COUNTY OF SANTA BARBARA

Planning and Development

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~~Draft~~ Revised Final Mitigated Negative Declaration
Santa Barbara Polo Villas

Case Nos. 20NGD-00000-00001, 17TRM-00000-00002, 17DVP-00000-00009, 17CUP-00000-00025, 17CDP-00000-00055, 17CDP-00000-00056, and 17RDN-00000-00003

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1.0 REQUEST/PROJECT DESCRIPTION

Request of Laurel Fisher Perez, agent for 3250-3282 Via Real, LLC, owner, for the following:

Vesting Tentative Tract Map: A Vesting Tentative Tract Map (TM 14,831, Case No. 17TRM-00000-00002) to subdivide the 11.48 (net and gross) acre lot into 31 lots consisting of 25 lots for single family dwellings, ranging in size from 0.15 acres to 0.65 acres; one 1.8 acre condominium lot for 15 condominiums; one 1.05 acre open space lot containing the Garrapata Creek corridor; one additional 0.28 acre open space lot; one 1.13 acre private road lot; one 0.61 acre water feature and bio-retention lot; and an additional 0.61 acre bio-retention lot. The Vesting Tentative Tract Map also includes an easement to be dedicated to the County for a multi-use public trail along the east side of Garrapata Creek.

Final Development Plan: A Final Development Plan (Case No. 17DVP-00000-0009) for the future development of approximately 106,276 gross square feet, comprised of 40 single family dwellings, including 25 market rate single family dwellings, and 15 for-sale condominiums units (~~ten~~ nine market rate and ~~five~~ six affordable); and associated infrastructure including open space, access drives, and onsite detention areas. Development of the tract includes associated residential accessory development within the project, a preliminary grading and drainage plan with roads and utilities, landscaping plan, lighting plan, and a public trail easement to be dedicated to the County. All of the existing on-site structures would be demolished as part of the Development Plan, including ~~12~~ 10 apartments on the west side of Garrapata Creek, horse corrals, ~~three~~ two residence~~s~~, and ~~an~~ accessory structure~~s~~ on the east side of Garrapata Creek. The specific project elements are discussed in more detail below.

Estate Homes. One estate home is proposed along the northeast boundary of the project site. The estate home includes a mix of single-story and two-story design elements, is 6,319 gross square feet in size and also includes a 1,165 gross square foot garage.

Villas. Twenty-four villas are proposed on the east side of Garrapata Creek. The villas include a mix of single-story and two-story designs and range in size from 2,744 to 4,044 gross square feet, which includes the proposed garages on each villa lot. Two-car garages on each villa lot would be provided. Access to nine villas in the central portion of the site would be provided via a shared access and parking court.

Condominiums. The existing ~~12~~ 10 apartment units located on the west side of Garrapata Creek would be removed and replaced with 15 new condominium units including ~~six~~ five one-bedroom, ~~and~~ nine two-bedroom units and one three-bedroom unit. Eight of the two-bedroom condominiums are proposed as two-story units with an average height of 27.8' above existing grade, and the remaining seven condominium units are proposed as one-story units with an average height of 18' from existing grade. The one-bedroom units would average approximately 534 gross square feet in size and the two-bedroom units would average approximately 1,327 gross square feet in size.

The 15 new condominiums include a total of 6 affordable units (3 low-income and 3 moderate-income) consisting of 5 one-bedroom units and 1 two-bedroom unit. The 3 low-income units would be one-bedroom units, 2 of the moderate-income units would be one-bedroom units, and 1 of the moderate-income units would be a two-bedroom unit. ~~Five of the one-bedroom~~ These condominium units are currently proposed as affordable for-sale units ~~at a moderate income level~~ under the California State Density Bonus Law.

Open Space and Amenities. The project would result in a total of 4.62 acres (40.2 percent of the net area of the property) of common open space area containing the creek corridor, the central pond and bio-retention areas, open space between each lot and the proposed private road Polo Drive, and open space extending from the south to the north end of the 12' east side setback. These common areas would be

maintained by the Homeowners Association. All project residents would be allowed to utilize amenities through homeowners association (HOA) dues payment.

Landscaping. Landscaping would be provided for all common open space areas (outside of the ESH riparian buffer) including the front yard areas facing the private road. Landscaping for the backyard areas east of the creek may be provided and maintained by the individual homeowners subject to the provisions of the CC&Rs. Common area landscaping on the east side of Garrapata Creek would be irrigated with the existing permitted water well. Special landscaping restrictions for the units that back-up to Garrapata Creek would be included in the CC&Rs to prevent landscaping with non-native, invasive plants.

Grading and Drainage. Stormwater would be directed to the bio-retention basins proposed within the site, the largest of which would be located in the center of the development area on the east side of Garrapata Creek. Overflow from this central retention/detention basin would drain to a smaller basin along Via Real. The common area bio-retention basins would be maintained by the Homeowners Association. Grading for site development is estimated to require a total of 5,300 cubic yards of cut and 23,100 cubic yards of fill, including grading to achieve acceptable finished floor heights meeting Flood Control requirements, and grading to meet stormwater management requirements.

Riparian Corridor Restoration and Enhancement. The project includes a restoration plan for the Environmentally Sensitive Habitat located along Garrapata Creek. The plan would include measures to remove non-native vegetation within the creek corridor and replace it with native, riparian vegetation. The plan would also include removal of the existing dirt road that crosses the creek and the restoration of this area to allow more natural creek flow.

Multi-Use Public Trail. The project includes a multi-use public trail with a fifteen-foot wide public trail easement consistent with the Toro Canyon Community Master Trails Plan. The trail would be located along the east side of Garrapata Creek, spanning six feet in width throughout the Garrapata Creek riparian buffer and widening to eight-feet in width outside of the buffer. The trail would exit the site at the northern property line, where it may one day connect with future trail easements pursuant to the Toro Canyon Community Master Trails Plan. The n would be a natural surface material such as decomposed granite/gravel or dirt to demarcate the trail location, and no grading is required due to the flat topography of the site.

Access. The site's existing entrance and exit points on the east side of the creek would be abandoned. A new private access road from Via Real would serve the development on the east side of Garrapata Creek. The access road loop would be 26 feet in width. The driveway from Via Real Avenue to the access road loop would be 26 feet wide with an additional four foot wide pedestrian pathway along one side. West of the creek, an ingress/egress driveway from Via Real to serve the condominiums would be developed in approximately the same location as the existing driveway. A hammerhead-style turnaround would be located at the north end of the condominium access driveway.

Parking. East of the creek, garage and driveway parking would be provided for the Villas and Estate. Additionally, the 26-foot wide access road loop would provide 17 on-street visitor parking spaces in parking pockets at a variety of locations along the road. West of the creek, a total of 29 parking spaces would be provided for the condominium units. Nine spaces would be provided in garages and 20 spaces would be provided within the entry drive court, six of which would be provided in a covered carport, and two would be accessible parking spaces.

Utilities and Service. Domestic water would be provided by the Carpinteria Valley Water District. Water for irrigation and the water feature (pond) east of the creek would be provided by an existing EHS-permitted on-site private well (Water Well Permit No. 9938). A new irrigation meter west of the creek would be provided to serve common area landscaping for the condominiums. Sewer service would be provided by

the Carpinteria Sanitary District. The development would be served by the Carpinteria Summerland Fire Protection District.

Phasing. Project grading and infrastructure (i.e., utilities, access, detention, lot pad grading, etc.) would be constructed in a single phase along with construction of the condominium, villas, and estate lot.

Covenants, Conditions, and Restrictions. The project would include two separate Declarations of Covenants, Conditions, and Restrictions (CC&Rs): one for the single-family residences east of the creek, and one for the condominiums west of the creek. These CC&Rs would provide for the management, maintenance, and care of the common areas (e.g., roads, common area landscaping and open space, detention and biofiltration areas, etc.) within the respective developments and provide for the organization of the two homeowner's associations. The homeowner's associations would exercise the powers granted to them for the purpose of owning, operating, maintaining and managing them for the purpose of owning, operating, maintaining and managing the common area and common facilities for the benefit of the owners of the residential lots.

Density Bonus. The project includes a request for an 8% density bonus based on the provision of ~~five~~ six affordable for-sale condominium housing units, using the State Density Bonus Law under Section 65915-65918 of the California Government Code. The base residential unit density for the property is 37 units. Three additional units are proposed with the 8% density bonus, for a total of 40 units. (The 8% density bonus would allow the construction of four additional units based on moderate-income provisions; however, only three additional units are proposed.) To achieve the 8% density bonus, the project will maintain a ~~minimum of five~~ six affordable condominium units, three proposed at the low income level and three proposed at a moderate income level, which meets the 16% affordable unit requirement to achieve the 8% density bonus per State Density Bonus Law. With inclusion of 16% affordable income units, the project qualifies for one incentive or concession, along with a waiver(s) or reduction of development standards that would have the effect of physically precluding the construction of the development, including the affordable units.

Pursuant to CA State Density Bonus Law, the project is required to replace existing dwelling units occupied by low-income households with an equivalent number of units of equivalent size and made available at affordable rent or affordable housing cost to the same income category. In addition, Coastal Land Use Plan Policy 5-3 (b) requires replacement of existing moderate-income level housing on a one-for-two basis when the rehabilitation costs exceed 50% of the value of the unit in its present condition. The County's Community Services Department and P&D have evaluated the tenant income data, rehabilitation costs and unit value assessment, and have determined that there are 3 units providing housing to low-income families that will need to be replaced one-for-one, and 6 units providing housing to moderate-income families that will need to be replaced one-for-two. Therefore, a total of 6 units will be replaced with the project as follows:

- 3 moderate-income units of which 2 units must be 1-bedroom units and 1 unit must be a 2-bedroom unit, and
- 3 low-income units, all of which must be 1-bedroom units.

The required replacement units also meet the affordable component required to qualify for density bonus and development concessions and waivers.

Request for Waiver or Modification of Development Standards. The project contains elements which would require a waiver or modification of Article II development standards. These include the following:

(1) A waiver of the requirement that uncovered parking areas be located no closer than 15 feet from the street right-of-way and 5 feet from any property line; and

(2) A request for setbacks that are less than the requirement of 20 feet from the right-of-way line and 50-feet from centerline of any public street, and 45 feet from the centerline of any private street (i.e., Polo Drive) (front) and one-half the height of the building or structure (side and rear).

Per State Density Bonus Law, the project is granted one incentive or concession when a minimum of 10% affordable housing units, but less than 20%, are proposed at the moderate income level. A concession or incentive is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or
- Approval of mixed use zoning; or
- Other regulatory incentives or concessions which actually result in identifiable and actual cost reductions.

The street setback modification listed as Item 2 above would be permitted through the one incentive or concession granted.

Additionally, the project requires a waiver of the Toro Canyon Plan requirement for 10,000 square feet minimum parcel sizes, based on the site's land use designation of DR-3.3. Per State Density Bonus Law, a development qualifying for a density bonus can also receive a waiver of development standards, separate from the incentive or concession granted. The 10,000 square foot minimum parcel size would be waived through the waiver of development standards allowance.

Minor Conditional Use Permit: A Minor Conditional Use Permit (Case No. 17CUP-00000-00025) is required to allow for the construction of sound walls of up to 10 feet in height within the front setback along Via Real Avenue both east and west of Garrapata Creek. The walls would be concrete with stone veneer. The retaining wall/fence combination would be located along the property line of Lot 33 as shown on the grading plan.

Road Naming: A road naming application (Case No. 17RDN-00000-00003) is required for approval of the naming of the private road located east of Garrapata Creek. The proposed road name is Polo Drive.

2.0 PROJECT LOCATION

The project site is located immediately north of Via Real Avenue and Highway 101, approximately 0.8 miles east of the Padaro Lane on-off ramp/ Highway 101 intersection. The 11.48-acre (gross and net) property is addressed as 3250 - 3282 Via Real Avenue, Assessor's Parcel Numbers (APNs) 005-270-017, -019, -029, -033, and -034 in the Carpinteria area, First Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Coastal Zone, Rural area of the Toro Canyon Plan, RES-3.3 (Residential, maximum density 3.3 dwelling units per gross acre); 10,000 square foot minimum parcel size, Serena Park Existing Developed Rural Neighborhood
Zoning District, Ordinance	Article II, Coastal Zoning Ordinance, DR-3.3 (Design Residential, 3.3 dwelling units per gross acre); 13,200 gross square feet per dwelling unit; ESH overlay along Garrapata Creek
Site Size	APN 005-270-017 – 0.33 acre (gross and net) APN 005-270-029 – 4.75 acres (gross and net) APN 005-270-033 – 0.12 acre (gross and net) APN 005-270-034 – 5.02 acres (gross and net) APN 005-270-019 – 1.02 acres (gross and net)

	Total Site Size: 11.48 acres (gross and net)
Present Use & Development	~~Twelve~~ Ten apartments on the west side of Garrapata Creek; horse corrals, ~~three~~ two residences, ~~an~~ accessory structures, and irrigated lawn on the east side of Garrapata Creek.
Surrounding Uses/Zoning	North: Single family residences, 12-R-1, Recreation/Open Space (Santa Barbara Polo and Racquet Club) South: Highway 101, Transportation Corridor East: Recreation/Open Space (Santa Barbara Polo and Racquet Club) West: Single family residences, 12-R-1
Access	New private driveway west of Garrapata Creek to serve the proposed condominiums, and one new private access road to serve the development east of the creek, both connecting to Via Real.
Public Services	Water Supply: Carpinteria Valley Water District (domestic water, irrigation west of creek) and existing private water well (irrigation east of creek) Sewage: Carpinteria Sanitary District Fire: Carpinteria Summerland Fire Protection District. Other: Carpinteria Unified School District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The site is located in the Carpinteria area approximately 900 feet north of the Pacific Ocean. The project site ranges in elevation from approximately 42 to 60 feet above sea level. Topography within and immediately surrounding the project site consists of nearly level to gently sloping alluvial fans orientated from northwest to southeast. On-site soils are classified as Ballard fine sandy loam, 0 to 2 and 2 to 9 percent slopes (prime soil). Garrapata Creek, a blue-line creek located on APN 005-270-029, flows across the western part of the property from northwest to southeast.

