ATTACHMENT 2 – Final Negative Declaration

COUNTY OF SANTA BARBARA

Planning and Development

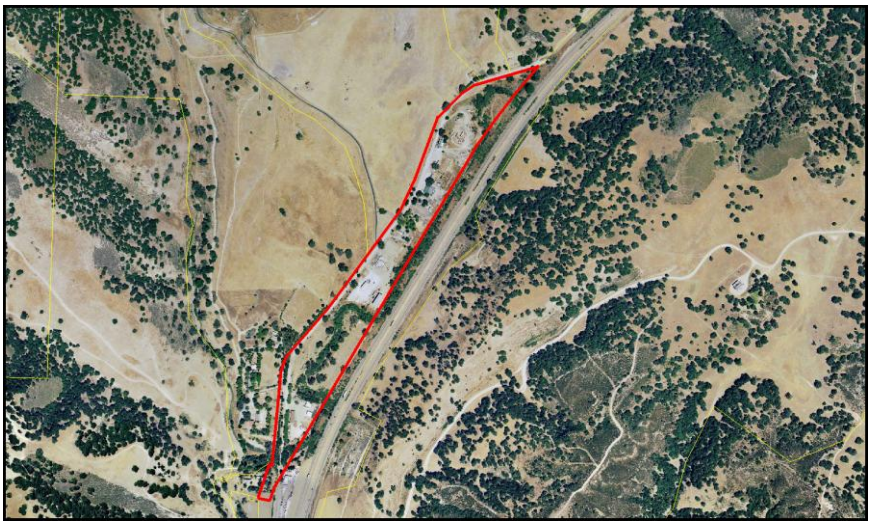
www.sbcountyplanning.org

Final Mitigated Negative Declaration

Hollister/Yacono Consistency Rezone, Development Plan and Overall Sign Plan

09RZN-00000-00010/07DVP-00000-00028
08OSP-00000-00001/10NGD-00000-00003

May 26, 2010



Owner/Applicant:
Charles C. Hollister and
Mary E. Hollister Trust
2201 US Highway 101
Buellton, CA 93427
(805) 688-3596

Agent:
Mosaic Land Planning, LLC
436 Alisal Road, Suite E
Solvang, CA 93463
(805) 686-9977

Engineer:
MNS, Engineers, Inc.
201 Industrial Way
Buellton, CA 93427
(805) 688-5200

For Information Contact:
John Karamitsos, Supervising Planner, Development Review North, (805) 934-6255

1.0 REQUEST/PROJECT DESCRIPTION

The Hollister/Yacono Development Plan project consists of:
1) Consistency Rezone 09RZN-00000-00010;
2) Final Development Plan No. 07DVP-00000-00028 for 45,042 ft^2 gross floor area of existing and proposed structural development; and
3) Overall Sign Plan No. 08OSP-00000-00001 for approval of existing and proposed signage, and removal of some existing signage.

1.1 Consistency Rezone No. 09RZN-00000-00010 would change the zone district of an existing parcel (32.84 acres gross/25.41 acres net) from Intensive Agricultural (AGI) under Ordinance 661, to Agriculture, 100 acre minimum parcel size (AG-II-100) under the Land Use and Development Code. The project site would retain its existing Agricultural Industry Overlay.

1.2 Development Plan No. 07DVP-00000-00028 would include approximately 45,000 square feet of existing and proposed structural development as follows:

