p>c. Where a project's traffic contribution does not result in a measurable change in the V/C ratio at an intersection but does result in a finding of inconsistency with Intersection Standard 2 above, intersection improvements that are acceptable to the Public Works Department shall be required in order to make a finding of consistency with these intersection standards. A measurable change in V/C ratio shall be defined as a change greater than or equal to 0.01.</p> <p>d. Where a project's traffic contribution does result in a measurable change in V/C ratio and</p>	<p>that there was sufficient width on the overpass for this to occur and concluded that this measure would be adequate to ensure that this intersection operates at LOS C in the future. Implementation of this mitigation measure would therefore ensure consistency with this policy.</p> <p>The project site is an urban infill site surrounded by residential development and located in relatively close proximity to urban services and commercial uses. The project site is within ¼ mile of two public transit lines and the proposed project would include sidewalk improvements along the Patterson Avenue frontage in order to facilitate non-motorized forms of transport. The project is also located in close proximity to established bicycle routes. In addition, the project includes granting of an easement to the County to facilitate constructing a bicycle bridge across San Jose Creek in furtherance of establishment of the San Jose Creek Bike Path. The bike path is an important component of the region's circulation system, as it provides bicycle commuters with a critical connection through the Goleta area, alleviating vehicle traffic on area roadways. Lastly, the project includes sidewalks and walking paths throughout the site in order to provide for non-motorized forms of transport within the site and to connect adjacent neighborhoods.</p>

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<p>also results in a finding of inconsistency with Intersection Standards 1 or 2, above, intersection improvements that are sufficient to fully offset the change in V/C ratio associated with the project shall be required in order to make a finding of consistency with these intersection standards.</p> <p>e. The above intersection standards shall also apply to all projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those permitted by the city's Circulation Element.</p> <p>Policy CIRC-GV-4: New development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between new residential development and adjacent and nearby commercial uses and employment centers.</p> <p>Policy CIRC-GV-8: Developers shall be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.</p>	
<p><u>SOLID WASTE</u></p> <p>Policy RRC-GV-2: All new residential development in the Urban area and, where feasible, outside the Urban area shall participate in yard waste collection programs as may be provided by the County of Santa Barbara. Such programs may include yard waste accumulation bins, curbside pickups and backyard composting.</p> <p>Policy RRC-GV-3: Recycling bins shall be provided at all construction sites to minimize construction-generated waste which goes to the landfill.</p>	<p>Consistent: The project would participate in a yard waste collection program. Curbside green waste pickup is offered by the trash operator serving the project. The project has been conditioned to require the use of recycling bins at the construction site in order to reduce construction waste which goes to the landfill.</p>
<p><u>SCHOOLS</u></p> <p>Policy SCH-GV-1: The maximum allowable school facility fees shall be levied on all new residential, commercial, and industrial projects within the Goleta Planning Area.</p>	<p>Consistent: School fees would be imposed as part of this project consistent with this policy.</p>
<p><u>WATER RESOURCES</u></p> <p>Policy WAT-GV-1: For discretionary projects which would result in a net increase in water use, there shall be a sufficient supply of water to serve known existing commitments plus the proposed project. This policy shall be implemented</p>	<p>Consistent: Water supply is available to serve the proposed project. Service through the Goleta Water District (GWD) does not have the potential to cause overdraft of the Goleta Groundwater Basin due to the GWD's required compliance with the <i>Wright Judgment</i>.</p>

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<p>consistent with the direction of policy WAT-GV-2.</p> <p>Policy WAT-GV-5: Where physically and financially feasible, all new discretionary development shall utilize reclaimed wastewater for exterior landscaping consistent with State and County standards.</p> <p>Policy WAT-GV-6: In order to minimize water use to the maximum extent possible all new development shall utilize water-conserving landscaping and low-flow irrigation.</p> <p>Policy WAT-GV-11: The County shall grant discretionary permits only if long-term supplies, excluding a drought buffer, are available to support new development. Proposed projects shall be reviewed based upon the supply/demand balance recognized, and the drought-buffer program in effect, at the time of application for a discretionary permit. This policy shall be implemented consistent with the direction of policy WAT-GV-2. In the case of the 50% affordable housing overlay projects, they shall be reviewed based upon the supply/demand balance recognized and the drought buffer program in effect at the time of final discretionary permit approval.</p>	<p>Landscaping for the project consists primarily of drought tolerant native and Mediterranean species in order to minimize water use, though more ornamental street trees are also proposed. Reclaimed wastewater is not available to serve the project's irrigation needs as there are no distribution lines in the vicinity of the project. Lawns proposed within private yard areas of the site and in portions of the common open space areas would potentially result in excessive water use. In order to ensure consistency with these policies and minimize water use, the project has been conditioned to ensure that turf constitutes no more than 20% of the project's landscaping, along with other water-conservation measures. Furthermore, the project has been conditioned to ensure the use of water-efficient landscaping in compliance with State Assembly Bill 1881.</p>
<p><u>AIR QUALITY</u></p> <p>Policy AQ-GV-1: The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.</p> <p>DevStd AQ-GV-1.2: Project construction shall minimize the generation of pollution and fugitive dust during construction.</p> <p>Policy AQ-GV-5: The County shall require the use of techniques designed to conserve energy and minimize pollution.</p> <p>DevStd AQ-GV-5.1: The County shall consider the following energy-conserving techniques to implement Policy AQ-GV-5:</p> <ol style="list-style-type: none"> a. the installation of low-NO_x residential and commercial water heaters and space heaters per specifications in the 1991 SBCAPCD Air Quality Attainment Plan. b. the installation of heat transfer modules in furnaces; c. the use of light colored water based paint and roofing materials; 	<p>Consistent: The project has been conditioned to minimize dust generation and air quality emissions during grading and construction. Additionally, mitigation has been included and incorporated as a condition of project approval in order to ensure consistency with DevStd AQ-GV-5.1 by requiring various energy conserving techniques as part of project design.</p>

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<ul style="list-style-type: none"> d. the installation of solar panels for residential water heating systems and other facilities and/or the use of water heaters that heat water only on demand; e. the use of passive solar cooling/heating; f. the use of natural lighting; g. use of concrete or other non-pollutant materials for parking lots instead of asphalt; h. installation of energy efficient appliances; i. installation of energy efficient lighting; j. use of landscaping to shade buildings and parking lots; k. installation of sidewalks and bikepaths; l. installation of covered bus stops to encourage use of mass transportation. 	
<p>TREES Policy BIO-GV-16: To the maximum extent feasible, "protected trees" shall be preserved. Protected trees are defined for the purposes of this policy as mature native trees that are healthy and structurally sound and have grown into the natural stature particular to the species. DevStd BIO-GV-16.1: All existing "protected trees" shall be protected from damage or removal by development to the maximum extent feasible. DevStd BIO-GV-16.3: Where trees may be impacted by new development, a Tree Protection Plan may be required where either the project site contains native or other biologically valuable trees (e.g., oaks, willows, sycamores, cottonwoods, cypress, eucalyptus,) or where such trees on adjacent properties have drip lines which reach onto the project site. The requirement for a Tree Protection Plan may be modified or deleted where it can be found that no trees (proposed to be retained) would be potentially damaged by the project activities. This decision shall be based on the location of trees and the project's potential to directly or indirectly damage trees through such activities as grading, brushing, construction, vehicle parking, supply/equipment storage, trenching or the proposed use of the property. The Tree Protection Plan shall be developed at the applicant's expense and should be prepared by a County approved arborist/biologist as determined to be necessary by the County. The plan must be approved by P&D prior to issuance of a CDP or</p>	<p>Consistent: The proposed project has been designed to preserve as many of the existing on-site specimen trees as possible. Approximately three mature oak trees and six smaller oaks would be removed as part of the project, primarily associated with the new public road along the existing power pole alignment where individual mature oak trees occur and no other feasible roadway alignment exists. These trees do not serve as known raptor roosting or nesting sites and represent individual trees of limited biological value. Additional trees would potentially be damaged during grading and construction, including paving and other development encroaching into the dripline. Mitigation measures have been added to the project to further protect existing oak trees during construction and to ensure that any trees that are removed or significantly damaged are replaced at appropriate replacement ratios.</p>

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<p>LUP. The plan shall be included on all grading and building plans. The County's standard Tree Protection Plan is included in the Standard Mitigation Measures/Standard Conditions Manual.</p> <p>Policy BIO-GV-17: Oak trees shall be protected to the maximum extent feasible. All land use development applications shall be processed in such a manner as to avoid damage to native oak trees. Regeneration of oak trees shall be encouraged.</p> <p>Policy BIO-GV-18: Trees serving as known raptor nesting or key raptor roosting sites shall be preserved to the maximum extent feasible.</p>	
<p><u>ELECTROMAGNETIC FIELDS</u></p> <p>Policy EMC-GV-1: In reviewing permits for EMF sensitive uses (e.g., residential, schools, etc.), P&D shall require an appropriate building setback from EMF-generating sources to minimize exposure hazards.</p>	<p>Consistent: Future residential development is setback from the existing power lines. The project has been designed to align the power lines with the proposed public roadway through the site in order to maximize distances between residential use and the EMF emissions from the power lines. In addition, the sources of EMF are significantly elevated off of the ground and exposure hazards are considered minimal.</p>
<p><u>VISUAL RESOURCES</u></p> <p>DevStd VIS-GV-1.1: Setbacks, landscaping, and structural treatments shall be emphasized along major roadways to help preserve viewsheds and create an aesthetic visual corridor. Parking lots and other impervious surfaces should be placed in side and rear, rather than frontage, areas in all development along roadways.</p> <p>Policy VIS-GV-6: Outdoor lighting in Goleta shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.</p> <p>Policy VIS-GV-7: For developments proposed on parcels being converted out of agricultural use, greenbelt buffer strips and, if appropriate, original orchard plants, should be retained to the extent possible and included within the overall landscape plan for the project.</p>	<p>Consistent: The project would be required to meet the residential design guidelines that have been adopted for the Eastern Goleta Valley, which include restrictions on exterior lighting in order to ensure consistency with these policies. The project includes an open space area along San Jose Creek. However, the shape of the property and access requirements do not lend themselves to establishment of a greenbelt along Patterson Avenue. Nonetheless, setbacks and proposed landscaping throughout the site would help to establish landscape buffers from adjacent development. Public viewsheds across the project site are neither significant nor unique, as better views of the mountains are available from elsewhere in the project vicinity, including to motorists and pedestrians travelling north on Patterson Avenue. Due to the drop in elevation from Patterson Avenue, the closest major roadway, the proposed project would not obstruct or significantly impair viewsheds across the site looking towards the mountains or other scenic resources.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The project is in compliance with most of the ordinance requirements applicable to the Design Residential (DR) zone district. These include parking requirements, height limits, and maximum building coverage.

6.3.2 Requested Modification(s)

Under the State Density Bonus Program, the applicant is entitled to two incentives by providing 24 affordable units on-site (representing 20% of the base units), which can include waivers of development standards. The applicant is using one of these incentives to reduce setbacks. The standard setbacks in the DR zone are 20 feet for the front yard and 10 feet for the side and rear yards. The applicant is seeking a modification to front, rear, and side setbacks to accommodate minor encroachments for the residential structures throughout portions of the site. Side and rear setbacks would be reduced by up to 5 feet in many places, while front setbacks would be reduced by up to a maximum of approximately six feet.

Section 35.82.080(F) of the LUDC allows for the review authority to modify setbacks when it is justified. As discussed above, the standard setbacks in the DR zone are 20 feet for the front yard and 10 feet for the side and rear yards. These setback encroachments are justified in that they allow for the additional density on the project site that was granted through participation in the State Bonus Density Program. In addition, the encroachments primarily affect the interior areas of the project site.

The DR zone requires maintaining 40% of the net site area in common open space. Consistent with the County Housing Element, this requirement can be reduced to 25% as an incentive for project's subject to the State Density Bonus Program. As proposed, common open space constitutes approximately 38% of the net site area. As such, the applicant is requesting a waiver from this development standard as the second incentive.

6.4 Subdivision/Development Review Committee

The Development Plan and Tract Map applications were reviewed by SDRC on April 17, 2008. Many of the departments represented on the committee provided comments and their updated condition letters are incorporated as part of the conditions of approval for the project.

6.5 Design Review

The SBAR reviewed this project on multiple occasions, most recently on September 16, 2011. The BAR was generally supportive of the current design and layout of the project and had favorable comments. The BAR did not comment directly on the architectural details, focusing more on the overall project design. The SBAR initially had concerns about the segregation of the housing types within the development and encouraged greater mixing of the different types within the site. The applicant responded by providing a mix of triplexes, courtyard homes, and

single family dwellings within the southern portion of the site and also explained the rationale for the distribution of housing types throughout the project site. The SBAR accepted the site plan with the distribution of units as modified by the applicant, with the understanding that the remaining segregation and distribution of housing types is based on a reflection of the conditions beyond the property lines (e.g. the larger estate lots sited in the portion of the property located near the larger homes in Cathedral Point and the large amount of open space of Cathedral Oaks Village; the smaller single family homes, courtyard homes, and triplexes within the finger portion of the site to reflect the single family dwellings and condominiums on either side; and the six-plexes in close proximity to the more dense development found in Sunrise Village to the north of the eastern portion of the site). Comments and review of specific architectural details would follow approval of this project by the County decision makers as part of the preliminary and final approval of the project prior to construction. A copy of the minutes from the September 16, 2011 meeting is attached as Attachment D.

6.6 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

Estimated Goleta Development Plan Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks) Quimby Develop. Mitigation	\$10,750 per sfd \$7,436 per apartment	\$1,161,000 (108 sfd) \$178,464 (24 apartments)	LUP Final Inspection
Transportation	\$13,567 per PHT	\$1,451,669 (107 PHTs)	LUP or Map Recordation
Fire Countywide (\$0.20/sf) Goleta Area	\$0.20 per s.f. \$797 per sfd \$592 per other dwelling	\$63,368 (316,841 s.f.) \$86,076 (108 sfd) \$14,208 (24 units)	Final Inspection
Library	\$432 per sfd \$320 per other dwelling	\$46,656 (108 sfd) \$7,680 (54 units)	Final Inspection
Public Administration	\$1,845 per sfd \$1,367 per other dwelling	\$199,260 (108 sfd) \$32,808 (24 units)	Final Inspection

Sheriff	\$494 per sfd \$365 per other dwelling	\$53,352 (108 sfds) \$8,760 (24 units)	Final Inspection
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7.0 APPEALS PROCEDURE

Comprehensive Plan amendments and Zoning Map Amendments recommended for approval or denial, along with accompanying discretionary development, are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval with attached Departmental letters
- C. EIR Summary Table
- D. BAR Comments – September 16, 2011
- E. General Plan Amendment Board Resolution
- F. Rezone Resolution and Ordinance Amendment
- G. Site Plan
- H. Landscape Plan
- I. Vesting Tentative Map
- J. Subdivision Improvement Plan

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Environmental Impact Report (11EIR-00000-00002) was presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered the information contained in the Final EIR (11EIR-00000-00002) and its appendices prior to recommending approval of the project. In addition, all voting members of the Planning Commission have reviewed and considered testimony and additional information presented at or prior to public hearing on October 19, 2011. The Final EIR reflects the independent judgment and analysis of the Planning Commission and is adequate for this proposal.

1.1.2 FULL DISCLOSURE

The Planning Commission recommends that the Board of Supervisors finds and certifies that the Final EIR (11EIR-00000-00002) constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA. The Planning Commission further recommends that the Board of Supervisors finds and certifies that the Final EIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY CONDITIONS OF APPROVAL

The Final EIR (11EIR-00000-00002) identifies several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the Final EIR (11EIR-00000-00002) feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below:

Aesthetics: The project would result in a significant but mitigable impact associated with the introduction of night lighting into the residential community. Exterior lighting has the potential to significantly degrade night sky conditions and result in spillover and glare onto adjacent properties. Mitigation to reduce this impact includes limitations on exterior lighting to ensure only low-intensity, low glare, and hooded lighting is used to prevent spillover. The Planning Commission recommends that the Board of Supervisors finds that this mitigation is adequate to reduce this impact to an insignificant level.

Air Quality: Construction of 134 new residential units and associated infrastructure would generate temporary increases in localized air pollutant emissions, including fugitive dust (PM₁₀) and ozone precursors such as Nitrogen Oxide (NO_x) and reactive organic compounds (ROC). Due to the County's non-attainment status for the state PM₁₀ standard, impacts would be significant but mitigable. Mitigation to reduce this impact to a less than significant level includes the application of dust control measures during construction, minimizing the use of diesel vehicles and equipment, and promoting carpooling of construction workers to minimize vehicle trips. The Planning Commission recommends that the Board of Supervisors finds that this mitigation is adequate to reduce this impact to an insignificant level.

Biological Resources: Important biological resources on the site are primarily associated with the riparian corridor along San Jose Creek, including an associated oak woodland habitat adjacent to the creek. Construction within the riparian habitat adjacent to the creek would be limited to drainage improvements as well as potential future construction of the bridge for the bike path. Potential impacts associated with habitat removal and disturbance would occur if site construction occurs during the nesting season. Further, given the use of the riparian corridor by wildlife species, exterior night lighting could potentially disrupt the normal behavior of some wildlife species. The drainage improvements and bridge (if constructed) would result in the loss of approximately 1,700 square feet of riparian habitat. Mitigation to reduce these impacts includes preconstruction surveys for bird nests, restoration of degraded or removed habitat, coordination with other agencies (e.g. CDFG, US ACOE, and RWQCB) to satisfy any requirements they may have, exterior lighting restrictions in open space areas adjacent to the creek, and checking old buildings for bird and bat nesting/roosting before demolition or reconstruction.

The introduction of invasive or exotic plant species to the site could impact native plant species in the vicinity of the riparian corridor or nearby to the site. Impacts would be mitigated to a less than significant level by restrictions placed on the landscape plan to prevent the use of particular plant species. The project would result in the removal of or significant disturbance to approximately 16 trees of biological value. Mitigation to reduce this impact to a less than significant level includes replacement planting with appropriate ratios and implementation of protection measures to avoid trees during construction.

The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these impacts to insignificant levels.

Cultural Resources: There are several archaeological sites recorded in the general vicinity of the project site. However, Phase 1 and Extended Phase 1 surveys of the site failed to identify any archaeological remains within the project site. Nonetheless, given the known presence of cultural resources in the vicinity of the project and the proximity of the project to San Jose Creek, there remains the possibility that unknown cultural resources could be impacted during grading and construction activities associated with the development project. Impacts would be reduced by requiring contractors to stop or

redirect work in the event archaeological remains are encountered during grading and evaluating any finds in accordance with County archaeological guidelines and, in the case of human remains, treating human remains in accordance with state requirements. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce this impact to an insignificant level.

Fire Protection: The project would be located adjacent to the Kellogg Open Space, which supports dense vegetation associated with the San Jose Creek riparian corridor. As a result, the project would increase the fire hazard risk to proposed residential structures within 100 feet of the riparian area. This is considered a potentially significant but mitigable impact. Mitigation to reduce this impact includes vegetation management within the 100-foot creek buffer, including vegetation clearance requirements around existing and new structures within 100 feet of the riparian vegetation. The Planning Commission recommends that the Board of Supervisors finds that this mitigation measure is adequate to reduce this impact to an insignificant level.

Geologic Resources: The development project may be subject to potential geologic hazards due to collapsible-compressible soils and seismic settlement. This significant impact would be mitigated by adherence to recommendations of a geotechnical investigation, including standard practices for these soil conditions such as over-excavation and compaction of soils and moisture conditioning. Due to the highly erodible alluvial soils on the project site, grading associated with the project would increase soil erosion on the project site and impact San Jose Creek with increased sedimentation. Further, the increase in impervious surfaces on the project site would accelerate surface runoff during rain events, thereby increasing the potential for soil erosion if the runoff is not properly controlled and conveyed. Mitigation to reduce these impacts includes implementation of a Storm Water Pollution Prevention Plan (SWPPP) during construction, revegetating graded areas upon completion of grading to minimize slope failure and erosion potential, and properly designing and constructing the on-site detention basin to retain and infiltrate runoff on-site and minimize the potential for erosion and sedimentation affecting San Jose Creek. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these impacts to insignificant levels.

Hazardous Materials/Risk of Upset: The project site was historically used as an orchard and more recently as a Christmas tree farm, which potentially utilized agricultural chemicals to promote production. Chemicals that remain in the soil could be released during grading activities, exposing nearby receptors to contaminated soils. In addition, a dump site previously used for trash and orchard waste as well as backfill material from an unknown source could have contributed contaminants into the soil. Grading could result in significant impacts to affected workers and residents associated with the release of contaminants. Mitigation to reduce these impacts to less than significant levels includes testing the soil prior to grading activities and remediating the soil if testing indicates that concentrations exceed their respective screening levels. Development of the project would require the demolition of existing structures that may contain asbestos and lead based paint. Demolition of these structures could expose workers to hazards. This

significant impact would be reduced by surveying the structures for asbestos and lead based paint and following any recommendations for proper abatement and disposal depending on the results of the surveys. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these impacts to insignificant levels.

Historic Resources: The project involves the demolition of existing structures that are considered significant historic resources due to their potential eligibility for designation as County historic landmarks. This is considered a significant but mitigable impact. Mitigation to reduce this impact includes documenting the historic structures, retaining and restoring the existing barn, and developing an interpretive plan and display for the public on the historic themes of the structures and history of agriculture in the Goleta Valley and the specific contributions of the Cavaletto family. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce this impact to an insignificant level.

Land Use: The project would change the character of the site from largely undeveloped and open, historically farmed land to single- and multi-family residential development. This would present potential compatibility issues with surrounding development. Mitigation to reduce this impact includes ensuring that the development is designed in a manner that avoids potential privacy impacts and requiring review and approval of the development by the South County Board of Architectural Review. Mitigation measures applied to address other impacts, including aesthetics, air quality, hazardous materials, noise, and transportation/circulation would also reduce long-term compatibility conflicts with surrounding residential development. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce land use impacts to insignificant levels.

Noise: Construction activities associated with development of the residential project would temporarily impact sensitive noise receptors within 1,600 feet of the project site, potential exposing nearby residents to noise levels in excess of County thresholds. Mitigation to reduce this impact includes restricting noise-generating construction to between the hours of 8am and 5pm on weekdays only, shielding any stationary construction equipment and siting it as far away as possible from nearby sensitive noise receptors, using electrical power to run air compressors and power tools, providing a notice to nearby property owners prior to construction activities, and establishing a noise complaint line for local residents to use to submit complaints associated with construction noise. Development of residential units along Patterson Avenue could expose future residents to noise levels exceeding County standards. Mitigation to reduce this impact includes retaining an acoustical engineer during final project design to incorporate construction and design specifications that would result in attenuation of noises affecting future residents. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these temporary and long-term impacts to insignificant levels.

Public Facilities – Solid Waste: Solid waste generated during construction of the project would potentially exceed the County threshold of 350 tons, resulting in a significant but mitigable impact. Mitigation would include preparation and implementation of a Solid Waste Management Plan during construction, which would include sorting and recycling of construction waste. Long-term waste generated by project residents would similarly exceed the County's standard of 196 tons per year. Implementing a recycling program on-site, including curbside recycling for project residents, would reduce this impact to a less than significant level. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these impacts to insignificant levels.

Transportation/Circulation: Project construction and equipment staging would temporarily increase truck traffic in the surrounding neighborhoods. Construction traffic and parking has the potential to significantly impact the normal use of the sidewalk and adjacent street parking. Mitigations to reduce this temporary impact includes a requirement for on-site construction parking and equipment staging/storage and using traffic control monitors when construction activities are affecting public roadways. The proposed project would generate an estimated 1,081 average daily trips and 110 PM peak hour trips (PHTs) upon buildout, which would be distributed to various roadways and intersections in the vicinity of the project site. The South Patterson Avenue/U.S. Highway 101 southbound on-ramp would be significantly impacted by the proposed project and would degrade from a level of service (LOS) C to LOS D under the project-specific scenario (or LOS E under the cumulative scenario), as the project would send 51 PHTs to that intersection. Mitigation to reduce this impact to a less than significant level includes adding a second left-turn lane onto the onramp from South Patterson Avenue by restriping the overcrossing, and adding ramp metering. In addition, the applicant would be required to pay traffic impact fees to the City of Goleta in order to offset the project's cumulative impact. The project would result in additional traffic and new roadway connections to access the site that could affect the safety of residents in the existing neighborhood and future residents of the project. Required mitigation to reduce this impact includes limiting landscaping at the entrance of the project site from North Patterson Avenue to low-growing vegetation to maintain adequate sight distances, and extending the sidewalks along the private road that serves the estate lots in the northern portion of the site to Avenida Pequena. In addition, recommended mitigation measures to further reduce this impact and reduce project-generated traffic from affecting nearby residential streets includes extending Tree Farm Lane to Patterson Avenue as part of the initial phase, adding a stop sign at the intersection of Tree Farm Lane and Merida Drive, and monitoring traffic conditions on Agana Drive and Merida Drive after Phases I and II to determine if any traffic calming measures are warranted.

The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these impacts to insignificant levels.

Water Resources/Flooding: The project would involve the disturbance of approximately 22 acres during construction, which would disturb soils and potentially increase runoff, erosion, and sediment loads. This would result in a significant but mitigable impact on

water quality. Mitigation to reduce this impact includes the implementation of erosion and sediment and contaminant control measures during grading and construction, and ensuring that concrete and construction equipment washout and storage locations are sited to prevent discharge into area storm drains or San Jose Creek. The project would alter existing drainage patterns and increase storm water runoff by significantly increasing the amount of impervious surfaces on the project site. This would result in potentially significant long-term water quality impacts. Mitigation to reduce this impact include implementation of a Storm Water Quality Management Plan (SWQMP) that includes a combination of structural and non-structural best management practices (BMPs) designed to prevent the entry of pollutants into the storm drain system or area drainages, labeling storm drains to increase awareness of storm water pollution, requiring the use of vegetated buffer strips and other forms of biofiltration to allow for infiltration and filtration of pollutants in runoff before they can enter the storm drain system or San Jose Creek, and incorporating pervious surfaces where possible to reduce surface runoff and allow for infiltration. The Planning Commission recommends that the Board of Supervisors finds that these mitigation measures are adequate to reduce these impacts to insignificant levels.

1.1.5 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES OR MITIGATION MEASURES ARE NOT FEASIBLE

The Final EIR (11EIR-00000-00002), prepared for the project evaluated a no project alternative, a reconfigured/land exchange alternative, an altered phasing alternative, and an increased open space/historic preservation (i.e. reduced development) alternative as methods of reducing or eliminating potentially significant environmental impacts. The Planning Commission recommends that the Board of Supervisors finds that the following alternatives are infeasible for the reasons stated:

1. **No Project Alternative.** The No Project Alternative is considered infeasible because it does not meet any of the basic objectives of the project, specifically as they relate to developing a variety of housing types at different densities that meet a multitude of housing needs and produce an economically viable project, providing on-site rental units that are affordable by design, and incorporating LEED Neighborhood Design elements to create a walkable, environmentally advanced design for a new residential community.
2. **Altered Phasing Alternative.** The Altered Phasing Alternative is economically infeasible because it frontloads the expensive infrastructure improvements (i.e. connecting Tree Farm Lane to Patterson Avenue) and subsidized affordable units before the developer has an opportunity to generate revenue from the sale of individual market rate units. This revenue is necessary in order to fund and obtain financing for these elements of the project. In addition, it is infeasible to defer construction of the common area facilities to a later phase because these facilities are necessary to market the residential unit and to provide necessary amenities for the new residents. Further, the drainage improvements proposed as part of the initial phase, including namely the retention basin, need to be constructed as part of the initial improvements in order to provide adequate

drainage and flood control for new development within the site. Deferring these improvements until the final phase would not be feasible. Lastly, this alternative does not reduce any of the significant impacts of the project since ultimate buildout of the project would be unchanged, though it does reduce adverse traffic impacts to neighboring residents to the south by providing a direct connection to Patterson Avenue for project residents as part of the initial phase of development.

The other two alternatives (Reconfigured/Land Exchange Alternative and Increased Open Space/Historic Preservation Alternative) do not fully meet the objectives of the project in terms of “developing a variety of housing types at different densities that meet a multitude of housing needs and produce an economically viable project.” However, they do meet most of the other project objectives and while not as profitable as the proposed project, are nevertheless feasible alternatives. While not infeasible, these alternatives are not necessary to avoid or substantially lessen any of the significant effects of the project. Mitigation measures have been identified to reduce the significant impacts generated by the project such that the proposed project, as mitigated, would not result in any significant and unavoidable impacts.

1.1.6 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 AMENDMENT TO THE DEVELOPMENT CODE, LCP AND ZONING MAP (REZONE) FINDINGS

Findings required for all Amendments to the County Land Use and Development Code, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

2.1.1 The request is in the interests of the general community welfare.

The project site is surrounded by residential development and provides an opportunity for positive infill development. With a net increase of 132 residential units, including 24 affordable units, the project helps to address the region’s housing shortages. The range

of housing types and sizes will help to meet a multitude of needs and apply to a diversity of income levels. The development of housing with a variety of types and densities is identified as a goal of the community (Policy LUR-GV-5 of the Goleta Community Plan). The project helps to maintain the existing urban boundary line by providing housing in an urban infill site, which is another recognized goal of the community rather than pushing development out to the urban fringes or extending the urban boundary. Overall, the request to rezone the property from agriculture to residential is in the interests of the general community welfare.