The portion of the property west of Garrapata Creek is developed with a six-building, 12-unit residential complex. Garrapata Creek is spanned by a narrow concrete bridge. The area east of the creek is developed with three small residences, a garage, a horse paddock, and a centrally-located series of horse stables and sheds. Although some of the on-site structures were built as early as the 1920s, based on the results of a Phase 1 historic resources study, none are considered significant historic resources (Post/Hazeltine Associates, 2017). Based on the results of an extended Phase 1 archaeological study (McDevitt and Stone, 2017), there are no archaeological sites located on the property.

The project site contains five habitat types, including southern coast live oak riparian forest, riparian habitat lacking native tree canopy, Tasmanian blue gum woodland, ruderal habitats and lawn, and non-native hedgerow, landscaping, and plantings. Seventy-four species of plants were observed during the initial biological inventory and assessment conducted for the proposed project (Carroll and McGowan 2017), including seven species of native plants and 67 species of non-native plants. The survey did not identify any state or federally listed threatened or endangered botanical species, nor were any locally listed sensitive plant species observed.

Wildlife species observed on the site during the biological inventory include Botta's pocket gopher, western fence lizard, and multiple species of common birds including red-tailed hawk and Anna's hummingbird. Other

common wildlife species likely to occur on site include raccoon, skunk, opossum, and numerous avian species. One locally sensitive species, the monarch butterfly, was observed during the survey; however no wintering roosts are recorded at the site. Based on the availability of suitable or marginally suitable habitat, other sensitive wildlife species that may utilize the site are raptors, including hawks, owls, and kestrels; bats; and the Pacific pond turtle.

The area to the west and northwest of the project site is zoned 12-R-1 (residential, maximum 12 units/acre) and is developed with single family residences. The area to the east and northeast is zoned Recreation/Open Space and contains the Santa Barbara Polo and Racquet Club, which was founded in 1911 and includes three polo fields and stabling for approximately 350 horses. The Highway 101 corridor is located immediately to the south of the property.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project at the time of preparation of the Initial Study (2020), as described above.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?		X			
b. Change to the visual character of an area?		X			
c. Glare or night lighting which may affect adjoining areas?		X			
d. Visually incompatible structures?		X			

Existing Setting: The project site is located immediately adjacent to the north side (westbound lane) of Via Real Avenue, approximately 1,400 ft. west of Nidever Road and 770 ft. east of Sentar Road, within the Serena Park Existing Developed Rural Neighborhood (EDRN). This EDRN encompasses the adjacent Polo Club and related development, and condominiums, east to Nidever Road and north to Foothill Road. The EDRN also extends north and west of the project site to Toro Canyon Road. The beach is approximately 800 ft. south of the project site. Foothill Road is approximately 1,100 ft. to the south. Garrapata Creek flows from the northwest corner of the property southeast across the site.

The project site is bounded by a residential subdivision on the west and northwest, and the private Santa Barbara Polo Club and its related facilities on east and northeast. Public views in this area are dominated by mountain views, as Via Real Avenue, Highway 101, the railroad tracks, and Padaro Lane EDRN separate the site from the ocean. Limited public views into and across the project site, and to the ocean, are available across the stables and tracks of the Polo Club from Foothill Road, as this road is located at a higher elevation than the project site. From Via Real and Highway 101, the immediate views are of tall hedges and other mature landscaping and large trees, and the site is not readily visible approaching from either the east or west; it would be even less visible due to the proposed 10-foot sound wall located between the project and Via Real Avenue. The area of the site east of Garrapata Creek is clearly visible from the private polo grounds immediately to the east. West of Garrapata Creek, the project site's visibility is very limited due to the riparian vegetation to the east and the mature landscape screening along Via Real Avenue. The site is not visible from the residential streets to the west, although there are limited private views from several of the back yards. Currently, a tall fence and mature vegetation screen this area from the adjacent residences to the west and would continue to screen the adjacent properties throughout the future. An 8-foot sound wall is also proposed along this western property line.

County Environmental Thresholds. The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a, b, d) The project site is located at a higher elevation than the ocean but a lower elevation than Foothill Road. As a result of this elevation difference, there are some limited public views available from Foothill Road across the polo fields and horse shelters into and across the site, and across the freeway and the Padaro Lane EDRN to the ocean. However, due to the substantial decrease in elevation from north to south, the proposed residential development would not block public views of the ocean from Foothill Road or views of the mountains from Via Real or Highway 101.

The project site is currently developed with ~~twelve~~ ten apartments west of the creek and ~~three~~ two residences, an accessory structure, and paddocks east of the creek. Most of the area east of the creek is irrigated lawn. The proposed project would remove all of the existing development and replace it with 15 condominium units west of the creek, and 25 single family dwellings east of the creek, including one larger estate. The one-bedroom condominium units would average approximately 543 gross square feet, the two-bedroom units would average approximately 1,327 gross square feet, the single family villas would average approximately 2,816 gross square feet, and the estate would be 6,319 gross square feet. The project site is zoned Design Residential, 3.3 dwelling units per gross acre, with a maximum density of 37 units for the 11.48-acre site. The project proposes to include ~~five~~ six affordable condominium units ~~of moderate income level~~ three at a low income level and three at a moderate income level, using the State Density Bonus law. The development of the site at 3.3 units per acre, and this increase to the site's base residential density, were both envisioned in the

Toro Canyon Plan (p. 37 and Figure 8). Replacement of the ~~12~~ 10 apartments west of the creek with 15 small condominium units would not significantly change the existing visual character of this portion of the site, but would remove nonconforming structures out of the 50-foot ESH setback from the creek. The proposed 15 condominium units would rectify the existing unpermitted development, and the proposed development includes five affordable housing units. Additionally, the construction of the 25 larger units and associated infrastructure would not significantly change the rural character of the area, due to the limited public views of the project site.

In general, the proposed design aesthetic mirrors the mid-20th century vernacular type architecture of the existing improvements on the property east of the creek, along with the vernacular architecture of the adjacent Santa Barbara Polo and Racquet Club property. The South Board of Architectural Review (SBAR) considered the proposed project on May 5, 2017, September 15, 2017, March 16, 2018, and November 15, 2019. After completion of the plan modifications suggested by the SBAR, the SBAR commented that the architecture and landscape design are excellent, and that the site planning and architecture complement each other. With mitigation requiring that the project return to the SBAR for preliminary and final approval (**Aest-04 BAR Required**), the project would not create an aesthetically offensive site open to public view, or visually incompatible structures.

Therefore, the proposed project would not cause the obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view, change the visual character of the areas, or result in visually incompatible structures. Impacts would be less than significant with mitigation.

(c) Increased development on the site could introduce new sources of night lighting and glare to the area that could impact surrounding residents. Impacts would be considered significant but mitigatable with the incorporation of exterior lighting restrictions (**Aest-10 Lighting**) to ensure that any new lighting is designed to direct light downward and prevent spillover onto neighboring properties.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since views of the site are limited and the new development would be designed to be compatible with the surrounding development. Mitigation measures, including review and approval by the Board of Architectural Review, would ensure that the project would not result in a cumulatively considerable contribution to cumulative impacts.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's aesthetic impacts to a less than significant level:

1. **Aest-04 BAR Required**. The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping of common open areas shall be compatible with vicinity development and shall conform in all respects to BAR approval Case No.17BAR-00000-00060. **TIMING**: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Coastal Development Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

2. **Aest-10 Lighting**. The Owner/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. Lighting shall also be directed away from the creek and ESH area. The Owner/Applicant shall install timers or

otherwise ensure lights are dimmed after 10 p.m. PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for BAR 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: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Coastal Development Permit for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

With the incorporation of these measures, residual impacts would be less than significant.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Setting:

Background:

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over $1.4 billion (Santa Barbara County Agricultural Production Report, 2015). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

Physical:

The subject 11.48-acre property is zoned Design Residential. The earliest aerial photographs of the site, dating from the 1920s through the 1930s, show the site covered by orchards and cultivated fields. By 1947, the portion of the site west of Garrapata Creek had been developed with a motel, with orchards remaining on the portion east of the creek. Agricultural use of the site was phased out sometime after the property was acquired by Glenn and Gloria Holdren in the 1970s and it became associated with the adjacent Santa Barbara Polo and Racquet Club. While the portion of the site east of the creek continues to support equestrian uses, it has not been used for agriculture since that time. The property does not adjoin any agriculturally zoned parcels. Soils onsite are all considered prime.

County Environmental Thresholds. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact.

Impact Discussion:

(a, b) The site does not adjoin and/or will not impact any neighboring agricultural operations. The site does not contain unique or other farmland of State or Local Importance and is not in a Williamson Act contract. While on-site soils are considered prime, the project site is not zoned for agriculture and is not currently in

agricultural production. As a result, the proposed project would not convert prime agricultural land to non-agricultural use, impair agricultural land productivity, or conflict with agricultural preserve programs.

Mitigation and Residual Impact: No impacts are identified. No mitigation measures are necessary.

Cumulative Impacts:

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

4.3a AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?		X			
c. Extensive dust generation?		X			

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in July 2015) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NOx and ROC, and 80 pounds per day for PM_{10});
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, and chemical or industrial processing operations that release pollutants).

Impact Discussion:

(a- c) Potential Air Quality Impacts

Project-related construction activities would require grading that has been minimized to the extent possible under the circumstances. With the implementation of standard dust control measures that are required for all new development in the County, earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM_{10}. Impacts would be significant but mitigable.

Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the proposed project, consisting of 25 net new residential units (15 existing residential units to be demolished, 15 new condominium units, and 25 new single family dwellings), is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. The screening table indicates that a detached housing project of fewer than 140 units or a housing project involving condominiums or apartments of fewer than 200 units would likely not exceed the air quality threshold. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level.

In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's air quality impacts to a less than significant level:

3. **Air-01 Dust Control**. The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Reclaimed water shall be used if feasible.
d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
f. Order increased watering as necessary to prevent transport of dust off-site.

g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
   i. Seed and water to re-vegetate graded areas; and/or
   ii. Spread soil binders; and/or
   iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans for project development prior to Zoning Clearance issuance.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

a. Assure all dust control requirements are complied with including those covering weekends and holidays.
b. Order increased watering as necessary to prevent transport of dust offsite.
c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to each grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

4. Air-Sp02 Diesel Emissions. The Owner/Applicant shall comply with the following diesel emission reduction strategies at all times during grading and construction:

a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
b. 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.
c. 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.
d. The following measures are recommended:
e. 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.
f. Diesel powered equipment should be replaced by electric equipment whenever feasible.
g. 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.
h. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
i. All construction equipment shall be maintained in tune per the manufacturer's specifications.
j. The engine size of construction equipment shall be the minimum practical size.

k. 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.
l. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

PLAN REQUIREMENTS: These emission control requirements shall be noted on all grading and building plans for project development prior to Zoning Clearance issuance.
TIMING: The emission control strategies apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.
MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors and compliance monitoring staff shall spot check and ensure compliance onsite.

With the incorporation of these measures, residual impacts would be less than significant.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Existing Setting: Greenhouse gases (GHG) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

The largest source of GHG emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017* (U.S. Environmental Protection Agency 2019) states that the primary sources of GHG emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). Factoring in all sources of GHG emissions, the energy sector accounts for 84% of total emissions in addition to agricultural (8%), industrial processes (5.5%), and waste management (2%) sources.

The County of Santa Barbara's Final Environmental Impact Report for the Energy and Climate Action Plan (EIR) (PMC, 2015) and the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* (County of Santa Barbara Long Range Planning Division, 2018) contain a detailed description of the proposed project's existing regional setting as it pertains to GHG emissions. Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 38% of the total

emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

The overabundance of GHG in the atmosphere has led to a warming of the earth and has the potential to substantially change the earth's climate system. More frequent and intense weather and climate-related events are expected to damage infrastructure, ecosystems, and social systems across the United States (U.S. Global Change Research Program 2018). California's Central Coast, including Santa Barbara County, will be affected by changes in precipitation patterns, reduced foggy days, increased extreme heat days, exacerbated drought and wildfire conditions, and acceleration of sea level rise leading to increased coastal flooding and erosion (Langridge, Ruth 2018).

Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC 2014). As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, "'Cumulative impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Therefore, by definition, climate change under CEQA is a cumulative impact.

CEQA Guidelines Section 15064.4(b) states that a lead agency "should focus its analysis on the reasonably foreseeable incremental contribution of the project's [GHG] emissions to the effects of climate change." A project's individual contribution may appear small but may still be cumulatively considerable. Therefore, it is not appropriate to determine the significance of an individual project's GHG emissions by comparing against state, local, or global emission rates. Instead, the Governor's Office of Planning and Research recommends using an established or recommended threshold as one method of determining significance during CEQA analysis (OPR 2008, 2018). A lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)].

