

CEQA ADDENDUM

Mitigated Negative Declaration 07NGD-000000-00019

July 20, 2012

**COUNTY OF SANTA BARBARA
123 East Anapamu
Santa Barbara, CA 93101**

SUMMARY OF THIS DOCUMENT

This addendum assesses the environmental impact(s) associated with implementation of the New Cuyama Community Center Plan primarily on the basis of modular structures, as required by the California Environmental Quality Act (CEQA) (California Public Resources Code 21000 et seq.) and in compliance with the State CEQA Guidelines (14 California Code of Regulations 15000 et seq.).

The County of Santa Barbara, as the lead agency under CEQA, will consider the potential environmental impacts of the proposed implementation of the New Cuyama Community Center Plan primarily on the basis of modular structures (Project) when it considers whether or not to approve the current proposal for a modular structure library, a modular structure family services center, a shade structure, and play areas. This Addendum is an informational document, intended to be used in the planning and decision making process as provided for under Section 15164 of the CEQA Guidelines. The Addendum does not recommend approval or denial of the proposed refinements to the Project.

The fundamental conclusion of this addendum is that the proposed changes to the Project will not result in new significant impacts nor substantially increase the severity of previously disclosed impacts beyond those already identified in 07NGD-000000-00019. Thus, a subsequent or supplemental Negative Declaration need not be prepared.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or Environmental Impact Report (EIR) have occurred. Under Section 15162, the lead agency shall prepare an (EIR) if there are any new significant environmental effects associated with the refined project. With respect to the Project, the refinements are only minor technical changes and do not result in any new significant environmental effect(s); therefore, the refined Project does not require an EIR. Therefore, this addendum analyzes the Project refinements as required under the CEQA Guidelines, Sections 15162 and 15164.

BACKGROUND

Mitigated Negative Declaration 07NGD-000000-00019 was drafted to analyze the potential environmental impacts of future implementation of the New Cuyama Community Center Master Plan. The Master Plan proposal included approximately 21,700 square feet of new enclosed floor space. Additional outdoor space in the form of pool, pool deck, sports courts, and parking improvements was also included. The breakdown of new development space under the Master Plan is provided below.

Gymnasium/Multi-Purpose:	15,000 square feet
Library:	1,200 square feet
Community Health Clinic:	1,800 square feet
<u>Community Aquatic Center:</u>	<u>3,700 square feet</u>
<i>Total New Development:</i>	<i>21,700 square feet</i>

Additional information on each of the components of the Master Plan is provided below.

Auditorium/Multi-Purpose Building – The Master Plan includes a 15,000 square foot gymnasium to enhance the program functions and activities that can be supported in a gymnasium / multi-purpose building. The gymnasium structure was proposed to include the following elements:

- ❖ One Basketball Court, 4 Overlay Half Courts
- ❖ Climbing Wall
- ❖ Outdoor Skating Area
- ❖ Exercise / Dance Studio
- ❖ Multi-Purpose Classroom
- ❖ Multi-Purpose Conference Room
- ❖ Teen Center
- ❖ Kitchen
- ❖ Restrooms

Aquatics Complex – 10-lane by 25 meters (25 yard x 25 meters) pool; 3,100 square foot structure containing restroom/locker/equipment room. Structure would house: one restroom/locker room apiece for men and for women; 600 square foot pool equipment room. Outdoor elements for the aquatics complex include 4,500 square foot pool deck, walkways and fencing.

Library – The New Cuyama branch of the public library is currently housed in a 650 square foot portable building, which is located near the Sheriff Sub-Station. A replacement library of 1,000 square feet was proposed, in a permanent building space. The library was proposed as an ancillary wing to the gymnasium main structure.

Community Health Clinic – The New Cuyama community health clinic is currently housed in an approximately 1,300 square foot free-standing building, which is located near the current library. A replacement community clinic of 2,000 square feet was proposed, as an ancillary wing to the gymnasium main structure.

Playground Shade Structure – There is an existing playground which has no present shelter from direct sun. The Master Plan includes a shade structure over the playground area to make this facility more usable during sunny days.