Land Use Description	Existing	Proposed	Total Sq. Ft.
A. Existing Welding Shop (1957, Ag Exempt)	1,887	0	1,887
B. Existing Hay Shed/Tack Room (1957, Ag Exempt)	961	-961	0
C. Existing Barn (2001, Ag Exempt)	1,013	-1013	See Q below
D. Existing Barn Construction Office (1956, Predates Permitting)	4,075	0	4,075
D1. Storage Container (2003, Ag Exempt)	160	0	160
E. Equipment Storage Shed (1986, Ag Exempt)	786	-786	0
F. Livestock Shelter (1956, Ag Exempt)	1,024	-1024	0
G. Hay Sales and Trucking (1957, Ag Exempt)	1,664	0	1,664
H. Truck Terminal (1982, ????)	2,497	0	2,497
I. Livestock Shelter/Hay Storage (1983, Ag Exempt)	659	0	659
J. Veterinarian Supply Store (1982, Ag Exempt)	2,322	0	2,322
K. Equipment Storage Shop (1982, Ag Exempt)	1,901	0	1,901
L. Equipment Storage Shop (1986, Ag Exempt)	1,685	0	1,685
M. Fencing Contractor Shop and Trucking Terminal (1986, ???)	3,466	0	3,466
N. Livestock Shelter (2006, Ag Exempt)	363	0	363
O. Trailer Sales Office (1986, Ag Exempt)	1,893	0	1,893
P. Residence	0	2,974	2,974
Q. Horse Barn (Building C relocated and enlarged)	0	2,026	2,026
R. Agricultural Accessory Building	0	2,970	2,970
S. Agricultural Storage Building	0	3,000	3,000
T. Agricultural Storage Building*	0	Deleted	Deleted
U. Agricultural Storage Building	0	3,000	3,000
V. Agricultural Storage Building	0	3,000	3,000
W. Agricultural Storage Building	0	3,000	3,000
X. Agricultural Storage Building	0	2,500	2,500
Y. Horse Barn*	0	Deleted	Deleted
Z. Horse Barn*	0	Deleted	Deleted
TOTAL BUILDING COVERAGE	**26,356**	**18,686**	**45,042**

A principle objective of the proposed project is the construction of storage areas and accessory buildings with outdoor storage areas. The project site would also contain public areas, roadways, parking lots, and landscaped areas totaling 305,250 ft^2 in area.

*Proposed Building T shall be deleted as part of the proposed project due to archaeological issues and proposed Buildings Y and Z shall be deleted as part of the proposed project due to biological issues.
Existing and proposed driveway access to the site is off Jonata Park Road. Domestic freshwater service will be provided by a permitted single-parcel water system utilizing on-site wells. No new creek crossings are proposed as part of this project. Wastewater service will be provided by existing and proposed septic systems utilizing the leachline disposal method.

1.3 Overall Sign Plan No. 08OSP-00000-00001 entails the approval of existing and proposed signage, and removal of some existing signage as follows: All new signs are proposed to be 16" x 96", horizontal painted wood. The background colors are proposed to be white with the lettering and logo to be brown. The bottom of a canopy signs will be 8' above finished grade and the top of all wall signs for the new buildings is proposed to be 12' above top of grade. The existing sign located on the welding shop is to be removed and will comply with the proposed new signage above. Signage proposed for the Veterinarian Supply Store, Hay and Feed, Trucking Terminal, Two Equipment Storage Shop, Fencing Contractor Shop/Truck Terminal and Trailer Sales shall comply with the proposed overall sign plan.

2.0 PROJECT LOCATION

The project site is Assessor's Parcel Number 099-640-010, commonly known as 2201 U.S. Highway 101, located approximately 2 miles north of the City of Buellton and 1 ½ miles south of the Highway 101 and Highway 154 interchange. Site access is from Jonata Park Road, Third Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Rural, Agriculture with 100 acre minimum parcel size (A-II-100), one dwelling unit per acre, with Agriculture Industrial Overlay.
Zoning District, Ordinance	Ordinance 661, Intensive Agricultural District (AGI), No minimum parcel size, High Fire Hazard Area.
Site Size	32.84 acres gross; 25.41 acres net.
Present Use & Development	Project site contains various agricultural and commercial structures; see the "Land Use Description Table" above for more information regarding existing and proposed development.
Surrounding Uses/Zoning	North: Cattle Grazing; AG-II-320 and AG-I-20. South: Agriculture, PGE Substation ,100-AG East: Highway 101 and Cattle Grazing; AG-II-100. West: Cattle Grazing; AG-II-320.
Access	Direct access from Jonata Park Road.
Public Services	*Water Supply:* Private onsite well. *Sewage:* Private septic disposal. *Fire:* Santa Barbara County Fire, Station No. 31 *Schools:* Jonata Elementary School, Santa Ynez Union High School

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The western and eastern extents of the project site contain various slopes ranging from 5 to 20 percent. The central portion of the site is relatively level and predominantly developed with existing structures. The project site ranges from a low elevation of 505 feet above mean sea level to 560 feet above mean sea level. Zaca Creek traverses the site from north to south. The Zaca Creek drainage contains a dense riparian canopy of oaks, cottonwoods, and other vegetation typical of seasonal water ways. Soils types onsite consist of predominantly of shaly and clay loams. There are three known archaeological sites on

the subject property. The surrounding land uses include cattle grazing, single-family homes, and commercial trailer sales.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the on the ground conditions described above.