Environmental Threshold: Santa Barbara County's Energy and Climate Action Plan (ECAP), adopted in 2015, is a GHG emission reduction plan. The County has been implementing the plan's emission reduction measures since 2016. However, the County is not projected to meet the 2020 GHG emission reduction goal contained within the plan, and the plan is going to be updated beginning in fiscal year 2019-2020. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's Environmental Impact Report (EIR).

CEQA Guidelines Section 15064.4(a) states "A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project." CEQA Guidelines Section 15064.4(b) further states,

> A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:
>
> (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
>
> (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project…

The County of Santa Barbara does not have an adopted GHG emission significance threshold for sources other than industrial stationary sources. Therefore, significance thresholds from other California jurisdictions or agencies can be appropriately applied to land use projects within Santa Barbara County, as long as substantial evidence is provided to describe why the selected threshold is appropriate (CEQA Guidelines, § 15064.7(d)).

In 2012, San Luis Obispo County Air Pollution Control District (APCD) established an annual significance threshold of 1,150 metric tons of carbon dioxide equivalent ($MTCO_2e$/yr). This significance threshold is approximately equivalent to the operational GHG emissions associated with a 70-unit residential subdivision in an urban setting, or 103 condominium units in an urban setting (San Luis Obispo County APCD 2012). Santa Barbara County selected the San Luis Obispo County APCD threshold of 1,150 $MTCO_2e$/yr as the most appropriate threshold to determine significance of cumulative impacts from GHG emissions for this proposed project. The rationale for applying the San Luis Obispo County APCD GHG emissions significance threshold is discussed below.

Threshold Applicability

- The threshold applies to GHG emissions that are not industrial stationary sources, but that are subject to discretionary approvals by the County, where the County is the CEQA lead agency.
- The threshold was developed to be consistent with Assembly Bill 32 (the California Global Warming Solutions Act of 2006), which established the State of California's 2020 GHG emissions reduction goal.
- The selected threshold considers GHG emissions comprehensively by measuring in annual metric tons of carbon dioxide equivalent.
- The threshold assessed historical and potential future land use development trends in San Luis Obispo County to establish the significance threshold. San Luis Obispo and Santa Barbara Counties have similar historical and potential future land use development trends.
- The threshold applies to GHG emissions from residential and commercial land use projects.
- The threshold assumes that construction emissions will be amortized over the life of a project and added to the operational emissions.
- The threshold does not apply to GHG that are emitted throughout the life cycle of products that a project may produce or consume.

Impact Discussion:

(a, b) The proposed project is a new 40 unit residential subdivision in an urban setting comprised of 25 single family dwellings and 15 condominium units and, as such, is expected to result in direct (both point source and fugitive) emissions of greenhouse gases from vehicular traffic associated with construction and occupation of the homes; residential energy use (electricity/natural gas for lighting, heating, and cooling); and off-road emissions from construction and lawn/garden equipment.

While this project is expected to result in direct emissions of greenhouse gases, the proposed development is smaller than the size of a residential project that would exceed San Luis Obispo County APCD's GHG emission significance threshold of 1,150 $MTCO_2e$/yr (70-unit residential subdivision in an urban setting, or 103 condominium units in an urban setting). This project proposes approximately 36% of the amount of single family dwellings and less than 15% of the amount of condominium units associated with the GHG emissions significance threshold. Therefore, this project would not exceed the County of San Luis Obispo APCD threshold of significance. Additionally, the new development would be constructed to meet current Title 24 Building Code requirements for energy efficient construction and appliances, and current construction methods and technology would replace outdated and energy inefficient structures and appliances.

While climate change impacts cannot result from a particular project's GHG emissions, the project's incremental contribution of GHG emissions combined with all other sources of GHGs may have a significant impact on global climate change. For this reason, a project's contribution to GHG emissions is analyzed below under "Cumulative Impacts."

Cumulative Impacts: Comparison of the proposed project's scope (construction of 25 new single family dwellings and 15 new condominium units) to the County of San Luis Obispo APCD threshold of significance (1,150 $MTCO_2e$/yr, equivalent to the operational GHG emissions associated with a 70-unit residential subdivision in an urban setting or 103 condominium units in an urban setting), demonstrates that the project's incremental contribution to the cumulative effect is not cumulatively considerable, and would not have a significant impact on the environment (Class III).

Mitigation and Residual Impact: Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Therefore, residual impacts would be less than significant.

References:

California Air Resources Board, *Climate Change Scoping Plan*, December 2008.

County of Santa Barbara Long Range Planning Division, *Energy and Climate Action Plan*, May 2015.

County of Santa Barbara Long Range Planning Division, *Step-by-Step Guide for Evaluating Significance of Greenhouse Gas Emissions*, June 2019.

County of Santa Barbara Long Range Planning Division, *2016 Greenhouse Gas Emissions Inventory Update and Forecast*, June 2018.

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised July 2015).

County of Santa Barbara Air Pollution Control District, *Scope and Content of Air Quality Sections in Environmental Documents,* June 2017 Limited Update.

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review,* June 2008.

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change Advisory, Discussion Draft,* December 2018.

Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II, and III to the Firth Assessment report of the Intergovernmental Panel on Climate Change* [Core Writing Team, R.K. Pachauri and L.A. Mayer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

IPCC 2018, *Special Report: Global Warming of 1.5°C, Summary for Policymakers.* IPCC, Geneva, Switzerland, 32 pp.

Langridge, Ruth (University of California, Santa Cruz). California's Fourth Climate Change Assessment, Central Coast Summary Report, September 2018.

PMC, *Final Environmental Impact Report for the Energy and Climate Action Plan*, May 2015.

San Luis Obispo County APBD, *Greenhouse Gas Thresholds and Supporting Evidence*, March 2012.

U.S. Environmental Protection Agency, *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017*, April 2019.

U.S. Global Change Research Program, *Fourth National Climate Assessment, Volume II*: Impacts, Risks, and Adaptation in the United States, 2018.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?		X			
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?		X			
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?		X			
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?		X			
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?		X			
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?			X		
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?		X			
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?		X			

Existing Plant and Animal Communities/Conditions:

Background and Methods:

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, a biological survey was conducted in the Spring of 2017 and Arcadis prepared a biological report (Carroll and Siemens, March 2018). The report was peer reviewed by Storrer Environmental Services (Peak, December 2017). An addendum to the biological report was prepared by Arcadis in November 2019, due to the elimination of a previously proposed walkway bridge across Garrapata Creek. The following analysis is based on this information.

Flora:

The 11.48-acre site is generally flat with a large expanse of lawn covering most (approximately 8 acres) of the site, along with hedgerows and other landscaping associated with the existing development. Garrapata Creek flows across the western half of the site from northwest to southeast. A biological inventory and assessment of the site was conducted in March and April of 2017 (Carroll and McGowan, 2017). Seven species of native plants were observed during the survey, including western sycamore, coast live oak, arroyo willow, creek dogwood, blue elderberry, Douglas' nightshade, and horseweed. Sixty-seven non-native plant species, including more than 25 species of invasive weeds, were observed. No state or federally listed threatened or endangered plant species were observed, and none are expected to occur on the site.

Four broad vegetation types were identified on the property, including non-native ruderal vegetation and lawn, non-native hedgerow and landscaping, Tasmanian blue gum woodland, and coast live oak riparian forest. These are discussed further below.

Non-native vegetation and lawn. Approximately 8.2 acres of the project site is covered by ruderal vegetation and lawn comprised of Bermuda grass and other non-native grasses. The Bermuda grass, which is considered an invasive species, is periodically irrigated.

Non-native hedgerows and landscaping. The project site contains approximately 1.1 acres of non-native hedgerows and landscaping. Some of these, such as the *Pittisporum* and *Myoporum* used in hedgerows on site, are considered invasive as they reproduce successfully and invade natural landscapes.

Tasmanian blue gum woodland. The project site contains 0.2 acres of Tasmanian blue gum woodland comprised of 13 Tasmanian blue gum trees.

Coast live oak riparian forest. The site contains approximately 0.8 acres of southern coast live oak riparian forest and an additional 2.4 acres of ESH riparian buffer comprised of oak trees and oak woodland, as well as two isolated live oak trees. The coast live oak riparian forest is located along the channel banks of Garrapata Creek, with large coast live oak trees extending down the creek banks and up onto the adjacent terraces. Much of the coast live oak riparian habitat on site is dominated by an understory of invasive non-native species such as nasturtium, periwinkle, smilo, cape-ivy, and English ivy, and, as such, provides poor quality habitat for many native understory plants to maintain healthy populations. Also, these weeds do not support the diversity of wildlife generally supported by native vegetation. The southern coast live oak riparian forest is considered sensitive habitat by the California Department of Fish and Wildlife and the County of Santa Barbara.

Fauna:

No state or federally listed threatened or endangered wildlife species were observed during the 2017 and 2018 biological surveys. Garrapata Creek provides potentially suitable habitat for birds that favor riparian vegetation for nesting, and for reptiles, amphibians, and other wildlife that use riparian stream corridors for dispersal, cover, foraging, or breeding. Wildlife species expected to inhabit the site include common species such as raccoon, striped skunk, Virginia opossum, Botta's pocket gopher, western fence lizard, southern alligator lizard, and numerous avian species including red-tailed hawk. Based on the presence of suitable habitat, sensitive

wildlife species that could use the site include federally protected raptors such as hawks, owls, and kestrels, as well as potentially sensitive bat species. Isolated monarch butterflies, which are included as a sensitive species in the CNDDB, were observed on the site during the 2017 biological survey. However, no monarch butterfly roosts were found, although the survey was conducted at the appropriate time of the year. No wintering roosts are recorded on site, but potentially suitable roost sites are present, especially in the northwest corner in the mixed canopy of large trees along the creek.

Thresholds:

Santa Barbara County's Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Riparian Habitats: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Impact Discussion:

(a, c, i) Most of the project would occur within existing developed, landscaped, or previously disturbed areas. The exception to this is the installation of the multi-use public trail, which would be located in the riparian corridor along the east side of Garrapata Creek. The table below summarizes the areas of impacts to the different plant communities within the areas of proposed development.

Vegetation Type	Present on Site	Anticipated Impacts
Non-sensitive habitats		
Ruderal habitats/Bermuda-grass lawn	8.21 acres	7.35 acres
Non-native hedgerow and landscaping	1.11 acres	0.52 acres
Tasmanian blue gum woodland	0.16 acres	0.03 acres
Sensitive habitats		
Coast live oak riparian forest	0.84 acres	0.0 acres

Riparian corridor (no native tree canopy)	0.07 acres	0.0 acres
Individual oak trees (outside of coast live oak riparian forest areas)	2	none
Other		
ESH 50-foot riparian buffer (overlays various areas, including ruderal and lawn)	2.4 acres	0.0 acres

The proposed project has been designed to avoid the riparian corridor and its associated ESH 50-foot riparian buffer, with the exception of the multi-use public trail proposed along the east side of Garrapata Creek. There is no grading proposed with installation of the public trail, and the trail would consist of a 6-foot wide decomposed granite/gravel or dirt path throughout the Garrapata Creek riparian buffer, expanding to an 8-foot wide decomposed granite/gravel or dirt path outside of the buffer. Since the majority of the site is currently developed or landscaped with maintained invasive grasses and ornamental vegetation, this riparian area comprises the primary area of existing wildlife habitat on site. As shown in the table above, the project would have no direct biological impacts to the Coast live oak riparian forest or ESH riparian buffer. Although there are no direct biological impacts identified, several potential indirect impacts may affect the biological resources on site, including grading related to removal of the existing road on site that currently crosses Garrapata Creek. The removal of the existing road will result in less traffic across the creek, thus allowing the establishment of a more natural creek habitat and the reduction of pollutants entering the creek from vehicular runoff. It is anticipated that encroachment into the critical root zone of three native riparian trees will occur during the removal of the existing road. As a result, mitigation measures are included to protect the ecological resources associated with Garrapata Creek. Mitigation measures include prohibiting all development activities (except for the proposed trail) within the riparian buffer (Bio-07 Habitat Setback); and implementation of a riparian habitat restoration plan to include the removal of non-native and invasive plants such as ivy and nasturtium from the understory area, and the planting of native species such as California sycamore, coast live oak, and arroyo willow (Bio-12 Habitat Restoration). Additionally, implementation of Best Management Practices during construction (Geo-02 Erosion and Sediment Control Plan) and a requirement for equipment storage and washout areas to be away from the creek, storm drains, or streets (WatConv-04 Equipment Storage – Construction and Bio-20a Equipment Washout-Construction) would reduce erosion and sedimentation and protect adjacent riparian vegetation and trees from damage or disturbance from sediments or pollutants. With these measures, the project would enhance, rather than result in a reduction in, the extent, diversity, and quality of native vegetation, and result in an improvement to the existing fish and wildlife habitat.

(b) The project would not result in any impacts to rare or special status plant species. No state or federally listed threatened or endangered plant species were observed during the 2017 and 2018 biological surveys, and none are expected to occur on the site. Impacts to rare or sensitive plant species from project development are considered less than significant.

(d) The project would result in the loss of approximately 7.87 acres of ruderal non-native species and previously developed site areas that do not provide significant habitat value, comprised of 0.52 acres of non-native hedgerows and landscaping and 7.35 acres of ruderal vegetation and lawn. The project would also result in the loss of approximately 0.03 acres of Tasmanian blue gum woodland. This eucalyptus woodland is not used as a roosting site for monarch butterflies, so its removal would not impact that protected species. Impacts to these non-native plant communities are considered less than significant.

(e) The riparian corridor contains numerous healthy native oak specimen trees. In addition, there are two individual oak trees on the project site located outside of the mapped ESH and ESH buffer area. The project has been designed to avoid native oaks and does not propose to directly impact any native specimen trees.