Three alternative site plans were evaluated in 07NGD-000000-00019 for the New Cuyama Community Center Master Plan. Alternative A and B clustered the new gymnasium/multiple-use structure and pool complex on the east side of Wasioja Street (renamed Esquela Street), slightly north of Morales Street. Alternative C clustered the new development within the area currently occupied by existing County structures, west of Newsome Street and south of Highway 166. Please see the attached 07NGD-000000-00019 for graphics illustrating the site plans for Alternative A, B, and C.

Mitigated Negative Declaration 07NGD-000000-00019 was certified on February 21, 2008. The Board of Supervisors subsequently approved the New Cuyama Community Center Master Plan.

PROJECT DESCRIPTION

The aquatics complex, including pool, locker rooms, equipment room, fenced deck area, and adjacent parking, was constructed in accordance with the original project description specifications, and in the location depicted in Alternative B of the approved New Cuyama Community Center Master Plan. The County has sought various funding sources to implement the remainder of the approved Master Plan development, but has been unsuccessful in obtaining adequate funds to construct the outstanding components as approved. The combined gymnasium/multi-use structure in particular represents a very costly project in and of itself. The County General Services Division is therefore proposing to achieve most of the intended functionality of the approved Master Plan through a decentralized approach that houses services and uses in modular structures.

The proposed new modular structures would be located within the development footprint proposed under the **Alternative C** site plan for the New Cuyama Community Center Master Plan. The existing Health Clinic, previously proposed to be replaced in one wing of the gymnasium structure, would instead be maintained in the current free-standing 1,300 square foot structure. The following describes the current modular structure proposal to accommodate Master Plan uses.

Library – the existing 650 square foot portable structure housing the library would be retired. A new modular structure of approximately 1,150 square feet (gross) would be placed on the site, approximately 100 feet due west of the existing fire station. The library would contain one restroom apiece for males and females, which accounts for the floor space in excess of the 1,000 square feet envisioned for the library under the Master Plan (restrooms were to be provided in the attached gymnasium).

Shade Structure – a new shade structure of approximately 650 square feet would be erected in the former location of the portable containing the existing library. This is equivalent to the shade structure proposed in the approved Master Plan.

Family Services Center – A portable structure of approximately 2,975 square feet would be placed adjacent to the south side of the library modular structure, when funding becomes available. Space for family services was originally proposed to be housed in a portion of the 15,000 square foot gymnasium/multi-use structure. The space dedicated to family services in the approved multi-use structure was not specified; however, since the gymnasium/multi-use structure is not anticipated to be built due to a lack of funding sources, the 2,975 square foot modular structure for family services would represent a substantial reduction from the 15,000 square foot multi-use structure approved under the Master Plan.

PROJECT IMPACTS

A summary of project specific, potentially significant impacts are as follows:

Aesthetics/Visual Resources

07NGD-000000-00019 identified the following project-specific impacts to Aesthetics/Visual Resources. Please refer to pages 5-7 of 07NGD-000000-00019 for more detailed information.

- Because of the proximity of residences and biological habitat areas to proposed development area (under Alternative A, B, or C), night-time lighting impacts could occur if appropriate shielding, lighting position, and limited level of illumination controls are not imposed.

The modular implementation proposal would not result in any effects to visual resources more severe than those described in 07NGD-000000-00019. Alternative C of the site plan would have placed a much larger gymnasium/multi-use structure in full view of Highway 166 travelers. The two proposed modular structures would be less obtrusive to the highway traveler than the approved gymnasium/multi-use structure.

The mitigation measures contained in the Aesthetics/Visual section of 07NGD-000000-00019 would be adequate to mitigate potentially significant visual impacts associated with the proposed project. Also consistent with the approved project, the proposed project's contribution to cumulative visual impacts would not be considerable.

Air Quality

07NGD-000000-00019 identified the following project-specific impacts to Air Quality. Please refer to pages 8-9 of 07NGD-000000-00019 for more detailed information.

- Fugitive dust emissions resulting from construction activities have the potential to cause a public nuisance and/or exacerbate the County's PM10 nonattainment status.