2.1.2 The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code. If the Amendment involves an Amendment to the Local Coastal Program, then the request shall also be found to be consistent with the Coastal Land Use Plan.

As discussed in Section 6.2 and 6.3 of the staff report dated September 30, 2011, herein incorporated by reference, the project is consistent with the Comprehensive Plan, including the Goleta Community Plan, and the Land Use Development Code (with the waiver requests permitted under the State Density Bonus Program). The project site is outside of the coastal zone and therefore does not involve a request to amend the Local Coastal Program.

2.1.3 The request is consistent with good zoning and planning practices.

The project site represents an urban infill site surrounded by residential development. Rezoning the property from agriculture to residential to accommodate a total of 135 residential units with an 18% affordable housing component is consistent with good zoning and planning practices. The Goleta Community Plan identified this site as suitable for short to medium term agricultural preservation, as opposed to long term protection. The site has not been in active agricultural production since 2003 and given its location adjacent to existing residential development, close to urban commercial centers and major arterial roads and the highway, the site is an excellent candidate for residential development to meet the region's housing shortages.

2.2 GENERAL PLAN AMENDMENT FINDINGS

Government Code Section 65358(a) requires a general plan amendment to be in the public interest.

The project site is surrounded by residential development and provides an opportunity for urban infill development. With a net increase of 132 residential units, including 24 affordable units, the project helps to address the region's housing needs. The range of housing types and sizes will help to meet a variety of needs and will apply to a diversity of income levels. The development of housing with a variety of types and densities is identified as a goal of the community (Policy LUR-GV-5 of the Goleta Community Plan) and affordable housing is identified as being in the public interest in the Board-adopted 2009-2014 Housing Element. The project helps to maintain the existing urban boundary line by providing housing in an urban infill site, which is another recognized goal of the community rather than pushing development out to the urban fringes or extending the

urban boundary. Granting of the easement to the County for the purposes of establishing a portion of the San Jose Creek Bike Path would also be in the public interest. Overall, the request to amend the land use designation of the property from agriculture to residential is in the public interest.

2.3 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

1. The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.

The project site is approximately 26 acres and is surrounded by residential development of varying densities. The project site is located adjacent to major arterial roadways and close to employment and shopping districts. The project site represents an infill development opportunity within an existing residential neighborhood. The project is adequate in terms of its location and physical characteristics to support a total of 135 residential units.

2. Adverse impacts will be mitigated to the maximum extent feasible.

There are no significant unavoidable impacts that would result from development of the project. All required mitigation measures identified in the EIR to reduce significant impacts to less than significant levels have been incorporated as project conditions of approval. In addition, recommended mitigation measures that were identified in the EIR to further reduce impacts have been similarly incorporated as conditions of project approval where appropriate. As a result, all adverse impacts have been reduced to the maximum extent feasible, consistent with this finding.

3. Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

Streets and highways will be adequate to carry the type and quantity of traffic generated by the project. The project includes a condition of approval that requires upgrades to the Patterson Avenue/U.S. Highway 101 southbound onramp intersection, including restriping the overpass to add a second left-turn lane and adding metering to the on-ramp as required by Caltrans. With implementation of these improvements, all affected roadways and intersections would remain within acceptable capacity. The roadway improvements internal to the site have been designed to meet County standards for access and traffic movement, including adequate road widths, turning radii, and pedestrian improvements. In addition, the project has been conditioned to provide direct vehicular access to Patterson Avenue as part of the initial phase of development in order to provide project residents with an additional means of accessing Patterson Avenue without adversely impacting the neighborhood streets to the south. Therefore, this finding can be made.

4. There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

The project would be served by the Goleta Water District and Goleta Sanitary District for water and sewer service, respectively. The project site would be annexed into the Goleta Sanitary District's service boundary prior to development. The project has been designed to meet County Fire Department standards for emergency access and County Public Works requirements for roadways. As a result, adequate services exist to serve the project consistent with this finding.

5. The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

The project has been designed to be compatible with surrounding development. Review and approval of the project design by the South County Board of Architectural Review, including the final layout and architectural designs for proposed residences and landscaping, will help to ensure neighborhood compatibility and protect neighbor privacy. The provision of approximately four acres of open space for use by the residents will ensure that sufficient parkland exists in the neighborhood to support the increased residential population, without degrading the quality and availability of existing open space and parkland for existing community residents. Required improvements to the Patterson Avenue/U.S. Highway 101 southbound intersection will ensure that the project does not impact the comfort and convenience of area residents by improving the operating capacity of that intersection and reducing queuing along Patterson Avenue north of intersection. In addition, connecting Tree Farm Lane to Patterson Avenue as part of the initial phase of development and adding a stop sign at Merida Avenue will help to ensure that project traffic does not burden neighborhood streets to the south of the project site. Lastly, dedicating an easement to the County for the purposes of constructing the bridge across San Jose Creek will help to improve community access through the area and provide an alternative to vehicle use for moving about the neighborhood and reaching points south of the highway. This will help to incrementally reduce congestion on the roadways and offset the addition of 1,081 net new average daily trips generated by the project. As a result of these various elements and requirements of the project, this finding can be made.

6. The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.

The State Density Bonus Program entitles the applicant to two incentives/waivers given the number of affordable units proposed to be constructed as part of the project. As such, the applicant has requested waivers to setback and open space standards required for the Design Residential (DR) zone, as permitted under the State Density Bonus Program. The project complies with other applicable requirements of the DR zone, including building height and parking spaces. As discussed in Section 6.2 of the staff report dated September 30, 2011, herein incorporated by reference, the project as conditioned is consistent with all applicable policies and standards of the Comprehensive Plan, including the Goleta Community Plan. Therefore, this finding can be made.

7. **Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.**

The project site is not within a rural area of the County and therefore this finding does not apply.

8. **The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.**

There are no existing public easements through the property that would be affected by the project. The project includes the dedication of an easement to the County for the purposes of establishing a bridge across San Jose Creek for use as part of the San Jose Creek Bike Path. As a result, this finding can be made.

- B. **Additional finding required for Final Development Plans.** In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.

There is no previously approved Preliminary Development Plan associated with this project. Therefore, this finding can be made.

2.4 GOLETA COMMUNITY PLAN OVERLAY FINDINGS

Pursuant to Section 35.28.210 of the County Land Use & Development Code, in addition to any findings that are otherwise required by the County Land Use & Development Code for the approval of a permit for development, project approval within a community or area plan overlay zone shall require that the review authority also first find that the project complies with all applicable requirements of the applicable community or area plan.

The proposed Tentative Tract Map and corresponding Development Plan are consistent with the policies and development standards of the County's Comprehensive Plan including the Goleta Community Plan as discussed in Section 6.0 of this staff report dated September 30, 2011, incorporated herein by reference. Therefore, this finding can be made.

2.5 TENTATIVE MAP FINDINGS

Findings for all Tentative Maps.

- 2.5.1 **State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

Many of the homes within the subdivision are oriented in such a way as to provide for passive heating and cooling with appropriate siting and sizing of windows and awnings. There is area surrounding many of the residences for planting to allow for passive or cooling and surrounding trees will provide for natural cooling for the residences. Solar array panels or photo voltaic cells may also be feasible in the future subject to obtaining the necessary permits.

2.5.2 State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

The proposed Tract Map and corresponding Development Plan are consistent with the policies of the County's Comprehensive Plan including the Goleta Community Plan as discussed in Section 6.2 in this staff report dated September 30, 2011, incorporated herein by reference.

In compliance with the Subdivision Map Act, the review authority shall deny the Cavaletto Tree Farm Housing Project (Case No. 09TRM-00000-00001) if it makes any of the following Subdivision Map Act Findings:

2.5.3 State Government Code §66474. The following findings shall be cause for disapproval of a Tentative Parcel Map/Tract Map:

a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.

The proposed Vesting Tract Map and corresponding Development Plan are consistent with the policies of the County's Comprehensive Plan including the Goleta Community Plan as discussed in Section 6.2 in this staff report dated September 30, 2011, incorporated herein by reference.

b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The design and improvements of the proposed subdivision are consistent with applicable policies of the Comprehensive Plan, including the Goleta Community Plan, as discussed in Section 6.2 of the staff report dated September 30, 2011, herein incorporated by reference.

c. The site is not physically suitable for the type of development proposed.

The site consists of 26 acres of generally level terrain surrounded by residential development. Significant constraints on the site are limited to the riparian corridor and associated oak woodland on the west end of the project site and an inactive fault line running west to east within the northern portion of the site. Overall, the site is suitable for the residential development proposed.

d. The site is not physically suited for the proposed density of development.

The site is surrounded by residential development of varying densities, including condominium complexes and single family dwellings. The project has been designed with varying densities throughout the site in order to effectively tie the project in with surrounding development. The proposed effective density of 5.2 units per acre (inclusive of affordable units and density bonus market rate units) is slightly higher than some of the surrounding development which has a density of 3.3 units per acre. However, the project is consistent with the density of a condominium project immediately north of the project site. The site is physically suited for the density proposed, and can accommodate the proposed density while still providing several acres of open space, common area facilities including a pool, and all of the necessary interior roadways and sidewalks.

e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subdivision and associated residential development and infrastructure improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. No residential development is proposed within the 50-foot creek buffer and the only development affecting the riparian corridor includes drainage improvements and a potential future bridge across the creek to accommodate the San Jose Creek Bike Path. Mitigation measures have been incorporated as conditions of project approval to ensure any impacts resulting from the project are reduced to insignificant levels.

f. The design of the subdivision or type of improvements is likely to cause serious public health problems.

The proposed subdivision and associated development and infrastructure are not likely to cause serious public health problems. The EIR identifies significant but mitigable impacts with respect to hazards associated with possible contaminated soil. No other significant public health problems have been identified. Mitigation measures have been incorporated as conditions of project approval requiring testing and, if necessary, remediation of contaminated soil.

g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

There are no existing public easements through the property that would be affected by the subdivision project.

2.5.4 State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land.

The subject parcel is not currently in an agricultural preserve contract.

2.5.5 State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.

The proposed residential development has received a letter from the Goleta Sanitary District indicating that there is sufficient capacity to serve the proposed project.

2.5.6 Pursuant to Chapter 21-8 of the Santa Barbara County Code, the following, among others, shall be cause for disapproval of a tentative map including tentative parcel maps, but the tentative map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant:

A. Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening, realignment, or change of grade by an instrument in writing recorded, or capable of being recorded, in the Office of the County Recorder, provided, however, that the Director of Public Works may approve such easements or rights-of-way without such subordinations. Easements or rights-of-way shall not be granted along or across proposed county streets before filing for record of the final subdivision map by the County Recorder, unless the Director of Public Works shall approve such grants. If the Director of Public Works does not grant such approvals within fourteen days from the date they were requested, they shall be deemed to have been refused. Appeal from refusal of the Director of Public Works to grant such approvals may be made in writing to the Board of Supervisors, which may overrule the Director of Public Works and grant such requested approvals in whole or in part.

Easements and public rights-of-ways within the project site would be consistent with this finding.

B. Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street;

The project site would have adequate ingress and egress via public streets and would not be landlocked.

C. Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view;

The project site is relatively flat and grading as part of the project would not create any steep cut or fill slopes that would be unsafe or unattractive to view.

D. Grading or construction work on any proposed street or lot. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors;

No grading or construction would be permitted as part of the project until recordation of the Vesting Tentative Map and the issuance of applicable follow-up Zoning Clearances.

E. Potential creation of hazard to life or property from floods, fire, or other catastrophe;

The project site is surrounded by residential development within the urban boundaries of the Goleta Valley. The project would meet all County Fire Department standards for access and defensibility. New structural development is located outside of the flood zone and the project would not create hazards to life or property from floods, fire, or other catastrophes.

F. Nonconformance with the County's Comprehensive Plan or with any alignment of a state highway officially approved or adopted by the state department of transportation;

As discussed in Section 6.2 of the staff report dated September 30, 2011, herein incorporated by reference, the project as conditioned conforms to the County's Comprehensive Plan, including the Goleta Community Plan. There are no state highways adjacent to the project site that would be affected by the development.

G. Creation of a lot or lots which have a ratio of depth to width in excess of 3 to 1;

There are no lots created as a result of the project that have a depth to width ratio in excess of 3 to 1.

H. Subdivision designs with lots backing up to watercourses.

San Jose Creek is located along the western boundary of the project site. However, no residential development is located within the buffer area of San Jose Creek. The common open space runs along the creek's riparian corridor, but San Jose Creek does not run through the backyards of any of the residential lots.

2.5.7 Pursuant to Chapter 21-8 of the Santa Barbara County Code, a tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 *et seq.*, the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.

As discussed in Section 6.2 of the staff report dated September 30, 2011, herein incorporated by reference, the project as conditioned conforms to the County's Comprehensive Plan, including the Goleta Community Plan. As discussed in Section 6.3 of the staff report dated September 30, 2011, herein incorporated by reference, the project as conditioned conforms to applicable requirements of the County Land Use & Development Code, with the requested incentives as permitted under the State Density Bonus Program. The Vesting Tentative Map is consistent with the requirements of Chapter 21 of the Santa Barbara County Code, as well as the requirements of the State Subdivision Map Act and California Government Code Section 66410 *et seq.*

2.6 ROAD NAMING FINDINGS

Section 35.76 of the Land Use Development Code, Road Name Selection, states that the objective of regulated road naming is to ensure that proposed road names are pleasant sounding; easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to the pride of home and community. In order to meet that objective, the following criteria were adopted and must be met in order to approve renaming of a road:

- a. **Road names shall not be duplicated within the area served by the same United States post office or police or fire department. No name should duplicate another road name used elsewhere in the County. Similar sounding names are considered duplicates regardless of spelling.**

The proposed road names "Tree Farm Lane," "Noel Court," and "Christmas Tree Lane" do not occur within the area served by the local post office or by emergency response personnel. The Santa Barbara County Fire Department issued a letter (included in Attachment B) approving "Harvest Road" and the Santa Barbara County Public Safety Sheriff's Dispatch staff is not aware of a duplicate road name within Santa Barbara County.

- b. **Roads shall not be named after surnames of living persons.**

The proposed road names do not reference a surname of any living persons.

- c. **Roads may be named after family surnames prominent in Santa Barbara County history, even if family members still reside in the area.**

The proposed road names do not reference a surname.

- d. **Road names shall have less than 24 letters, including punctuation, spacing, and road classification (e.g., lane, way, street).**

The proposed road names contain fewer than 24 letters each, including spacing and the road classification.

e. Road names shall be easy to pronounce and spell.

The proposed road names are easy to pronounce and spell.

f. Road names shall be grammatically correct whether in English or a foreign language.

The proposed road names are grammatically correct.

g. Road names shall include an appropriate road classification (e.g., street, lane, way, etc.)

The proposed road names include the applicable road classification.

ATTACHMENT B: CONDITIONS OF APPROVAL

PROJECT DESCRIPTION

1. This Tentative Tract Map and Development Plan are based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit #1, dated October 19, 2011, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project consists of a Comprehensive Plan Map Amendment (01GPA-00000-00009), Rezone (01RZN-00000-00015), Vesting Tentative Tract Map (09TRM-00000-00001), Development Plan (08DVP 00000-00012) to develop 135 dwelling units, and a Road Naming application (09RDN-00000-00001).

Comprehensive Plan Map Amendment and Rezone

The project involves an amendment to the Goleta Community Plan Land Use Element Map to change the land use designation on APNs 069-100-006, 069-100-051, 069-100-054, and 069-100-057 from Agriculture (A-I-5) to Residential 4.6 (RES-4.6). The request also includes a change to the zone district on APNs 069-100-006, 069-100-051, 069-100-054 and 069-100-057 from Agriculture (AG-I-5) to DR 4.6.

Vesting Tentative Tract Map

The project includes a Vesting Tentative Map that divides the project into 70 lots, including 39 individual lots for single family dwellings, 21 lots for multiple dwellings (including courtyard homes, triplexes, and six-plexes), and 10 lots for roads and common open space areas. The new public road (Tree Farm Lane) connects the Patterson Avenue access to the site to the northern terminus of Merida Drive. The existing public access roads, along with the new roads, serve the new housing development. The project includes two drainage outlets to San Jose Creek (one improves an existing outlet for storm flows originating off site) to carry storm water from offsite and onsite, including storm water released from a retention basin for onsite drainage located adjacent to San Jose Creek. The existing SCE 66 kV transmission lines that traverse the property (between 1955 and 2050 linear feet) are to be retained and/or shifted within their existing easement, retaining the existing east-west alignment. Existing 16kV lines on those power poles are to be placed underground.

Development Plan

The Development Plan includes 135 housing units, including one existing dwelling unit to be retained. The two other dwelling units that currently exist onsite are to be demolished. The residential component of the project include one existing single family dwelling, 80 new detached dwelling units and 54 new attached dwelling units, for a total of 135 housing units.

Of the 135 housing units, 24 are to be designated affordable rental units, one of which would be an onsite manager’s unit. One hundred and twenty of the units constitute the base zone density under the proposed DR 4.6 zone district and the project application includes a request for a 13% density bonus (15 additional dwelling units). The development is to be governed by Homeowner Covenants, Conditions and Restrictions (CC&Rs).

The project includes 54 attached units, approximately 19 of which are proposed to be affordable rental units at the moderate income level, four at the low income level, and one unit designated for a manager unit of the rentals. The project also includes 80 detached homes in four sub-areas of the site composed of 43 courtyard homes, 20 small lot homes and 17 medium-sized lot homes. The design of the single family dwelling units will be one of four unit types, with two- or three-car garages and private outdoor space. The market rate units will range in size from approximately 1,394 square feet to 3,800 square feet. The affordable units will range in size from approximately 695 to 910 square feet. In addition, the existing single family home on APN 069-100- 006 will be retained. The project will provide five housing types with a variety of architectural styles including American farmhouse, cottage, craftsman, Monterey, and California ranch, contemporary and/or traditional. The five housing types are summarized below.

Housing Types

Housing Type	Unit #	Building Details
Garden Apartments	24	Rental units <ul style="list-style-type: none"> • 4 Buildings • 6-Plexes • 750 – 900 sf units
Townhomes	30	10 Townhome Buildings – 3 units per building <ul style="list-style-type: none"> • Plan A1 – 1,384 sf units (10 total) • Plan A2 – 1,880 sf units (10 total) • Plan A3 - 1,950 sf units (10 total)
Courtyard Homes	43	<ul style="list-style-type: none"> • Plan B1 – 1,485 sf units (19 total) • Plan B2 – 1,725 sf units (10 total) • Plan B3 – 1,975 sf units (14 total)
Estate Lots (Type C)	20	20 Single Family Dwellings <ul style="list-style-type: none"> • Plan C1 – 2,900 sf (4 total) • Plan C2 – 3,100 sf (7 total) • Plan C3 – 3,300 sf (9 total)
Estate Lots (Type D)	17	17 Single Family Dwellings <ul style="list-style-type: none"> • Plan D1 – 3,400 sf (5 total) • Plan D2 – 3,600 sf (4 total) • Plan D3 – 3,800 sf (7 total) • Carriage House – 1,500 sf (1 total)

New residential units will be two stories and include maximum building heights between 25 and 26 feet from finished grade (up to a maximum of approximately 33 feet from existing grade). The building coverage for the residential units will be approximately 19% of the proposed net site area. While the detention basin will be located within 10 feet of San Jose Creek's riparian area for functional purposes, all new residential structures will be located over 100 feet from riparian areas. The common area facilities will be setback at least 50 feet from the top-of-bank of San Jose Creek, with the exception of the existing barn which will be reconstructed in place.

Common Open Space. The project will also include two common open space lots located generally along a setback from the Goleta Fault, which traverses the site in a generally east-west direction, and adjacent to San Jose Creek. These common areas, which will occupy roughly 38% of the site, will include the following amenities:

- A private creek-side park with a small amphitheatre; several community flex-space buildings built in the locations of the existing accessory buildings which are in various states of disrepair; patios and decks; a small swimming pool; and a community parking lot and basketball court at the southwest corner of the site adjacent to the existing County open space area to the south.
- A linear park and trail area within the fault setback, also accommodating a bioswale ("seasonal dry creek bed").

Common area amenities are depicted on the site plan and include reconstruction or replacement of existing accessory structures in their general existing locations for the recreational and support out-buildings. A detention basin will be constructed in the northern portion of the creekside open space area. Common lots will also be created for the internal private roadways.

Construction. The project will be constructed in four phases, working from west to east. Phase I will include a total of 25 units (two triplexes, four courtyard homes, 10 Type C estate homes and five Type D estate homes), all of the common area facilities, Tree Farm Lane in between Las Perlas and Merida drives, Noel Court and a portion of Christmas Tree Lane. Phase II would include a total of 44 units (two triplexes, 16 courtyard homes, 10 Type C estate homes, and 12 Type D estate homes, including the carriage house) and the remainder of Christmas Tree Lane. Phase III would include a total of 30 units (six triplexes and 12 courtyard homes). Phase IV would include a total of 35 units (11 courtyard homes and the 24 affordable units) along with the connection of Tree Farm Lane to Patterson Avenue. Rough grading (balanced cut and fill) for the entire site is proposed as part of Phase I of the development. Total grading quantities include approximately 40,000 cubic yards of cut and 40,000 cubic yards of fill. Grading associated with the structural development of each phase is estimated as follows:

- Phase I requires approximately 20,100 cubic yards of cut and 5,300 cubic yards of fill. Approximately 3,100 cubic yards of export to Phase II will be stockpiled or concurrently

graded and another estimated 11,700 cubic yards will be exported and stockpiled on Phase IV.

- Phase II requires approximately 5,700 cubic yards of cut and 8,800 cubic yards of fill, with approximately 3,100 cubic yards imported from Phase I.
- Phase III will require approximately 10,200 cubic yards of cut and 1,400 cubic yards of embankment fill, with the excess exported to Phase IV to either be stockpiled or graded concurrently with Phase III.
- Phase IV will require approximately 3,900 cubic yards of cut and 24,000 cubic yards of fill, including the proposed Patterson Avenue embankment.

Parking. The project will incorporate 282 covered parking spaces for the housing units and 128 guest parking spaces for a total of 410 spaces.

Roads/Circulation. One new public road with sidewalks on both sides will be constructed in an east/west direction between Patterson Avenue and Las Perlas Drive, continuing west where it would intersect with a new roundabout from Las Perlas Drive to connect with Merida Drive. New private roads will be constructed for internal circulation, and the existing road through the adjacent Cathedral Oaks Village will be improved and extended to the northeast part of the site. Patterson Avenue frontage improvements would be constructed, including sidewalks and left and right turn lanes at the new project intersection. No new structural development is proposed for the area designated for a future County Class I bike path and trail. However, the project includes an easement for a public bridge and path in the southwest corner of the site that would reestablish community access to the adjacent Kellogg Open Space from the eastern side of San Jose Creek and provide a critical connection for the future Class I bike path.

Landscaping. As shown in the Landscape Plan to be approved by the SBAR, Native California plants will be planted throughout the development as well as drought tolerant, Mediterranean and wildlife habitat plant species. In addition, non-native ornamental street trees are proposed along roads. Some of the existing native trees, including existing oak trees, will remain or be relocated on site. In addition, some of the site's existing Cypress Christmas trees will be retained to provide screening and wildlife habitats as well as provide character.

Drainage Improvements. An existing open trapezoidal drainage ditch crosses the east side of the property, receiving storm flows from an open channel north of the site and routing them to a 54-inch diameter storm drain inlet near the south property boundary. As part of the site development, these flows will be contained within a 54-inch storm drain to be located within a 15-foot wide Santa Barbara County Flood Control District easement. Site runoff will not be connected to this storm drain, rather runoff from the eastern lots will be directed to the streets and routed westward via a storm drain system along the proposed Tree Farm Lane. The storm drain will be sized per Santa Barbara County Flood Control District standards, eventually becoming a 60-inch diameter pipe that will discharge to San Jose Creek in the southwestern corner of the project site. The outlet will be designed to Flood Control

District standards, with the outlet discharging onto an outlet apron of riprap to prevent discharge erosion problems.

Currently, offsite drainage from the north is directed via a north-south storm drain between proposed Phase I and Phase III to an east-west storm drain located along the south property boundary. This storm drain conveys storm flows westward and currently discharges to San Jose Creek in the same location where the proposed 60-inch storm drain would discharge. The runoff water currently conveyed by this storm drain would be collected and conveyed via the new 60-inch storm drain. The existing storm drain will be either abandoned in place or removed in conformance with Flood Control District requirements, and its associated 13-foot wide easement will be quit-claimed to the proposed development.

A bioswale will traverse from east to west across the northern portion of the site. Generally, storm water runoff south of the east-west portion of Christmas Tree Lane will drain to the new 60-inch storm drain, while the northeast portion of the site will drain to the bioswale, which is planned to discharge to the detention basin. Drainage from the northwest portion of the site and the lots north of Christmas Tree Lane will be conveyed by minor local storm drain systems that will also discharge into the detention basin. The detention basin will hold approximately 93,700 cubic feet (~2.15 acre-feet). Runoff volumes greater than this will discharge via a riprap spillway to San Jose Creek.

Utilities. The project will be served by the Goleta Water District and Goleta Sanitary District (upon annexation). The existing 66 kV transmission lines that traverse the property in an east-west alignment will remain in place; however, the poles may shift slightly within the existing easement alignment to accommodate the roadway infrastructure. 16kV Power lines serving the project will be undergrounded.

MITIGATION MEASURES FROM 11EIR-00000-00002

- AES-10 Lighting.** The Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Applicant shall install timers or otherwise ensure lights are dimmed after 10 PM.

PLAN REQUIREMENTS: The Applicant shall develop a Lighting Plan for SBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.

TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: Planning and Development compliance monitoring staff and SBAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan

3. **AQ-1 Construction Emissions Control Measures.** SBCAPCD requires that the following construction emissions control measures be implemented on all projects involving earthmoving activities regardless of size or duration:

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.

- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

PLAN REQUIREMENTS AND TIMING: In accordance with standard practices, such construction emissions control measures should be shown on grading and building plans and as a note on a separate information sheet to be recorded with the map.

MONITORING: The County of Santa Barbara Planning and Development Department (P&D) permit processing planner shall check plans prior to issuance of Land Use Permits, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

4. **BIO-1(a) Raptor, Special Status Species, and Nesting Bird Protection.** To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.

PLAN REQUIREMENTS AND TIMING. If construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than two weeks prior to commencing vegetation removal, grading, or construction activities, including demolition.

Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to County Planning and Development for review and approval prior to commencing grading or construction activities, including demolition, and a copy of the report provided to the CDFG.

MONITORING. P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. Permit Compliance and P&D staff shall verify compliance in the field and perform site inspections throughout the grading and construction phase(s). P&D staff shall review the survey report(s).

5. **BIO-1(b) Lighting Requirements.** The project shall incorporate lighting design features to the extent possible that will reduce the amount and intensity of night lighting in open space areas adjacent to the development. This would involve using lighting only to the extent necessary, using low intensity lights, placing lighting close to the ground when possible, using shields to reduce glare and direct lighting downward, and pointing lights away from open space areas. Security lighting from the site shall not exceed the existing lighting levels at the edge of the San Jose Creek riparian canopy. Any security lights used adjacent the San Jose Creek riparian canopy shall be activated solely by motion sensors after 9:00 pm.

PLAN REQUIREMENTS AND TIMING. A nighttime light survey shall be conducted to determine current light levels at the edge of the riparian habitat and any site security lighting shall be designed to not exceed that level. The report of the light survey results and the lighting plan shall be submitted to Planning and Development for review and approval prior to Zoning Clearance. The lighting plan shall be checked for conformance with the above requirements prior to the issuance of occupancy permits for those structures within 200 feet of San Jose Creek.

MONITORING. Planning and Development shall site inspect all exterior light fixtures after installation to ensure compliance.

6. **BIO-1(c) Existing Buildings.** Prior to restoration or demolition of the barn and any other structures, these structures shall be checked by a qualified biologist for nesting by native birds and for use by roosting bats. If these are present, restoration and/or demolition shall be delayed until after the bird nesting season, and in the event of bat use, a sufficient number of bat boxes shall be placed within the riparian woodland area to accommodate the number of bats within the structure(s). The biologist shall also make recommendations regarding construction and demolition timing and methods to avoid bat mortality.

PLAN REQUIREMENTS AND TIMING. Survey reports shall be submitted to P&D for review and approval prior to commencing construction and/or demolition activities.

MONITORING. P&D shall be given the name and contact information for the biologist prior to initiation of the building survey. Permit Compliance and P&D staff shall verify compliance in the field and perform site inspections throughout the demolition and construction phase(s).

7. **BIO-2 Landscape Plan Revisions.** To avoid the introduction of potentially problematic plant species to the site, the landscape plan shall be revised to use a native California oak in

place of the southern live oak. Butterfly bush should be removed from the palette with native plants used in its place, such as various California lilac species (*Ceanothus* sp.), sage (*Salvia* sp.), monkeyflower (*Mimulus* sp.), currants (*Ribes* sp.) and/or western elderberry (*Sambucus mexicana*).

PLAN REQUIREMENTS AND TIMING. A revised landscape plan shall be submitted to Planning and Development for review and approval prior to Zoning Clearance.

MONITORING. Review of the plan for consistency with the above measure shall be completed prior to issuance of occupancy permits.