However, indirect impacts to these trees could occur during construction from grading, associated erosion, or from pollutants introduced into runoff by construction activities. Implementation of a tree protection and replacement plan (Bio-01a, b, and c Tree Protection and Replacement Plan) would ensure that native trees located both within and outside of the riparian corridor are fenced or otherwise protected during construction. Additionally, as described above in items a and c, additional measures including the habitat setback requirement, use of best management practices during construction, and requirement for a designated equipment washout area or areas, would prevent pollutants from entering the riparian corridor and impacting the native oak trees. With these measures, impacts would be less than significant.

(f, k) The proposed project site has a lengthy history of intensive residential use west of the creek, and limited residential use with large areas of maintained Bermuda grass lawn and ornamental vegetation east of the creek. There is also an existing graded dirt access way through the creek bed, and the creek banks are vegetated with many non-native and invasive species. As such, there is previous and ongoing human habitation, presence of non-native plants, and use of herbicides and pesticides throughout the project site. Moreover, implementation of the required riparian restoration plan (Bio-12 Habitat Restoration) would improve the current habitat conditions along the creek corridor, where most of the normal activities of wildlife likely occur. However, the proposed project would result in the intensification of residential use on the east side of the creek, from three residences to 25 residences, and could potentially increase the use of herbicides, domestic animals, and lighting adjacent to the creek and its buffer. The potential for pollutants impacting downstream waterbodies or habitat would be reduced to less than significant by a measure requiring the use of storm water Best Management Practices (BMPs) such as landscaped areas for infiltration (Bio-10 Storm Water BMPs). In addition, the existing dirt access through the creek bed is being removed as part of this project, reducing the potential of runoff pollutants entering the creek from vehicular traffic. Along with the mitigation measures listed above, Aest-10 Lighting (Section 4.1, Aesthetics) requires that exterior lighting is directed downward and away from the creek and its associated ESH. With these measures, impacts associated with the introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that could change or hamper the existing habitat or hinder the normal activities of wildlife would be less than significant.

(g) Sensitive species that could potentially use the site include monarch butterflies and raptors. Impacts to monarch butterflies are not anticipated due to the lack of established on-site roosting trees and the absence of suitable milkweed food sources. No raptor nests or nesting activities were observed during the 2017 surveys. However, since raptors were observed on site, proposed development has the potential to impact nesting birds, including birds of prey and especially in the riparian corridor where large trees are present, as nesting birds and raptors can be disturbed by construction activities in close proximity to nests, causing them to abandon their nests. Impacts would be less than significant with mitigation measures requiring pre-construction bird surveys, and installation of exterior night lighting that is low intensity, low glare design, minimum height, and hooded to direct light downward onto the subject lot and prevent spill-over onto the riparian corridor. Measures requiring protection of individual oak trees and other specimen trees during construction, and implementation of the riparian restoration plan, would further ensure that the project would not result in a reduction in the numbers, restriction in the range, or impacts to critical habitat of any rare or special status animal species.

(h) Based on the Biological Assessment conducted for the proposed project, site development is not likely to significantly impact common wildlife species in the general area. Grading and construction within the current undeveloped portions of the site that provide suitable habitat for wildlife could result in a reduction in the numbers of certain wildlife species, specifically those that live or seek shelter underground such as pocket gophers, ground squirrels, moles, voles, salamanders. In addition, species that live above-ground but that have low mobility such as arboreal salamanders, western toads, snakes, and baby small mammals (rats, mice, skunks, opossums), could potentially be killed during initial site preparation and grading activities. These species that may experience reductions in numbers are relatively common species that are not protected by any local, state, or federal statutes and do not meet the CEQA criteria to be classified as "rare." Notwithstanding potential impacts to nesting birds discussed above, more mobile wildlife species, such as birds and larger mammals, are

expected to relocate during grading and construction activities to other portions of the site unaffected by the proposed project, such as the riparian corridor. Therefore, the project is not expected to cause a reduction in the diversity or numbers of animals onsite, and impacts on wildlife populations would be less than significant.

(j) The proposed project would not introduce barriers to movement of any resident or migratory fish or wildlife species. As discussed above, common wildlife species would likely re-locate as a result of construction. The project would not introduce any elements that would prevent movement of wildlife species, along the riparian corridor, which is their primary on-site habitat. Regarding migratory fish species, Garrapata Creek flows southerly across the site and thence through an existing cement box culvert located under Highway 101 just south of the site. Since the structure lacks a fish ladder, it effectively prevents anadromous fish such as steelhead trout from moving upstream during any high flows associated with storm events. Impacts would be less than significant.

Cumulative Impacts:

Since the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's biological resource impacts to a less than significant level:

5. **Bio-07 Habitat Setback**. With the exception of placement of the pedestrian pathway, removal of the existing dirt access through the creek bed, installation of the Habitat Restoration Plan, and construction of a low rock wall to demarcate the edges of the riparian buffer from the proposed lots, all ground disturbances and vegetation removal shall be prohibited in a 50-foot setback from the top of creek bank or outer edge of the canopy, whichever is greater, either side of the top-of-bank of Garrapata Creek, a sensitive riparian habitat area. During site development, the area shall be fenced with a fencing type and in a location acceptable to P&D. **PLAN REQUIREMENTS**: The riparian habitat area and location of fencing shall be shown on all grading plans. **TIMING**: Fencing shall be installed prior to any earth movement. **MONITORING**: P&D compliance monitoring staff shall perform site inspections throughout the construction phase.

6. **Bio-12 Habitat Restoration**. The Owner/Applicant shall submit for P&D approval a Riparian Restoration Plan prepared by a P&D-approved biologist and designed to remove invasive plants and enhance the riparian corridor of Garrapata Creek, and including the following components:

a. Landscaping shall be with native riparian species such as such as California sycamore, coast live oak, and arroyo willow, as well as native seed mix containing species such as deerweed, yarrow, milkweed, brome, wildrye, buckwheat, poppy, coastal goldenbush, lupine, sage, and needlegrass, as indicated on approved Plan Sheet L3.3 (Riparian Planting Plan).
b. The new plantings shall be irrigated as appropriate with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years.
c. If deemed necessary by the project biologist, plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
d. Non-native and invasive species such as ivy and nasturtium shall be removed from the creek and understory area; however, removal of native species in the creek shall be prohibited.
PLAN REQUIREMENTS: Include the components of the plan in Landscape and Irrigation Plans. **TIMING:** Plans shall be submitted prior issuance of Coastal Development Permit. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. The HOA shall maintain the plants and irrigation for five years following Final Building Inspection Clearance.

MONITORING: The Owner/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 and maintained throughout the maintenance period. 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.

7. **Geo-02 Erosion and Sediment Control Plan**. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS**: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING**: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING**: P&D staff shall perform site inspections throughout the construction phase.

8. **WatConv-04 Equipment Storage-Construction**. The Owner/Applicant shall designate a construction equipment filling and storage area(s) 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 Coastal Development Permit, Grading, and Building plans. This area shall also be clearly designated by on-site signage. **TIMING**: The Owner/Applicant shall install the area and signage prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

9. **Bio-20a Equipment Washout-Construction**. The Owner/Applicant shall designate one or more washout areas 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 these areas and removed from the site as necessary. The areas 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 Coastal Development Permit, Grading, and Building plans. This area shall also be clearly designated by on-site signage. **TIMING**: The Owner/Applicant shall install the area and signage prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

10. **Bio-01a Tree Protection Plan-Site Plan Component**. The Owner/Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect the coast live oak riparian forest area and individual native oak trees from damage during construction. The plan shall include the following site plan components:

    The Owner/Applicant shall comply with and depict the following on the TPP exhibit and Grading and Building Plans.

    a. All native trees within the coast live oak riparian forest area and individual native oak trees shall be preserved. No grading for buildings, accessways, easements, subsurface grading sewage disposal and well placement shall take place within the area within six feet of the dripline of any of these trees.
    b. Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area.
    c. Depict the type & location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction.
    d. Depict the location of all tree wells or retaining walls. These shall be located outside the area within six feet of the dripline of all protected trees unless authorized by P&D.
    e. Depict the location of all paths within 25 feet of dripline areas. Only pervious paving materials (gravel, brick without mortar, turf block) are permitted within 6 feet of dripline areas.

    PLAN REQUIREMENTS: The Owner/Applicant shall: (1) Submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING**: The Owner/Applicant shall comply with this measure prior to issuance of Coastal Development Permit. Plan components shall be included on all plans prior to the issuance of Grading Permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of Grading Permits and pre-construction meeting. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed, or if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

11. **Bio-01b Tree Protection Plan – Construction Component.** The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect the coast live oak riparian forest area and individual native oak trees from damage during construction. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

    a. Fencing of all trees to be protected at least six feet outside the dripline with chain-link (or other material satisfactory to P&D) fencing at least 3 ft high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
    b. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
    c. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
    d. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
    e. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
        i. Any trenching required within the dripline or sensitive root zone of any specimen.
        ii. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.

iii. Tree removal and trimming.

f. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.

g. The following activities are not permitted for trees that are not approved for removal:

i. Any trenching within the dripline or sensitive root zone of any specimen.

ii. Cutting any roots of one inch in diameter or greater.

iii. Tree removal and trimming.

h. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees that are not proposed for removal.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING**: The Owner/Applicant shall comply with this measure prior to issuance of the Coastal Development Permit. Plan components shall be included on all plans prior to the issuance of Grading Permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

12. **Bio-01c Tree Protection Plan-Unexpected Damage and Mitigation**. In the event of unexpected damage or removal, mitigation shall include but is not limited to posting of a performance security and hiring an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation and maintenance.

    Damaged trees shall be mitigated up to a 10:1 ratio. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. If a P&D approved arborist certifies that it is not feasible to replant the tree, it shall be replaced on up to a 10:1 basis (15:1 for Blue or Valley Oaks) with trees with 5-gallon or larger size saplings grown from locally obtained seed. If replacement trees cannot all be accommodated on site, a plan must be approved by P&D for replacement trees to be planted off site.

13. **Bio-10 Storm Water BMPs**. To minimize pollutants impacting downstream waterbodies or habitat, 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 Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater 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. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the HOA. A maintenance program shall be specified in the CC&Rs and recorded with the Clerk of the Board. 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 issuance of Zoning Clearance. 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 a year and retain proof of inspections. **PLAN REQUIREMENTS**: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. 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 Zoning Clearance issuance. **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.

14. **Bio-Sp3 Nesting Surveys.** 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, the removal of vegetation, ground disturbance, and exterior construction activities shall occur outside of the bird breeding season (February 1, through August 15). If these activities must occur during the bird breeding season, then pre-construction breeding bird surveys shall be performed by a qualified biologist. Nesting bird pre-construction surveys shall occur within the area to be disturbed and shall extend outward 500 feet or up to the property boundary. If any occupied special status bird nests or cavity roosts are found, the P&D approved biologist shall determine an appropriate buffer zone that considers the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. A buffer ranging in size from 100 for nesting passerine species to 500 feet for nesting raptors shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary, unless a smaller buffer is considered adequate based on the factors listed above (as approved by P&D). 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. 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 and buffer recommendations shall be submitted to County Planning and Development for review and approval prior to commencing grading or construction activities.

    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).

With the incorporation of these measures, residual impacts would be less than significant.

4.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?			X		
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?			X		
c. Disturb any human remains, including those located outside of formal cemeteries?			X		
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		

County Environmental Thresholds: Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008, revised February 27, 2018) contains guidelines for the identification, significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least

some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D).

CEQA calls cultural resources that meet these criteria "historical resources". Specifically, a "historical resource" is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a "historical resource".

CEQA Guidelines Section 15064.5(b) states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion, or eligibility for inclusion, in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

For the built environment, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995), is generally considered as mitigated to a less than a significant impact level on the historical resource.

Existing Setting:

Prehistoric Resources. For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on Phase 1 and Extended Phase 1 archaeological investigations conducted on the project site by Dudek (McDivitt and Stone, July 2017), as well as records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), five previously recorded archaeological sites are located within 0.25 mile of the project area, but no archaeological resources are located in the immediate vicinity of the proposed project. A previous intensive Phase 1 archaeological ground surface survey (Macko and Erlandson, 1979) of 6.25-acres in the eastern portion of the proposed project site east of Garrapata Creek identified a low density surface scatter of shellfish and a single Monterey chert flake mixed with 20th century glass, ceramics, aluminum cans, butcher-cut bone and plaster fragments. The report recommended additional subsurface investigations in areas of proposed ground disturbance. The surveyed area was subsequently improved as a polo practice field. A Phase 1 intensive ground surface survey and a subsequent extended Phase 1 investigation of the 11.48-acre site on both sides of Garrapata Creek was completed in 2017 to assess the presence or absence of cultural material onsite. The investigation included 28 shovel test pits and nine additional auger tests adjacent to the east bank of Garrapata Creek, and 16, 2-inch diameter geoprobes on the west side of Garrapata Creek, to check for any deeply buried unknown cultural deposits in areas of rapid alluviation. All of the excavations were monitored by a Barbareño Chumash observer. Many of the excavations identified recent historic debris within imported fill soils. Isolated, fragmented shellfish fragments were identified in 15 of the 43 excavations, consistent with the findings of the 1979 investigation. However, the

shell fragments were found within previously disturbed imported soils that are not consistent with existing soil morphology defined for this area. No other evidence of prehistoric habitation such as chipped or ground stone artifacts or animal bone was identified. As the shell material is not in its original context and is not associated with any other cultural material, it is not considered an archaeological resource. In addition, based on the results of the extended Phase 1 investigations adjacent to Garrapata Creek, there is no potential in this area for unknown prehistoric deposits to have been buried by alluvial sediments transported during storm events.