The modular implementation proposal would reduce the potential for dust impacts to occur, compared to those described in 07NGD-000000-00019. The placement of modular structures, in an already level area of the site, would involve substantially less dust generation as compared to grading for the gymnasium/multi-use structure.

The mitigation measures contained in the Air Quality section of 07NGD-000000-00019 would be adequate to mitigate potentially significant air quality impacts associated with the proposed project, as well as to avoid significant project contributions to cumulatively significant dust impacts.

Biological Resources

07NGD-000000-00019 identified the following project-specific impacts to Biological Resources. Please refer to pages 10-11 of 07NGD-000000-00019 for more detailed information

- Salisbury Canyon was identified in the biological assessment as providing a movement corridor for wildlife, habitat for riparian vegetation, and habitat for rodents and reptiles, as well as functioning as a hunting ground for birds of prey. Light spill-over from new development and surface water quality degradation associated with parking area run-off would impact the habitat value of Salisbury Canyon.

The modular implementation proposal would not result in any effects to biological resources more severe than those described in 07NGD-000000-00019.

The mitigation measures contained in the Biological Resources section of 07NGD-000000-00019 would be adequate to mitigate potentially significant biological resources impacts associated with the proposed project.

Geologic Processes

07NGD-000000-00019 identified the following project-specific impacts to Geological Processes. Please refer to pages 16-17 of 07NGD-000000-00019 for more detailed information.

- The entire region surrounding the project is subject to the potential for seismicity (or ground shaking) due to the presence of earthquake faults in the vicinity. The proposed project could be subject to damage from seismicity (collapse of structures) unless proper construction techniques are employed. Adhering to Zone 4 requirements of the Uniform Building Code can mitigate this potentially significant seismicity impact.
- The bearing strength of native soil materials varies widely, as does the potential for shrinking and swelling of the soils (expansiveness). Damage to structures such as cracking of foundations, or differential settling, can occur with their placement upon unsuitable earth materials or when proper site preparation techniques are not followed (such as poorly compacted soils or soils with high clay content).

The modular implementation proposal would not result in any effects to geologic resources more severe than those described in 07NGD-000000-00019. Manufacturers of modular structures are

required to certify they meet seismic requirements (i.e., comply with Zone 4 requirements of the Uniform Building Code). Grading and other site preparation activities would be much less for modular buildings than for the approved constructed-in-place structures, but a soils engineer would still evaluate earth materials properties and provide recommendations for appropriate foundation design for the modular structures.

The mitigation measures contained in the Geological Processes section of 07NGD-000000-00019 would be adequate to mitigate potentially significant geological resources impacts associated with the proposed project.

Hazardous Materials/Risk of Upset

07NGD-000000-00019 identified the following project-specific impacts related to Hazardous Materials/Risk of Upset. Please refer to pages 19-20 of 07NGD-000000-00019 for more detailed information.

- In that the community health center already exists on the property, and would only be enlarged under the current proposal, significant hazardous materials impacts are not anticipated from this component. Swimming pool operation and maintenance are routine activities with very low risk for hazardous materials issues to arise. However, it is recommended the Santa Barbara County Fire Department, Protection Services Division be consulted for regulations and advice on the storage of hazardous materials related to the pool.

The pool has already been constructed, and there are no current plans to enlarge the existing health center. Therefore, hazardous materials impacts from the modular implementation proposal would be less than those described in 07NGD-000000-00019. Mitigations prescribed for hazardous materials in 07NGD-000000-00019 would be unnecessary for the modular implementation proposal; project impacts would be less than significant in this issue area.

Noise

07NGD-000000-00019 identified the following project-specific Noise impacts. Please refer to pages 29-30 of 07NGD-000000-00019 for more detailed information

- At a distance of 1,600 feet from the source of construction-related noise, attenuation would reduce typical construction-related noise levels from 95 dB (A) to 65 dB (A); since 65 dB (A) is the limit of acceptable noise for sensitive land uses such as residences, lodging, and hospitals, construction noise generally would not significantly affect land uses at a distance greater than 1,600 feet from the construction noise source. However, within 1,600 feet of the conceptual location for the clustered new development (Under Site Plan Alternative A, B and C), there are existing residences. As such, project generated construction noise would pose a potentially significant effect on such noise-sensitive receptors.