8. **BIO-5(a) Habitat Restoration.** The applicant shall restore riparian habitat at a minimum ratio of 1:1 for temporary loss and 3:1 for permanent loss. For the current anticipated loss of riparian habitat, the restoration amount would be 900 square feet for temporary losses and 780 square feet for permanent losses, for a total of 1,680 square feet (0.0386 acres) of restoration. Restoration should occur within the temporarily disturbed area adjacent to the reconstructed storm drain outlet, with the additional restoration activity to occur within either the bioswale, detention basin, or other adjacent sections of the creek in need of restoration or enhancement. The Applicant shall submit for P&D approval a Restoration Plan for these areas prepared by a P&D-qualified biologist and including the following components:
- a. Restoration plantings shall be with native riparian species such as willows, cattails, sedges, bulrush, spikerushes, mulefat, sycamores, or cottonwoods at a sufficient density to achieve 80% canopy coverage at the end of three years.
 - b. Native twining vines (such as California Wild Rose [*Rosa californica*], Wild Blackberry [*Rubus ursinus*], Creek clematis [*Clematis ligusticifolia*]) shall be planted at the edge of the riprap mat to aid in providing some cover for this area.
 - c. Species shall be from locally obtained plants and seed stock.
 - d. The Restoration Plan shall include the locations, amounts, size, and types of plants to be used.
 - e. Planting and weed control methods, irrigation methods and timing shall be discussed in the Restoration Plan.
 - f. The new plantings shall be regularly irrigated until established and shall be weaned off of irrigation over a period of two to three years.
 - g. Non-native, weedy species that are considered to be problematic shall be identified in the Restoration Plan and shall be removed from the restoration area during installation and periodically removed from the restoration area during the maintenance period to aid in meeting the success criteria.
 - h. To protect the restoration site from damage during establishment, the restoration area shall be fenced and staked a minimum of every six feet or as necessary to keep the fencing from collapsing.

PLAN REQUIREMENTS AND TIMING. A Restoration Plan shall be submitted to P&D prior to Zoning Clearance. The Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for a minimum of three years. An annual monitoring plan shall be submitted 12, 24, and 36 months after installation describing the condition of the restoration area relative to the success criteria.

The restoration areas shall attain at least 80% ground canopy coverage with native plants at the end of the restoration monitoring period, which shall be no less than three years. In the event that 80% canopy coverage is not achieved by the end of three years, the monitoring plan shall discuss what actions are necessary to achieve success, including replanting of the restoration site, and the applicant will continue to monitor the restoration for an additional two years.

MONITORING. The Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

9. **BIO-5(b) Agency Coordination.** The applicant shall obtain permits, agreements, and/or water quality certifications or correspondence indicating that none are necessary from applicable state and federal agencies regarding compliance of the proposed development with state and federal laws governing work within jurisdictional waters.

PLAN REQUIREMENTS AND TIMING. The applicant shall submit copies of correspondence indicating that no permits are needed, or shall provide copies of the Streambed Alteration Agreement (CDFG), Section 404 permit (ACOE) and the Section 401 Certification (RWQCB) to Planning and Development prior to issuance of grading permits.

MONITORING. Planning and Development shall review agency correspondence and shall ensure that the appropriate permits have been obtained prior to issuing a grading permit that affects jurisdictional areas.

10. **BIO-6(a) Oak Tree Replacement.** Where oak trees cannot be avoided and are planned for removal or significant encroachment (>25% of dripline), the applicant shall replace oaks per the following schedule:

- Removed Specimen Trees (3 total): 5 15-gallon or 3 24-inch box [5:1 or 3:1 ratio] per impacted tree;
- Encroached Specimen Trees (7 total): 5 1-gallon (oak liners) or 2 15-gallon or a 24-inch box per impacted tree;
- Trees of Biological Value (6 total): 3 1-gallon (oak liners) per impacted tree;
- The 1 gallon oak liners shall be planted in the riparian corridor area.

PLAN REQUIREMENTS AND TIMING. A revised landscape plan shall be submitted to Planning and Development for review and approval prior to Zoning Clearance that incorporates native oak trees within the site as indicated.

MONITORING. After completion of landscaping, Planning and Development shall check the site for consistency with the plans prior to final occupancy clearance.

11. **BIO-6(b) Oak Tree Construction Avoidance.** During construction, the following measures shall be implemented.

- No grading or development shall occur within five feet from the driplines of preserved oak trees that occur in the construction area except those specifically detailed on the site plans and approved by the County.
- All oak trees to be preserved within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the County throughout all grading and construction activities. The fencing shall be at least three feet high, installed six feet outside the dripline of each oak tree, shall be staked to prevent collapse, and shall contain signs identifying the protection area placed in 15-foot intervals.
- Fencing/staking/signage shall be maintained throughout all grading and construction activities.
- No construction equipment shall be parked, stored or operated within six feet of any specimen oak tree dripline except as otherwise specifically detailed on the site plans and approved by the County.
- No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of an oak tree (pervious paving and other materials are allowed, as approved by the County).
- No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any oak tree, except for project access roads.
- Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a County approved arborist/oak tree consultant.
- Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. In addition, trenching in the protected zone needs to preserve roots over 1 inch by tunneling.
- All work within the dripline of a preserved oak shall be done under the direction of a County approved arborist/biologist.
- No permanent irrigation shall occur within the dripline of any existing oak tree.
- Any construction activity required within three feet of a specimen oak tree's dripline shall be done with hand tools.
- Limbing shall be done prior to grading and under the direction of a County approved arborist/oak tree consultant.
- Where encroachment into the dripline is specifically permitted, all curbs, walls, and other structures shall be set back no less than 3 feet from the trunk.
- Site drainage shall be checked to ensure that no ponding at the base of any oak tree occurs.
- All trees to be protected located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

PLAN REQUIREMENTS AND TIMING. The above measures shall appear on all grading and landscape plans, which shall be submitted to Planning and Development for review and approval prior to land use clearance for grading and subdivision improvements.

MONITORING. Planning and Development shall oversee implementation of the measures during construction.

12. **CR-1 Stop Work at Encounter.** The Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Applicant shall retain and fund an archaeologist and a Native American representative approved by the County of Santa Barbara Planning and Development Department to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines.

PLAN REQUIREMENTS AND TIMING: This condition shall be printed on all building and grading plans.

MONITORING: The County of Santa Barbara Planning and Development Department permit processing planner shall check plans prior to issuance of land use permit, and Planning and Development compliance monitoring staff shall spot check in the field throughout grading and construction.

13. **CR-2 Human Remains.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

PLAN REQUIREMENTS AND TIMING: This condition shall be printed on all building and grading plans. The County Coroner shall be notified immediately following discovery of any human remains.

MONITORING: The County of Santa Barbara Planning and Development Department permit processing planner shall check plans prior to issuance of land use permit for grading and building permits, and Planning and Development compliance monitoring staff shall spot check in the field throughout grading and construction.

14. **CR-3 Archaeological Reporting.** The results of all archaeological investigations shall be reported to the County of Santa Barbara Planning and Development Department as an addendum to the Phase 1 Archaeological Survey prepared by Heather Macfarlane and the Extended Phase 1 Archaeological Testing Program prepared by H.E.A.R.T or as a formal technical report.

PLAN REQUIREMENTS AND TIMING: This report shall be submitted to the County within 180-days of completion of the archaeological monitoring.

MONITORING: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the Archaeological Report is submitted within 180 days of completion of the monitoring.

15. **FIRE-1 Fuel-Load Vegetation Management.** The applicant shall prepare a vegetation management plan pursuant to the requirements of SBCFD. The vegetation management plan shall at minimum include the following:

- Vegetation clearance requirements around all existing and new structures within the 100 foot buffer as determined by SBCFD; and
- A regularly scheduled brush clearance of vegetation on and adjacent to all applicable access roads, power lines, and structures.

PLAN REQUIREMENTS: The vegetation management plan shall be provided to the SBCFD and the County for review and approval. **TIMING:** The plan shall be approved prior to zoning clearance.

MONITORING: Permit Compliance staff shall confirm compliance with the vegetation management plan prior to Final Building Inspection Clearance for each phase of development and respond to complaints.

16. **GEO-1 Geotechnical Measures.** The applicant shall prepare a Geotechnical Investigation that provides site-specific recommendations to address collapsible-compressible soils and seismic settlement. A certified geologist approved by the County shall review and field-verify preliminary geologic and geotechnical recommendations and revise as necessary prior to approval of grading permits. All applicable recommendations of final geotechnical investigations, including any revisions made by the certified geologist approved by the County shall be implemented. These recommendations are expected to include, but are not limited to, standard practices for these soil conditions such as:

- A program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support.
- Cut slopes and fill over cut slopes should be over excavated and rebuilt as compacted fill slope.
- Compacted fill slopes should not exceed a 2:1 (horizontal to vertical) slope.
- Slopes should be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation.

PLAN REQUIREMENTS AND TIMING. Preliminary geologic and geotechnical reports shall be submitted for review and approval by Planning and Development prior to approval of grading permits. Prior to approval of grading permits, a certified geologist approved by the County shall review and field-verify preliminary geologic and geotechnical report findings and recommendations. The certified geologist approved by the County shall revise geologic and geotechnical recommendations as necessary. These revisions shall be incorporated into the final geologic and geotechnical reports. Final geologic and geotechnical reports shall be submitted for review and approval by Planning and Development prior to zoning clearance issuance. Grading and building plans shall be submitted for review and approval by Planning and Development prior to issuance of grading and building permits.

MONITORING. Building inspectors shall site inspect during grading and prior to occupancy clearance to ensure compliance with approved plans.

17. **GEO-2(a) Storm Water Pollution Prevention Plan (SWPPP).** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board and shall submit a copy of the required Storm Water Pollution Prevention Plan (SWPPP).

TIMING: Prior to Issuance of Land Use Permit, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of Land Use Permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

18. **GEO-2(b) Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.

PLAN REQUIREMENTS: Include this measure as a note on all grading and building plans.

TIMING: The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

19. **GEO-2(c) Retention/Detention Basin.** The Owner/Applicant shall provide a retention basin designed to retain, infiltrate and/or recharge all runoff water onsite and maintain contaminants onsite.

PLAN REQUIREMENTS: The Owner/Applicant shall include the retention basin in an Erosion and Sediment Control Plan (ESCP). The location and design parameters of the retention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the Owner/Applicant. Long term maintenance requirements shall be specified in Homeowner Association CC&Rs.

TIMING: Retention and/or recharge basins shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to Final Building Inspection Clearance.

MONITORING: County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.

20. **HAZ-1 Remediation.** Prior to the issuance of a grading permit, the applicant shall test the soils of those areas historically used for orchards or Christmas trees for pesticides and herbicides used for agricultural production. The testing shall be compared to the California Environmental Protection Agency (CalEPA) Human Health Screening Levels (CHHSLs) for residential sites. If the results of this test indicate concentrations that exceed their respective screening levels, the locations exceeding CHHSLs shall be remediated to the satisfaction of the County of Santa Barbara. Details of the remediation are specified below:

- The contaminated materials shall be remediated under the supervision of an environmental consultant licensed to oversee such remediation and under the direction of the lead oversight agency. The remediation program shall also be approved by a regulatory oversight agency, such as the County of Santa Barbara Fire Department. All proper waste handling and disposal procedures shall be followed. Upon completion of remediation, the entity responsible for the remediation shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal and treatment manifests. The report shall be submitted to the lead oversight agency for their approval of the remedial methodology and concurrence that no further action is necessary.

PLAN REQUIREMENTS AND TIMING. P&D shall review grading plans to ensure that any remediation requirements are reflected.

MONITORING. Building & Safety shall verify that abatement is carried out per Fire Department requirements.

21. **HAZ-2 Soil Sampling and Remediation Plans.** Soil samples shall be collected by the applicant in the vicinity of the dump site and the backfilled area and shall be tested for volatile organic compounds (VOCs), semi-VOCs, total petroleum hydrocarbons, polychlorinated biphenyls, metals, pesticides, herbicides, and asbestos prior to the commencement of construction activities. A work plan detailing the sampling protocols to be followed, as well as the number of samples to be taken and the chemical analysis required, shall be completed and submitted to the County of Santa Barbara Fire Department and P&D. Upon approval of the work plan by the Fire Department, the work plan shall be implemented and the results of the soil sampling shall be forwarded to the Fire Department with a copy to P&D. The Fire Department shall review the data to determine if any additional investigation or remedial activities are deemed necessary. No work shall resume in that area until the Fire Department has provided written authorization that the area does not warrant any additional

action. If the results of the soil samples indicate concentrations that exceed their respective threshold levels, contaminants shall be remediated to the satisfaction of the Fire Department within these parameters:

- If concentrations of contaminants warrant remediation, contaminated materials shall be remediated prior to initiation of grading or construction. The contaminated materials shall be remediated under the supervision of an environmental professional licensed to oversee such remediation and under the direction of the Fire Department. The remediation program shall also be approved by the appropriate regulatory oversight agency, as determined by the County of Santa Barbara Fire Department. All proper waste handling and disposal procedures shall be followed. Upon completion of remediation, the entity responsible for the remediation shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal and treatment manifests. The report shall be submitted to the lead oversight agency (with a copy to P&D) for their approval of the remedial methodology and concurrence that no further action is necessary.

PLAN REQUIREMENTS AND TIMING. P&D shall review grading plans to ensure that any remediation requirements are reflected.

MONITORING. P&D shall verify that abatement is carried out per Fire Department requirements.

22. **HAZ-3(a) Asbestos and Lead Based Paint Surveys.** Prior to issuance of a demolition permit for any structure, a lead-based paint and asbestos survey shall be performed by a qualified and appropriately licensed professional. All testing procedures shall follow recognized local standards as well as established California and Federal assessment protocols. The lead-based paint and asbestos survey report shall quantify the areas of lead – based paint and asbestos containing materials.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit a lead-based paint and asbestos survey report to P&D and Building & Safety for review and approval prior to approval of a demolition permit.

MONITORING: Building & Safety shall review the report and assess additional requirements prior to issuance of a demolition permit.

23. **HAZ-3(b) Asbestos Abatement.** Prior to any demolition or renovation, onsite structures that contain asbestos must have the asbestos containing material removed according to proper abatement procedures recommended by the asbestos consultant and as required by the SBAPCD. All abatement activities shall be in compliance with California and Federal OSHA, and with the SBAPCD requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement. All asbestos containing material removed from onsite structures shall be transported by a company licensed to handle and transport asbestos-containing materials and disposed of at a licensed receiving facility and

under proper manifest. Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of asbestos containing material removed, and where the material was disposed. This report shall include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the SBAPCD and the County of Santa Barbara Planning & Development Department.

PLAN REQUIREMENTS AND TIMING: Demolition plans shall reflect abatement requirements as warranted.

MONITORING: Building & Safety shall verify that abatement is carried out per SBAPCD and California and Federal OSHA requirements.

24. **HAZ-3(c) Lead Based Paint Removal.** Prior to the issuance of a permit for the renovation or demolition of any structure, a licensed lead-based paint professional shall remove any lead-based paint discovered during the survey outlined above according to proper abatement procedures recommended by the consultant and in accordance with SBAQMD, State of California and Federal requirements. Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities. All lead-based paint removed from these structures shall be hauled and disposed of by a transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead based paint abatement, the lead based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead based paint removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the SBAPCD and the County of Santa Barbara Planning & Development Department.

PLAN REQUIREMENTS AND TIMING. Demolition plans shall reflect abatement requirements as warranted.

MONITORING. Building & Safety shall verify that abatement is carried out per APCD requirements.

25. **HR-1(a) Documentation Report.** An historic preservation professional qualified in accordance with the *Secretary of the Interior's Standards* shall be selected to complete a documentation report on the eligible buildings to be demolished. The buildings to be demolished shall be documented with archival quality photographs and sketch location plans. This documentation, along with historical background prepared for this property, shall be submitted to an appropriate public repository approved by the County of Santa Barbara.

PLAN REQUIREMENTS AND TIMING: The documentation reports shall be completed and approved by the County of Santa Barbara prior to the issuance of demolition permits.

MONITORING: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the Documentation Report is submitted prior to the issuance of demolition permits.

26. **HR-1(b) Retain and Restore Barn.** The barn building shall be retained within the proposed project and restored. The restoration plan for the building shall be prepared by a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards, and the plans prepared in conformance with the Secretary of the Interior's Standards.

PLAN REQUIREMENTS AND TIMING: The restoration plan shall be completed and approved by the County of Santa Barbara prior to the issuance of building permits for the proposed project, and the restoration work completed prior to issuance of a certificate of occupancy for Phase I of the proposed project.

MONITORING: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the restoration plan is submitted prior to the issuance of building permits and that the plan is installed prior to final occupancy of Phase I.

27. **HR-1(c) Interpretive Plan.** A historic preservation professional qualified in accordance with the *Secretary of the Interior's Standards* shall be selected to prepare an onsite interpretive plan, focusing on the significant historic themes associated with the properties to be demolished, particularly the history of agriculture in the Goleta Valley and contributions made by the Cavaletto family. The plan shall consist of an interpretive display or other suitable interpretive approaches, as approved by the lead agency, and be installed within the restored barn building.

PLAN REQUIREMENTS AND TIMING: The interpretive plan shall be completed and approved prior to the issuance of building permits for the proposed project, and shall be installed within one year of occupancy. The interpretive display shall remain in public view for a minimum of five years, and if removed, appropriately archived.

MONITORING: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the Interpretive Plan is submitted prior to the issuance of building permits and that the plan is installed within one year of occupancy.

28. **LU-1 Compatibility of Land Use in Design.** The proposed housing development shall be designed in a manner that avoids potential privacy impacts through the use of one or more of the following measures, as appropriate:

- Use of building setbacks from existing development and/or landscaping to increase privacy and reduce potential nuisance noise impacts;
- Adherence to single story elements for components of the development closest to existing neighborhoods;
- Ensuring that any proposed balconies and proposed second story windows do not present privacy issues such as having line of sight views into rear yards and other private areas of adjacent existing development.

PLAN REQUIREMENTS AND TIMING. Project plans shall be submitted to Planning and Development (P&D) for BAR review and approval prior to approval of zoning clearance.

MONITORING. P&D shall review and approve the plans prior to approval of zoning clearance. Permit Compliance shall conduct site inspections.

29. **N-1(a) Construction Timing.** Construction activity and equipment maintenance shall be limited to the hours between 8 and 5 P.M., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.

PLAN REQUIREMENTS AND TIMING: Four signs stating these restrictions shall be posted on the site. Signs shall be in place prior to the beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

30. **N-1(b) Equipment Shielding.** Stationary construction equipment that generates noise exceeding 65 dBA at the project site boundaries shall be shielded to P&D's satisfaction and shall be located as far as possible from occupied residences.

PLAN REQUIREMENTS AND TIMING: Construction plans shall specify the use of appropriate temporary shielding between noise-generating construction equipment and sensitive receptors. Equipment and shielding shall remain in the designated location throughout construction activities.

MONITORING: Permit Compliance shall perform site inspections to ensure compliance.

31. **N-1(c) Electrical Power.** Electrical power shall be used to run air compressors and similar power tools.

PLAN REQUIREMENTS AND TIMING: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.

MONITORING: Permit Compliance shall perform site inspections to ensure compliance.

32. **N-1(d) Notice to Property Owners.** Immediately prior to approval of Zoning Clearance for any proposed construction with the potential to generate noise at nearby residences, the applicant shall mail written notice of the project's approval to all property owners and occupants of parcels within 1,600 feet of the site of the noise generating construction.

PLAN REQUIREMENTS AND TIMING: Mailed notice shall include the conditions of approval, the proposed construction schedule, and a telephone number for noise complaints.

Proof of mailing the notices shall be provided to P&D prior to issuance of Zoning Clearance.

MONITORING: Staff shall confirm receipt of the proof of mailing.

33. **N-1(e) Construction Noise Complaint Line.** The applicant shall provide a manned telephone number for local residents to call to submit complaints associated with construction noise.

PLAN REQUIREMENTS AND TIMING : The number shall be included in the notice indicated in Measure N-1(e) and posted on the project site and shall be easily viewed from adjacent public areas. Proof of mailing the notices shall be provided to P&D prior to issuance of Zoning Clearance. Four signs with the phone number shall be posted onsite (this information may be provided on the same signs indicated in Measure N-1[a]). The applicant shall inform P&D of any complaints within one week of receipt of the complaint. Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

34. **N-4 Noise Attenuation.** For new residential units located within 120 feet of Patterson Avenue that would be subject to exterior noise levels exceeding 65 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 65 dBA CNEL in exterior usable spaces. For new residential units located within 400 feet of Patterson Avenue that would be subject to interior noise levels exceeding 45 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 45 dBA CNEL in all interior spaces. Typical design features that would be incorporated may include the following.

- Orientation of non-sensitive uses such as parking/garages and roadways closest to the noise source.
- Orientation of buildings such that the first row of buildings has 90% linear coverage parallel to the noise source.
- Windows and sliding glass doors facing the noise source with a minimum Standard Transmission Class (STC) of 39 that are properly installed, weather stripped, and insulated.
- Exterior doors facing the noise source with a minimum STC of 39 and insulated in conformance with Title 24 requirements.
- Exterior wall facing material designed for a minimum STC of 39 (this can typically be achieved by adding absorptive insulation [i.e., fiberglass batts] in the wall cavity).
- Roof or attic vents either facing away from the noise source or baffled.
- Air conditioning or a mechanical ventilation system so that windows and doors may remain closed.

PLAN REQUIREMENTS AND TIMING: Acoustical reports that detail construction and design specifications incorporated into all project components and shown on the plans, which would result in attenuation of noises such that future residents within 120 feet of Patterson Avenue are not exposed to noise in excess of the 65 dBA CNEL exterior standard and residents within 400 feet of Patterson Avenue are not exposed to noise in excess of the 45 dBA CNEL interior standard shall be submitted to P&D. Prior to occupancy, noise levels in the most affected residences and exterior usable spaces shall be verified to be below the 45 dBA CNEL interior and 65 dBA CNEL exterior standards by sound measurements. A report documenting the results shall be submitted to Planning and Development. The acoustical report and plans shall be submitted to the Planning and Development for review and approval prior to issuance of building permits. A report documenting the post construction noise levels in the most affected residences and exterior usable spaces shall be submitted prior to issuance of occupancy permits.

MONITORING: Planning and Development shall review acoustical reports prior to issuance of building permits and site inspect and review post-construction acoustical report prior to issuance of occupancy clearance.

35. **PF-3 Construction Solid Waste Management Plan.** The applicant shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Department Resource Recovery and Waste Management Division and the Planning and Development Department and shall include:

- a. Estimated weight of total materials expected to be utilized for project during construction.
- b. Estimated weight, by material type, to be discarded during construction.
- c. Estimated weight, by material type, to be recycled or reused during construction.
- d. Names and locations of markets for Construction and Demolition (C&D) waste recycling and disposal, i.e., where permittee plans on sending all component materials taken offsite during construction.
- e. Estimated number of separate bins required for recycling construction materials and cleared brush during grading and construction activities. (All demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal [e.g., separate bins for concrete and asphalt, wood, metal, drywall and brush] and to take advantage of decreased prices for recycling these materials.)
- f. Development of a Source Reduction Element (SRE) describing the recommended program(s) and the estimated reduction of the solid waste before it is created. For example, the SRE may include a description of value-engineering building techniques employed to keep excess cutoffs to a minimum (including increased spacing of joists and studs, in-line framing, reduced header sizes, and modular roof design).
- g. Ensure that at least a 75% diversion rate is achieved throughout the construction period.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit a Construction Solid Waste Management Plan to P&D and Public Works Department for review and approval prior to approval of a Demolition Permit. Requirement no. 4 shall be printed on the grading and construction plan.

MONITORING: P&D and Public Works shall review the Plan prior to land use clearance. P&D and/or Public Works shall periodically monitor demolition and construction activities to ensure all required construction solid waste management components are established and implemented and that a 75% diversion rate is achieved.

36. **PF-4 Operational Solid Waste Reduction.** The Owner/Applicant shall develop and implement a Solid Waste Management Plan (SWMP) describing proposals to reduce the amount of waste generated throughout the life of the project. The SWMP shall incorporate the following features at a minimum:

- Recycling bins shall be provided at appropriate common locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the onsite development's regular solid waste disposal program.
- Implement a curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs) to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

PLAN REQUIREMENTS AND TIMING: The Owner/Applicant shall submit a Solid Waste Management Plan to P&D permit processing staff for review and approval prior to issuance of Zoning Clearance, and include the recycling areas/bins on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SWMP are in place as required prior to Final Building Clearance. P&D and/or Public Works shall periodically monitor operational activities to ensure all required recycle bins are provided and utilized accordingly and that at least a 50% diversion rate is achieved.

37. **T-1(a) Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of adjacent road right of ways. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance for each phase of development. **TIMING:** A copy of the written notice shall be submitted to P&D

permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained throughout construction.

MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

38. **T-1(b) Traffic Control Monitor.** The applicant shall ensure that a traffic control monitor (flag person) is on public roadways as needed during construction. Additional traffic control monitors shall be posted on Agana and Merida drives specifically between 7:30 and 8:30 AM on weekdays.

PLAN REQUIREMENTS AND TIMING: The monitor shall direct traffic whenever heavy construction equipment is traversing and/or operating on or near location(s) as warranted to ensure public safety. The traffic monitor shall be posted throughout the demolition and construction periods, as necessary. The applicant shall coordinate with the Santa Barbara County Fire Department (SBCFD) in order to ensure that traffic control routes and procedures would allow for adequate emergency access.

MONITORING: Permit Compliance shall spot check during demolition and construction to verify traffic monitor(s) are present as needed. The applicant's designee and Public Works, Roads Division shall respond to complaints.

39. **T-2(a) Restriping.** The freeway overcrossing shall be restriped to provide dual southbound left-turn lanes. The existing pavement width would be restriped to accommodate a cross section of two five-foot wide bike lanes, two 11½ -feet wide travel lanes adjacent the bike lanes, plus five 11-foot wide lanes.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit a restriping plan to the City of Goleta, if necessary, and Caltrans for review and approval prior to the first Zoning Clearance issuance. If approved, restriping shall take place prior to Final Building Inspection Clearance for the first phase of development.

MONITORING: P&D shall verify that necessary approvals from the City of Goleta, if necessary, and Caltrans have been obtained prior to Zoning Clearance issuance. P&D shall verify that restriping has occurred prior to Final Building Inspection Clearance.

40. **T-2(b) Ramp Metering.** Ramp meters shall be installed on the U.S. 101 Southbound Ramps intersection. Figure 4.14-9 of the EIR illustrates the concept layout of the ramp meter improvements. The installation of ramp meter equipment, including signals, detector loops, controller assembly and advance warning devices, and signing and pavement markings shall be according to Caltrans specifications.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit a ramp meter installation plan to Caltrans for review and approval prior to issuance of the project's first Zoning Clearance. If approved, ramp meters shall be installed prior Final Building Inspection Clearance.

MONITORING: P&D shall verify that necessary approvals from Caltrans have been obtained prior to applicable Zoning Clearance issuance. P&D shall verify that installation of ramp meters has occurred prior to Final Building Inspection Clearance.

41. **T-2(c) City of Goleta GTIP Fee Payment.** The project applicant shall provide GTIP fee payment to offset the project's cumulative impact. The fee would be utilized for the modification of the Patterson Avenue/U.S. 101 Southbound Ramps intersection that would widen the overcrossing to facilitate two southbound left-turn lanes, and widen the on-ramp to channelize the northbound right turn movement. In addition, installation of a separate right-turn lane at the U.S. 101 Southbound Off-Ramp would be required by the City of Goleta to provide acceptable operations under cumulative conditions.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit GTIP Fee payment to the City of Goleta for review and approval prior to the project's first Zoning Clearance issuance.

MONITORING: P&D shall verify that payment was received by the City of Goleta prior to Zoning Clearance issuance.

42. **T-3(a) Corner Sight Distance.** Low growth landscaping shall be maintained within the line of sight triangle required to provide adequate corner sight distance from Tree Farm Lane to northbound Patterson Avenue. Frontage improvements shall include removal of the existing raised median on Patterson Avenue north of Tree Farm Lane to satisfy corner sight distance requirements to southbound Patterson Avenue, or vegetation in the median that would obstruct corner sight distance shall be removed.

PLAN REQUIREMENTS AND TIMING: The applicant shall include low growth landscaping on all landscaping plans and the plans shall be submitted for review and approval by P&D and BAR prior to approval of the applicable zoning clearance. In addition, all site plans shall demonstrate frontage improvements that either remove the existing raised median on Patterson Avenue or remove vegetation in the median. Site plans shall be submitted for review and approval of P&D and Public Works prior to zoning clearance.

MONITORING: P&D shall verify that low growth vegetation is implemented on all landscape plans prior to zoning clearance. Permit compliance staff shall conduct site inspections to verify landscaping is properly maintained. P&D and Public Works shall review and approve frontage improvement prior to zoning clearance.

43. **T-3(b) Sidewalks.** The sidewalks proposed along the new private road connection that serves the estate lots in the northern portion of the site shall be extended to Avenida Pequena.

PLAN REQUIREMENTS AND TIMING: The applicant shall demonstrate sidewalk extensions on all site plans which are to be submitted for review and approval by P&D and Public Works prior to zoning clearance.

MONITORING: P&D and Public Works shall review and approve sidewalk extensions prior to zoning clearance.

44. **T-3(c) Merida Drive/Agana Drive Intersection.** The Merida Drive/Agana Drive intersection shall be controlled by a stop sign on the north leg of the intersection.

PLAN REQUIREMENTS AND TIMING: All site plans shall include a stop sign on the north leg of Merida Drive/Agana Drive intersection. Site plans shall be submitted for review and approval of P&D and Public Works prior to zoning clearance.

MONITORING: P&D and Public Works shall review and approve stop sign prior to zoning clearance.