Historic Resources (Built Environment). The subject property consists of 11.48 acres containing a former farmhouse and garage (now converted to two residential units) constructed in the early 1920s and located east of Garrapata Creek. A ~~12~~ 10-unit apartment complex, formerly the El Sereno Motel constructed in 1945, is located west of the creek. The creek is spanned by a footbridge of uncertain age. A polo field, stands, landscaping and support facilities located immediately to the north and east of the proposed project site are part of the Santa Barbara Polo and Racquet Club, which has been in operation since 1911. Based on a Caltrans study conducted for adjacent road improvements (Scott 1991) and the Phase 1/2 historic resources study conducted for the proposed project (Post/Hazeltine, March 2018), neither the project site nor any of its built improvements are significant historic resources for the purposes of environmental review. The polo field, stands, landscaping, and support facilities located on the adjacent property are eligible for listing in the California Register of Historical Resources and the National Register of Historic Places and are considered significant historical resources under CEQA (Scott 1991).

Tribal Cultural Resources. To date, Santa Barbara County has received one tribal request, from the Barbareno/Ventureno Band of Mission Indians, to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52 for all projects in Santa Barbara County. As such, the Barbareno/Ventureno Band of Mission Indians are notified of the opportunity for consultation after a project has been deemed complete. On April 27, 2018, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 and extended Phase 1 study methods and results. No reply was received and no tribal cultural resources (TCRs) were identified on the subject parcel.

Impact Discussion:

(a, b, c, d) The proposed project consists of the demolition of existing development and the development of a new 40-unit subdivision with associated access ways, hardscape, landscaping, open space, detention basins, a public trail, and oak woodland and riparian area restoration. As discussed above, no prehistoric or historic cultural resources were identified within the proposed project area. Based on the Dudek extended Phase 1study, the potential for undiscovered cultural resources to exist onsite is low. Additionally, based on the 2018 Post/Hazeltine historic resources study, the proposed project would not adversely impact the adjacent Santa Barbara Polo and Racquet Club, which is considered a significant historical resource under CEQA. Based on the results of the AB 52 process, no tribal cultural resources were identified. As a result, the proposed project would not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the significance of a tribal cultural resource. In order to comply with cultural resource policies, future development would be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual (rev.2/2018)]. Impacts would be less than significant.

Mitigation and Residual Impact: No impacts are identified. No mitigation measures are necessary.

Cumulative Impacts:

Project specific cultural resource impacts have been identified as less than significant since no cultural or historic resources have been identified on site. The potential for undiscovered cultural resources to exist on site is low. Therefore, the project would not have a cumulatively considerable effect on the County's cultural resources.

4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Impact Discussion:

(a, b) The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of the subdivision of land for the construction of 40 new dwelling units. ~~Three~~ Two existing detached single family dwellings~~s~~ and ~~12~~ 10 existing apartments located in 6 existing structures would be demolished, and 25 new single family dwellings and 15 new condominiums would be constructed.

The project incorporates solar panels on the carport roof-top proposed for the condominiums on the west side of the development site, as noted on Sheet A-2, West Elevation. Solar photovoltaic systems will also be installed on the single-family homes proposed on the east side of the development site in compliance with current California Building Standards for new home construction. Solar systems will be identified on project plans submitted for SBAR Preliminary and Final Approval. The homes have also been designed to incorporate passive cooling, including deep roof overhangs, shaded porches, light-colored surfaces, and other measures to reduce heat gain. In addition, all proposed homes with garages will include electric panels to support installation of an electric charging station. The project site is located in close proximity to two (2) MTD bus stops: one at the corner of Via Real and Nidever Road, and one located at the corner of Via Real and Sentar Road.

Based on an estimated occupancy rate of 3.1/detached home and 2.65/attached unit (e.g. apartments, condominiums) (Santa Barbara County Thresholds and Guidelines Manual, Rev. March 2018, p. 138), energy use is estimated as follows:

Energy Use – Existing Condition

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita[1])	563.07 million BTU per year (3 SFD *3.1/home*plus 12 existing * 2.65/home =41.1 residents, *13.7 m BTU/capita)
Electricity	103.5 megawatt hours per year

[1] http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng

(7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[2]	(15 existing homes*6.9 MWh/yr)

Energy Use – Proposed Project

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita[3])	1606.33 million BTU per year (25 SFD * 3.1 plus 15 condos*2.65=117.25 residents* 13.7m BTU/capita)
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[4]	276 megawatt hours per year (40 homes*6.9 MWh/yr)

Based on these figures, the net new natural gas use for the project would be 1043.255 million BTUs per year. The net new electricity use would be 172.5 MWh per year. As a result, the proposed project would not result in a substantial increase in energy demand or require the development or extension of new sources of energy. In summary, the project would have minimal long-term energy requirements and a negligible effect on regional energy needs. Impacts would be less than significant.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?			X		
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

[2] http://enduse.lbl.gov/info/LBNL-47992.pdf
[3] http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng
[4] http://enduse.lbl.gov/info/LBNL-47992.pdf

County Standards

Carpinteria-Summerland Fire Protection District standards are applied in evaluating impacts associated with the proposed development. These are identified at https://www.carpfire.com/carpinteria-fire-department-standards, and include standards for private road and driveways, fire hydrant spacing and flow rates, stored water fire protection systems, automatic fire sprinklers, automatic alarm systems, and vegetation management.

Impact Discussion:

(a-e) Less than significant impact. The proposed project, which is located within the Serena Park Existing Developed Rural Neighborhood, is not located within or adjacent to a high fire hazard area of the County. The project is designed meet all applicable Carpinteria-Summerland Fire Protection District development standards, including those for access, water supply, building standards, and defensible space. Adequate water is available from an existing Carpinteria Water District meter. As such, development of the proposed project would not hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas. The project site is located midway (approximately 5-6 miles) from Carpinteria Summerland Fire Stations 1 and 2, located at 911 Walnut Avenue and 2375 Lillie Avenue, respectively. The site is located within a safe response time of approximately five minutes (Toro Canyon Plan, Figure 9). Emergency access to the site is easily available from Via Real Avenue. Additionally, the proposed project would be required to comply Carpinteria-Summerland Fire Protection conditions. Impacts would be less than significant.

Mitigation and Residual Impact:

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

Cumulative Impacts:

Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?		X			
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?			X		
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?		X			
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X	X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Threshold

Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.

2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.

3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) **Potential to result in geologic hazards:** Based on the Santa Barbara Comprehensive Plan's Seismic Safety Element maps, the project site has an overall geologic problems index of moderate to low. The project site is not underlain by any known fault. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along any distant fault to a less than significant level. Liquefaction potential in the area has been determined to be low. Any potential for expansive soils would be mitigated by the use of non-expansive engineered fill. All soils-related hazards would be less than significant through the normal building permit review and inspection process.

(c, i) **Potential for grading-related impacts**: Grading for site development would require approximately 5,300 cubic yards of cut and 23,100 cubic yards of fill, including grading to achieve finished floor heights meeting Flood Control requirements and grading to meet stormwater management requirements. The project is not in an area subject to coastal erosion. The existing topography of the site is gently sloping from northwest to southeast. There are no slopes on the site in excess of 20 %, and the project would not create any cut slopes of over 15 feet in height

or exceeding a grade of 1.5 horizontal to one vertical, which would help minimize the impacts of project-related grading.

(b,e,f) **Potential erosion and sedimentation impacts**: Grading operations that would occur on the project site, including approximately 5,300 cubic yards of cut and 23,100 cubic yards of fill, would remove vegetative cover and disturb the ground surface. These activities increase the potential for erosion and sedimentation impacts, including the potential transport of sediment into Garrapata Creek. The potential for the project to cause substantial erosion and sediment transport would be addressed by the County's standard erosion control and drainage requirements. These include requirements for implementation of an Erosion and Sediment Control Plan (Geo-02 Erosion and Sediment Control Plan, Section 4.4, Biological Resources) and timely re-vegetation of graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential (WatConv-03 Erosion and Sediment Control Revegetation). Impacts would be less than significant with mitigation.

(d, g, h, j, k, l) **Other potential geological hazards**: There are no unique geological features located on the project site, and the project would not result in the use of septic systems. The project would not involve mining, the loss of topsoil, or construction-related vibrations. Impacts would be less than significant.

Cumulative Impacts:

Since the project would not result in significant geologic impacts after mitigation, and geologic impacts are typically localized in nature, the proposed project would not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's geologic impacts to a less than significant level:

15. **WatConv-03 Erosion and Sediment Control Revegetation**. The Owner/Applicant shall re-vegetate graded areas within 30 days of 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. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days of completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

With the incorporation of these measures, residual impacts would be less than significant.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?			X		
g. Exposure to hazards from oil or gas pipelines or oil well facilities?			X		
h. The contamination of a public water supply?			X		

Threshold:

The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

Impact Discussion:

(a-h) There is no evidence that significant amounts of hazardous materials were used, stored or spilled on the premises in the past. Since the site has been used historically for agriculture, past use and storage of agricultural chemicals is likely, though not in significant quantities given the length of time since agricultural ceased on the property and the relatively small area in cultivation. There are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment or require the preparation of a Hazardous Materials Business Plan. The proposed project would result in the development of a 40-unit subdivision including access ways, hardscape, landscaping, detention ponds, a public trail, and restoration of riparian and woodland areas. The use of common household materials (cleaners, garden and automotive products, etc.) on the project site would not result in significant hazardous materials/waste impacts. Traffic that would be generated by the project would not substantially interfere with emergency response capabilities to the project site or to other properties in the project area.

Cumulative Impacts:

Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

Mitigation and Residual Impact:

Since impacts would be less than significant, no mitigation is required.

4.10 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		X			
c. The induction of substantial growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?		X	~~X~~		
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X		
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?		X	~~X~~		
h. The loss of a substantial amount of open space?			X		
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)			X		
j. Conflicts with adopted airport safety zones?				X	

Existing Setting:

The approximately 11.48-acre project site is located in the Summerland area, along the north side of Via Real Avenue in the Serena Park EDRN. The project site is zoned DR-3.3. Garrapata Creek flows across the western portion of the site in a southeasterly direction, with an associated 50-foot ESH buffer along each bank. West of the creek, the project site is currently developed with ~~twelve~~ ten apartments converted from a motel without ~~the benefit of~~ County permits. East of the creek the site is developed with ~~three~~ two residence~~s~~, ~~an~~ accessory structure~~s~~, and paddocks; most of this area is irrigated lawn. The project site is bounded on the west and northwest by the Serena Park subdivision, which is zoned 12-R-1. To the east and northeast is the private Santa Barbara Polo and Racquet Club, which is zoned REC.

Environmental Threshold: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project would result in substantial growth inducing effects.

Impact Discussion:

(a) The existing land use on the project site is residential, with the undeveloped portions used for equestrian purposes. The proposed Tentative Tract Map would subdivide the 11.48-acre lot into 31 lots consisting of 25 lots for single family dwellings, ranging in size from 0.15 acres to 0.65 acres; and one condominium lot of 1.58 acres for 15 condominiums; additional parcels would be created for the open space lot containing the creek corridor, the private road, water features and bio-retention, and the multi-use public trail. The Vesting Tentative Tract Map also includes an easement to be dedicated to the County for a multi-use public trail along Garrapata Creek. Development of the site with 40 residential units and associated infrastructure is consistent with development density allowable by the zoning and envisioned by the Toro Canyon Plan for these specific parcels (3.3 units per acre with a density bonus through the State Density Bonus Law for the inclusion of six affordable condominium units). The 15 condominiums west of the creek would replace ~~12~~ 10 apartments converted from a motel without the benefit of permits and therefore would be consistent with the existing multi-family land use. The addition of the 25 single family dwellings east of the creek would continue the current residential use of the property, and the increased density of development would be consistent with the site's zoning. The proposed development is designed to adhere to the 35-foot height limit of the zone district and be compatible with the existing character of the surrounding development. However, absent design review to prevent the development of incompatible development, impacts would be significant but mitigable. With the mitigation measures identified in Section 4.1, Aesthetic/Visual Resources, the proposed project would not result in structures and/or land use incompatible with existing land use.

(b) The proposed project would be subject to numerous Comprehensive Plan and Toro Canyon Plan policies. These include Toro Canyon Plan Policy LUR-TC-1, which directs the County to encourage a diversity of housing types, while maintaining the predominantly large lot single family rural character of Toro Canyon. As proposed, the project is consistent with this policy since the project includes 25 single family dwellings and 15 condominiums, ~~5~~ 6 of which are proposed as affordable housing units. Toro Canyon Plan Policy LU-TC-11 prohibits land divisions within the Coastal Zone unless all of the parcels meet specific requirements, including those pertaining to geologic and flood hazards; the provision of safe roads, and the avoidance of development within ESH or ESH buffer areas. Mitigation measures discussed in the biological resources, geologic hazards, and water resources sections above would ensure consistency with this policy. Additionally, the proposed project is also subject to the biological protection policies of the Toro Canyon Plan regarding coast live oak riparian forest, native oak trees, and ESH. As mitigated, the project would be consistent with all of the applicable policies that have been adopted for the purpose of avoiding or mitigating an environmental effect. As discussed in the biological resources section above (Section 4.4), the project avoids development in the ESH and buffer with the exception of the multi-use public trail. Mitigation measures require tree protection and replacement of any unintentional damage to native trees as well as implementation of a riparian habitat restoration plan and numerous measures to prevent the unintentional movement of sediments or pollutants into the creek corridor.