The modular implementation proposal would not result in any short-term noise effects more severe than those described in 07NGD-000000-00019. The placement of modular structures, as

compared to construction of buildings in place, would involve lower overall noise generation and a far shorter duration of activity.

The mitigation measures contained in the Noise section of 07NGD-000000-00019 would be adequate to mitigate potentially significant noise impacts associated with the proposed project.

Transportation/Circulation

07NGD-000000-00019 identified the following project-specific impacts related to Transportation/Circulation. Please refer to pages 33-37 of 07NGD-000000-00019 for more detailed information.

- The project would involve heavy, slow-moving trucks during the construction period, which could cause potential congestion and traffic safety impacts for the duration of the construction phase. Avoidance of construction truck traffic during the peak traffic hours would ensure avoidance of these potential construction-related traffic impacts.
- If the Master Plan were to be implemented using Alternative C, turning movement conflicts could occur with the western access roadway immediately adjacent to the pool facility location, unless mitigation measures are incorporated into the project design. Without mitigation, such turning movement conflicts would be considered a significant traffic and circulation impact of the proposed Master Plan.

The modular implementation proposal would not result in any effects related to transportation/circulation than those described in 07NGD-000000-00019. The transport of modular structures would involve the use of heavy, slow-moving trucks, as described in 07NGD-000000-00019. The modular implementation proposal would locate the new modular elements within the Alternative C development envelop, and therefore precautions must be taken to avoid potential turning movement conflicts as described in 07NGD-000000-00019.

The mitigation measures contained in the Transportation/Circulation section of 07NGD-000000-00019 would be adequate to mitigate potentially significant transportation and circulation impacts associated with the proposed project. Also consistent with the approved project, the proposed project's contribution to cumulative transportation/circulation impacts would not be considerable.

Water Resources

07NGD-000000-00019 identified the following project-specific impacts to Water Resources. Please refer to pages 38 – 41 of 07NGD-000000-00019 for more detailed information.

- In order to avoid impacts to surface water quality and biological habitat resources, surface run-off from new parking lots must be filtered before release to Salisbury Canyon. Retention basins lined with grass or other suitable natural vegetative filters have been successfully used at other sites to clean parking lot run-off prior to release to a natural water course.

- According to the 2006 FEMA Flood Rate Insurance Map for the area, the project site is located within a zone of shallow inundation, less than one foot in depth, during the 100-year flood event. Tom Fayram, Deputy Director of Public Works, has indicated the County will only require the structures to achieve a finish floor elevation which is equal to the current flood elevation (i.e., raise the floor level one foot above the existing ground level). With implementation of the finish floor elevation requirement at the existing flood level, the proposed project would not expose visitors or employees to a flood hazard.

The mitigation measures contained in the Water Resources section of 07NGD-000000-00019 would be adequate to mitigate potentially significant water resources impacts associated with the proposed project. Also consistent with the approved project, the proposed project's contribution to cumulative water resources impacts would not be considerable.

Greenhouse Gas Emissions/Climate Change

07NGD-000000-00019 was prepared and certified prior to 2010, and therefore the document did not include an analysis of Greenhouse Gas (GHG) emissions or CO₂ emissions. The County has since adopted guidelines for determining the significance of GHG emissions. The adopted guidelines include a significance threshold of 1,100 metric tons/year for non-stationary sources, and 10,000 metric tons/year for stationary sources.

Annual GHG emissions for build-out of the approved 15,000 square foot multi-purpose community center structure and 1,200 square foot library were not quantified in 07NGD-000000-00019. On a comparative basis, the modular community center with 2,975 square foot family services structure and 1,000 square foot library would have lesser GHG emissions than the approved project, due to the reduced floor area contained in the modular community center proposal. However, in order to determine if the proposal would have significant impacts over and above the baseline conditions (since GHG was not analyzed in the MND), GHG emissions were quantified for the net new development introduced with the modular center proposal.

Dudek prepared a technical memo, *New Cuyama Modular Community Center Greenhouse Gas Assessment*, from which the following summary discussion was derived. The complete technical memo is included as Exhibit B to this Addendum.