45. **T-3(d) Monitoring.** Traffic conditions shall be monitored on Agana and Merida drives after completion of Phase I and Phase II. A traffic engineering study shall be conducted by the County's Public Works Department if the potential need for traffic calming measures is determined through monitoring. The engineering study will identify the applicable traffic calming measure. Traffic calming measures range from non-physical measures (i.e. signage and speed legends) to physical measures (i.e. speed humps and raised crosswalks).

PLAN REQUIREMENTS AND TIMING: The applicant shall provide traffic monitoring following the completion of Phase I and Phase II. The monitoring results shall be provided to P&D and Public Works for review prior to grading permits for Phase III and Phase IV. P&D and Public Works shall review the monitoring results and determine whether a traffic engineering study is necessary. If necessary, a traffic engineering study shall be conducted prior to initiation of construction for Phase III.

MONITORING: P&D and Public Works shall review the monitoring results and determine whether additional traffic engineering study is appropriate.

46. **T-3(e) Phase I Tree Farm Lane Extension.** The extension of Tree Farm Lane and its connection to Patterson Avenue shall be completed as part of Phase I of project construction.

PLAN REQUIREMENTS AND TIMING: Plans for Phase 1 of project development shall show Tree Farm Lane extending to Patterson Avenue and include all necessary work to construct the road and connection to Patterson Avenue. The road shall be operational and open to carry traffic prior to Final Building Inspection Clearance for Phase I.

MONITORING: P&D and Public Works shall review the Phase I plans for consistency with this measure, and inspect in the field to ensure Tree Farm Lane is complete prior to Final Building Inspection Clearance for Phase I.

47. **WR-1(a) Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

- a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using

dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.

- b. Apply concrete, asphalt, and seal coat only during dry weather.
- c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
- d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

48. **WR-1(b) Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all applicable permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

49. **WR-1(c) Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the designated development envelope to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all land use, grading, and building permits.

TIMING: The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

50. **WR-2(a) SWQMP-Operation.** The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:
1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;
 2. Potential pollutant sources that may affect the quality of the storm water discharges;
 3. Design and placement of structural and non-structural BMPs to address identified pollutants;
 4. Inspection and maintenance program;
 5. Method for ensuring maintenance of all BMPs over the life of the project.

PLAN REQUIREMENTS: The Owner/Applicant shall (1) submit the SWQMP to P&D for review and approval prior to issuance of Zoning Clearance; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to Zoning Clearance issuance to ensure installation and maintenance.

TIMING: SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance. The Homeowner's Association shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D compliance monitoring staff annually between Oct 1 - 31. The Owner/Applicant shall record a buyer notification prior to Zoning Clearance issuance that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above.

MONITORING: The Owner/Applicant shall demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.

51. **WR-2(b) Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). Label shall be in both English and Spanish.

PLAN REQUIREMENTS: Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of land use and grading permits. Label design shall be equivalent or similar to that used by Public Works Department -

Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of land use and grading permits.

TIMING: Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

MONITORING: P&D building staff shall site inspect prior to Final Building Inspection Clearance.

52. **WR-2(c) Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

PLAN REQUIREMENTS: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically.

TIMING: The Owner/Applicant shall submit a maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to issuance of land use and grading permits. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be submitted to P&D permit processing planner prior to issuance of land use permit.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The HOA is responsible for annual maintenance inspections of the biofiltration system. The HOA shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

53. **WR-2(d) Storm Water Retention-Pervious Parking.** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces into the project design.

PLAN REQUIREMENTS AND TIMING: The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

MONITORING: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

54. **WR-2(e) Storm Water Retention-Parking Area BMPs.** The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once per year. Long term maintenance shall be the responsibility of the HOA. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of land use permit. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections.

PLAN REQUIREMENTS: The location and type of BMP shall be shown on the site, building and grading plans.

TIMING: The plans and maintenance program shall be submitted to P&D for approval prior to land use permit.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

55. **GHG-1(a) Exceed Title 24.** Onsite structures should exceed Title 24 Building Envelope Energy Efficiency Standards by 20%. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy

efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.

PLAN REQUIREMENTS AND TIMING: The project building and improvement plans should incorporate energy conservation design elements as applicable.

MONITORING: P&D compliance monitoring staff and Building & Safety staff should review plans prior to issuance of land use permit to ensure that the development is in compliance with approved energy saving design components.

56. **GHG-1(b) Electric Vehicle Parking.** On-site parking areas shall be designed to accommodate electric vehicle charging stations.

PLAN REQUIREMENTS AND TIMING: The project plans should reflect the recommended parking provisions.

MONITORING: P&D compliance monitoring staff should review plans prior to issuance of land use permit to ensure that the development is in compliance with the recommended parking provisions.

57. **GHG-1(c) Design Elements.** The Owner/Applicant shall incorporate the following energy-conserving techniques into project design, unless they can demonstrate infeasibility of individual components to P&D.

- a. Use of light colored water-based paint and roofing materials;
- b. Use of passive solar cooling/heating;
- c. Use of natural lighting;
- d. Energy efficient appliances and lighting;
- e. Use of on-demand water heaters;
- f. Use of concrete or other non-pollutant materials for parking lots instead of asphalt;
- g. Installation of sidewalks and bikepaths;
- h. Installation of covered bus stops to encourage use of mass transportation;
- i. Use of solar heating for the community pool;
- j. Use of landscaping to shade structures and parking lots.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate these energy conservation design elements into building and HVAC plans as applicable or shall submit proof of infeasibility to P&D. The landscape plan shall be submitted to the South County Board of Architectural Review for review and approval.

TIMING: The Owner/Applicant shall incorporate this measure prior to issuance of Zoning Clearance.

MONITORING: The Owner/Applicant shall demonstrate to Building & Safety staff that the development is in compliance with approved energy saving design components prior to Final Building Inspection Clearance. P&D compliance monitoring staff shall verify landscape installation in compliance with approved landscape plans.

TENTATIVE MAP CONDITIONS

58. **Map-01 Maps-Info.** Prior to recordation of the vesting tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.
59. **Map-01a Maps-Future Lots.** Any lot created by the recordation of this Vesting Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.
60. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Final Map, the Owner/Applicant shall submit a Final Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
61. **Map-06 Title to Common Space.** Title to the common areas (common open space, common area facilities, and private streets shall be held by a non-profit association of all homeowners within the project areas or other non-profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.
62. **Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for the:
- Retention basin and appurtenant landscaping and access;
 - Common area landscaping / irrigation;
 - Plantings / irrigation required for creek restoration and tree replacement;
 - Storm Water Quality Management Plan components.
- The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project, including:
- Approved landscaping; and
 - Restrictions on tree removal.
- The CC&R language is subject to approvals from Flood Control, Project Clean Water, P&D, and County Counsel. In addition, the Owner/Applicant shall record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain County approval for amendments to any CC&R provision related to the retention basin, common area landscaping, plantings and irrigation required for creek restoration and tree replacement, and the Storm Water Quality Management Plan

requirements. All owners shall maintain property in compliance with all conditions of approval for the project.”

63. Hous-01 Agreement to Provide Affordable Housing. The Owner/Applicant shall enter into and record an Agreement to Provide Affordable Housing and a Restrictive Covenant and Preemptive Right with the County of Santa Barbara based on the County’s model documents. These shall specify affordability terms described in condition 65. In addition, the Agreement and Covenant shall include the following provisions:

1. Affordable units shall be constructed as shown on the approved Vesting Tentative Map Phasing Plan, with one of the units within each of the first four triplexes designated as affordable until the six-plexes are constructed.
2. The County will not issue Final Building Inspection Clearance for more than 50% of market rate units in any phase of development until Final Building Inspection Clearance is issued for all affordable rate units in that phase.
3. Marketing and lottery requirements for the initial rental of units.
4. Income eligibility requirements of prospective renters to be determined by the County or its designee.
5. Requirement that prospective renters of the affordable units execute an agreement to occupy the unit as the primary residence.
6. Requirement that a Request for Notice be recorded with the original and all subsequent deeds, which stipulates a copy of any Notice of Default and a copy of any Notice of Sale be mailed to the address contained in the recorded request.
7. Statement that the maximum rental rate for the affordable units shall not exceed the maximum levels established by the Board of Supervisors, consistent with the provisions of the Housing Element and state law.

Plan Requirements: The Owner/Applicant note on applicable construction plan pages that affordable units shall be constructed concurrent with the construction of the market rate units in each phase of development.

Timing: The Owner/Applicant shall submit the Agreement and Covenant for P&D, County Counsel and County Housing and Community Development review prior to Final Map Clearance.

Monitoring: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all affordable units for a given phase of development are completed (Final Building Inspection Clearance issued), before P&D will issue Final Building Inspection Clearance for more than 50% of the market rate units in the same phase of development.

64. Hous-03 Rental Density Bonus Projects. The Owner/Applicant shall provide 24 low income dwelling units (18% of project units) available for rent at prices affordable to households earning 60% of Area Median Income (AMI) consistent with the provisions of Government Code § 65915-65918 (Density Bonus).

Plan Requirements: The Owner/Applicant shall enter into and record an Agreement to Provide Affordable Housing, which shall include a model Restrictive Covenant and Preemptive Right. The Covenant shall be executed and recorded by each purchaser of an affordable unit. The agreement and covenant shall be based on the County’s model

documents, as they may be amended from time to time and subject to review and approval by P&D, County Housing and Community Development, and County Counsel.

Timing: The Agreement shall be entered into and recorded prior to Final Map Clearance. The units shall remain affordable for a period of thirty years or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall toll during any period of violation.

65. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
66. **Map-10 Public Utility Easements.** Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Final Map accompanied by a letter from each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.
67. **Map-14 Annexation.** Prior to recordation, the property shall be annexed to the Goleta Sanitary District.
68. **Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Map.
69. **Rules-06 Recorded Map Required.** Tentative Map 14,760 shall be recorded prior to approval of any permits for development, including grading.
70. **Rules-36 Map/LLA Expiration.** This Tentative Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.

DEVELOPMENT PLAN CONDITIONS

71. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas

shall be developed in conformity with the approved development plan marked Exhibit #1, dated October 19, 2011.

72. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

PROJECT SPECIFIC CONDITIONS

73. **Water Efficient Landscaping.** Landscaping throughout the project site shall be designed in compliance with State Assembly Bill 1881.

PLAN REQUIREMENTS AND TIMING: Landscaping plans shall be designed in accordance with AB 1881 and certified by the landscape architect and submitted to P&D and BAR for review and approval prior to Zoning Clearance for each phase of development.

MONITORING: Landscaping shall be installed in conformance with approved plans. P&D compliance monitoring staff shall confirm compliance with approved plans prior to release of performance securities for installation and maintenance.

74. **Rules-23 Processing Fees Required.** Prior to issuance of Zoning Clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

75. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030].
The total Library DIMF amount is assessed at \$54,336. This is based on a project type of 108 net new single family dwellings and 24 other dwellings and a project size of 316,841 square feet.

TIMING: Library DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

76. **DIMF-24b DIMF Fees-Public Administration.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030].
The total Public Administration DIMF amount is assessed at \$232,068. This is based on a project type of 108 net new single family dwellings and 24 other dwellings and a project size of 316,841 square feet.

TIMING: Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

77. **DIMF-24c DIMF Fees-Sheriff.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030].

The total County Sheriff DIMF amount is assessed at \$62,112. This is based on a project type of 108 net new single family dwellings and 24 other dwellings and a project size of 316,841 square feet. **TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

78. **DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law.

The total Fire DIMF amount assessed is \$163,652. This is based on a project type of 108 net new single family dwellings and 24 other dwellings and a project size of 316,841 square feet. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

79. **DIMF-24e DIMF/Quimby Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay Quimby and development impact mitigation fees to finance the development of facilities for the Parks Department. Required Quimby and mitigation fees shall be as determined by adopted fee resolutions and ordinances and applicable law.

The total Parks fee amount is assessed at \$1,339,464. This is based on a project type of 108 net new single family dwellings and 24 apartments and a project size of 316,841 square feet. **TIMING:** Parks Quimby fees shall be paid to the County Parks Department prior to Land Use Clearance for the single family dwellings. Parks DIMFs fees shall be paid to the County Parks Department prior to Final Building Inspection Clearance for the 24 apartments.

80. **DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law.

The total DIMF amount for Transportation is assessed at \$1,451,669. This is based on a project type of 108 net new single family dwellings and 24 other dwellings and a project size of 316,841 square feet.

TIMING: Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Land Use Permit Issuance.

81. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation, stormwater BMPs, and riparian habitat and oak tree restoration. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for five years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation, stormwater BMPs, and riparian habitat and oak tree restoration per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved elements have been satisfactorily maintained. If they have not been maintained, P&D may retain the applicable maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation, stormwater BMPs, and riparian habitat and oak tree restoration P&D may use the security to complete the work.

PLAN REQUIREMENTS AND TIMING: The applicable performance securities shall be posted to P&D prior to Zoning Clearance issuance for each phase of development.

82. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:

- a. Air Pollution Control District dated July 29, 2011;
- b. County Surveyor dated July 22, 2009;
- c. Environmental Health Services Division dated August 5, 2011;
- d. Fire Department dated September 24, 2009;
- e. County Flood Control dated June 18, 2009;
- f. Parks Department dated September 12, 2011;
- g. Project Clean Water dated April 25, 2008;
- h. Transportation Division dated September 30, 2011.

83. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

84. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

- a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
- b. Pay fees prior to approval of Zoning Clearance for Phase I development as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
- c. Note the following on each page of grading and building plans “This project is subject to Mitigation and Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from EIR #11EIR-00000-00002”;
- d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

85. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

86. Rules-34 Legal Challenge. In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

87. Rules-37 Time Extensions-All Projects. The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to

Cavaletto Tree Farm Housing Project

Case #s 01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012, 09TRM-00000-00001, and
09RDN-00000-00001

Page B-38

standard conditions and/or mitigation measures and additional conditions and/or mitigation
measures which reflect changed circumstances or additional identified project impacts.

G:\GROUP\PERMITTING\CASE FILES\DVP\08 CASES\08DVP-00000-00012 CAVALETTO\HEARINGS\PC STAFF REPORT - SEPTEMBER 2011
REVISED.DOC



Santa Barbara County
Air Pollution Control District

Our Vision  Clean Air

July 29, 2011

Alex Tuttle
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

RECEIVED
JUL 29 2011
S.B. COUNTY
PLANNING & DEVELOPMENT

Re: **APCD Conditions for Cavaletto Tree Farm Housing Project**
08DVP-00000-00012, 09TRM-00000-00001, 09RDN-00000-00001, 01GPA-00000-00009,
01RZN-00000-00015

Dear Mr. Tuttle:

The Air Pollution Control District (APCD) has reviewed the Draft Environmental Impact Report (DEIR), which consists of 80 new detached dwelling units, 54 attached dwelling units, with associated parking areas. Also proposed are two common open space areas with active and passive recreational uses, and associated landscaping. Grading for the project consists of 40,000 cubic yards of cut and 40,400 cubic yards of fill over four construction phases, with 400 cubic yards of imported soil. The subject property, four parcels totaling 26.2 acres is zoned AG-I-5 and identified in the Assessor Parcel Map Book as APNs 069-100-006, -051, -054, 057, is located at 555 Las Perlas Drive in the unincorporated Goleta area.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. All-portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

Terence E. Dressler • Air Pollution Control Officer

260 North San Antonio Road, Suite A • Santa Barbara, CA 93110 • www.sbcapcd.org • 805.961.8800 • 805.961.8801 (fax)


July 29, 2011

Page 2

5. The applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at www.sbcapcd.org/eng/dl/dl08.htm) for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara County Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at www.sbcapcd.org/biz/asbestos.htm or contact APCD's Engineering and Compliance Division at (805) 961-8800.
6. If contaminated soils are found at the project site, the APCD must be contacted to determine if Authority to Construct and/or Permit to Operate permits will be required.
7. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
8. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, CA 93101
805\568-3000 FAX 805\568-3019



SCOTT D. MCGOLPIN
Director

July 22, 2009

County Subdivision Committee
123 East Anapamu Street
Santa Barbara, CA 93101

RE: Tentative Tract Map No. 14,760 (09TRM-00000-00001)

Owner : Cavaletto Family, L.P.

Agent : Jeff Nelson

Address: 735 State St., Suite 212
Santa Barbara, CA 93101

Requirements of the County Surveyor's Office

Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Tract Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Pursuant to Section 21-16(b)(2) of said County Code, County-approved monument wells shall be set along the center lines of all public streets.

Any deviation from the monumentation policy must be approved by the County Surveyor in writing prior to being set.

Very truly yours,

FOR: Michael B. Emmons
County Surveyor

T14760subreview.doc

AA/EEO Employer

Thomas D. Fayram, Deputy Director
Rochelle Camozzi, Chief Financial Officer

Dacé B. Morgan, Deputy Director
Michael B. Emmons, County Surveyor

Mark A. Schleich, Deputy Director

www.publicworkssb.org

Santa Barbara County
PUBLIC Health
DEPARTMENT

Environmental Health Services

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

TO: Alex Tuttle, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: August 5, 2011

SUBJECT: Case No. 09TRM-00000-00001/08DVP-00000-00012

RECEIVED
AUG 22 2011
S.B. COUNTY
PLANNING & DEVELOPMENT
Goleta Area

Applicant: Cavaletto Family, LP
555 Las Perlas Drive
Santa Barbara, CA. 93101

Assessor's Parcel No. 066-100-006, 069-100-051, 069-100-057,
zoned AG-I-5, located at 555 Las Perlas Drive.

09TRM-00000-00001/08DVP-00000-00012 represents a request to subdivide four parcels with a total of 26.6-acres into 6 individual lots or separate condominiums. Also included are two common open space lots a public road and two private roads. The development plan would permit the construction of one hundred thirty-five housing units that includes and existing residence. Two other existing units would be demolished. A public pool is also proposed as part of the project.

Domestic water supply is proposed to be provided by the Goleta Water District. The entire project area is within the Goleta Water District. Due to the increase in demand on the public water system the Goleta Water District will need to review the project and issue a "can and will serve" letter. A private well exists on the project site and if the Goleta Water District does not want to maintain the well as a supplemental source then the well should be destroyed under permit and inspection of Environmental Health Services.

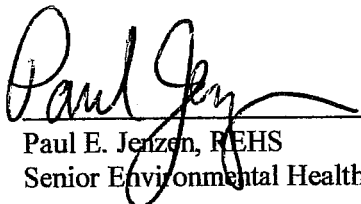
Sewage disposal is proposed to be provided by the Goleta Sanitary District. The largest parcel of the project site is currently not within the Goleta Sanitation District and will need to be annexed prior to recordation. Additionally, due to the impact to the public sewer district the Goleta Sanitary District will need to review the project and issue connection permits prior to recordation.

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

1. Prior to Recordation, Environmental Health Services shall receive and approve written notice from the Goleta Water District indicating that said district can and will provide domestic water service

upon demand and without exception and that all financial arrangements guaranteeing extension of said service have been made to the satisfaction of the district and Environmental Health Services.

2. Prior to Recordation, the applicant shall have annexed the portion of the project site not yet within the Goleta Sanitary District
3. Prior to Recordation, Environmental Health Services shall approve written notice in the form of a connection permit from Goleta Sanitary District indicating that said sanitary district will provide municipal sewage collection and disposal and that all financial arrangements guaranteeing extension of such service have been made to the satisfaction of the sanitary district and Environmental Health Services.
4. Prior to Issuance of Zoning Clearance, Environmental Health Services shall review a **Mosquito Management Plan** or service contract to control the breeding of mosquitoes in the retention basin proposed for this project has been approved.
5. Prior to Issuance of Zoning Clearance, should the Goleta Water District not wish to maintain the well as a supplemental source, the private well shall be destroyed under permit and inspection by Environmental Health Services.
6. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed **Swimming Pool** and any related facilities.
7. Concurrent to Connection to the Public Sewer, the existing septic system shall be abandoned under permit and inspection of Environmental Health Services.
8. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.



Paul E. Jenzen, REHS
Senior Environmental Health Specialist

cc: Applicant
Agent, Jeff Nelson, 735 State Street Suite 203, Santa Barbara, CA. 93101
Goleta Water District
Goleta Sanitary District
Michael Emmons, Office of the County Surveyor
Massoud Abolhoda, Planning & Development Building Division, Santa Barbara
Norma Campos, Environmental Health Services

Memorandum

DATE: September 24, 2009

TO: June Pujo
Planning and Development
Santa Barbara

FROM: Brian Hayden, Inspector
Fire Department

SUBJECT: APN: 069-100-006; Permit #: 09TM-00001
Site: Merida Dr, Santa Barbara
Project Description: New Tract, Infill Housing

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SEP 25 2009
S.B. COUNTY
PLANNING & DEVELOPMENT



The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO MAP RECORDATION THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Access shall be as shown on plans dated September 4, 2009.
3. Twelve new fire hydrants shall be installed. Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Fire hydrants shall be installed as shown on plans dated September 4, 2009.

PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

4. Road names will be required for this project.
 - Refer to Chapter 35 of the County Code for sign requirements. Private road signs are required to have a blue background with white letters. Public road signs are required to have a brown background with white letters.

5. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved by the fire department prior to installation. Location of any fire department connection shall be determined by the fire department.

Fire sprinkler system plans shall require Fire Protection Engineer certification.

6. A recorded address is required. The fire department shall determine and assign all address numbers and shall issue such numbers to property owners and occupants.

The address of 560 Merida Drive will remain with the original residence.

7. Building address numbers shall be posted as required by fire department.

8. Access way entrance gates shall conform to fire department standards.

9. When access ways are gated a fire department approved locking system shall be installed.

10. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

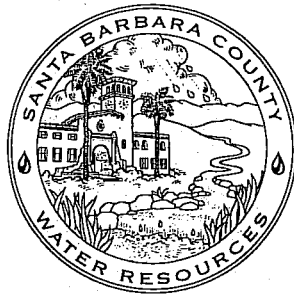
- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems
- Mitigation Fee at \$.20 per square foot for structures without fire sprinkler systems
- Goleta Residential Fees

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

BH:mkb

- c Jeff Nelson, 735 State St, #212, Santa Barbara 93101
Steven Sennikoff, Scheurer Architects, 20411 SW Birch St, #303, Newport 92660
Goleta Water District, 4699 Hollister Av, Goleta 93110



RECEIVED

JUN 19 2009

S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control & Water Agency

June 18, 2009

Alex Tuttle
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: **09TRM-00000-00001: Cavaletto/Noel Housing**
Assessor's Parcel Numbers 069-100-006, -051, and -057; Goleta Area

Dear Alex:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated November 2007 (www.countyofsb.org/pwd/water/downloads/StdCond_PlnApproval.pdf).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Prior to Final Map Recordation

- a. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code. Project plans shall include the District approved top of bank and corresponding development setback line.
- b. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- c. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- d. Detention basins are required and shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2- through 100-year design return periods.

- e. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.
 - f. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument. Easements shall be provided for the public storm drain as it crosses private property, and for maintenance access along the creek.
 - g. The existing 13' wide drainage easement along the south edge of the property shall be widened to 25' to allow continued access after construction, or shall be quitclaimed.
 - h. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
 - i. The applicant shall sign and return the Maintenance Agreement (Subdivider's Agreement).
 - j. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
 - k. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
 - l. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
3. Prior to Occupancy Clearance
- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
 - b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION
DISTRICT

By: 
Nick Bruckbauer, Development Review Engineer

Cc: Calvaletto Family, L.P., 555 Las Perlas Dr., SB,
Jeff Nelson, 735 State St., Ste. 203, SB 93103
Flowers & Associates, 201 N. Calle Ceasar Chavez, Ste. 100
SB, 93103
Scheurer Arch., 20411 SW Birch St., Ste. 300, Newport Beach, 92660



Brian Roney

Interim Director of Parks
(805) 568-2461

John Jayasinghe

Interim Deputy Director
(805) 568-2461

Nicole Koon, MPA, PMP

Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP

Capital Projects Manager
(805) 568-2470

Park Administration

610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

**North County
Park Operations**

300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

**South County
Park Operations**

4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

**Cachuma Lake
Recreation Area**

2225 Hwy 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

Reservations


South County: (805) 568-2465
North County: (805) 934-6211
Cachuma: (805) 686-5050
Jalama: (805) 934-6211

www.SBParks.org
contact@SBParks.org

Equal Opportunity Employer

September 12, 2011

TO: Alex Tuttle, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner 

RE: **09TRM-001 / TM14,760 / 08DVP-012**
Tree Farm Housing Project
APN: 069-100-006

RECEIVED
SEP 13 2011
S.B. COUNTY
PLANNING & DEVELOPMENT

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Ordinances 4317 and 4348 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) and commercial development to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

The current applicable Quimby fee in the demand area for subdivision of residential lots and condominium units is \$10,750. The total fee for the portion of the project is **\$1,161,000** (\$10,750 x 108 units). Fees are payable land use clearance, and shall be based on, and adjusted per the fee schedule in effect when paid. Fee schedules are subject to yearly adjustments in July/August of every year. This office will not accept or process a check received prior to project permit approval by the decision maker.

The current applicable fee in the demand area for apartment unit is \$7,436 per unit. The total fee for the residential apartment portion of the project would be **\$178,464** (\$7,436 x 24 units). Fees are payable prior to final inspection, and shall be based on, and adjusted per the fee schedule in effect when paid. Fee schedules are subject to

Alex Tuttle, Planner
September 9, 2011
Tree Farm Housing Project
Page 2

yearly adjustments in July/August of every year. This office will not accept or process a check received prior to project permit approval by the decision maker.

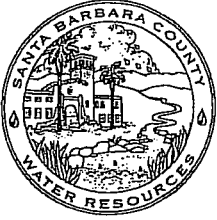
The total fee for the entire project, based on current fee schedules is \$1,339,464.

The applicant has requested credit on the above park fees for on site facilities provided for park and recreation purposes. Parks has received the request and is in process for review and recommendation. County Code Section 23-106 and County Park Commission policy sets the procedure for making application for credit which requires a written request prior to approvals by the Planning Commission and/or the Board of Supervisors. Said request has been received and shall be considered and included in a subsequent final condition letter from County Parks for decision maker action.

Checks must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks Administration, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105, or at our north county office at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

cc: Owner:
Cavaletto Family L.P.
555 Las Perlas Dr., Santa Barbara CA 93111

Agent:
Jeffrey Nelson, Nelson Law Firm
735 State St., Ste. 212, Santa Barbara CA 93101



County of Santa Barbara Public Works Department
Project Clean Water
123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
Website: www.countyofsb.org/project_cleanwater



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

April 25, 2008

Alex Tuttle
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: **08DVP-00000-00012 Cavaletto Tree Farm Housing**
APN 069-100-006, -051, -054, and -057

Dear Mr. Tuttle:

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 10 residential units and/or more than 1.0 acre residential development. These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached conditions).

Because of the relationship to topography and site layout, it is important to incorporate storm water quality treatment measures early in the design process.

Examples of acceptable treatment for this project include open drainage channels as treatment bioswales (vs. buried drain pipe) and landscape planters for treatment bioretention in parking areas (vs. impervious concrete gutters). These features can be incorporated into the overall landscape design. Use of impervious paving materials will reduce the amount of runoff requiring treatment while addressing County policy to minimize overall imperviousness and break up areas of connected hardscape (i.e., roof drain to parking lot into pipe to creek).

The following specific provisions apply:

1. Prior to issuance of Zoning Clearance or Building or Grading Permits, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan that includes relevant details on improvements, grading & drainage, and landscaping.

At a minimum, the submittal(s) must:

Alex Tuttle
April 25, 2008
Page 3 of 3

include but are not limited to reducing directly connected impervious surfaces, reducing overall imperviousness, and use of drought-tolerant or native landscaping as per State Water Resources Control Board NPDES General Permit WQO 2003-0005-DWQ Attachment 4(B).

I would be happy to work with you and the applicant's project team in selecting effective and appropriate measures for this site. I can be reached at (805) 568-3561.

Sincerely,



Cathleen Garnand
Civil Engineering Associate

Attachment Standard Conditions

cc: Santa Barbara County Planning Commission
Larry Cavaletto 555 Las Perlas Drive Santa Barbara, 93111
Jeff Nelson 735 State St. Suite 203 Santa Barbara, 93103
Robin Donaldson, Shubin&Donaldson 1 N. Calle Cesar Chavez Suite 200 SB 93103
Steven Sennikof, Scheurer Architects 20411 SW Birch St Suite 330 Newport Beach, CA
92660
Bob Flowers, Flowers & Assoc 500 E. Montecito St. Santa Barbara 93103

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



September 30, 2011

TO: Alex Tuttle, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Cavaletto Tree Farm Housing Project**
Conditions of Approval (5 pages)
Standard Conditions for Tentative Tract Map Approval (4 pages)
01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012
09TRM-00000-00001, 09RDN-00000-00001
APN: 069-100-006 / Goleta

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Goleta planning area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is **\$1,451,669** (107 new PHT's x \$13,567/PHT). **Fees are due prior to map recordation and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Standard Conditions of Approval

2. **Prior to recordation of the Final Map**, the applicant shall comply with all Standard Conditions for Tentative Tract Map Approval, dated January 1991.

Sight Distance

3. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

4. **Prior to zoning clearance or tract/parcel map approval**, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic Section.