Additionally, the proposed project is subject to CLUP Policy 5-1, 5-3, 5-4, and 5-5 regarding affordable and replacement housing. As proposed, the project is consistent with these policies since the project is proposing 6 for-sale affordable housing units to replace the 10 unpermitted apartments. The 6 for-sale units replaced include 3 low income units replaced with a one for one ratio and 3 moderate income units replaced at the one for two ratio. Along with the six affordable housing units proposed, the project also proposes 9 two bedroom condominium units, one three bedroom unit and 25 single family homes. The affordable housing units proposed includes the 5 one-bedroom and 1 two-bedroom condominium units, and the development as a whole includes a range of home and condominium sizes, which provides a diverse housing development with a mixture of housing types.

(c) The development of ~~25~~ 28 net new residential units (40 new, ~~15~~ 12 to be demolished) would be consistent with the maximum allowed density on the property per the DR 3.3 zone district (with the 8% density bonus allowed under County and State laws through participation in the State Density Bonus Program). Therefore, the project would not constitute a significant increase in growth or concentration of population.

(d) The project would not result in the extension of sewer trunk lines or access roads beyond the proposed development boundaries that could serve other new developments. The property is within the Carpinteria Sanitary District's service area and their lines already serve the existing and adjacent development.

(e-g) While t~~T~~here is no designated affordable housing currently on the property, there are tenants with low and moderate income levels living in the existing unpermitted apartments. Based on information provided by the applicant, Planning and Development and Housing and Community Development staff determined there are three low income and six moderate income households currently living in the existing apartment units. The low income units are to be replaced on a 1:1 ratio, consistent with State Density Bonus Law. The moderate income level units are being replaced at a one for two ratio, consistent with Coastal Land Use Policy 5-3. The proposed project would add ~~five~~ six affordable housing units, three of which will be low income units and three ~~all~~ of which would be moderate income units (~~13%~~ 16% of the total units proposed) under the State Density Bonus Law. No aspect of this proposal would affect affordable housing on adjacent developments, if any. While the proposed project would demolish ~~three~~ two existing single family dwellings and existing unpermitted structures containing ~~12~~ 10 apartments, the project would result in the addition of ~~25~~ 28 net new residences to the property (40 total new residences on the property). No other existing housing would be demolished or displaced as a result of construction of the proposed project.

Through County Code Chapter 44, Ordinance No. 4772, the owner of the property is required to provide relocation benefits to the existing tenants that live in the units that are proposed for demolition. This requirement is included as Mitigation Measure 19, to ensure the relocation benefits are paid to these tenants prior to issuance of this project.

Through the California State Density Bonus, the project is proposing 6 for-sale affordable housing units, 13% of the total units proposed with the project, 3 at the low income level and 3 at the moderate income level. Per the Coastal Land Use Plan, a "moderate income family" is a family whose income does not exceed 120% of the median income for the area, as determined by HUD with adjustments for smaller and larger families. The low income dwelling units will be available for sale at prices affordable to households earning 60% of Area Median Income. The 2020 median income for Santa Barbara County is $87,800. The table below outlines the 2020 State Income Limits for low and moderate income 1, 2, and 3 member households.

Household:	1	2	3
Low Income	$66,750	$76,250	$85,800
Moderate Income	$73,750	$84,300	$94,800

The applicant will enter into and record an Agreement and Restrictive Covenant for these units, in consultation with County Housing and Community Development and Planning & Development, pursuant to Mitigation Measure 16, 17 and 20.

While the 6 existing structures (10 units total) that currently serve as undesignated affordable housing for 10 tenants are proposed for demolition, the project is proposing 6 new designated affordable for-sale condominium units at low (3 units) and moderate (3 units) income levels, in the same area on the same parcel. The low income units and two of the moderate income units will be one-bedroom units. The third moderate income unit will be a two bedroom unit.

In accordance with State Density Bonus Law, existing low income households must be replaced on a one-to-one basis. The three existing low income units are being replaced by three for sale low income units. To comply with Coastal Land Use Policy 5-3, the remaining units are being replaced on a 1:2 ratio (one new designated affordable unit for every two unpermitted existing structures demolished), and half the number

of existing affordable units (7) will be provided by the new designated affordable units that are developed (3).

(h) The approximately 11.48-acre property contains approximately eight acres of grassy open space, which would be permanently converted as a result of project development. However, there is no apparent evidence of use of this area by the surrounding residents for recreational purposes, as it is private land that has historically hosted equestrian-related activities associated with the adjacent private Santa Barbara Polo and Racquet Club. Impacts from loss of this space would be less than significant.

i) Construction of the proposed project would not result in any economic or social effects that would, in turn, result in physical change. One new looped private road would be constructed to provide access to the newly divided lots east of the creek. These changes would not impact the existing surrounding development other than by the temporary presence of construction equipment entering and exiting the site during site development.

j) The proposed development would not conflict with any airport safety zone as the closest portion of the Santa Barbara Airport safety zone is located approximately 13 miles west of the site.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards or have significant growth inducing effects. The project parcel is designated in the Comprehensive Plan for the proposed density of residential development and is consistent with the goals and policies of the Toro Canyon Plan. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's effects to a less than significant level:

16. **Hous-08 For-Sale Density Bonus Projects.** The Owner/Applicant shall provide:
Three (3) low income dwelling units available for sale at prices affordable to households earning 60% of Area Median Income (AMI) adjusted for family size and revised annually 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 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 subject to the review and approval of P&D, County Housing and Community Development, and County Counsel. **TIMING:** The Agreement shall be entered into and recorded prior to Final Map Clearance. P&D processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement prior to final map clearance. The units shall remain affordable for a period of forty-five years, restarting for up to 90 years upon resale of the affordable housing unit or longer if required by the financing, insurance or rental subsidy program used. In addition, the running of the covenant shall be tolled during any period of violation of covenant terms.

17. **Hous-9 Density Bonus Condo or PUD Projects.** The Owner/Applicant shall provide three (3) moderate income dwelling units available for sale at prices affordable to households earning 120% of Area Median Income (AMI) adjusted for family size 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 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 subject to review and approval of P&D, County Housing and Community Development, and County Counsel. **TIMING:** The Agreement shall be entered into and recorded prior to Final Map Clearance. P&D

processing staff shall obtain written HCD approval and confirmation of the executed and recorded Agreement, using the HCD Project Approval Form, prior to Final Map Clearance.
The units shall remain affordable for a period of ten years. In addition, the running of the covenant shall be tolled during any period of violation of the covenant terms.

18. **Hous-11 Tenant Relocation Payment**. The Owner/Applicant shall provide existing tenants with an amount of money equivalent to three months of the fair market rent for the area as determined by the Department of Housing and Urban Development pursuant to Section 1427f(c)(1) of Title 42 of the United States Code, or $7,000, whichever is greater. **TIMING:** Prior to final map clearance, the Owner/Applicant shall submit a covenant specifying the terms and requirements of the relocation payment to P&D and County Counsel for review and approval. The Owner/Applicant shall submit proof of relocation payment to all tenants to P&D prior to issuance of the Coastal Development Permit.

19. **Hous-12 Demo Replacement in Coastal Zone.** The Owner/Applicant shall replace the demolished affordable unit(s) on a one new unit for every two demolished basis specified in Coastal Land Use Policy 5-3. **PLAN REQUIREMENTS:** The Owner/Applicant shall enter into and record an Agreement to Provide Affordable Housing which shall include a 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 subject to review and approval of P&D, County Housing and Community Development, and County Counsel.**TIMING:** Prior to Final Map Clearance the Owner/Applicant shall submit a covenant specifying the terms and requirements of replacement to P&D and County Counsel for review and approval. The Owner/Applicant shall provide proof of replacement units prior to issuance of the Coastal Development Permit.

These mitigation measures, in addition to mitigation measures identified in Sections 4.1 Aesthetics/Visual Resources, 4.3a Air Quality, 4.4 Biological Resources, 4.8 Geologic Processes, 4.11 Noise, 4.12 Public Facilities, 4.13 Recreation, 4.14 Transportation/Circulation, and 4.15 Water Resources/Flooding, would ensure that residual impacts to land use would be less than significant. Cumulative land use impacts would be less than significant with mitigation.

4.11 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Setting/Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include:

residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

An acoustical analysis was conducted by 45dB Acoustics, LLC (S. Taubitz July 2, 2018) to predict the potential impact of noise from Via Real Avenue and the UPRR Railroad on the noise-sensitive (residential) uses associated with the proposed project.[5] The proposed project site is located within the 65 dB(A) noise contours for the adjacent transportation features. The acoustical analysis indicated that without any noise barriers, the maximum exterior sound levels at the southwestern-most condominiums would be CNEL=76 dBA. This maximum sound level declines for the development along Via Real Avenue to the east, as the structures would be further from the street.

Impact Discussion:

(a, c) The proposed project consists of the subdivision of an 11.48-acre parcel into 31 lots; demolition of ~~15~~ 12 existing residential units (~~3~~ 2 single family dwellings and ~~12~~ 10 apartments), construction of 40 residential units, a multi-use public trail, and the construction of infrastructure improvements including grading and paving. The project also includes construction of an eight-foot sound wall along the western property line between the existing Serena Park neighborhood and the proposed new condominiums, and a ten-foot sound wall along Via Real Avenue between the proposed project and the bike path. Long-term noise generated by the project would not be expected to result in significant new sources of long-term operational noise or significantly increase ambient noise levels. However, the project site experiences noise levels exceeding County thresholds for noise-sensitive residential uses, due to the proximity of Via Real Avenue and the railroad. Based on the noise study conducted for the proposed project by 45dB Acoustics, LLC (July 2018), the inclusion of the proposed sound walls would reduce the maximum noise levels at the condominiums closest to the road to an outdoor CNEL of 65 dBA or less and an indoor CNEL of 45 dBA or less. These sound levels would be lower for the proposed development located to the north and east, further from the road. Additionally, this analysis did not take into consideration the CalTrans proposed sound wall along Via Real for their US Highway 101 widening project, which would likely reduce dBA levels even further for the proposed development. As a result, long-term noise generated onsite would not exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Impacts would be less than significant.

(b) The proposed project could result in construction activities generating short-term noise impacts exceeding County thresholds due to the presence of sensitive noise receptors, i.e. residents of the adjacent Serena Park neighborhood. Impacts would be less than significant with mitigation in the form of standard construction hour restrictions and a requirement for shielding of equipment that generates noise in excess of 65 decibels at the property line (Noise-02 Construction Hours and Noise-04 Equipment Shielding-Construction).

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial noise effects. The project would not result in long-term noise impacts, and short-term noise impacts associated with construction activities would be mitigated through the noise mitigation measures listed below, Noise-04 Equipment Shielding Construction and Noise-02 Construction Hours. Due to the temporary nature of construction, a cumulative impact resulting from combined effects of other projects would not be considerable. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's noise effects to a less than significant level:

20. **Noise-04 Equipment Shielding-Construction**. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries near sensitive receptors shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING**: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

[5] This analysis noted but did not take into account the proposed CALTRANS sound wall to be constructed in the future between Highway 101 and the project site, which would further reduce noise levels for residents of the subdivision.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

21. **Noise-02 Construction Hours**. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING**: Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING**: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

With the incorporation of these measures, residual impacts would be less than significant.

4.12 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?		X			
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?			X		
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		

Thresholds

Schools. A significant level of school-related impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom. This assumes 29 students per classroom for elementary/junior high students, and 28 students per classroom for high school students, based on the lowest student per classroom loading standards of the State school building program. This threshold is applied in those school districts which are currently approaching, at, or exceeding their current capacity. A project's contribution to cumulative school impacts would be considered significant if the project specific impact, as described above, is considered significant. However, pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or

both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

Solid Waste. A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. Construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. In addition, a project which generates 40 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) The proposed project would result in an increase of ~~25~~ 28 net new dwelling units within the area. This level of new development would not have a significant impact on existing police protection or health care services. Existing service levels would be sufficient to serve the proposed project.

(b) Based on information provided by Superintendent Diana Rigby of the Carpinteria Unified School District (CUSD) on October 2, 2018, the CUSD's overall enrollment has been declining steadily for approximately the past ten years and, as a result, the CUSD currently has a large capacity for new students. Further, the applicant for the project will be required to pay development impact mitigation fees (DIMFs) including school fees, as required by state law. Impacts to schools would be less than significant.

(c) **Operational solid waste**. Based on the waste generation factors in the County's Environmental Thresholds and Guidelines Manual, the proposed project would generate approximately 43 tons per year of operational solid waste. This is based on a project description of ~~22~~ 23 net new detached single family dwellings (25 single family dwelling proposed, ~~3~~ 2 currently exist on site to be demolished)and a net increase of ~~three~~ five attached condominiums/apartments (15 condominiums proposed, ~~12~~ 10 apartments currently exist on site to be demolished); residency estimates of 3.01 people per household for detached single family residences and 2.65 people per household for attached residences (e.g. condominiums, apartments); and a factor of 0.95 tons of solid waste generated per person per year. This amount is less than the threshold for operational solid waste of 196 tons per year. However, since the project results in more than 40 tons per year, a Solid Waste Management Plan is required to reduce operational solid waste generation. With implementation of this mitigation measure, impacts would be less than significant.