In brief, the net development under the modular proposal would consist of:

- 500 square foot increase to the Library
- New 2,975 square foot family services modular structure
- 98 foot by 64 foot paved parking lot

It is assumed that use of the new paved parking lot would not generate operational GHG emissions, in that vehicle trips for cars parked there are accounted for in the other land uses. Therefore, this analysis only addresses annual operational GHG emissions generated by the additional library land use and new family services modular structure.

The proposed project would primarily generate GHG emissions through vehicular traffic generated by visitors and employees of the proposed additional library area and new family services modular structure. GHG emissions associated with project-generated daily traffic were modeled using CalEEMod default trip generation rates (based on the most recent Institute of Transportation Engineers Trip Generation manual) for library land uses and general office building land use, which was assumed to represent the family services modular structure. CalEEMod default data for temperature, variable start information, and emission factors were conservatively used for the model inputs. Project-related traffic was assumed to consist of a mixture of vehicles in accordance with the model outputs for traffic. Emission factors representing the vehicle mix and emissions for 2013 emission factors were used to represent the first year of operation.

CalEEMod was also used to estimate emissions from the project’s area and indirect (i.e., not generated on, but associated with, the project site) sources, which include energy use (natural gas and generation of electricity consumed by the project); generation of electricity associated with water supply, treatment, and distribution and wastewater treatment; and solid waste disposal. The estimation of proposed non-mobile operational emissions was based on proposed land use defaults and total area (i.e., square footage) of the proposed library addition (500 square feet) and family services structure (2,975 square feet). Annual electricity emissions were estimated using the emission factors for Southern California Edison, which would provide electricity for the project. Default electricity and natural gas usage factors in CalEEMod were used for proposed structure operation. Default emission factors and consumption or generation factors for water supply and wastewater treatment, and solid waste generation and disposal, were also used to estimate GHG emissions

The estimated operational GHG emissions from electricity usage, motor vehicles, water consumption, wastewater treatment, and solid waste generation, associated with the proposed project are presented in Table 1, Estimated Operational Greenhouse Gas Emissions. Additional detail regarding these emission calculations are provided in Attachment A.

Table 1 Estimated Annual Operational Greenhouse Gas Emissions (2013)				
	MT CO₂	MT CH₄	MT N₂O	MT CO₂E
Energy (Natural Gas and Electricity)	22	0.00	0.00	22
Mobile Source	33	0.00	0.00	33
Solid Waste	1	0.04	0.00	1
Water Supply and Wastewater	1	0.00	0.00	1
Combined Total Emissions*	57	0.04	0.00	58

Notes: See Attachment A for complete results.

*Combined total may not match the sum of the rounded numbers.

MT CO₂ – metric tons carbon dioxide

MT CH₄ – metric tons methane

MT N₂O – metric tons nitrogen dioxide

MT CO₂E – metric tons carbon dioxide equivalent

As shown in Table 1, estimated annual project-generated GHG emissions would be approximately 58 MT CO₂E per year. Project-generated GHG emissions would not exceed the County's recommended threshold of 1,100 MT CO₂E per year for determining significant GHG impacts. Although the proposed project would generate GHG emissions that would contribute to the cumulative global climate change impact, the project would not cause a cumulatively considerable contribution, and thus would result in a cumulative impact in terms of climate change that is less than significant.

The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs. The Climate Change Scoping Plan, approved by CARB on December 12, 2008, provides an outline for actions to reduce California's GHG emissions. The Scoping Plan requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. The County has not yet adopted a GHG reduction plan, as specified in California Code of Regulations, Title 14, Section 15183.5(b) that would apply to the GHG emissions associated with the proposed project.

FINDINGS

The previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or Negative Declaration is not required.

Discretionary processing of the current Modular Implementation Proposal for the New Cuyama Community Center Master Plan may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

EXHIBITS

- A. Site Plan, Phase I and Phase II, New Cuyama Modular Community Center, April 2012
- B. New Cuyama Modular Community Center Greenhouse Gas Assessment, Dudek, July 2012
- C. Mitigated Negative Declaration 07NGD-000000-00019