Street Sections/Pavement Traffic Index

5. **Prior to zoning clearance or tract/parcel map approval**, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

6. **Prior to recordation of the Final Map**, perpetual maintenance of all required roadways shall be secured through arrangements acceptable to the County by the creation of an endowment fund, private assessment district, or Homeowner's Association. The project Engineer shall provide a report establishing the cost of this maintenance which is acceptable to both the Public Works and Planning & Development Departments. Maintenance must include the following:
 - a) Pavement Maintenance (according to the County Pavement Management System),
 - b) Maintenance of any concrete improvements, drainage improvements, slopes, etc.,
 - c) Maintenance of all signs, striping and legends, and
 - d) Liability and Claims insurance.

7. **Prior to recordation of the Final Map or Zoning Clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.

* Per County Resolution No. 76-428, Road Standards, sidewalks will not be required for lots with an average net size of greater than 14,500 square feet.

Encroachment/Excavation Permit

8. **Prior to zoning clearance**, an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Pubic Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

9. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
10. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
11. **Prior to occupancy clearance**, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

12. **Prior to recordation of the Final Map**, the applicant must apply for annexation of the tract into the applicable County Service Area and pay all fee's and costs for advertising public hearings in connection therewith.
13. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional

Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Commercial Road Standards as follows:

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-06 standards.

Whenever possible, road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

Off-site Road Improvements

14. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,

 9/30/2011

William T. Robertson

Date

cc: 09TRM-00000-00001

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department

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COUNTY OF SANTA BARBARA



DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way
8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.

9. Developer shall furnish and install any required road name signs, traffic control signs. *And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All read rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.

22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department *prior to release of any securities* that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, *and that all rough grading has been completed in substantial conformance with the tract grading plan.*
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud *and/or other construction debris* during construction.
31. The Developer will be responsible for and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department*, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.

39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, liter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*
44. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*
45. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.*
46. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the identified environmental impacts for each issue area studied in the EIR, recommended mitigation measures (if any), and the level of significance after mitigation. Class I impacts are defined as significant, unavoidable adverse impacts which require a statement of overriding considerations to be issued per Section 15093 of the *State CEQA Guidelines* if the project is approved. Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *State CEQA Guidelines*. Class III impacts are considered less than significant impacts. Class IV impacts are those for which the project's impact would be beneficial.

**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
AESTHETICS		
<p>Impact AES-1 The proposed project would permanently alter the existing visual character of the site, replacing mostly undeveloped former agricultural land with a comprehensively planned housing development. However, due to the limited aesthetic value of the site as seen from public viewpoints, and because the proposed project would introduce development similar to and compatible with existing surrounding development, this would be a Class III, <i>less than significant</i>, impact.</p>	None Required	Less than significant without mitigation.
<p>Impact AES-2 There are existing partial views of the Santa Ynez Mountains north over the site available from <u>public and private viewpoints along Merida Drive and Las Perlas Drive</u> adjacent to the project site. The proposed project would block these partial views of the Santa Ynez Mountains <u>from some private properties and for travelers along Las Perlas Drive and Merida Drive</u>. However, because the existing views are already mostly blocked by existing trees and residential development surrounding the site, and because mountain views of higher quality and broader extent are available to travelers along North Patterson Avenue adjacent to the site, impacts would be Class III, <i>less than significant</i>.</p>	None Required	Less than significant without mitigation.
<p>Impact AES-3 The proposed residential development would be visually compatible with the scale</p>	None Required	Less than significant without mitigation.



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>and character of surrounding development. Impacts related to potential incompatibility with surrounding uses would be Class III, <i>less than significant</i>.</p>		
<p>Impact AES-4 Proposed street lights, security and landscape lighting, as well as reflective building materials, would produce new sources of light and glare that would adversely affect day and nighttime views in the area. Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>AES-1 Lighting. The Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Applicant shall install timers or otherwise ensure lights are dimmed after 10 PM.</p> <p>Plan Requirements: The Applicant shall develop a Lighting Plan for SBAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.</p> <p>Timing: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.</p> <p>Monitoring: Planning and Development compliance monitoring staff and SBAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.</p>	<p>Impacts would be less than significant with implementation of Mitigation Measure AES-1.</p>
<p>Cumulative Impacts— As discussed in Section 3.0, Environmental Setting, 102 residential units and 140,000 square feet of non-residential development are currently planned and pending in the Goleta area. The proposed project would more than double the planned residential development in the Goleta area. Additional development would be located on infill sites throughout the community, as well as large tracts of undeveloped open spaces along the area's urban perimeters. Although much of the new development will generally be of a type and intensity similar to existing urban uses, a perceptible transformation of the community through increased urbanization would be apparent. Specifically, the approved development planned for the Knoll subdivision is less than 500 feet from the project site and would be visible along Patterson Avenue. However, the cumulative impact from combined development in the Goleta area would still be minimal within the urban boundary due to the existing built-up environment. The project's contribution to cumulative impacts related to the visual character of the site and the introduction of new sources of light and glare would be not be cumulatively considerable as it is consistent with the residential nature of the surrounding aesthetic environment.</p> <p>Furthermore, the County's Comprehensive Plan, LUDC, and RDGs provide a variety of standards, regulations and guidelines specifically intended to ensure that visual impacts from new development projects are minimized and that projects are designed and constructed in accordance with the County's aesthetic vision. These policy and regulatory documents, combined with the County's Board of Architectural Review process, ensure that the project's contribution to cumulative aesthetic impacts would not be cumulatively considerable. Cumulative impacts to visual</p>		



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
and aesthetic resources would be less than significant (Class III).		
Air Quality		
<p>Impact AQ-1 Construction of 134 new residential units would generate temporary increases in localized air pollutant emissions. Such emissions may result in temporary adverse impacts to local air quality. Emissions of ROC and NOX would be below thresholds. However, SBCAPCD requires construction emissions control measures on all projects involving earthmoving activities regardless of size or duration. Therefore, this impact would be Class II, <i>significant but mitigable</i>.</p>	<p>AQ-1 Construction Emissions Control Measures. SBCAPCD requires that the following construction emissions control measures be implemented on all projects involving earthmoving activities regardless of size or duration:</p> <ul style="list-style-type: none"> • <i>During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.</i> • <i>Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.</i> • <i>If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.</i> • <i>Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.</i> • <i>After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.</i> • <i>The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such</i> 	<p>Impacts would be less than significant with implementation of mitigation.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.</i></p> <ul style="list-style-type: none"> <i>• All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.</i> <i>• Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.</i> <i>• All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.</i> <i>• Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.</i> <i>• Diesel powered equipment should be replaced by electric equipment whenever feasible.</i> <i>• If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.</i> <i>• Catalytic converters shall be installed on gasoline-powered equipment, if feasible.</i> <i>• All construction equipment shall be maintained in tune per the manufacturer's specifications.</i> 	

**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<ul style="list-style-type: none"> • <i>The engine size of construction equipment shall be the minimum practical size.</i> • <i>The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</i> • <i>Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.</i> <p>Plan Requirements and Timing: In accordance with standard practices, such construction emissions control measures should be shown on grading and building plans and as a note on a separate information sheet to be recorded with the map.</p> <p>Monitoring: The County of Santa Barbara Planning and Development Department (P&D) permit processing planner shall check plans prior to issuance of Land Use Permits, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.</p>	
<p>Impact AQ-2 The 134 new residences would result in an increase in operational air pollutant emissions due to increased energy use and vehicular traffic. However, because emissions would be below SBCAPCD significance thresholds, this impact would be Class III, <i>less than significant</i>.</p>	None Required	Less than significant without mitigation.
<p>Impact AQ-3 The proposed residences closest to Highway 101 would be sufficiently distant from the highway that they would not be exposed to hazardous air pollutants that exceed significance thresholds. This impact would be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<p>Impact AQ-4 The proposed project would be consistent with the SBCAPCD's 2007 Clean Air Plan and adopted regional, State, and federal air quality plans. This impact would be Class III, <i>less than significant</i>.</p>	None required.	Less than significant without mitigation.
<p>Cumulative Impacts— Cumulative development in the Goleta Valley will contribute to the cumulative degradation of regional air quality. As discussed in Section 3.0, Environmental Setting, 102 residential units and 140,000 square feet of non-residential development are currently planned and pending in the Goleta area. The proposed project would more than double the planned residential development in the Goleta area. Per Santa Barbara</p>		



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>County thresholds, the Cavaletto Tree Farm Housing project would have a significant cumulative impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. As discussed in Impact AQ-4, the proposed project is consistent with the 2007 CAP. Therefore, the proposed project's contribution to cumulative air quality impacts would not be cumulatively considerable.</p>		
<p>Agricultural Resources</p>		
<p>Impact AG-1 The proposed project would convert approximately 26 acres of agricultural land to non-agricultural use. However, development of the project site would not be considered a significant loss of agricultural land because the project site's agricultural suitability rating is below the County's significance threshold. Impacts would be <i>less than significant</i> (Class III).</p>	<p>None required.</p>	<p>Less than significant without mitigation.</p>
<p>Cumulative Impacts— The proposed project, in combination with the Hourigan Residential Development project as listed in the Cumulative Project list in Section 3.0 Environmental Setting, would convert agriculturally designated land to non-agricultural uses. However, both the proposed project site and the Hourigan Residential Development project scored below the County's 60-point minimum for agricultural suitability (the sites received scores of 41 and 38 respectively). In addition, the Hourigan site was not historically used for farming. While these projects involve the loss of agricultural land and thus contribute to the overall trend from agriculture to urban within the Goleta urban area, neither of these sites were designated for long-term protection in the GCP. The conversion of this land does have land use, policy, aesthetic and other implications, as discussed in the applicable respective sections of this EIR. However, because these agriculturally designated sites do not cumulatively or individually represent viable agricultural resources and are not considered important farmland, their conversion would not result in cumulatively significant impacts to agricultural resources. Therefore, cumulative impacts to agricultural resources would not be significant and the project's contribution to cumulative impacts <i>would not be considerable</i>.</p>		
<p>Biological Resources</p>		
<p>Impact BIO-1 Full build out of the project site would not result in the reduction of listed wildlife species habitat or restrict a listed species' reproductive capacity. It may however reduce the species population, reduce habitat, and restrict reproductive capacity of locally important wildlife species. This is considered a Class II, <i>significant but mitigable</i> impact.</p>	<p>BIO-1(a) Raptor, Special Status Species, and Nesting Bird Protection. To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be</p>	<p>Impacts would be less than significant with implementation of Mitigation Measures BIO-1(a-c).</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.</p> <p>Plan Requirements and Timing. If construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than two weeks prior to commencing vegetation removal, grading, or construction activities, including demolition. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to County Planning and Development for review and approval prior to commencing grading or construction activities, including demolition, and a copy of the report provided to the CDFG.</p> <p>Monitoring. P&D shall be given the name and contact information for the</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>biologist prior to initiation of the pre-construction survey. Permit Compliance and P&D staff shall verify compliance in the field and perform site inspections throughout the grading and construction phase(s). P&D staff shall review the survey report(s).</p> <p>BIO-1(b)Lighting Requirements. The project shall incorporate lighting design features to the extent possible that will reduce the amount and intensity of night lighting in open space areas adjacent to the development. This would involve using lighting only to the extent necessary, using low intensity lights, placing lighting close to the ground when possible, using shields to reduce glare and direct lighting downward, and pointing lights away from open space areas. Security lighting from the site shall not exceed the existing lighting levels at the edge of the San Jose Creek riparian canopy. Any security lights used adjacent the San Jose Creek riparian canopy shall be activated solely by motion sensors after 9:00 pm.</p> <p>Plan Requirements and Timing. A nighttime light survey shall be conducted to determine current light levels at the edge of the riparian habitat and any site security lighting shall be designed to not exceed that level. The report of the light survey results and the lighting plan shall be submitted to Planning and Development for review and approval prior to Zoning Clearance. The lighting plan shall be checked for conformance with the above requirements prior to the issuance of occupancy permits for those structures within 200 feet of San Jose Creek.</p> <p>Monitoring. Planning and Development shall site inspect all exterior light fixtures after installation to ensure compliance.</p> <p>BIO-1(c)Existing Buildings. Prior to restoration or demolition of the barn and any other structures, these</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>structures shall be checked by a qualified biologist for nesting by native birds and for use by roosting bats. If these are present, restoration and/or demolition shall be delayed until after the bird nesting season, and in the event of bat use, a sufficient number of bat boxes shall be placed within the riparian woodland area to accommodate the number of bats within the structure(s). The biologist shall also make recommendations regarding construction and demolition timing and methods to avoid bat mortality.</p> <p>Plan Requirements and Timing. Survey reports shall be submitted to P&D for review and approval prior to commencing construction and/or demolition activities. Monitoring. P&D shall be given the name and contact information for the biologist prior to initiation of the building survey. Permit Compliance and P&D staff shall verify compliance in the field and perform site inspections throughout the demolition and construction phase(s).</p>	
<p>Impact BIO-2 Implementation of the proposed project would not substantially reduce the species population, reduce habitat, and restrict reproductive capacity of endangered, threatened, or rare plant species. Implementation of the proposed project could result in the indirect reduction in the number and habitat of locally important plant species through the introduction of invasive plants. This is considered a Class II, <i>significant, but mitigable</i> impact.</p>	<p>BIO-2 Landscape Plan Revisions. To avoid the introduction of potentially problematic plant species to the site, the landscape plan shall be revised to use a native California oak in place of the southern live oak. Butterfly bush should be removed from the palette with native plants used in its place, such as various California lilac species (<i>Ceanothus</i> sp.), sage (<i>Salvia</i> sp.), monkeyflower (<i>Mimulus</i> sp.), currants (<i>Ribes</i> sp.) and/or western elderberry (<i>Sambucus mexicana</i>).</p> <p>Plan Requirements and Timing. A revised landscape plan shall be submitted to Planning and Development for review and approval prior to Zoning Clearance. Monitoring. Review of the plan for consistency with the above measure shall be completed prior to issuance of occupancy permits.</p>	<p>Impacts would be less than significant with implementation of Mitigation Measure BIO-2.</p>
<p>Impact BIO-3 Project development would not substantially alter the</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
ability of fish or animals to move along the San Jose Creek corridor. This is a Class III, <i>adverse, but less than significant effect</i> .		
Impact BIO-4 Project development would not substantially diminish important natural habitat for common plants and wildlife. This is a Class III, <i>adverse, but less than significant effect</i> .	None Required	Less than significant without mitigation.
Impact BIO-5 Project development would result in a loss of riparian habitat along San Jose Creek and the permanent loss of "waters of the US and State" within an unvegetated ditch. This is considered a Class II, <i>significant, but mitigable</i> impact.	BIO-5(a)Habitat Restoration. The applicant shall restore riparian habitat at a minimum ratio of 1:1 for temporary loss and 3:1 for permanent loss. For the current anticipated loss of riparian habitat, the restoration amount would be 900 square feet for temporary losses and 780 square feet for permanent losses, for a total of 1,680 square feet (0.0386 acres) of restoration. Restoration should occur within the temporarily disturbed area adjacent to the reconstructed storm drain outlet, with the additional restoration activity to occur within either the bioswale, detention basin, or other adjacent sections of the creek in need of restoration or enhancement. The Applicant shall submit for P&D approval a Restoration Plan for these areas prepared by a P&D-qualified biologist and including the following components: <ol style="list-style-type: none"> 1. Restoration plantings shall be with native riparian species such as willows, cattails, sedges, bulrush, spikerushes, mulefat, sycamores, or cottonwoods at a sufficient density to achieve 80% canopy coverage at the end of three years. 2. Native twining vines (such as California Wild Rose [<i>Rosa californica</i>], Wild Blackberry [<i>Rubus ursinus</i>], Creek clematis [<i>Clematis ligusticifolia</i>]) shall be planted at the edge of the riprap mat to aid in providing some cover for this area. 3. Species shall be from locally obtained plants and seed stock. 4. The Restoration Plan shall include the locations, amounts, size, and types of plants to be used. 	Impacts to riparian habitat would be less than significant with implementation of Mitigation Measures BIO-5(a-b).