Construction-related solid waste. The proposed project would involve approximately 11,721 square feet of residential demolition and 106,276 square feet of new residential construction. Based on generation rates of 60 lbs. /sq. ft for residential demolition and 15 lbs. / sq. ft. for new residential construction, the development of the project would generate approximately 2,297,400 pounds (1,149 tons) of solid waste. As this is greater than the threshold of 350 tons, a Solid Waste Management Plan would be required to reduce the amount of waste generated during construction. Implementation of the Solid Waste Management Plan would be expected to reduce impacts from construction-related solid waste by 50 to 75 percent, resulting in the overall generation of approximately 575 total tons (50 percent reduction) to 287 total tons (75 percent reduction) of construction-related solid waste. Additionally, a mitigation measure requiring provision of covered receptacles for construction and employee trash, and frequent pickup of this trash, would prevent trash and debris from blowing offsite and would ensure that the site is free of trash and debris when construction is complete. With implementation of these measures, impacts from construction-related solid waste would be less than significant.

(d, e) The existing Carpinteria Sanitary District sewer mains located along Via Real Avenue adjacent to the subject property, and north/south within the project site, are of sufficient size to serve the proposed project. The project would require the installation of new lateral lines from these main lines to serve the new development. However, the project would not cause the need for new or altered sewer system facilities since

this site is already located in the service district, and the District has adequate capacity to serve the project (Carpinteria Sanitary District letter dated ~~June 29, 2017~~ April 9, 2020).

(e) The project includes the installation of new stormwater drainage and water quality control features, including bioretention basins, designed to filter and detain stormwater on-site. In order to mitigate any environmental impacts associated with the construction of these features, mitigation measure Geo-02 (Section 4.4, Biological Resources) requires implementation of an Erosion and Sediment Control Plan. No additional new storm water drainage or water quality control facilities would be necessary to serve the project. Impacts would be less than significant with mitigation.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In accordance with the County's threshold, a project which generates 40 tons of solid waste per year and 350 tons of construction and demolition waste per year is considered to result in adverse cumulative impact, and mitigation via a solid waste management plan is required (Mitigation Measure-18 SRSWMP). In this instance, the project has been found not to exceed the threshold of significance for public services with the implementation of the project-specific mitigation identified below. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

Mitigation and Residual Impact:

The following mitigation measure would reduce the project's public service impacts to a less than significant level:

22. Solid Waste-SRSWMP. The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:
   a. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
   a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
3. Operation Solid Waste Reduction Examples:
   a. A green waste source reduction program, including the use of mulching mowers in all common open space areas.
   b. Participate in an existing curbside recycling collection program 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 HOAs to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of Zoning Clearance for initial subdivision improvements, (2) include the construction recycling area on building plans. Program components shall be implemented prior to Final Building Clearance for the initial subdivision improvements 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 SRSWMP are in place as required prior to Final Building Clearance.

With the incorporation of this measure, residual impacts would be less than significant.

4.13 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?		X			
b. Conflict with biking, equestrian and hiking trails?		X			
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?		X			

Threshold: The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Setting:

The proposed project is located along the north side of Via Real Avenue. There is a Class II bicycle path along both sides of Via Real Avenue in the project area. As shown on Figure 10 of the Toro Canyon Plan, there is an approximately 400 foot segment of existing on-road trail located immediately west of the project site (between the proposed western driveway and Sentar Road). A proposed on-road trail is located along the Via Real Avenue street frontage the entire length of the project site. Figure 10 also shows a proposed off-road trail in a north-south orientation through the middle of the site, from Via Real Avenue to the northern property line. Upon exiting the site, this proposed off-road trail continues over private property and then turns west, eventually following Garrapata Creek to an existing off-road trail. To the north and east of the project site are large areas of open space used for private equestrian activities of the Santa Barbara Polo and Racquet Club. Aside from the established bicycle path and a short stretch of on-road trail along Via Real, there are no established public recreational uses located on or adjacent to the proposed project site.

The project proposes a multi-use public trail with a fifteen-foot wide public trail easement to be dedicated to the County consistent with the Toro Canyon Community Trails Plan. The trail would be located along the east side of Garrapata Creek, spanning six feet in width throughout the Garrapata Creek riparian buffer and widening to eight-feet in width outside of the buffer. The easement would enter the site east of Garrapata Creek in the southern portion of the site off Via Real Avenue, continuing northeast along Garrapata Creek, then would exit the site at the northern property line, connecting to the potential future off-road trail in that location. The trail would be a natural surface material such as decomposed granite/gravel or dirt. The project also includes a four-foot wide pedestrian walkway located among the new landscaping between the sound wall and Via Real Avenue.

Impact Discussion:

(a-c) The subject property, which fronts Via Real Avenue, is currently developed with a ~~twelve-unit~~ ten-unit apartment complex west of Garrapata Creek and ~~three~~ two single family dwellings with accessory structures related

to equestrian use east of Garrapata Creek. There is no substantial evidence of informal public recreational use of the parcel. While Via Real Avenue has a Class II bicycle lane and an on-road trail, there is currently no sidewalk and little room for pedestrians to walk off of the paved road surface. The addition of the pedestrian pathway along Via Real Avenue would create an off-road path, enhancing public safety and improving the recreational experience for surrounding neighbors. The proposed project could potentially temporarily impact the use of the Via Real bike path and the adjacent on-road trail due to the movement of large equipment and vehicles in and out of the site during construction. These impacts would be mitigated by measures requiring the development and implementation of a construction traffic plan (Trans Sp-1 Construction Traffic Plan), and the requirement for all construction-related traffic, equipment staging, and storage to occur on site and outside of the road right of way (Parking-02 Onsite Construction Parking). Once constructed and occupied, the proposed project would not result in any conflicts with established public recreational uses of the area, including biking, equestrian or hiking trails. Dedication of the trail easement and development of the public trail through the property would allow it to connect with future trail easements pursuant to the Toro Canyon Community Master Trails Plan. The proposed project would result in the development of ~~25~~ 28 net new single family dwelling units. This small population increase would result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be less than significant.

Cumulative Impacts:

Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Payment of Quimby fees for new residential development would mitigate the project's contribution to the regional demand for parks and recreational facilities. Residual impacts would be less than significant.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's transportation impacts to a less than significant level:

23. **Trans Sp-1 Construction Traffic Plan.** Prior to Zoning Clearance for initial tract improvements, the applicant shall submit a construction traffic plan to P&D and Public Works for review and approval. **Plan Requirements**: The plan shall address construction worker vehicles, trucks bringing construction supplies to the site, heavy equipment transport, dumpsters, porta-potties, and especially vehicles transporting soil and rock material to and from the site. The traffic plan shall identify a contact person, including a cell phone number to contact in the event of complaints or questions regarding construction related traffic. The traffic plan shall also identify routes, expected volumes of traffic and the location for parking and/or storing vehicles and construction equipment. **Timing:** A plan shall be submitted and approved prior to Zoning Clearance for tract improvements and individual lot development. **MONITORING**: Building and Safety and Permit Compliance shall monitor the construction phase for compliance with the traffic plan**.**

24. **Parking-02 Onsite Construction Parking**. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. 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. **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.

4.14 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?			X		
e. Alteration to waterborne, rail or air traffic?			X		
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?		X			
g. Inadequate sight distance?		X			
ingress/egress?			X		
general road capacity?			X		
emergency access?			X		
h. Impacts to Congestion Management Plan system?			X		

Existing Setting:

The proposed project would result in the demolition of ~~12~~ 10 apartments and ~~three~~ two detached single family dwellings and the construction of 15 condominiums and 25 detached single family dwellings, for a total of 40 new residential units (~~25~~ 28 net new residential units). The following analysis is based on the traffic study conducted for the proposed project in 2017 and 2018 by Stantec (report dated February 19, 2018) and the Toro Canyon Plan. As Stantec analyzed the demolition of 11 rather than ~~12~~ the existing 10 apartments, and did not address the demolition of the ~~three~~ two existing detached single family dwellings, this analysis presents impacts that ~~are~~ may be slightly greater than anticipated but still below significance thresholds.

The proposed project site is located along and north of Via Real Avenue, approximately 2,200 ft. east of Toro Canyon Road and 1,400 ft. west of Nidever Road. Via Real, located adjacent to U.S. Highway 101, is a 30-foot-wide two-lane major roadway with 4-foot-wide asphalt shoulders on the north and south side. Access to the project site from Highway 101 would be via the Padaro Lane interchange west of the site and the Santa Claus Lane interchange east of the site. Via Real Avenue is a 30-foot wide, two-lane major roadway with Class II bike lanes in each direction. The speed limit adjacent to the site is 50 miles per hour (mph), transitioning to 40 mph directly west of the site.

Via Real Avenue in the project study area currently operates at level of service (LOS) A. The current average daily trip rate (ADT) between Toro Canyon Road and Nidever Road ranges from 5,200 to 5,300 with a design capacity of 9,100 ADT and a LOS B threshold of 6,370 ADT. The current ADT on Via Real Avenue east of Nidever Road is 4,400, with a design capacity of 15,700 ADT and a LOS B threshold of

10,990 ADT. The intersections analyzed for the Stantec study are Via Real / Padaro Lane, and the north- and south-bound on- and off-ramps of Highway 101 at Santa Claus and Padaro Lanes.

Roadways counts were collected in February 2017 and intersection levels of service were calculated for the A.M. and P.M. peak hours based on turning volume counts collected by Stantec on Tuesdays January 30 and February 6, 2018. The LOS calculations were calibrated to reflect observed conditions of traffic flow and queuing. All of the studied intersections are currently operating at LOS A-C for both A.M. and P.M. peak hours.

Thresholds:

According to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	**INCREASE IN VOLUME/CAPACITY GREATER THAN**
A	**0.20**
B	**0.15**
C	**0.10**
	Or the addition of:
D	**15 trips**
E	**10 trips**
F	**5 trips**

b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.

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

Impact Discussion:

(a) The project would add approximately 265 net new average daily vehicle trips, including approximately 21 A.M. and 27 P.M. peak hour trips, to area roadways and intersections. Based on the existing ADT on Via Real

Avenue both west and east of Nidever Road, the addition of these trips would not cause the traffic volume to exceed the LOS B thresholds of 6,370 west of Nidever Road and 10,990 east of Nidever Road, and the roadway level of service would remain at LOS A. Additionally, all of the area intersections currently operate at LOS C or better, which is the minimum acceptable level of service. As shown in Tables 7 and 8 of the Stantec Traffic Study provided for the project, the study area intersections would continue to operate at LOS A-C after project buildout. Therefore, the project's contribution to these intersections would not result in the intersections operating below acceptable levels of service. In summary, the traffic study performed for the proposed project demonstrates that the addition of project traffic onto roadways in the project area would not significantly change the intersection or roadway levels of service or result in significant traffic or other transportation-related impacts.

(b) Access to the site would be provided off of Via Real Avenue via a driveway west of Garrapata Creek and a private road east of the creek. The existing western driveway would be improved to provide access to the 15 new condominiums. East of the creek the existing driveway would be abandoned and a new private road, Polo Drive, would provide access to the 25 new single family residences. Maintenance of the proposed internal private drive and road would be accomplished by the HOAs. Therefore, traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance.

(c) The proposed project is designed to provide all required parking spaces on the site and out of the public road right-of-way. For the single family dwellings east of Garrapata Creek, the project is designed with parking in garages and motor courts, and 17 additional guest parking spaces in pockets along Polo Drive. West of the creek, a total of ~~29~~ 27 parking spaces would be provided for the condominium units. Nine spaces would be provided in garages and ~~20~~ 18 spaces would be provided within the entry drive court, ~~six~~ four of which would be provided in a covered carport, and two would be accessible parking spaces.

(d, e) Public transportation in the project area is provided by Metropolitan Transit District (MTD) Bus Line 20, which provides service between Carpinteria and Santa Barbara. The closest MTD bus stop to the proposed project is located on Via Real Avenue at Sentar Road, approximately 450 ft. west of the western driveway to the 15 condominiums. A second MTD bus stop is located approximately 1,600 ft. east of the eastern driveway/Polo Drive. As part of the proposed project, a walking path would be developed along the entire length of the property between the new sound wall and Via Real Avenue, thus improving pedestrian access to the bus stops. The proposed project would not result in significant transit- or transportation-related impacts as it is located close to existing public transportation, which would be sufficient to accommodate its public transportation needs. Similarly, the proposed project would not result in any alteration to waterborne, rail or air traffic.

(f) There is an existing Class II bicycle path along both sides of Via Real Avenue adjacent to the project site. Due to the lack of street parking and minimal shoulders along Via Real Avenue, construction parking and storage, if permitted off-site, could cause short-term safety impacts to drivers, cyclists, and pedestrians using the roadway. Impacts could also occur to motor vehicles, bicyclists, and pedestrians along Via Real Avenue from ingress and egress of construction vehicles. These impacts would be mitigated by measures identified in Section 4.13, Recreation, requiring the development and implementation of a construction traffic plan and the requirement for all construction-related traffic, equipment staging, and storage, to occur on site and outside of the road right of way (Mitigation Measures Trans Sp-1 Construction Traffic Plan and Parking 02 Onsite Construction Parking.). The project proposes a pedestrian pathway along Via Real Avenue within the landscaped area between the proposed sound wall and the existing on-road bicycle path, which would help improve pedestrian safety in the area fronting the site once construction is complete.