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>5. Planting and weed control methods, irrigation methods and timing shall be discussed in the Restoration Plan.</p> <p>6. The new plantings shall be regularly irrigated until established and shall be weaned off of irrigation over a period of two to three years.</p> <p>7. Non-native, weedy species that are considered to be problematic shall be identified in the Restoration Plan and shall be removed from the restoration area during installation and periodically removed from the restoration area during the maintenance period to aid in meeting the success criteria.</p> <p>8. To protect the restoration site from damage during establishment, the restoration area shall be fenced and staked a minimum of every six feet or as necessary to keep the fencing from collapsing.</p> <p>Plan Requirements and Timing. A Restoration Plan shall be submitted to P&D prior to Zoning Clearance. The Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for a minimum of three years. An annual monitoring plan shall be submitted 12, 24, and 36 months after installation describing the condition of the restoration area relative to the success criteria. The restoration areas shall attain at least 80% ground canopy coverage with native plants at the end of the restoration monitoring period, which shall be no less than three years. In the event that 80% canopy coverage is not achieved by the end of three years, the monitoring plan shall discuss what actions are necessary to achieve success, including replanting of the restoration site, and the applicant will continue to monitor the restoration for an additional two years.</p> <p>Monitoring. The Applicant shall</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.</p> <p>BIO-5(b) Agency Coordination. The applicant shall obtain permits, agreements, and/or water quality certifications or correspondence indicating that none are necessary from applicable state and federal agencies regarding compliance of the proposed development with state and federal laws governing work within jurisdictional waters.</p> <p>Plan Requirements and Timing. The applicant shall submit copies of correspondence indicating that no permits are needed, or shall provide copies of the Streambed Alteration Agreement (CDFG), Section 404 permit (ACOE) and the Section 401 Certification (RWQCB) to Planning and Development prior to issuance of grading permits.</p> <p>Monitoring. Planning and Development shall review agency correspondence and shall ensure that the appropriate permits have been obtained prior to issuing a grading permit that affects jurisdictional areas.</p>	
<p>Impact BIO-6 Project development would result in the removal of mature specimen oak trees, a Class II, <i>significant, but mitigable</i> effect.</p>	<p>BIO-6(a) Oak Tree Replacement. Where oak trees cannot be avoided and are planned for removal or significant encroachment (>25% of dripline), the applicant shall replace oaks per the following schedule:</p> <ul style="list-style-type: none"> ▪ Removed Specimen Trees (3 total): 5 15-gallon or 3 24-inch box [5:1 or 3:1 ratio] per impacted tree; ▪ Encroached Specimen Trees (7 total): 5 1-gallon (oak liners) or 2 15-gallon or a 24-inch box per 	<p>Implementation of mitigation measures BIO-6(a-c) would reduce effects associated with the loss of native oak trees to a less than significant level.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>impacted tree;</p> <ul style="list-style-type: none"> ▪ Trees of Biological Value (6 total): 3 1-gallon (oak liners) per impacted tree; ▪ The 1 gallon oak liners shall be planted in the riparian corridor area. <p>Plan Requirements and Timing. A revised landscape plan shall be submitted to Planning and Development for review and approval prior to Zoning Clearance that incorporates native oak trees within the site as indicated. Monitoring. After completion of landscaping, Planning and Development shall check the site for consistency with the plans prior to final occupancy clearance.</p> <p>BIO-6(b) Oak Tree Construction Avoidance. During construction, the following measures shall be implemented.</p> <ul style="list-style-type: none"> • No grading or development shall occur within five feet from the driplines of preserved oak trees that occur in the construction area except those specifically detailed on the site plans and approved by the County. • All oak trees to be preserved within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to the County throughout all grading and construction activities. The fencing shall be at least three feet high, installed six feet outside the dripline of each oak tree, shall be staked to prevent collapse, and shall contain signs identifying the protection area placed in 15-foot intervals. • Fencing/staking/signage shall be maintained throughout all grading and construction activities. • No construction equipment shall be parked, stored or operated within six feet of any specimen oak tree dripline except as otherwise specifically 	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>detailed on the site plans and approved by the County.</p> <ul style="list-style-type: none"> • No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of an oak tree (pervious paving and other materials are allowed, as approved by the County). • No artificial surface, pervious or impervious, shall be placed within six feet of the dripline of any oak tree, except for project access roads. • Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a County approved arborist/oak tree consultant. • Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand. In addition, trenching in the protected zone needs to preserve roots over 1 inch by tunneling. • All work within the dripline of a preserved oak shall be done under the direction of a County approved arborist/biologist. • No permanent irrigation shall occur within the dripline of any existing oak tree. • Any construction activity required within three feet of a specimen oak tree's dripline shall be done with hand tools. • Limbing shall be done prior to grading and under the direction of a County approved arborist/oak tree consultant. • Where encroachment into the dripline is specifically permitted, all curbs, walls, and other structures shall be set back no less than 3 feet from the trunk. • Site drainage shall be checked to ensure that no ponding at the base of any oak tree occurs. 	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>• All trees to be protected located within 25 feet of buildings shall be protected from stucco and/or paint during construction.</p> <p>Plan Requirements and Timing. The above measures shall appear on all grading and landscape plans, which shall be submitted to Planning and Development for review and approval prior to land use clearance for grading and subdivision improvements. Monitoring. Planning and Development shall oversee implementation of the measures during construction.</p>	
<p>Impact BIO-7 An easement for a bicycle bridge is proposed to cross San Jose Creek. Future construction of the bridge would impact riparian habitat and potentially wetlands and jurisdictional areas. This is considered a Class II, <i>significant but mitigable</i> impact.</p>	<p>Implementation of the following mitigation measures would reduce impacts associated with the bridge alignment: BIO-1(a), BIO-1(b), BIO-5(a), BIO-5(b), BIO-6(a) and BIO-6(b).</p>	<p>Implementation of the specified mitigation measures would reduce effects associated with the proposed bike path easement and its construction to a less than significant level.</p>
<p>Cumulative Impacts— Cumulative development in the Goleta area has permanently eliminated extensive tracts of native plant communities, some of them now classified as rare or threatened. Native habitats support native wildlife species, many of which cannot survive in, or do not adapt to, the noise and disturbance associated with residential and urban developments. Species that do tolerate developed, landscaped, and disturbed sites include aggressive, non-native species that further displace native plants and wildlife, or may prey upon native species. The proposed project is surrounded by other residential development, with only the San Jose Creek corridor and portions of the adjacent Kellogg Open Space remaining as natural habitats. The proposed development would not substantially affect the riparian community remaining within the project boundary and the mitigation measures included in this EIR would serve to further reduce impacts to the biological resources. Impacts of development within the Goleta Valley have been cumulatively significant, including the past use of the site for agricultural and urban purposes (tree farm, agricultural crops, RV storage). The proposed change in land use from disturbed lands to residential development would not be cumulatively considerable as the reduction and fragmentation of native habitats (including sensitive habitats), loss of native plant species diversity and populations, and reduction in native wildlife diversity and populations has already occurred in the past. Therefore, the project's contribution to cumulative impacts is <i>not considerable</i> and the proposed change in land use is <i>not a cumulatively significant effect</i>.</p>		
<p>Cultural Resources</p>		
<p>Impact CR-1 Based on Phase 1 and Extended Phase 1 archaeological investigations conducted for the project site, there is no evidence that archaeological resources are present onsite. Nevertheless, activities associated with construction of onsite development could potentially expose previously undetected, buried archaeological resources at the project site. This would be a Class II, <i>significant but mitigable</i>, impact.</p>	<p>CR-1 Stop Work at Encounter. The Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Applicant shall retain and fund an archaeologist and a Native American representative approved by the County of Santa Barbara Planning and Development Department to evaluate the</p>	<p>With implementation of mitigation measures CR-1, CR-2 and CR-3, potential impacts to as-yet undetected archaeological resources would be reduced to a less than significant level.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines.</p> <p>Plan Requirements and Timing: This condition shall be printed on all building and grading plans.</p> <p>Monitoring: The County of Santa Barbara Planning and Development Department permit processing planner shall check plans prior to issuance of land use permit, and Planning and Development compliance monitoring staff shall spot check in the field throughout grading and construction.</p> <p>CR-2 Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.</p> <p>Plan Requirements and Timing: This condition shall be printed on all building and grading plans. The County Coroner shall be notified immediately following discovery of any human remains. Monitoring: The County of Santa Barbara Planning and Development Department permit processing planner shall check plans prior to issuance of land use permit for grading and building permits, and Planning and Development compliance monitoring staff shall spot check in the field throughout grading and construction.</p> <p>CR-3 Archaeological Reporting. The results of all archaeological investigations shall be reported to</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	the County of Santa Barbara Planning and Development Department as an addendum to the Phase 1 Archaeological Survey prepared by Heather Macfarlane and the Extended Phase 1 Archaeological Testing Program prepared by H.E.A.R.T or as a formal technical report. Plan Requirements and Timing: This report shall be submitted to the County within 180-days of completion of the archaeological monitoring. Monitoring: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the Archaeological Report is submitted within 180 days of completion of the monitoring.	
<p>Cumulative Impacts— Cumulative development in the Goleta Valley would continue to disturb areas with the potential to contain as-yet undiscovered cultural resources, including archaeological resources. Although many development projects are exempt from CEQA, if there is a possibility for cultural resources to exist given the location of the project and the presence or absence of nearby site records, measures would be incorporated into the project to minimize impacts to cultural resources. Each development proposal that is subject to CEQA is reviewed by the County, and undergoes environmental review when it is determined that potential for significant impacts exist. In the event that significant resources are discovered, impacts to such resources would be mitigated on a case-by-case basis. Project-specific mitigation as discussed above including mitigation measures CR-1 through CR-3 would ensure that the project's contribution to cumulative impacts would not be cumulatively considerable. Thus, cultural resource impacts associated with future cumulative development in the Goleta Valley are expected to be <i>less than significant</i>.</p>		
<p>Fire Protection</p>		
<p>Impact FIRE-1 The proposed project would be located adjacent to the Kellogg Open Space, which supports dense vegetation associated with the San Jose Creek riparian area. This would increase fire hazard risks to proposed residential structures. Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>FIRE-1 Fuel-Load Vegetation Management. The applicant shall prepare a vegetation management plan pursuant to the requirements of SBCFD. The vegetation management plan shall at minimum include the following:</p> <ul style="list-style-type: none"> • <i>Vegetation clearance requirements around all existing and new structures within the 100 foot buffer as determined by SBCFD; and</i> • <i>A regularly scheduled brush clearance of vegetation on and adjacent to all applicable access roads, power lines, and structures.</i> <p>Plan Requirements: The vegetation management plan shall be provided to the SBCFD and the County for review and approval.</p> <p>Timing: The plan shall be approved prior to zoning clearance.</p>	<p>Upon implementation of Mitigation Measure FIRE-1, impacts related to fire hazards would be less than significant.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>Cumulative Impacts— Cumulative projects in the Goleta area, as listed in Table 3-1 in Section 3.0 Environmental Setting, would incrementally increase the potential for exposure to fire hazards depending on the precise location of such development. The proposed development would incrementally contribute to this cumulative effect. However, all new development would be subject to independent review and existing regulations relative to fire hazards. Impacts associated with individual developments would be addressed on a case-by-case basis as needed, in part by the application of development standards or mitigation measures for development in high fire hazard areas to reduce such risks if determined necessary. With implementation of the project-specific mitigation measure list above, and because the project is considered urban infill outside of the high-fire hazard area, the project's contribution to fire hazard impacts <i>would not be cumulatively considerable</i>.</p>		
<p>Geologic Processes</p>		
<p>Impact GEO-1 The proposed project would not result in hazards associated with groundshaking, liquefaction, tsunami inundation, landslides or expansive soils. However, due to the presence of sand, silt and clay soils the project site may be subject to potential hazards due to collapsible-compressible soils and seismic settlement. This is a Class II, potentially <i>significant but mitigable</i> impact.</p>	<p>GEO-1 Geotechnical Measures. The applicant shall prepare a Geotechnical Investigation that provides site-specific recommendations to address collapsible-compressible soils and seismic settlement. A certified geologist approved by the County shall review and field-verify preliminary geologic and geotechnical recommendations and revise as necessary prior to approval of grading permits. All applicable recommendations of final geotechnical investigations, including any revisions made by the certified geologist approved by the County shall be implemented. These recommendations are expected to include, but are not limited to, standard practices for these soil conditions such as:</p> <ul style="list-style-type: none"> • <i>A program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support.</i> • <i>Cut slopes and fill over cut slopes should be over excavated and rebuilt as compacted fill slope.</i> • <i>Compacted fill slopes should not exceed a 2:1 (horizontal to vertical) slope.</i> • <i>Slopes should be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation.</i> <p>Plan Requirements and Timing. Preliminary geologic and geotechnical reports shall be</p>	<p>Implementation of Mitigation Measure GEO-1 would ensure that potential impacts related to collapsible-compressible soils and seismic settlement would be mitigated to a less than significant level.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>submitted for review and approval by Planning and Development prior to approval of grading permits. Prior to approval of grading permits, a certified geologist approved by the County shall review and field-verify preliminary geologic and geotechnical report findings and recommendations. The certified geologist approved by the County shall revise geologic and geotechnical recommendations as necessary. These revisions shall be incorporated into the final geologic and geotechnical reports. Final geologic and geotechnical reports shall be submitted for review and approval by Planning and Development prior to zoning clearance issuance. Grading and building plans shall be submitted for review and approval by Planning and Development prior to issuance of grading and building permits.</p> <p>Monitoring. Building inspectors shall site inspect during grading and prior to occupancy clearance to ensure compliance with approved plans.</p>	
<p>Impact GEO-2 Construction activities and long-term operation of the project may increase soil erosion on the project site and impact San Jose Creek. This is a Class II, potentially <i>significant but mitigable</i> impact.</p>	<p>GEO-2(a) Storm Water Pollution Prevention Plan (SWPPP). The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board and shall submit a copy of the required Storm Water Pollution Prevention Plan (SWPPP).</p> <p>Timing: Prior to Issuance of Land Use Permit, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.</p> <p>Monitoring: P&D permit processing</p>	<p>With implementation of Mitigation measures GEO-2(a-c), impacts would be less than significant (Class II).</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>planner shall review the documentation prior to issuance of Land Use Permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.</p> <p>GEO-2(b) Erosion and Sediment Control Revegetation. The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.</p> <p>Plan Requirements: Include this measure as a note on all grading and building plans.</p> <p>Timing: The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities.</p> <p>Monitoring: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.</p> <p>GEO-2(c) Retention/Detention Basin. The Owner/Applicant shall provide a retention basin designed to retain, infiltrate and/or recharge all runoff water onsite and maintain contaminants onsite.</p> <p>Plan Requirements: The Owner/Applicant shall include the retention basin in an Erosion and Sediment Control Plan (ESCP). The location and design parameters of the retention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>Owner/Applicant. Long term maintenance requirements shall be specified in Homeowner Association CC&Rs.</p> <p>Timing: Retention and/or recharge basins shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to Final Building Inspection Clearance.</p> <p>Monitoring: County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.</p>	
<p>Cumulative Impacts— The proposed project, in conjunction with other cumulative projects proposed in the Goleta Planning Area, would expose additional people and property to seismic and geologic hazards that exist in the region. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. In addition, existing regulations, including compliance with Uniform Building Code requirements, would be expected to reduce seismic and geologic hazards to acceptable levels. Seismic and geologic hazards would be addressed on a case-by-case basis and would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be less than significant (Class III), and the project's contribution would not be cumulatively considerable.</p>		
<p>Hazardous Materials/Risk of Upset</p>		
<p>Impact HAZ-1 The project site was historically used as an orchard and a Christmas Tree farm which potentially utilized herbicides, pesticides and other chemicals used during agricultural production. Chemicals could be released during grading activities, exposing nearby receptors to contaminated soils. However, with adherence to existing regulations pertaining to the remediation of such soils, impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>HAZ-1 Remediation. Prior to the issuance of a grading permit, the applicant shall test the soils of those areas historically used for orchards or Christmas trees for pesticides and herbicides used for agricultural production. The testing shall be compared to the California Environmental Protection Agency (CalEPA) Human Health Screening Levels (CHHSLs) for residential sites. If the results of this test indicate concentrations that exceed their respective screening levels, the locations exceeding CHHSLs shall be remediated to the satisfaction of the County of Santa Barbara. Details of the remediation are specified below:</p> <ul style="list-style-type: none"> • The contaminated materials shall be remediated under the supervision of an environmental consultant 	<p>Implementation of Mitigation Measure HAZ-1 would reduce human health risks associated with possible contamination from pesticides to a less than significant level.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>licensed to oversee such remediation and under the direction of the lead oversight agency. The remediation program shall also be approved by a regulatory oversight agency, such as the County of Santa Barbara Fire Department. All proper waste handling and disposal procedures shall be followed. Upon completion of remediation, the entity responsible for the remediation shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal and treatment manifests. The report shall be submitted to the lead oversight agency for their approval of the remedial methodology and concurrence that no further action is necessary.</p> <p>Plan Requirements and Timing. P&D shall review grading plans to ensure that any remediation requirements are reflected.</p> <p>Monitoring. Building & Safety shall verify that abatement is carried out per Fire Department requirements.</p>	
<p>Impact HAZ-2 A dump site previously used for trash and orchard waste and backfill material from an unknown source could have contributed contaminants into the soil. Project grading could result in impacts associated with release of contaminants that could affect workers or residents, or habitat and water quality of San Jose Creek. Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>HAZ-2 Soil Sampling and Remediation Plans. Soil samples shall be collected by the applicant in the vicinity of the dump site and the backfilled area and shall be tested for volatile organic compounds (VOCs), semi-VOCs, total petroleum hydrocarbons, polychlorinated biphenyls, metals, pesticides, herbicides, and asbestos prior to the commencement of construction activities. A work plan detailing the sampling protocols to be followed, as well as the number of samples to be taken and the chemical analysis required, shall be completed and submitted to the County of Santa Barbara Fire Department and P&D. Upon approval of the work plan by the Fire Department, the work plan shall be implemented and the results of the soil sampling shall be forwarded to the Fire Department with a copy to P&D. The Fire Department shall review the data to</p>	<p>Implementation of the Mitigation Measure HAZ- would reduce human health impacts associated with possible contamination from the dump site or backfilled material.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>determine if any additional investigation or remedial activities are deemed necessary. No work shall resume in that area until the Fire Department has provided written authorization that the area does not warrant any additional action. If the results of the soil samples indicate concentrations that exceed their respective threshold levels, contaminants shall be remediated to the satisfaction of the Fire Department within these parameters:</p> <ul style="list-style-type: none"> • If concentrations of contaminants warrant remediation, contaminated materials shall be remediated prior to initiation of grading or construction. The contaminated materials shall be remediated under the supervision of an environmental professional licensed to oversee such remediation and under the direction of the Fire Department. The remediation program shall also be approved by the appropriate regulatory oversight agency, as determined by the County of Santa Barbara Fire Department. All proper waste handling and disposal procedures shall be followed. Upon completion of remediation, the entity responsible for the remediation shall prepare a report summarizing the project, the remediation approach implemented, and the analytical results after completion of the remediation, including all waste disposal and treatment manifests. The report shall be submitted to the lead oversight agency (with a copy to P&D) for their approval of the remedial methodology and concurrence that no further action is necessary. <p>Plan Requirements and Timing. P&D shall review grading plans to ensure that any remediation requirements are reflected.</p> <p>Monitoring. P&D shall verify that abatement is carried out per Fire Department requirements.</p>	
<p>Impact HAZ-3 Development of the proposed project would require the</p>	<p>HAZ-3(a) Asbestos and Lead Based Paint Surveys. Prior to</p>	<p>With implementation of mitigation measures HAZ-3(a-c), impacts related</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>demolition of existing structures that may contain asbestos or lead-based paints. Demolition of these buildings if these materials are present could potentially expose workers to hazards. Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>issuance of a demolition permit for any structure, a lead-based paint and asbestos survey shall be performed by a qualified and appropriately licensed professional. All testing procedures shall follow recognized local standards as well as established California and Federal assessment protocols. The lead-based paint and asbestos survey report shall quantify the areas of lead-based paint and asbestos containing materials.</p> <p>Plan Requirement and Timing: The applicant shall submit a lead-based paint and asbestos survey report to P&D and Building & Safety for review and approval prior to approval of a demolition permit.</p> <p>Monitoring: Building & Safety shall review the report and assess additional requirements prior to issuance of a demolition permit.</p> <p>HAZ-3(b) Asbestos Abatement. Prior to any demolition or renovation, onsite structures that contain asbestos must have the asbestos containing material removed according to proper abatement procedures recommended by the asbestos consultant and as required by the SBAPCD. All abatement activities shall be in compliance with California and Federal OSHA, and with the SBAPCD requirements. Only asbestos trained and certified abatement personnel shall be allowed to perform asbestos abatement. All asbestos containing material removed from onsite structures shall be transported by a company licensed to handle and transport asbestos-containing materials and disposed of at a licensed receiving facility and under proper manifest. Following completion of the asbestos abatement, the asbestos consultant shall provide a report documenting the abatement procedures used, the volume of asbestos containing material removed, and where the</p>	<p>to exposure to asbestos containing material and lead based paint would be less than significant.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>material was disposed. This report shall include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the SBAPCD and the County of Santa Barbara Planning & Development Department.</p> <p>Plan Requirement and Timing: Demolition plans shall reflect abatement requirements as warranted.</p> <p>Monitoring: Building & Safety shall verify that abatement is carried out per SBAPCD and California and Federal OSHA requirements.</p> <p>HAZ-3(c) Lead Based Paint Removal. Prior to the issuance of a permit for the renovation or demolition of any structure, a licensed lead-based paint professional shall remove any lead-based paint discovered during the survey outlined above according to proper abatement procedures recommended by the consultant and in accordance with SBAQMD, State of California and Federal requirements. Only lead-based paint trained and certified abatement personnel shall be allowed to perform abatement activities. All lead-based paint removed from these structures shall be hauled and disposed of by a transportation company licensed to transport this type of material. In addition, the material shall be taken to a landfill or receiving facility licensed to accept the waste. Following completion of the lead based paint abatement, the lead based paint consultant shall provide a report documenting the abatement procedures used, the volume of lead based paint removed, where the material was moved to, and include transportation and disposal manifests or dump tickets. The abatement report shall be prepared for the property owner or other responsible party, with a copy submitted to the SBAPCD and the County of Santa Barbara</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>Planning & Development Department.</p> <p>Plan Requirements and Timing. Demolition plans shall reflect abatement requirements as warranted.</p> <p>Monitoring. Building & Safety shall verify that abatement is carried out per APCD requirements.</p>	
<p>Impact HAZ-4 Due to the presence of 66-kV electrical transmission lines, development of the project would expose residences to magnetic field levels of up to 16.2 mG. This is well below existing occupational and international health and safety guidelines; therefore, impacts would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>
<p>Cumulative Impacts— The proposed project, in conjunction with other cumulative projects proposed in the Goleta Planning Area would have the potential to expose future area residents, employees, and visitors to hazards by developing and redeveloping areas that may have previously been contaminated. The magnitude of hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. If lead-based paint and/or asbestos containing materials are found to be present in buildings planned for demolition or renovation, or in the case that soil and groundwater contamination are found to be present on sites of planned and future development, these conditions would be required to comply with existing applicable local, state and federal regulations. Hazard evaluations would be completed on a case-by-case basis for future development. Compliance with applicable regulations and implementation of appropriate mitigation measures, including remedial action on contaminated sites, would address impacts related to hazards and hazardous materials associated with future development in the County. Cumulative impacts would be less than significant and the project's contribution would not be considerable. Given the scope of planned and pending projects as listed on Table 3-1 in Section 3.0, Environmental Setting, the majority of which are residential properties which do not utilize hazardous materials or are not located within contaminated sites, significant public health or safety hazards are not anticipated.</p>		
<p>Historic Resources</p>		
<p>Impact HR-1 The proposed project involves the demolition of existing buildings on site that are considered historic resources for the purposes of CEQA. This is considered a <i>significant but mitigable</i> impact (Class II).</p>	<p>HR-1(a) Documentation Report. An historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to complete a documentation report on the eligible buildings to be demolished. The buildings to be demolished shall be documented with archival quality photographs and sketch location plans. This documentation, along with historical background prepared for this property, shall be submitted to an appropriate public repository approved by the County of Santa Barbara.</p> <p>Plan Requirements and Timing: The documentation reports shall be</p>	<p>Implementation of mitigation measures HR-1(a-c) would reduce impacts relating to the demolition of the buildings to a less than significant level.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>completed and approved by the County of Santa Barbara prior to the issuance of demolition permits. Monitoring: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the Documentation Report is submitted prior to the issuance of demolition permits.</p> <p>HR-1(b) Retain and Restore Barn. The barn building shall be retained within the proposed project and restored. The restoration plan for the building shall be prepared by a historic preservation professional qualified in accordance with the Secretary of the Interior's Standards, and the plans prepared in conformance with the Secretary of the Interior's Standards.</p> <p>Plan Requirements and Timing: The restoration plan shall be completed and approved by the County of Santa Barbara prior to the issuance of building permits for the proposed project, and the restoration work completed prior to issuance of a certificate of occupancy for Phase I of the proposed project. Monitoring: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the restoration plan is submitted prior to the issuance of building permits and that the plan is installed prior to final occupancy of Phase I.</p> <p>HR-1(c) Interpretive Plan. A historic preservation professional qualified in accordance with the Secretary of the Interior's Standards shall be selected to prepare an onsite interpretive plan, focusing on the significant historic themes associated with the properties to be demolished, particularly the history of agriculture in the Goleta Valley and contributions made by the Cavaletto family. The plan shall consist of an interpretive display or other suitable interpretive approaches, as approved by the</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>lead agency, and be installed within the restored barn building.</p> <p>Plan Requirements and Timing: The interpretive plan shall be completed and approved prior to the issuance of building permits for the proposed project, and shall be installed within one year of occupancy. The interpretive display shall remain in public view for a minimum of five years, and if removed, appropriately archived.</p> <p>Monitoring: County of Santa Barbara Planning and Development Department compliance monitoring staff shall confirm that the Interpretive Plan is submitted prior to the issuance of building permits and that the plan is installed within one year of occupancy.</p>	
<p>Cumulative Impacts— Implementation of the proposed project, in combination with the past, present, and potential future cumulative development in the area, could continue to alter the historic character of the Goleta Valley and result in significant cumulative impacts to historic resources. In the event that significant resources are discovered, impacts to such resources would be mitigated on a case-by-case basis in accordance with the requirements of the County's Environmental Thresholds and Guidelines Manual and CEQA, to the extent possible. As noted above, where historic properties have been demolished or degraded, mitigation measures such as those proposed in this EIR are not always sufficient to reduce project specific impacts to less than significant levels. In addition, approval of projects with significant and unavoidable impacts to historic resources could be seen as establishing a pattern of development/redevelopment that includes the continued loss of historic resources. Nevertheless, as described above, given that the Residence 1, the Shed Grouping, the Barn and Residence 2 buildings appear to be ineligible for NRHP or CRHR listing, and are only marginally eligible for Santa Barbara County Landmark designation (as indicated by the low resources evaluation scores), the project impacts would be mitigable to a less than significant and adverse level by means other than the application of the Secretary's Standards. With implementation of mitigation measures HR-1(a-c), impacts to historic resources would be reduced to a less than significant level at both the project level and also from a cumulative perspective.</p>		
<p>Land Use</p>		
<p>Impact LU-1 The proposed project would change the character of the site from largely undeveloped and open, historically farmed land to single- and multi-family residential development with structured open space. This would present potential quality of life issues (i.e. compatibility) with surrounding development. Impacts would be <i>significant but mitigable</i> (Class II).</p>	<p>LU-1 Compatibility of Land Use in Design. The proposed housing development shall be designed in a manner that avoids potential privacy impacts through the use of one or more of the following measures, as appropriate:</p> <ul style="list-style-type: none"> • Use of building setbacks from existing development and/or landscaping to increase privacy and reduce potential nuisance noise impacts; • Adherence to single story elements for components of the development closest to existing neighborhoods; • Ensuring that any proposed balconies and proposed second story windows do not present 	<p>Land use compatibility impacts related to quality of life issues would be less than significant with the implementation of Mitigation Measure LU-1 along with the mitigation measures discussed above and in more detail in the following sections: Section 4.1, <i>Aesthetics/ Visual Resources</i>; Section 4.3, <i>Agricultural Resources</i>; Section 4.2, <i>Air Quality</i>; Section 4.8, <i>Hazardous Materials/Risk of Upset</i>; Section 4.11, <i>Noise</i>; and Section 4.14, <i>Transportation and Circulation</i>.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>privacy issues such as having line of sight views into rear yards and other private areas of adjacent existing development.</p> <p>Plan Requirements and Timing. Project plans shall be submitted to Planning and Development (P&D) for BAR review and approval prior to approval of zoning clearance.</p> <p>Monitoring. P&D shall review and approve the plans prior to approval of zoning clearance. Permit Compliance shall conduct site inspections.</p>	
<p>Impact LU-2 The proposed project would introduce structural development to a largely vacant site, which would cast shadows onto areas of adjacent properties that are currently unshaded. However, the shadows would not substantially reduce the solar access of existing adjacent residences. This impact would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>
<p>Cumulative Impacts— As discussed in Section 3.0, Environmental Setting, planned, pending and recently approved development in the Goleta Planning Area includes 102 residential units in addition to 140,000 square feet of non-residential development. Loss of open space would occur as development under the Goleta Community Plan proceeds and remaining rural areas become more urban. While the proposed project would convert agricultural and open space land, the site is not currently used for any active agriculture or usable public open space; therefore, the project would not result in a loss of public open space. The proposed project would create approximately 10 acres of usable open space for the residents. While the open space would not be publicly accessible, the addition of open space for residents would help to offset the need for new usable open space in the Planning Area. Therefore, the development of the project site would not present a significant contribution to cumulative loss of open space. In addition, the project is located in a residential setting in an area that is primarily urban in character. Potential land use conflicts would be addressed on a case-by-case basis and potential quality of life impacts including loss of sunlight/solar access would be reduced through project design review by the South County BAR. The project's contribution to cumulative land use impacts would be less than significant.</p>		
<p>Noise</p>		
<p>Impact N-1 Construction activities would be located within 1,600 feet of sensitive receptors and therefore noise could exceed County of Santa Barbara standards. With incorporation of mitigation measures N-1(a-f), impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>N-1(a) Construction Timing. Construction activity and equipment maintenance shall be limited to the hours between 8 and 5 P.M., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.</p> <p>Plan Requirements and Timing:</p>	<p>With implementation of mitigation measures N-1(a-e), construction-related noise would be reduced to a less than significant level.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>Four signs stating these restrictions shall be posted on the site. Signs shall be in place prior to the beginning of and throughout grading and construction activities. Violations may result in suspension of permits.</p> <p>Monitoring: Building Inspectors and Permit Compliance shall spot check and respond to complaints.</p> <p>N-1(b) Equipment Shielding. Stationary construction equipment that generates noise exceeding 65 dBA at the project site boundaries shall be shielded to P&D's satisfaction and shall be located as far as possible from occupied residences.</p> <p>Plan Requirements and Timing: Construction plans shall specify the use of appropriate temporary shielding between noise-generating construction equipment and sensitive receptors. Equipment and shielding shall remain in the designated location throughout construction activities.</p> <p>Monitoring: Permit Compliance shall perform site inspections to ensure compliance.</p> <p>N-1(c) Electrical Power. Electrical power shall be used to run air compressors and similar power tools.</p> <p>Plan Requirements and Timing: The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.</p> <p>Monitoring: Permit Compliance shall perform site inspections to ensure compliance.</p> <p>N-1(d) Notice to Property Owners. Immediately prior to approval of Zoning Clearance for any proposed construction with the potential to generate noise at nearby residences, the applicant shall mail written notice of the project's</p>	

**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>approval to all property owners and occupants of parcels within 1,600 feet of the site of the noise generating construction.</p> <p>Plan Requirements and Timing: Mailed notice shall include the conditions of approval, the proposed construction schedule, and a telephone number for noise complaints. Proof of mailing the notices shall be provided to P&D prior to issuance of Zoning Clearance.</p> <p>Monitoring: Staff shall confirm receipt of the proof of mailing.</p> <p>N-1(e) Construction Noise Complaint Line. The applicant shall provide a manned telephone number for local residents to call to submit complaints associated with construction noise.</p> <p>Plan Requirements and Timing: The number shall be included in the notice indicated in Measure N-1(d) and posted on the project site and shall be easily viewed from adjacent public areas. Proof of mailing the notices shall be provided to P&D prior to issuance of land use permits. Four signs with the phone number shall be posted onsite (this information may be provided on the same signs indicated in Measure N-1(a)). The applicant shall inform P&D of any complaints within one week of receipt of the complaint. Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.</p> <p>Monitoring: Building Inspectors and Permit Compliance shall spot check and respond to complaints.</p>	
<p>Impact N-2 Noise generated by traffic associated with operation of the proposed project would not exceed County thresholds. Therefore, impacts would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>
<p>Impact N-3 Operation of the proposed project would generate noise typically associated with residential development. Noise</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>levels would not exceed County thresholds and impacts would be Class III, <i>less than significant</i>.</p>		
<p>Impact N-4 Development of residential units along Patterson Avenue could expose future residents to noise levels exceeding County standards. This impact would be Class II, <i>potentially significant unless mitigation is incorporated</i>.</p>	<p>N-4 Noise Attenuation. For new residential units located within 120 feet of Patterson Avenue that would be subject to exterior noise levels exceeding 65 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 65 dBA CNEL in exterior usable spaces. For new residential units located within 400 feet of Patterson Avenue that would be subject to interior noise levels exceeding 45 dBA CNEL, the project applicant shall retain an acoustical engineer during project design to incorporate construction/design specifications that would result in an ambient noise environment where all residents would be exposed to noise of less than 45 dBA CNEL in all interior spaces. Typical design features that would be incorporated may include the following.</p> <ul style="list-style-type: none"> • Orientation of non-sensitive uses such as parking/garages and roadways closest the noise source. • Orientation of buildings such that the first row of buildings has 90% linear coverage parallel to the noise source. • Windows and sliding glass doors facing the noise source with a minimum Standard Transmission Class (STC) of 39 that are properly installed, weather stripped, and insulated. • Exterior doors facing the noise source with a minimum STC of 39 and insulated in conformance with Title 24 requirements. • Exterior wall facing material designed for a minimum STC of 39 (this can typically be achieved by adding absorptive insulation [i.e., fiberglass batts] in the wall cavity). • Roof or attic vents either facing away from the noise source or baffled. 	<p>Impacts would be less than significant with incorporation of Mitigation Measure N-4.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>• <i>Air conditioning or a mechanical ventilation system so that windows and doors may remain closed.</i></p> <p>Plan Requirements and Timing: Acoustical reports that detail construction and design specifications incorporated into all project components and shown on the plans, which would result in attenuation of noises such that future residents within 120 feet of Patterson Avenue are not exposed to noise in excess of the 65 dBA CNEL exterior standard and residents within 400 feet of Patterson Avenue are not exposed to noise in excess of the 45 dBA CNEL interior standard shall be submitted to P&D. Prior to occupancy, noise levels in the most affected residences and exterior usable spaces shall be verified to be below the 45 dBA CNEL interior and 65 dBA CNEL exterior standards by sound measurements. A report documenting the results shall be submitted to Planning and Development. The acoustical report and plans shall be submitted to the Planning and Development for review and approval prior to issuance of building permits. A report documenting the post construction noise levels in the most affected residences and exterior usable spaces shall be submitted prior to issuance of occupancy permits.</p> <p>Monitoring: Planning and Development shall review acoustical reports prior to issuance of building permits and site inspect and review post-construction acoustical report prior to issuance of occupancy clearance.</p>	
<p>Cumulative Impacts— Noise level increases along three of the four study roadway segments would be less than the 1.5 dB significance threshold. However, cumulative traffic increases would increase noise by 1.7 dB on Patterson Avenue between Cathedral Oaks and Calle Real. This exceeds the 1.5 dB threshold, but the proposed project's contribution to this cumulative impact would be only 0.2 dB. Such an increase would not be audible and the cumulative noise increase would be 1.5 dB even without the project contribution. Therefore, the project's contribution would not be cumulatively considerable or significant.</p> <p>Construction and operation of other projects in the vicinity of the project site would likely generate noise levels in excess of existing measured noise levels and may affect sensitive receptors. However, construction and operational noise would be localized in nature and <i>would not contribute to cumulative noise impacts.</i></p>		
<p>Public Facilities</p>		



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>Impact PF-1 The proposed project would increase the number of people who use the Santa Barbara Public Library System. As such, the project would increase the demand for library resources. However, the proposed project would not result in the need to construct new library facilities or substantially expand existing facilities in order to maintain performance objectives. Therefore the proposed project would not result in significant environmental impacts to the environment as there would be no new construction of library facilities. Impacts would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>
<p>Impact PF-2 The proposed project could result in growth of enrollment at schools serving the project site and could further exceed the capacities at the Kellogg School and Dos Pueblos High School. However, the payment of State-mandated school impact fees is deemed adequate mitigation by the State of California. Impacts to schools would be Class III, <i>less than significant</i>.</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>
<p>Impact PF-3 Solid waste generated during construction of the proposed project would exceed the 350-ton threshold set forth by the Santa Barbara County Environmental Thresholds and Guidelines Manual. The preparation and implementation of a Construction Solid Waste Management Plan would be required in order to minimize solid waste generated during demolition and construction activities. With implementation of required mitigation, impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>PF-3 Construction Solid Waste Management Plan. The applicant shall develop and implement a solid waste management plan to be reviewed and approved by Public Works Department Resource Recovery and Waste Management Division and the Planning and Development Department and shall include:</p> <ol style="list-style-type: none"> 1. Estimated weight of total materials expected to be utilized for project during construction. 2. Estimated weight, by material type, to be discarded during construction. 3. Estimated weight, by material type, to be recycled or reused during construction. 4. Names and locations of markets for Construction and Demolition (C&D) waste recycling and disposal, i.e., where permittee plans on sending all component materials taken offsite during construction. 5. Estimated number of separate 	<p>Impacts related to construction-generated solid waste would be reduced to a less than significant level (Class II) with mitigation.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p><i>bins required for recycling construction materials and cleared brush during grading and construction activities. (All demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal [e.g., separate bins for concrete and asphalt, wood, metal, drywall and brush] and to take advantage of decreased prices for recycling these materials.)</i></p> <p><i>6. Development of a Source Reduction Element (SRE) describing the recommended program(s) and the estimated reduction of the solid waste before it is created. For example, the SRE may include a description of value-engineering building techniques employed to keep excess cutoffs to a minimum (including increased spacing of joists and studs, in-line framing, reduced header sizes, and modular roof design).</i></p> <p><i>7. Ensure that at least a 75% diversion rate is achieved throughout the construction period.</i></p> <p>Plan Requirement and Timing: The applicant shall submit a Construction Solid Waste Management Plan to P&D and Public Works Department for review and approval prior to approval of a Demolition Permit. Requirement no. 4 shall be printed on the grading and construction plan.</p> <p>Monitoring: P&D and Public Works shall review the Plan prior to land use clearance. P&D and/or Public Works shall periodically monitor demolition and construction activities to ensure all required construction solid waste management components are established and implemented and that a 75% diversion rate is achieved.</p>	
<p>Impact PF-4 Solid waste generated during occupancy of the proposed residential project would exceed the 196-tons per year threshold set forth by the Santa Barbara County Environmental Thresholds and Guidelines Manual. However, with mandatory source reduction, recycling and composting as required by AB 939, impacts would be Class II,</p>	<p>PF-4 Operational Solid Waste Reduction. The Owner/Applicant shall develop and implement a Solid Waste Management Plan (SWMP) describing proposals to reduce the amount of waste generated throughout the life of the project. The SWMP shall incorporate the following features at a minimum:</p> <ul style="list-style-type: none"> • <i>Recycling bins shall be provided at</i> 	<p>Less than significant without mitigation.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p><i>significant but mitigable.</i></p>	<p><i>appropriate common locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the onsite development's regular solid waste disposal program.</i></p> <ul style="list-style-type: none"> <i>• Implement a curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs) to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.</i> <p>Plan Requirement and Timing: The Owner/Applicant shall submit a Solid Waste Management Plan to P&D permit processing staff for review and approval prior to issuance of Zoning Clearance, and include the recycling areas/bins on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.</p> <p>Monitoring: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SWMP are in place as required prior to Final Building Clearance. P&D and/or Public Works shall periodically monitor operational activities to ensure all required recycle bins are provided and utilized accordingly and that at least a 50% diversion rate is achieved.</p>	
<p>Cumulative Impacts —</p> <p><u>Libraries.</u> The proposed project, in combination with cumulative residential development in the area, could cause an increase in the demand for Goleta Branch Library resources. As discussed in Setting, the Goleta Branch Library is currently operating at maximum capacity; therefore, the cumulative increase in the demand for library resources may cause a decrease in the availability of library resources to cardholders. While this would be an adverse effect</p>		



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>to the availability of library resources it would not constitute an environmental impact. As discussed above under Methodology and Significance Thresholds, an environmental impact could occur if new library facilities would be constructed as a result of the proposed project. There are no plans to expand the Goleta Branch Library facility or increase resources within the existing facility (Allison Gray Supervising Librarian/Branch Supervisor, July 16, 2010). Therefore, because regional cumulative development would not cause new library facilities to be constructed, the construction of which could have the potential to cause environmental impacts, the cumulative impacts related to public library facilities would be Class III, less than significant and the project's contribution would not be considerable.</p>		
<p><u>Schools.</u> The proposed project, in combination with cumulative residential development in the County and development within adjacent jurisdictions, could generate enough students such that it may exceed the capacity of schools within the Goleta Union School District and the Santa Barbara Secondary School District. This cumulative increase in area students would require new or altered school facilities in the future. Although development of new schools could result in environmental impacts associated with ground disturbance (e.g., biological resources, cultural resources, etc.), and/or noise and traffic, a precise evaluation of environmental impacts would be speculative because the location and timing of such facilities is not known at this time. Future facilities that would need to be constructed as a result of cumulative development would be subject to subsequent environmental review. Additionally, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools. These fees would be collected for any new residential project. Therefore, cumulative impacts to public school would be Class III, less than significant.</p>		
<p><u>Solid Waste.</u> As stated in the Santa Barbara County Environmental Thresholds Manual, projects that generate 40 tons of solid waste or more per year in operational impacts would result in an adverse contribution to regional cumulative solid waste impacts. As discussed under Impact PF-4, the proposed project would contribute an estimated 183 tons of solid waste per year during occupancy with implementation of Mitigation Measure PF-4, which would ensure compliance with AB 939, and would ensure that at least 50% of solid waste would be diverted from landfills. As previously discussed in Setting, the County currently achieves a 69% solid waste diversion rate. It is anticipated that solid waste generated during occupancy of the project would be sorted the same way other solid waste in the County is sorted. Therefore, approximately 69% of solid waste generated during occupancy of the project would be diverted from landfills and the amount of solid waste sent to landfills would be an estimated 113 tons per year as mitigated. This total would exceed the County's threshold for adverse cumulative impacts of 40 tons per year, thus cumulative impacts related to solid waste generation are Class III, adverse but less than significant.</p>		
<p>In the Goleta area, solid waste is transferred to the Tajiguas Landfill on the Gaviota Coast. Cumulative development in the Goleta area, in addition to development within adjacent jurisdictions, would substantially increase the amount of solid waste directed to Tajiguas Landfill over existing solid waste generation. Solid waste generation could increase to such a level that it would require new or expanded landfills. However, Tajiguas landfill is expected to provide service to these areas through 2024. Furthermore, the California Integrated Waste Management Act requires that counties prepare a solid waste management plan that plans for at least 15 years into the future. Therefore, the County will soon be required by state law to begin planning for solid waste disposal for the Goleta Community Plan Area and other jurisdictions that are served by Tajiguas. Any proposed new or altered facility would be subject to additional environmental review.</p>		
<p>Recreation</p>		
<p>Impact REC-1 Onsite population that would be accommodated by the proposed project would result in a parkland demand of approximately 1.8 acres. However, the project includes approximately 3.95 acres of areas designated for private recreational uses that would offset the development's parkland demand. The project would also be subject to the payment of</p>	<p>None Required</p>	<p>Less than significant without mitigation.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
development mitigation fees. Therefore, impacts related to recreation would be Class III, <i>less than significant</i> .		
<p>Cumulative Impacts — Cumulative development in the Goleta Valley area would increase demand for parks and recreational facilities by adding both residents and daytime population. The cumulative analysis focuses on projects in the Goleta area that are within the vicinity of the project site. As discussed in Section 3.0, Environmental Setting, 102 residential units are currently under construction, approved without entitlement to begin construction, or under permit review in the Goleta area.</p> <p>Cumulative development in the Goleta area, including the 134 new residential units that are a part of the proposed project, would increase the demand for parkland. Based on an average of 2.65 persons per household for the multi-family units and an average of 3.01 persons per household for single-family residences (Santa Barbara County Environmental Thresholds and Guidelines Manual, 2008), cumulative development in the Goleta area would generate an estimated 691 additional residents in the Goleta area under cumulative conditions. Based on the County standard of 4.7 acres of parkland per 1,000 residents, this would generate a need for approximately 3.25 acres of parkland. As discussed previously, the Goleta area currently contains approximately 6.48 acres of parkland per 1,000 residents, which falls within County targets. In addition, new residential development under cumulative conditions would be required to dedicate additional parkland or pay in-lieu parks fees in accordance with State Quimby Act standards and as required by the County, and implement applicable mitigation measures.</p> <p>The proposed project provides 3.95 acres of private open space and parkland and also proposes an easement for a public bike bridge and path connecting the project site with the Kellogg Open Space located across San Jose Creek to the west of the project site. The development of additional parkland to serve the development and, to a lesser degree, a dedication of an easement for a public bike bridge and path, would help to offset the increased parkland demand resulting from the buildout under cumulative conditions. In addition, the payment of parkland mitigation fees would be required, and these fees would be used to develop additional public parks serving the Goleta area. Cumulative impacts would therefore be less than significant and the project's contribution would not be cumulatively considerable.</p>		
<p>Transportation/Circulation</p>		
<p>Impact T-1 Project construction and equipment staging would temporarily increase truck traffic in the project area. Construction traffic and parking has the potential to disrupt the normal use of the sidewalk and adjacent streets and affect parking availability. This would be a Class II, potentially <i>significant but mitigable</i>, impact.</p>	<p>T-1(a) Onsite Construction Parking. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of adjacent road right of ways. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.</p> <p>Plan Requirements: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance for each phase of development. Timing: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained</p>	<p>After implementation of mitigation measures T-1(a-b), impacts would be less than significant.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>throughout construction. Monitoring: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.</p> <p>T-1(b) Traffic Control Monitor. The applicant shall ensure that a traffic control monitor (flag person) is on public roadways as needed during construction. <u>Additional traffic control monitors shall be posted on Agana and Merida drives specifically between 7:30 and 8:30 AM on weekdays.</u></p> <p>Plan Requirements and Timing: The monitor shall direct traffic whenever heavy construction equipment is traversing and/or operating on or near location(s) as warranted to ensure public safety. The traffic monitor shall be posted throughout the demolition and construction periods, as necessary. The applicant shall coordinate with the Santa Barbara County Fire Department (SBCFD) in order to ensure that traffic control routes and procedures would allow for adequate emergency access. Monitoring: Permit Compliance shall spot check during demolition and construction to verify traffic monitor(s) are present as needed. The applicant's designee and Public Works, Roads Division shall respond to complaints.</p>	
<p>Impact T-2 The proposed project would generate an estimated 1,081 net new daily trips. The increase in vehicles traveling on the surrounding roadway network would result in significant traffic impacts at one of the five study area intersections (Patterson Avenue/US 101 Southbound Ramps). Impacts would be Class II, <i>significant but mitigable</i>.</p>	<p>T-2(a) Restriping. The freeway overcrossing shall be restriped to provide dual southbound left-turn lanes. The existing pavement width would be restriped to accommodate a cross section of two five-foot wide bike lanes, two 11½ -foot wide travel lanes adjacent the bike lanes, plus five 11-foot wide lanes (as shown on Figure 4.14-8).</p> <p>Plan Requirement and Timing: The applicant shall submit a restriping plan to the City of Goleta, if necessary, and Caltrans for review</p>	<p>Incorporation of mitigation measures T-2(a-c) would reduce cumulative impacts to a less than significant level at the Patterson Ave/U.S. 101 SB Ramps intersection.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>and approval prior to the first Zoning Clearance issuance. If approved, restriping shall take place prior to Final Building Inspection Clearance for the first phase of development.</p> <p>Monitoring: P&D shall verify that necessary approvals from the City of Goleta, if necessary, and Caltrans have been obtained prior to Zoning Clearance issuance. P&D shall verify that restriping has occurred prior to Final Building Inspection Clearance.</p> <p>T-2(b) Ramp Metering. Ramp meters shall be installed on the U.S. 101 Southbound Ramps intersection. Figure 4.14-9 illustrates the concept layout of the ramp meter improvements. The installation of ramp meter equipment, including signals, detector loops, controller assembly and advance warning devices, and signing and pavement markings shall be according to Caltrans specifications.</p> <p>Plan Requirement and Timing: The applicant shall submit a ramp meter installation plan to Caltrans for review and approval prior to issuance of the project's first Zoning Clearance. If approved, ramp meters shall be installed prior Final Building Inspection Clearance. Monitoring: P&D shall verify that necessary approvals from Caltrans have been obtained prior to applicable Zoning Clearance issuance. P&D shall verify that installation of ramp meters has occurred prior to Final Building Inspection Clearance.</p> <p>T-2(c) City of Goleta GTIP Fee Payment. The project applicant shall provide GTIP fee payment to offset the project's cumulative impact. The fee would be utilized for the modification of the Patterson Avenue/U.S. 101 Southbound Ramps intersection that would widen the overcrossing to facilitate two southbound left-turn lanes, and widen the on-ramp to channelize the northbound right turn movement. In addition, installation of a separate right-turn lane at the U.S. 101</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>Southbound Off-Ramp would be required by the City of Goleta to provide acceptable operations under cumulative conditions.</p> <p>Plan Requirement and Timing: The applicant shall submit GTIP Fee payment to the City of Goleta for review and approval prior to the project's first Zoning Clearance issuance. Monitoring: P&D shall verify that payment was received by the City of Goleta prior to Zoning Clearance issuance.</p>	
<p>Impact T-3 The proposed project would result in additional traffic, new roadway connections to access the site, and internal circulation that could affect the safety of residents in the existing neighborhood and proposed residents of the project. This is a Class II, <i>potentially significant but mitigable</i>, impact.</p>	<p>T-3(a) Corner Sight Distance. Low growth landscaping shall be maintained within the line of sight triangle required to provide adequate corner sight distance from Tree Farm Lane to northbound Patterson Avenue. Frontage improvements shall include removal of the existing raised median on Patterson Avenue north of Tree Farm Lane to satisfy corner sight distance requirements to southbound Patterson Avenue, or vegetation in the median that would obstruct corner sight distance shall be removed.</p> <p>Plan Requirement and Timing: The applicant shall include low growth landscaping on all landscaping plans and the plans shall be submitted for review and approval by P&D and BAR prior to approval of the applicable zoning clearance. In addition, all site plans shall demonstrate frontage improvements that either remove the existing raised median on Patterson Avenue or remove vegetation in the median. Site plans shall be submitted for review and approval of P&D and Public Works prior to zoning clearance. Monitoring: P&D shall verify that low growth vegetation is implemented on all landscape plans prior to zoning clearance. Permit compliance staff shall conduct site inspections to verify landscaping is properly maintained. P&D and Public Works shall review and approve frontage improvement prior to zoning clearance.</p> <p>T-3(b) Sidewalks. The sidewalks proposed along the new private road</p>	<p>The proposed project's impacts would be less than significant with incorporation of mitigation measures T-3(a-b).</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>connection that serves the estate lots in the northern portion of the site shall be extended to Avenida Pequena.</p> <p>Plan Requirement and Timing: The applicant shall demonstrate sidewalk extensions on all site plans which are to be submitted for review and approval by P&D and Public Works prior to zoning clearance.</p> <p>Monitoring: P&D and Public Works shall review and approve sidewalk extensions prior to zoning clearance.</p> <p>In addition to the above mitigation measures that are required to reduce impacts to a less than significant level, the following mitigation measures while not required are recommended to further reduce impacts related to access, pedestrian safety, and internal circulation.</p> <p>T-3(c) Merida Drive/Agana Drive Intersection. The Merida Drive/Agana Drive intersection shall be controlled by a stop sign on the north leg of the intersection.</p> <p>Plan Requirement and Timing: All site plans shall include a stop sign on the north leg of Merida Drive/Agana Drive intersection. Site plans shall be submitted for review and approval of P&D and Public Works prior to zoning clearance. Monitoring: P&D and Public Works shall review and approve stop sign prior to zoning clearance.</p> <p>T-3(d) Monitoring. Traffic conditions shall be monitored on Agana and Merida Drives after completion of Phase I and Phase II. A traffic engineering study shall be conducted by the County's Public Works Department if the potential need for traffic calming measures is determined through monitoring. The engineering study will identify the applicable traffic calming measure. Traffic calming measures range from non-physical measures (i.e. signage and speed legends) to physical measures (i.e. speed humps and raised crosswalks).</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>Plan Requirement and Timing: The applicant shall provide traffic monitoring following the completion of Phase I and Phase II. The monitoring results shall be provided to P&D and Public Works for review prior to grading permits for Phase III and Phase IV. P&D and Public Works shall review the monitoring results and determine whether a traffic engineering study is necessary. If necessary, a traffic engineering study shall be conducted prior to initiation of construction for Phase III.</p> <p>Monitoring: P&D and Public Works shall review the monitoring results and determine whether additional traffic engineering study is appropriate.</p> <p><u>T-3(e) Phase I Tree Farm Lane Extension.</u> The extension of Tree Farm Lane and its connection to Patterson Avenue shall be completed as part of Phase I of project construction.</p> <p><u>Plan Requirement and Timing:</u> Plans for Phase 1 of project development shall show Tree Farm Lane extending to Patterson Avenue and include all necessary work to construct the road and connection to Patterson Avenue. The road shall be operational and open to carry traffic prior to Final Building Inspection Clearance for Phase I.</p> <p><u>Monitoring:</u> P&D and Public Works shall review the Phase I plans for consistency with this measure, and inspect in the field to ensure Tree Farm Lane is complete prior to Final Building Inspection Clearance for Phase I.</p>	
<p>Impact T-4 Based on the SBCAG guidelines, the proposed project would contribute traffic that would exceed CMP minimum intersection level of service criteria at one study area location. This impact would be Class II, <i>significant but mitigable</i>.</p>	<p>Mitigation Measure T-2(c) would reduce cumulative CMP impacts at the intersection of Patterson Avenue and the U.S. 101 Southbound Ramps to a less than significant level.</p>	<p>As noted above, incorporation of this mitigation measure would reduce cumulative impacts to a less than significant level (Class II) at the Patterson Ave/U.S. 101 SB Ramps intersection.</p>
<p>Impact T-5 The project would add 1,081 net new daily trips to the region's roadway network, increasing congestion and</p>	<p>T-5 Bike Path and Bridge Construction. The applicant shall construct a new bike bridge and path consistent with the alignment and</p>	<p>The proposed project's impacts on the area's circulation system would be reduced to the maximum extent feasible and would remain less than</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>intersection delays. This impact would be Class III, <i>adverse but less than significant</i>.</p>	<p>goals of the Class I Bikeway designated on the Goleta Community Plan Bikeways Element Map.</p> <p>Plan Requirements and Timing: Prior to the project's first Zoning Clearance issuance: (1) the applicant shall submit bike bridge and path plans, including specific alignment, design and signage, and maintenance funding/responsibility, for review and approval by the Santa Barbara County Planning and Development Department, the Public Works Department and the County Parks Department; (2) the offer for dedication for the bridge and path shall be submitted for Planning and Development, Parks Department, and County Counsel review and approval; (3) A performance security for the bridge and path installation and maintenance shall be submitted by the applicant to Planning and Development Department for review and approval. The bike bridge and path shall comply with the Goleta Master Bikeways Plan, the County Parks, Recreation and Trails map of the County Comprehensive Plan, and the Goleta Community Plan. The bike bridge and path shall be constructed prior to Final Building Inspection Clearance for the first construction phase. Monitoring. Permit Compliance staff and Public Works and Parks Department staff shall site inspect to verify bike bridge and path installation prior to Final Building Inspection Clearance.</p>	<p>significant (Class III) with incorporation of the Mitigation Measure T-5.</p>
<p>Cumulative Impacts— As discussed above, cumulative traffic volumes were quantified and modeled as indicated in Tables 4.14-12 and 4.14-13. As identified under Impact T-2, the proposed project would have a significant but mitigable impact under cumulative conditions at the Patterson Ave/U.S. 101 SB Ramps intersection. The project's cumulative traffic effects are not cumulatively considerable at the Patterson Ave/U.S. 101 SB Ramps intersection with implementation of the identified mitigation measures (Class II).</p>		
<p>Water Resources/Flooding</p>		
<p>Impact WR-1 The proposed project would involve disturbance of approximately 22 acres during construction, which would temporarily disturb soils and potentially increase runoff, erosion and sediment loads. This could potentially degrade water quality and exceed discharge requirements. Impacts are</p>	<p>WR-1(a) Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures: 1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site.</p>	<p>With implementation of Mitigation Measures GEO-2(a-c) as well as mitigation measures WR-1(a-c), impacts related to water quality, erosion and sedimentation during construction activity would be less than significant (Class II).</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>considered <i>significant but mitigable</i> (Class II).</p>	<p>Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.</p> <ol style="list-style-type: none"> 2. Apply concrete, asphalt, and seal coat only during dry weather. 3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc. 4. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination. <p>Plan Requirements: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.</p> <p>Timing: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.</p> <p>Monitoring: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.</p> <p>WR-1(b) Construction Equipment Washout-Construction. The Owner/Applicant shall designate a washout area(s) for the washing of construction equipment such as concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>biological resources.</p> <p>Plan Requirements: The Owner/Applicant shall designate the P&D approved location on all applicable permits.</p> <p>Timing: The Owner/Applicant shall install the area prior to commencement of construction.</p> <p>Monitoring: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.</p> <p>WR-1(c) Equipment Storage-Construction. The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the designated development envelope to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.</p> <p>Plan requirements: The Owner/Applicant shall designate the P&D approved location on all land use, grading, and building permits.</p> <p>Timing: The Owner/Applicant shall install the area prior to commencement of construction.</p> <p>Monitoring: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.</p>	
<p>Impact WR-2 The proposed project would alter existing drainage patterns, increase impervious surfaces and increase stormwater runoff, thereby potentially degrading water quality. Impacts are considered to be Class II, <i>significant but mitigable</i>.</p>	<p>WR-2 (a) SWQMP-Operation. The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:</p> <ol style="list-style-type: none"> 1. A combination of structural and non-structural Best Management 	<p>Less than significant without mitigation.</p>



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;</p> <p>2. Potential pollutant sources that may affect the quality of the storm water discharges;</p> <p>3. Design and placement of structural and non-structural BMPs to address identified pollutants;</p> <p>4. Inspection and maintenance program;</p> <p>5. Method for ensuring maintenance of all BMPs over the life of the project.</p> <p>Plan Requirements: The Owner/Applicant shall (1) submit the SWQMP to P&D for review and approval prior to issuance of Zoning Clearance; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to Zoning Clearance issuance to ensure installation and maintenance.</p> <p>Timing: SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance. The Homeowner's Association shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D compliance monitoring staff annually between Oct 1 - 31. The Owner/Applicant shall record a buyer notification prior to Zoning Clearance issuance that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above.</p> <p>Monitoring: The Owner/Applicant shall demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.</p> <p>WR-2(b) Storm Drain Labels. The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). Label shall be in both English and Spanish.</p> <p>Plan Requirements: Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of land use and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of land use and grading permits.</p> <p>Timing: Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.</p> <p>Monitoring: P&D building staff shall site inspect prior to Final Building Inspection Clearance.</p> <p>WR-2(c) Storm Water Retention-Biofiltration System. To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.</p> <p>Plan Requirements: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically.</p> <p>Timing: The Owner/Applicant shall submit a maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to issuance of land use and grading permits. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be submitted to P&D permit processing planner prior to issuance of land use permit.</p> <p>Monitoring: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The HOA is responsible for annual maintenance inspections of the biofiltration system. The HOA shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of</p>	



**Table ES-1 Summary of Environmental Impacts,
 Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
	<p>the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.</p> <p>WR-2(d) Storm Water Retention-Pervious Parking. To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces into the project design.</p> <p>Plan Requirements: The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.</p> <p>Monitoring: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.</p> <p>WR-2(e) Storm Water Retention-Parking Area BMPs. The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. The BMPs shall be described and</p>	



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once per year. Long term maintenance shall be the responsibility of the HOA. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of land use permit. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections.</p> <p>Plan Requirements: The location and type of BMP shall be shown on the site, building and grading plans.</p> <p>Timing: The plans and maintenance program shall be submitted to P&D for approval prior to land use permit.</p> <p>Monitoring: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.</p>	
<p>Cumulative Impacts— The proposed project, in combination with other planned and pending development in the area, would cumulatively increase peak stormwater flows by adding impervious surface area. Such changes in regional hydrology could potentially have significant cumulative effects on local flooding conditions if drainage infrastructure for individual projects is not appropriately sized and designed. Cumulative development could also result in impacts to regional water quality if individual developments do not implement appropriate erosion control and stormwater filtration practices. However, impacts associated with the proposed project can be reduced to a less than significant level with implementation of project components such as a detention basin on the northwest portion of the site, a bioswale in the green belt/park on the northwest portion of the site, as well as mitigation measures described above. It is assumed that all development in the area will implement appropriate flood and water quality control practices in accordance with the requirements of the County and other regulatory agencies, thereby reducing cumulative impacts to a less than significant level. Therefore, with implementation of the mitigation measures discussed above, the proposed project's contribution to cumulative water quality and flooding impacts would not be cumulatively considerable.</p>		
<p>Greenhouse Gas Emissions</p>		
<p>Impact GHG-1 The project would</p>	<p>Project-related GHG emissions</p>	<p>This impact would be less than</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
<p>generate greenhouse gas emissions and incrementally contribute to global climate change. These emissions would not exceed Santa Barbara County's interim per-service-population threshold for greenhouse gas emissions, and would not hinder achievement of state GHG reduction targets established by AB 32. This impact would be Class III, <i>less than significant</i>.</p>	<p>would be less than significant based on Santa Barbara County interim thresholds; therefore, no mitigation measures are required. Nevertheless, the following mitigation measures are recommended in order to further reduce the proposed project's impact from GHG emissions and be consistent with County policies related to energy conservation:</p> <p>GHG-1(a) Exceed Title 24. Onsite structures should exceed Title 24 Building Envelope Energy Efficiency Standards by 20%. Potential energy consumption reduction measures include, but are not limited to, the use of photovoltaic roof tiles, installation of energy efficient windows, and the use of R-45 insulation in the roof/attic space of all onsite structures.</p> <p>Plan Requirements and Timing: The project building and improvement plans should incorporate energy conservation design elements as applicable. Monitoring: P&D compliance monitoring staff and Building & Safety staff should review plans prior to issuance of land use permit to ensure that the development is in compliance with approved energy saving design components.</p> <p>GHG-1(b) Electric Vehicle Parking. On-site parking areas shall be designed to accommodate electric vehicle charging stations.</p> <p>Plan Requirements and Timing: The project plans should reflect the recommended parking provisions. Monitoring: P&D compliance monitoring staff should review plans prior to issuance of land use permit to ensure that the development is in compliance with the recommended parking provisions.</p> <p>GHG-1(c) Design Elements. The Owner/Applicant shall incorporate the following energy-conserving techniques into project design, unless they can demonstrate infeasibility of individual components to P&D.</p>	<p>significant without mitigation (Class III). Mitigation measures GHG-1(a-c) would further reduce GHG emissions from the proposed project.</p>



Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	<p>a. Use of light colored water-based paint and roofing materials; b. Use of passive solar cooling/heating; c. Use of natural lighting; d. Energy efficient appliances and lighting; e. Use of on-demand water heaters; f. Use of concrete or other non-pollutant materials for parking lots instead of asphalt; g. Installation of sidewalks and bikepaths; h. Installation of covered bus stops to encourage use of mass transportation; i. Use of solar heating for the community pool; j. Use of landscaping to shade structures and parking lots.</p> <p>Plan Requirements: The Owner/Applicant shall incorporate these energy conservation design elements into building and HVAC plans as applicable or shall submit proof of infeasibility to P&D. The landscape plan shall be submitted to the South County Board of Architectural Review for review and approval.</p> <p>Timing: The Owner/Applicant shall incorporate this measure prior to issuance of Zoning Clearance. Monitoring: The Owner/Applicant shall demonstrate to Building & Safety staff that the development is in compliance with approved energy saving design components prior to Final Building Inspection Clearance. P&D compliance monitoring staff shall verify landscape installation in compliance with approved landscape plans.</p>	
<p>Cumulative Impacts— Greenhouse gases and global climate change are, by definition, cumulative impacts. Refer to Impact GHG-1 for discussion of GCC and GHG emissions.</p>		



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C-2. 11BAR-00000-00132 Lorenzen-Hughes Remodel/Addition/Change of Use Isla Vista
11CDH-00000-00034 (J. Ritterbeck, Planner) **Jurisdiction: Coastal**

Request of Dawn Sherry, agent/architect for the owner, Linda Lorenzen-Hughes, to consider Case No. 11BAR-00000-00132 for **final approval on consent of a deck replacement and conversion of the existing duplex to a single family dwelling**. The following structures currently exist on the parcel: one duplex of approximately 2,210 square feet. The proposed project will not require grading. The property is a 0.14 acre parcel zoned SR-M-8 and shown as Assessor's Parcel Number 075-213-009, located at **6565 Del Playa Drive** in the Isla Vista area, Third Supervisorial District. (Continued from 8/26/11 & 9/02/11)

No Action was taken due to lack of representation.

C-3. 11BAR-00000-00128 Bottorff Residential Addition Santa Barbara
11LUP-00000-00295 (Kimberly McCarthy, Planner) **Jurisdiction: Goleta**

Request of Woody Boyce, agent for the owner, Sarah Meyer Bottorff, to consider Case No. 11BAR-00000-00128 for **final approval on consent of an addition of approximately 214 square feet to the existing residence**. The following structures currently exist on the parcel: residence of approximately 1,910 square feet. The proposed project will not require grading. The property is a 0.17 acre parcel zoned 12-R-1 and shown as Assessor's Parcel Number 069-441-017, located at **5374 Paseo Orlando** in the Santa Barbara area, Second Supervisorial District. (Continued from 8/26/11 & 9/2/11)

ACTION: Gray moved, seconded by Roberts and carried by a vote of 5 to 0 (Rivera and Froscher absent) to grant final approval on consent of 11BAR-00000-00128.

V. SBAR MEMBERS INFORMATIONAL BRIEFINGS:

VI. STAFF UPDATE:

VII. STANDARD AGENDA:

Goleta

1. 02BAR-00000-00258 Cavaletto/Noel Housing Development Goleta
08DVP-00000-00012 (Alex Tuttle, Planner) **Jurisdiction: DVP**

Request of Jeff Nelson, agent for the owners, Cavaletto Family LP, to consider Case No. 02BAR-00000-00258 for **further conceptual review of a residential subdivision with 134 total new units, including 110 market rate units and 24 affordable units; the existing main residence would remain. Proposed development also includes a 2-3 acre creekside park, community pool and pool house. Of the 134 total units, 54 would be attached units and 80 would be detached single family dwellings. The market rate units would range in size from approximately 1,400 square feet for the attached units to up to 3,800 square feet for the detached residences. The affordable units would range in size from 750 to 900 square feet.** The following structures currently exist on the parcel: three single family dwellings, accessory structures and a non-operational Christmas Tree farm. The property is 26 acres zoned AG-I-5 and shown as Assessor's Parcel Numbers 069-100-006, -051, -054 and -057, located at **555 Las Perlas** in the Goleta area, Second Supervisorial District. (Continued from 10/04/02 & 11/22/02 & 4/25/08 & 7/11/08)

COMMENTS:

- **Redistributed unit type has been well addressed in terms of better integrating the unit types into the development**
- **Appreciates the staggering of setbacks**

- Appreciates the common area approach and should reinforce a rural statement into the common area design
- The common area parking should be gravel or decomposed granite or otherwise less developed
- Appreciates the elimination of the bollards and gates separating different portions of the development
- Should have an understated entrance from Patterson Avenue
- Appreciates having no garage doors facing Tree Farm Lane, but should consider porches facing the street to create more community connection along the street
- Landscaping will help tie the project together; should push for consistency of trees along the street
- Likes the Chinese Elm for street trees; the New Zealand Christmas trees do not make a good street tree and should be replaced with Chinese Elm or something similar
- Should not use Leland Cypress for landscaping because they become very dense and create a wall when planted close together
- Look forward to further development of the architecture and articulation of homes
- Overall the project is supportable and these comments should be carried over to each phase of development.

Project received conceptual review only, no action was taken. Applicant to return for preliminary approval or submit for independent SBAR review for each phase of development.

Washburn Residence

2. 11BAR-00000-00075 Addition, New Garage and Trellis Santa Barbara
11LUP-00000-00181 (Brian Banks, Planner) Jurisdiction: Goleta

Request of Paul Washburn, owner, to consider Case No. 11BAR-00000-00075 for preliminary/final approval of a residence addition of approximately 607 square feet, covered entry of 33 square feet, new attached garage of approximately 264 square feet and trellis addition of approximately 396 square feet. The following structures currently exist on the parcel: a residence of approximately 2,393 square feet and attached garage of approximately 460 square feet. The proposed project will not require grading. The property is a 0.82 acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 069-231-004, located at 1379 Camino Meleno in the Santa Barbara area, Second Supervisorial District. (Continued from 6/03/11, 6/17/11, and 8/12/11)

COMMENTS:

- Okay with the colors and lights
- All door and window details to match existing house.

ACTION: Roberts moved, seconded by Yardy and carried by a vote of 5 to 0 (Rivera and Froscher absent) to grant preliminary and final approval of 11BAR-00000-00075.

Mission Canyon/Santa Barbara/Hope Ranch Areas

3. 11BAR-00000-00140 Convis Second Story Residence Addition Hope Ranch
(No Assigned Planner) Jurisdiction: Ridgeline - Urban

Request of Mark Wienke, architect for the owners, Gary and Deb Convis, to consider Case No. 11BAR-00000-00140 for conceptual review of a second story residence addition of approximately 797 square feet. The following structures currently exist on the parcel: a residence of approximately 2,051 square feet and guest house of approximately 624 square feet. The proposed project will not require grading. The property is a 1.0 acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-043-014, located at 940 Canon Road in the Hope Ranch area, Second Supervisorial District.

PUBLIC COMMENTS: Hale and Anne Milgrim commented on project.

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDING THE) RESOLUTION NO. _____
GOLETA COMMUNITY PLAN LAND USE)
DESIGNATIONS MAP OF THE SANTA BARBARA) CASE NO.: 01GPA-00000-00009
COUNTY COMPREHENSIVE PLAN)
_____)

WITH REFERENCE TO THE FOLLOWING:

- A. On July 20, 1993, by Resolution No. 93-402, the Board of Supervisors of the County of Santa Barbara adopted the Goleta Community Plan Land Use Map.
- B. It is now deemed in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Land Use Element, to adopt an amendment to the Goleta Planning Area Land Use Map of the Goleta Community Plan (01GPA-00000-00009), by changing the Land Use Designation of Assessor Parcel Numbers 069-100-006, 069-100-051, 069-100-054, and 069-100-057 from A-I-5, Agriculture 1 unit/acre to RES-4.6 Residential 4.6 units/acre.
- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendments, where the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. Pursuant to the provisions of Section 65356 of the Government Code, the above described changes are hereby adopted as amendments to the Goleta Community Plan Land Use Map.
- 3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
- 4. Pursuant to the Provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED this _____, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

JONI GRAY, Chair, Board of Supervisors
County of Santa Barbara
State of California

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

Attachment F

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING TO THE)
BOARD OF SUPERVISORS THAT AN)
ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA COUNTY)
LAND USE AND DEVELOPMENT CODE, OF)
CHAPTER 35 OF THE SANTA BARBARA)
COUNTY CODE, BY AMENDING THE COUNTY)
ZONING MAP FOR ASSESSOR’S PARCEL)
NUMBERS 069-100-006, 069-100-051,069-100-054,)
AND 069-100-057 FROM AG-I-5 TO DR - 4.6.)