The traffic generated by operation of the proposed development would not be sufficient to adversely impact vehicular, bicycle, or pedestrian traffic. However, the project proposes a ten-foot high sound wall along Via Real Avenue, and the area between the sound wall and the bicycle lane would be landscaped. Impacts could

occur if either the wall or the landscaping impaired the sight distance at either of the proposed project's driveways. These impacts would be reduced to less than significant with a requirement that the civil plans for the sound wall and associated landscape plan be submitted to P&D and Public Works Transportation Division to ensure that the wall and landscaping do not impair sight distance, and, further, that once planted the landscaping is maintained in a manner that ensures continued adequate sight distance (Mitigation Measure Trans-Sp2 Plans Approvals).

(g) The existing driveway west of Garrapata Creek would be improved to provide access to the 15 new condominiums. East of the creek, the existing driveway would be abandoned and a new private road would enter the subdivision from Via Real, providing a one-way loop for access to the 25 new homes. Based on the results of the 2018 Stantec traffic study, the corner sight distance requirement for 50 mph speeds (550 feet) is provided from both project driveways. However, as discussed in (f) above, potential impacts to sight distance from the sound wall and associated landscaping would be reduced to less than significant with a requirement that the civil plans for the sound wall and associated landscape plan be submitted to P&D and Public Works Transportation Division for review and approval. Ongoing maintenance of the landscaping in a manner that ensures continued adequate sight distance shall also be required.

Via Real Avenue is operating below its capacity at an acceptable LOS (A) and the increased traffic generated by both project construction and by the new resident ADTs would not significantly impact the traffic volumes. Additionally, the additional PHTs that would be generated by the proposed project would satisfy County requirements for right-turn or left-turn deceleration lanes on Via Real Avenue. The Carpinteria Summerland Fire Protection District has confirmed that as currently designed, the proposed project meets emergency access requirements. Additionally, all access ways are required, and have been designed, to meet Public Works Roads Division standards. As such, the addition of 265 ADTs and 48 PHTs (21 A.M. and 27 P.M. PHTs) would not significantly diminish the capacity of area roadways in an emergency evacuation scenario.

(h) Roadways and intersections in the project area operate at acceptable levels of service and are not subject to Congestion Management Plan requirements. Additionally, as shown in Tables 9 and 10 of the Stantec traffic study, after project buildout, the existing cumulative roadway LOS for Via Real between Toro Canyon Road and Nidever Road, including the proposed project road frontage, is currently LOS B. The cumulative LOS east of Nidever Road is LOS A. Additionally, the study area intersections currently operate at LOS C or better. With the addition of the traffic generated by the proposed project, the roadways would continue to operate at LOS B, and intersections would continue to operate at LOS C or better.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Mitigation and Residual Impact:

In addition to mitigation measures identified in Section 4.13 above (Trans Sp-1 Construction Traffic Plan andParking-02 Onsite Construction Parking), the following mitigation measure would reduce the project's transportation impacts to a less than significant level:

25. **Trans-Sp2 Plans Approvals.** Civil plans for the sound wall and the landscape plan for the area between the sound wall and the bicycle lane shall be submitted to P&D and Public Works Transportation Division for approval prior to final BAR approval and CDP issuance for initial tract improvements to ensure that proposed landscaping will not obscure line of sight for vehicles entering or exiting the site. Once planted, the landscaping shall be maintained in a manner which ensures

adequate sight distance. **Plan Requirements and Timing**: The roadside and entrance landscape plan shall be approved prior to CDP issuance for initial tract improvement. The landscape contractor shall confirm in writing that any landscaping along the property frontage has been installed consistent with the approved landscape plan.
MONITORING: Permit Compliance shall check for confirmation from the landscape contractor that landscape installation is consistent with the approved landscape plan and that the new landscaping does not obscure sight visibility near the project entrances, and shall respond to complaints.

With the incorporation of these measures, residual impacts would be less than significant.

4.15 WATER RESOURCES/FLOODING

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif**	**No Impact**	**Reviewed Under Previous Document**
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X		
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?		X			
c. Change in the amount of surface water in any water body?		X			
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?		X			
e. Alterations to the course or flow of flood water or need for private or public flood control projects?			X		
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?		X			
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif	No Impact	Reviewed Under Previous Document
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Water Resources Thresholds

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds:
A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses[6] of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or

[6] Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

(a, e) The proposed project would remove the existing at-grade creek crossing from Garrapata Creek and restore its natural contours, but would otherwise not directly affect it or any other water body through grading or construction. Compliance with the Project Clean Water condition letter dated ~~April 8, 2017~~ April 19, 2018 would ensure that runoff from the site would not exceed pre-project levels. Therefore, the project would not result in any significant changes in the course or direction of water movements in nearby creeks and drainages, alter the flow of floodwater, or cause the need for flood control projects. Impacts would be less than significant.

(b-d, l) The proposed project would result in approximately 453,457 sq. ft. of net new impervious surfaces (i.e. roads, structures, driveways, patios, etc.). As a result, the project would create additional storm water runoff from newly constructed impermeable surfaces. The increase in impermeable surfaces would reduce percolation rates and potentially increase storm water runoff. With buildout of the project, the increase in impervious surfaces would be greater than the threshold of 25%. As such, the project must comply with conditions identified in the letter from Project Clean Water dated April ~~8~~19, 2018, which include the development and implementation of an approved Stormwater Control Plan. The project includes development of multiple on-site bioretention basins to collect surface runoff and to ensure there is no increase in the runoff exiting the site. An on-site pond would overflow to two of the basins during storm events. The bioretention basins would also provide an opportunity for infiltration and filtration of surface runoff before it is conveyed to storm drains, or to Garrapata Creek, thus reducing potential transport of pollutants downstream or into nearby water bodies.

Construction activities such as grading, application of paving, and storage and cleaning of equipment could also potentially generate stormwater pollutants and sediments. These temporary runoff and erosion impacts would be addressed by multiple measures designed to prevent the transport of pollutants into the groundwater or surface water. Measure WatConv-01, Sediment and Contamination Containment requires stabilization of construction site entrances and exits to reduce offsite transport of sediment; application of paving materials only during dry weather; and handling and disposal of construction materials in a manner which minimizes the potential for storm water contamination. Additional measures addressing the potential for construction-phase impacts to water resources are identified above in Sections 4.4 and 4.8 [Geo-02 (Erosion and Sediment Control Plan), Bio-20a (Equipment Washout-Construction), and Bio-10 (Storm Water BMPs), and WatConv-03 (Erosion and Sediment Control Revegetation)]. Impacts would be less than significant with mitigation.

(f) The project is currently located within the County's 100 Year Flood Hazard Overlay and the High Hazard Area from the County's Recovery Maps. Although the project is located within these areas, the project has been designed to meet flood requirements, including establishment of finished floor elevations a minimum of 2 feet above base flood elevation, consistent with standards. Additionally, there was a Letter of Map Revision (LOMR) for the FEMA Flood Insurance Rate Map (FIRM) for this subject property effective as of September 5, 2019. The LOMR significantly reduced the Special Flood Hazard Area (Zone AE) encompassing the property, as the Special Flood Hazard Area now primarily includes the Garrapata Creek corridor, where there are no dwellings proposed, thus reducing the risk of potential flood issues. As such, the project is designed to meet County Flood Control regulations.

(g-k) The project would be supplied domestic water via existing Carpinteria Valley Water District meters. Water for irrigation of the common area landscaping west of the creek would be supplied via a new irrigation meter. The Carpinteria Water Valley District has indicated that they have adequate water to supply the proposed project (Intent to Serve letter dated ~~July 31, 2017~~April 16, 2020). Supplemental water for irrigation and the water feature (pond) east of the creek would be supplied by an existing EHS-permitted on-site private

well (Water Well Permit No. 9938). Currently, the existing onsite well provides water to irrigate the existing high demand turf area that covers approximately 7.66 acres east of Garrapata Creek. The well was installed in 1992 and has been providing irrigation to the turf area for 25 years. In August 2017, a meter was installed on the well which has been utilized to measure water usage on a monthly basis. Based on monthly measurements obtained, the estimated conservative water use for the existing turf area is 4.23 million gallons of water per year (13-acre feet per year). With the design of the proposed project, the water usage for the landscaping needs of the entire development is estimated to reach 3.57 million gallons of water per year (10.96 acre-feet per year)This represents a 16% reduction in annual well water usage with the proposed development.

Implementation of the approved Stormwater Control Plan and the project's Low Impact Development design features would ensure that 100 percent of runoff from impervious surfaces would stay on site, be filtered, and return to the groundwater basin. Therefore, the project's impact on groundwater and water supplies would be less than significant.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for water resources. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

Mitigation and Residual Impact:

In addition to measures discussed above and identified in Sections 4.4, Biological Resources, and 4.8, Geologic Processes, the following mitigation measures would reduce the project's water resource impacts to a less than significant level:

26. WatConv-01 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.

With the incorporation of these measures, residual impacts would be less than significant.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other : _____

5.2 Comprehensive Plan

X	Seismic Safety/Safety Element	X	Conservation Element
X	Open Space Element	X	Noise Element
X	Coastal Plan and Maps	X	Circulation Element
X	ERME		

5.3 Other Sources

X	Field work		Ag Preserve maps
X	Calculations	X	Flood Control maps
X	Project plans	X	Other technical references (reports, survey, etc.)
X	Traffic studies		
X	Records	X	Planning files, maps, reports
X	Grading plans	X	Zoning maps
X	Elevation, architectural renderings	X	Soils maps/reports
X	Published geological map/reports	X	Plant maps
X	Topographical maps	X	Archaeological maps and reports
			Other

6.0 PROJECT SPECIFIC *(short- and long-term)* AND CUMULATIVE IMPACT SUMMARY

The project would result in significant but mitigable project-specific impacts in the following issue areas: aesthetics/visual resources, air quality, biological resources, geologic resources, land use, noise, public facilities, recreation, transportation/circulation, and water resources/flooding. The project would result in less than significant impacts in the following issue areas: agricultural resources, cultural resources, energy, fire protection, and hazardous materials/risk of upset. Cumulative impacts would be less than significant.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

1. As discussed in Section 4.4 (Biological Resources), the project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Mitigation measures have been identified to reduce impacts to biological resources to less than significant levels. As discussed in Section 4.3 (Air Quality), the project would not contribute significantly to greenhouse gas emissions or significantly increase energy consumption. As discussed in Section 4.5 (Cultural Resources) the project would not eliminate important examples of the major periods of California history or prehistory.

2. There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.

3. As discussed throughout this document, the project does not have any impacts that are individually limited, but cumulatively considerable. Any contribution of the project to significant cumulative impacts would be adequately reduced by mitigation measures identified to address project-specific impacts.

4. As discussed herein, there are no environmental effects of the project that would cause substantial adverse effects on human beings, either directly or indirectly. All impacts to humans would be adequately reduced to less than significant levels through the implementation of identified mitigation measures.

5. There is no disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

The project will be subject to all applicable requirements and policies under the County's Article II Coastal Zoning Ordinance and the County of Santa Barbara Comprehensive Plan (including the Coastal Land Use Plan). Specific relevant policies include those listed below:

Zoning Requirements: The project is zoned DR-3.3 (Design Residential, 3.3 dwelling units per gross acre) under the Article II Coastal Zoning Ordinance. The project is also subject to the requirements and standards of the Santa Barbara County Chapter 21 Subdivision Regulations.

Comprehensive Plan Requirements: The following policies of the Comprehensive Plan are applicable to this project:

CLUP Policies 2-1 through 2-6, 2-11, 2-21, 3-8, 3-11, 3-12 through 3-19, 5-3, 5-4, 9-1, 9-35, 9-36, 9-37, 9-38, 9-40

Noise Element Policies 1 and 2

Circulation Element Policy A, and Roadway and Intersection Standards

Coastal Act Policies 30253, 30253(4)

Toro Canyon Plan Policies LUG-TC-8, LUG-TC-11, LUR-TC-1, LUR-TC-2, FIRE-TC-2, PRT-PC-2.6, CIRC-TC-1, CIRC-TC-3, CIRC-TC-7, CIRC-TC-8, PS-TC-1, WW-TC-1, WW-TC-2, WW-TC-3, WW-TC-4, BIO-TC-1, BIO-TC-2, BIO-TC-4, BIO-TC-11, BIO-TC-13, BIO-TC-14, FLD-TC-1, FLD-TC-2, FLD-TC-4, GEO-TC-1, GEO-TC-2, GEO-TC-5, GEO-TC-6, GEO-TC-7, VIS-TC-1, VIS-TC-2

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

__X__ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ With Public Hearing ___X___ Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: ~~**Kara Koenig**~~ **Ciara Ristig** **DATE:**

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

_____ I agree with staff conclusions. Preparation of the appropriate document may proceed.
_____ I DO NOT agree with staff conclusions. The following actions will be taken:
_____ I require consultation and further information prior to making my determination.

SIGNATURE: **INITIAL STUDY DATE**:

SIGNATURE: **NEGATIVE DECLARATION DATE**:

SIGNATURE: **REVISION DATE:**

SIGNATURE: **FINAL NEGATIVE DECLARATION DATE:**

12.0 ATTACHMENTS

1. Vicinity Map
2. Project Plans (Development Plan, Landscape Plan, Habitat Restoration Plan, Vesting Tentative Tract Map)
3. Biological Assessment and Addendum, Arcadis, March 2018 and November 2019
4. Traffic and Circulation Study, Stantec Consulting Services Inc, February 2018
5. Geotechnical Engineering Report, Earth Systems Pacific, September 2017
6. Stormwater Control Plan, Stantec Consulting Services Inc., September 2019
7. Acoustical Analysis, 45dB Acoustics, July 2018
8. Vehicle Counts Traffic Memo, April 15, 2020
9. Public Comment Letters