RESOLUTION NO.: 11 - ____

CASE NO.: 01RZN-00000-00015

WITH REFERENCE TO THE FOLLOWING:

- A. All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, “Adoption of New Zoning Maps”, of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor’s Parcel Numbers 069-100-006, 069-100-051, 069-100-054, and 069-100-057.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Commission recommends that the Board of Supervisors approve an Ordinance, Exhibit 1, Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor’s Parcel Numbers 069-100-006, 069-100-051, 069-100-054, and 069-100-057 from AG-I-5 to DR-4.6 based on the findings included as Attachment A of the Planning Commission staff report dated September 30, 2011.

PASSED, APPROVED AND ADOPTED this _____, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JOE H. VALENCIA, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE TO AMMEND ASSESSOR PARCEL NUMBERS 069-100-006, 069-100-051, 069-100-054, and 069-100-057

Case No. 01RZN-00000-00015

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they related to Assessor's Parcel Numbers 069-100-006, 069-100-051, 069-100-054, and 069-100-057 shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, which amends Assessor's Parcel Numbers 069-100-006, 069-100-051, 069-100-054, and 069-100-057 from AG-I-5 to DR-4.6, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Land Use Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

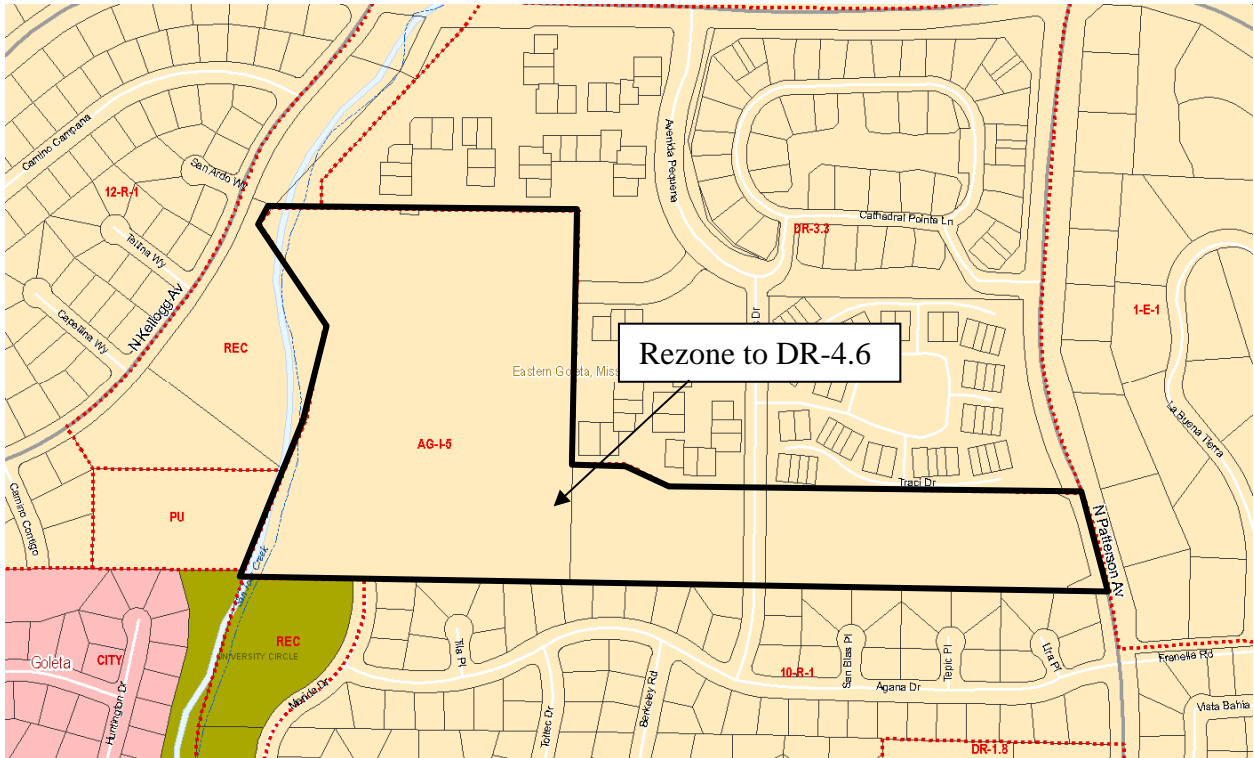
By: _____
Deputy Clerk

Joni Gray, Chair, Board of Supervisors
County of Santa Barbara
State of California

DENNIS A. MARSHALL
County Counsel

By: _____
Deputy County Counsel

Exhibit A ZONING MAP





SITE PLAN KEY

GARDEN APARTMENTS: Attached product Type AA_24
 4 Buildings, 6-Plexes
 (750 - 900 Sq. Ft.)

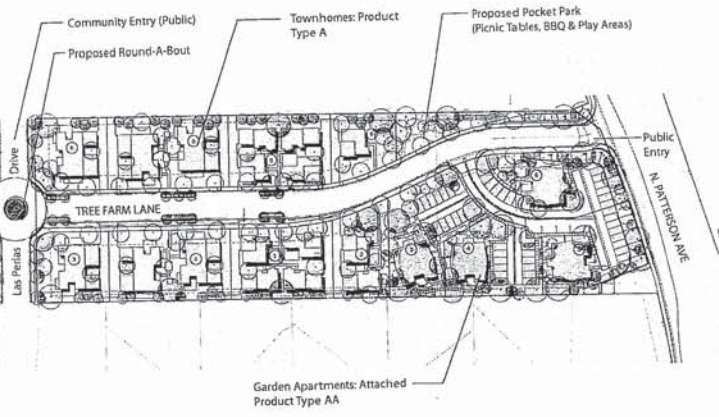
TOWNHOMES: Product Type A — 30
 (10 Townhome Buildings)
 PLAN A1 (1384 Sq. Ft.) = 10
 PLAN A2 (1880 Sq. Ft.) = 10
 PLAN A# (1950 Sq. Ft.) = 10

COURTYARD HOMES: Product Type B — 43
 PLAN B1 (1485 Sq. Ft.) = 19
 PLAN B2 (1725 Sq. Ft.) = 10
 PLAN B3 (1975 Sq. Ft.) = 14

ESTATE LOTS: Product Type C — 20
 PLAN C1 (2900 Sq. Ft.) = 3
 PLAN C2 (3100 Sq. Ft.) = 8
 PLAN C3 (3300 Sq. Ft.) = 10

ESTATE LOTS: Product Type D — 17
 PLAN D1 (3400 Sq. Ft.) = 5
 PLAN D2 (3600 Sq. Ft.) = 4
 PLAN D3 (3800 Sq. Ft.) = 7
 Carriage House (1500 Sq. Ft.) = 1

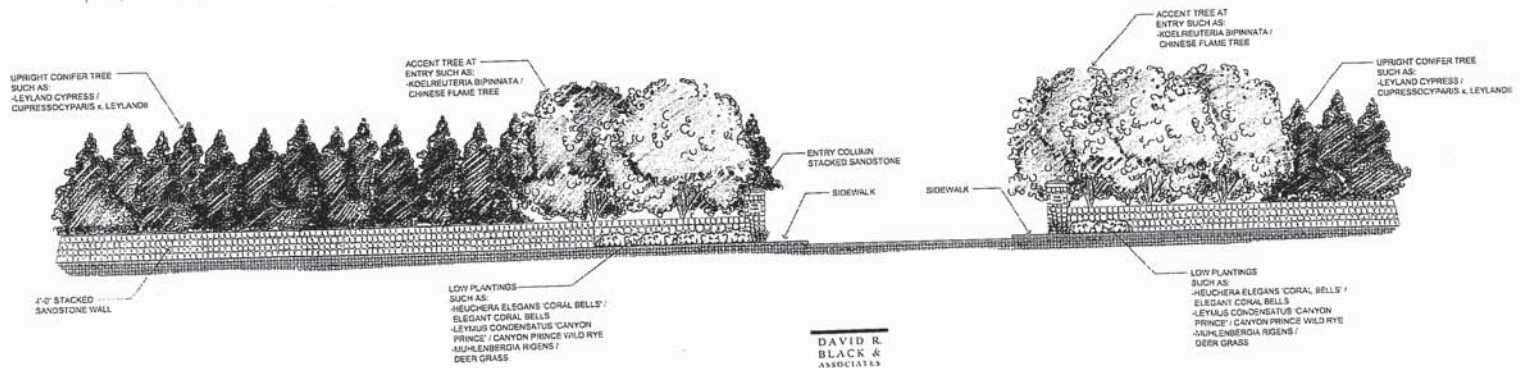
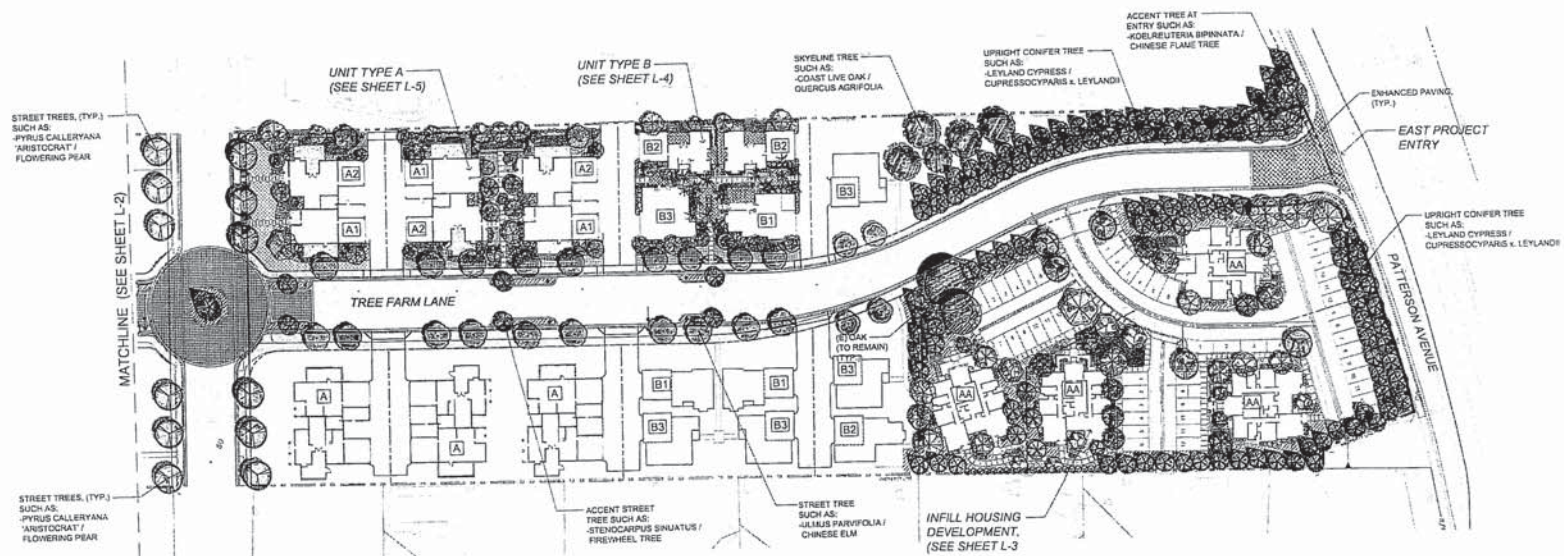
TOTAL NEW UNITS: 134



OVERALL SITE PLAN



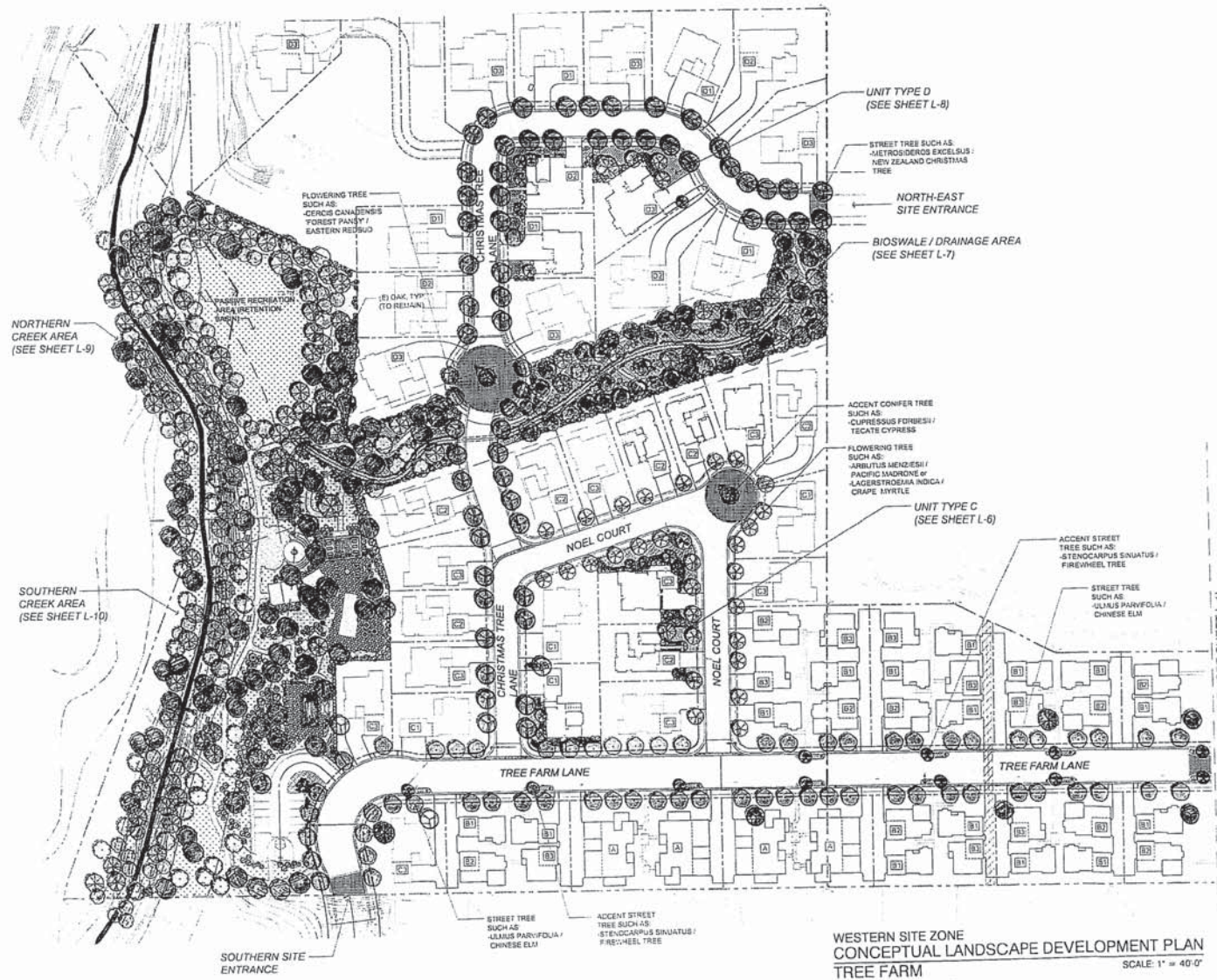
ARCHITECTS

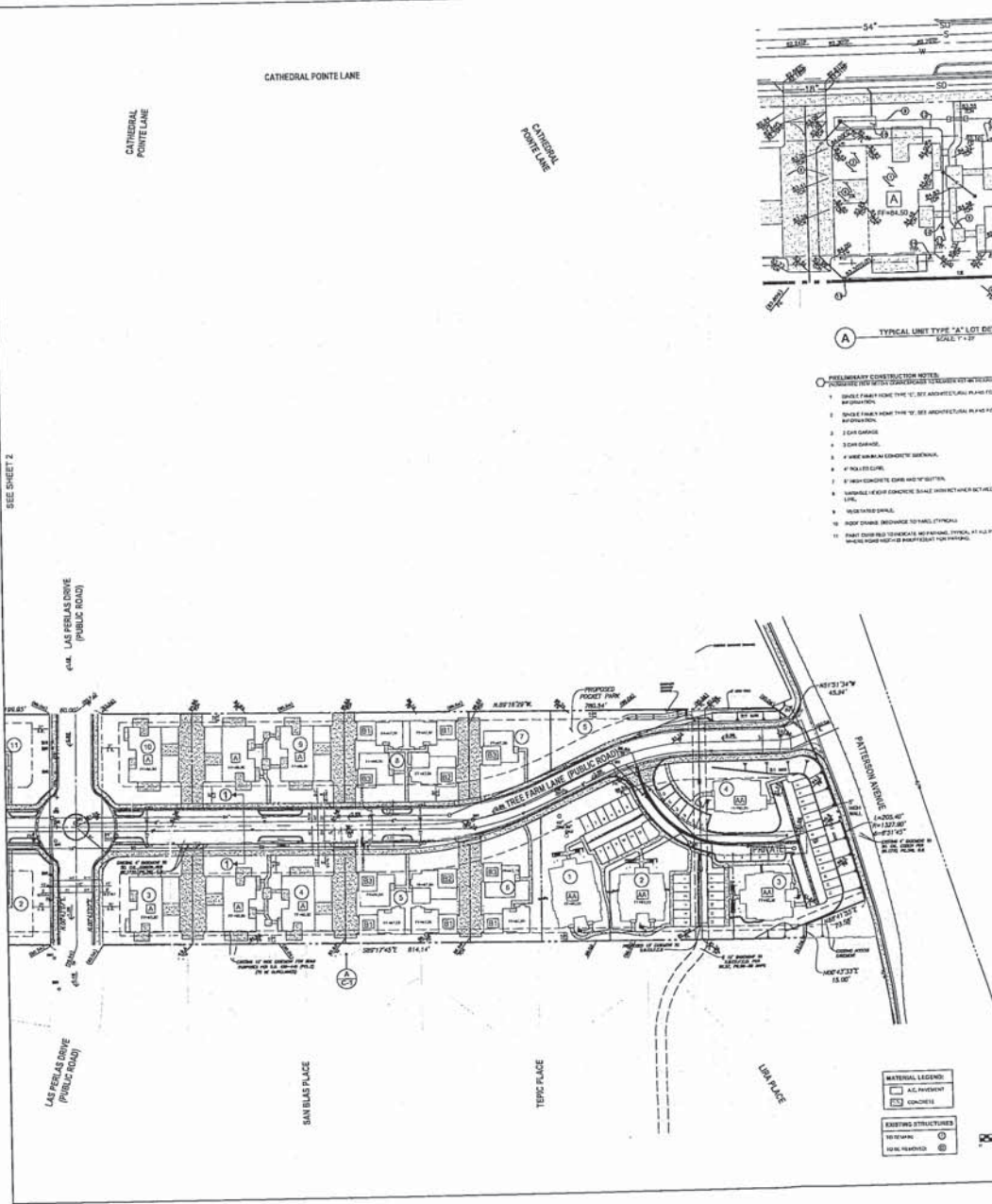


DAVID R. BLACK & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714.771.1111 FAX: 714.771.1112
 WWW.DRBLACK.COM

EASTERN SITE ZONE
 CONCEPTUAL LANDSCAPE DEVELOPMENT PLAN
 TREE FARM
 SCALE: 1" = 30'-0"







CATHEDRAL PONTE LANE

CATHEDRAL
PONTE LANE

CATHEDRAL
PONTE LANE

LAS FERLAS DRIVE
(PUBLIC ROAD)

LAS FERLAS DRIVE
(PUBLIC ROAD)

SAN BLAS PLACE

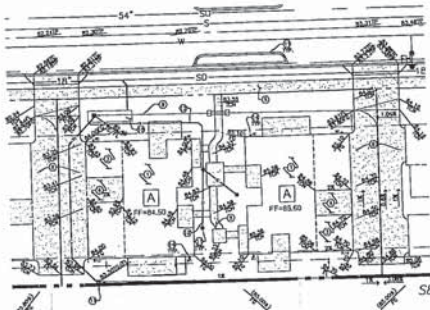
TEPIC PLACE

LAS PLAZA

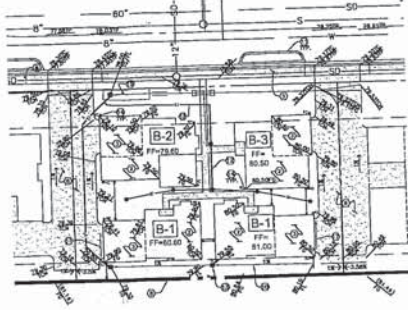
- PRELIMINARY CONSTRUCTION NOTES**
1. DOUBLE FINISH FLOOR THICK 12" SEE ARCHITECTURAL PLANS FOR ANNOTATIONS AND DIMENSIONS.
 2. SINGLE FINISH FLOOR THICK 12" SEE ARCHITECTURAL PLANS FOR ANNOTATIONS AND DIMENSIONS.
 3. CAR GARAGE.
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MATERIAL LEGEND:

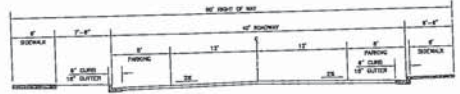
[Symbol]	ASPH/CONCRETE
[Symbol]	CONCRETE
[Symbol]	EXISTING STRUCTURES
[Symbol]	NEW STRUCTURES
[Symbol]	NEW PAVEMENT



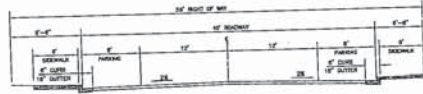
A TYPICAL UNIT TYPE "A" LOT DEVELOPMENT
SCALE 1/4" = 1'-0"



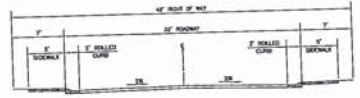
B TYPICAL UNIT TYPE "B" LOT DEVELOPMENT
SCALE 1/4" = 1'-0"



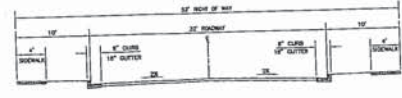
1 TYPICAL 60' RW PUBLIC ROAD AND SIDEWALKS SECTION
SCALE 1/4" = 1'-0"



2 TYPICAL 50' RW PUBLIC ROAD AND SIDEWALKS SECTION
SCALE 1/4" = 1'-0"



3 TYPICAL 40' RW PRIVATE ROAD AND SIDEWALKS SECTION
SCALE 1/4" = 1'-0"



4 TYPICAL 30' RW PRIVATE ROAD AND SIDEWALKS SECTION
SCALE 1/4" = 1'-0"

PROPOSED ROADWAY IMPROVEMENTS
NOTE: ALL ROAD IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CALIFORNIA DEPARTMENT OF PUBLIC WORKS STANDARDS.

**PRELIMINARY SITE DEVELOPMENT
GRADING, DRAINAGE & PAVING PLANS
"TREE FARM INFILL HOUSING"**

01UPA-00009, 0192N-00015, 082VP-00012, 0519M-00001, 01UPM-00011

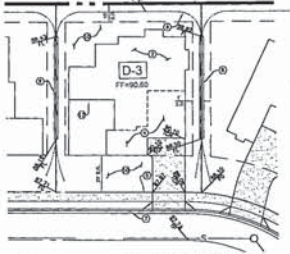


FLOWERS & ASSOCIATES, INC.
1000 UNIVERSITY
301 N. CALIFORNIA STREET, SUITE 100 - SANTA ANA, CA 92701
TEL: 714/952-8888 FAX: 714/952-8889
www.flowersinc.com

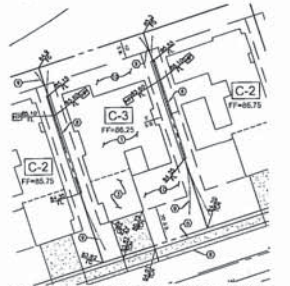
C-1

W.D. 8191A

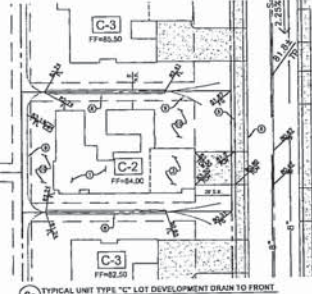
SEE SHEET 2



D TYPICAL UNIT TYPE "D" LOT DEVELOPMENT
SCALE: 1" = 20'



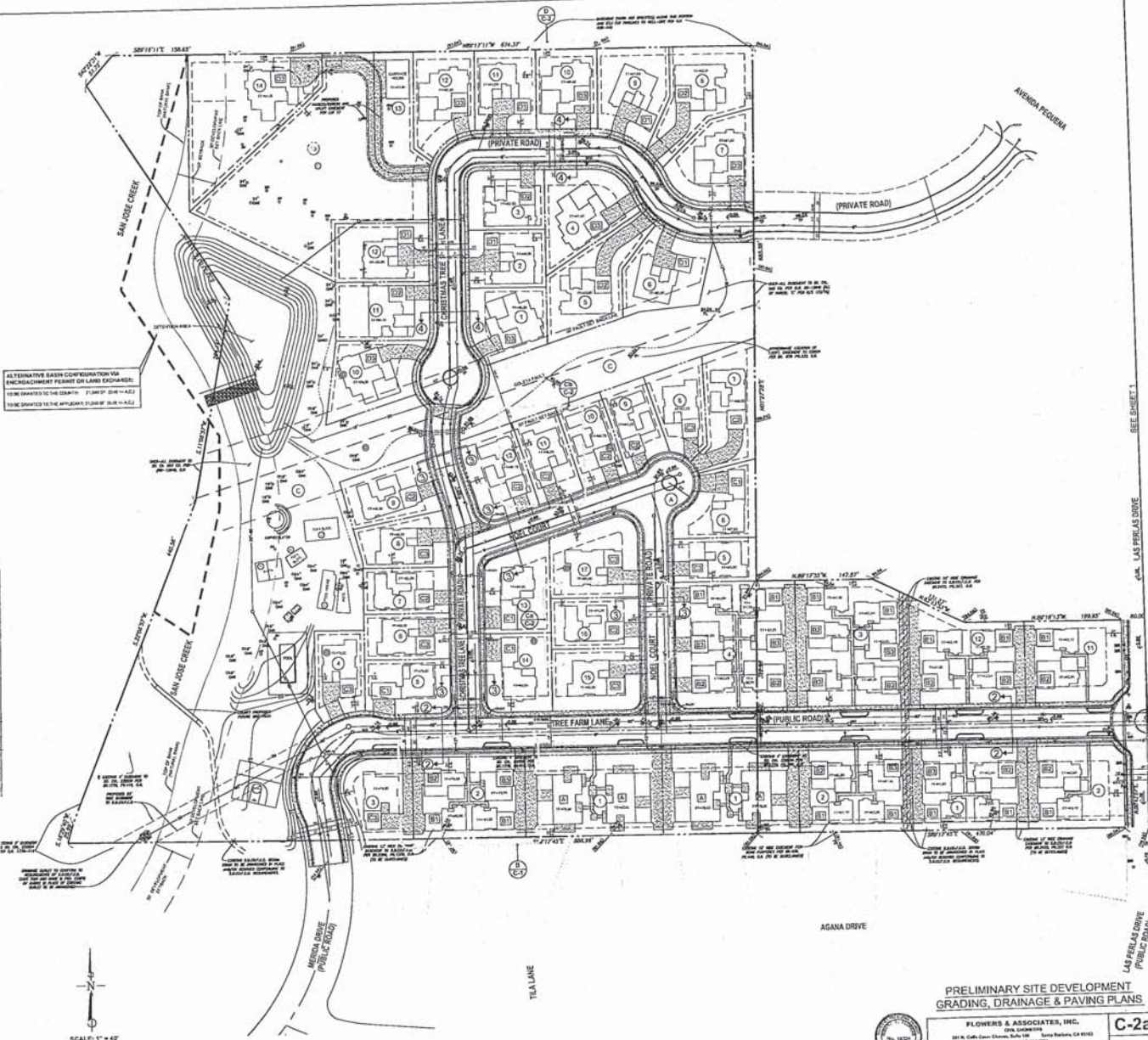
C-2 TYPICAL UNIT TYPE "C-2" LOT DEVELOPMENT SPLIT DRAINAGE
SCALE: 1" = 20'



C-3 TYPICAL UNIT TYPE "C-3" LOT DEVELOPMENT DRAIN TO FRONT
SCALE: 1" = 20'

- PRELIMINARY CONSTRUCTION NOTES:**
1. SHOWN PER CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR DRAINAGE.
 2. SHOWN PER CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR DRAINAGE.
 3. SHOWN PER CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR DRAINAGE.
 4. SEE SHEET.
 5. SEE SHEET.
 6. FRESH WATER CONCRETE REQUIRED.
 7. FRESH WATER CONCRETE REQUIRED.
 8. FRESH CONCRETE TO BE CURABLE AT ALL TIMES.
 9. FRESH CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF POURING.
 10. FRESH CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF POURING.
 11. FRESH CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF POURING.
 12. FRESH CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF POURING.

MATERIAL LEGEND	
[Symbol]	ALL PAVEMENT
[Symbol]	CONCRETE
EXISTING STRUCTURES	
[Symbol]	EXISTING
[Symbol]	TO BE DEMOLISHED



**PRELIMINARY SITE DEVELOPMENT
GRADING, DRAINAGE & PAVING PLANS**



FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING
201 N. Gable Court, Suite 100, Santa Barbara, CA 93101
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www.flowersinc.com

C-2a

W.D. 9191A