Aesthetics Baseline: The aesthetic baseline is based upon the intensive development of the site and the historical tendency for onsite land uses to maintain substantial areas of outdoor storage which are exposed to public views along Highway 101 and Jonata Park Road.

Land Use Baseline: The project site is currently located in an Intensive Agriculture zone district (AGI), under Ordinance 661, and also has an Agricultural Industrial overlay designation. Land uses allowed within the AGI zone district include all of the uses typically allowed in a General Agricultural district (such as the AG-II zone district, LUDC) as well as several uses which are not typically allowed in a General Agricultural district. These additional uses include but are not limited to trucking terminals, veterinarian supplies & services, animal fertilizer processing plant, and slaughterhouse. The proposed consistency rezone would change the project site's underlying zone district to General Agriculture with 100 acre minimum parcel size (AG-II-100) under the Land Use and Development Code. This rezone would thereby result in a reduction in the number and intensity of uses allowed by the underlying zone district, even with the existing Agricultural Industry overlay designation.

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**

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 along the western frontage of Highway 101 approximately 2 miles north of the City of Buellton and approximately 1 ½ miles south of the Highway 101 and Highway 154 interchange. The site is highly visible from both Highway 101 and Jonata Park Road, although topographic features and the riparian canopy along Zaca Creek sporadically obstruct views from the Highway 101 corridor. The project site currently contains 26,356 square feet of structural development and substantial areas of outdoor storage, the majority of which is highly visible to the north and sound bound travelers on Highway 101.

Regulatory Setting. The Visual Aesthetics Impact Guidelines of the Environmental Thresholds and Guidelines Manual 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) Less than significant with mitigation: The proposed project consists of three components. The proposed Consistency Rezone would bring the property into a current zone district, also resulting in a reduction in the number of ministerially permitted land uses allowed onsite. As a result, the rezone would have a less than significant effect on the aesthetics of the project site or surrounding community. The proposed Development Plan component would result in the demolition of approximately 5,991 square feet of structures; the construction of 18,686 square feet of new structural development; and the validation of approximately 30,288 square feet of existing development which would remain onsite. At build-out, 45,042 square feet structural development would be permitted onsite. Structures proposed for demolition include a livestock shelter, hay barn, and tack room/shed. Newly proposed development includes a single-family residence, two horse barns, one agricultural accessory building, and five agricultural storage buildings. The Overall Sign Plan component of the project would consist of: All new signs are proposed to be 16" x 96", horizontal painted wood. The background colors are proposed to be white with the lettering and logo to be brown. The bottom of a canopy signs will be 8' above finished grade and the top of all wall signs for the new buildings is proposed to be 12' above top of grade. The existing sign located on the welding shop is to be removed and will comply with the proposed new signage above. Signage proposed for the Veterinarian Supply Store, Hay and Feed, Trucking Terminal, Two Equipment Storage Shop, Fencing Contractor Shop/Truck Terminal and Trailer Sales shall comply with the proposed overall sign plan. The net result of the plan is expected to result in a net benefit to the aesthetics of the site as existing signage which does not meet County requirements would be removed and replaced with new approved signage.

The project site is adjacent to US Highway 101 and most of the structural development is and would be visible to north and south-bound travelers. The existing concentration of large structures within the Highway 101 view corridor is the only one between Buellton and Los Alamos. This project baseline includes a historic pattern of storing agricultural equipment, supplies, used materials and debris in outdoor storage yards open to public view. Impacts would be potentially significant.

A principle objective of the proposed project is the construction of storage areas and accessory buildings with outdoor storage areas. The design of the proposed project design was conceptually reviewed by the Central Board of Architectural Review (CBAR) on four separate occasions. Mitigation measures listed consisting of: 1) limiting the location and size of areas used for outdoor storage within the subject parcel; and 2) landscape screening in the form of poplars (quick growth screening) and oaks (long-term screening) would "soften" the appearance of the development from views along Highway 101. Additional mitigation would require additional CBAR review and approval of project components, including lighting. Adherence to these mitigation measures would reduce adverse visual resource/aesthetic impacts of the proposed project to less than significant levels.

Cumulative Impacts:

The proposed project site is designated agriculture with an Agricultural Industrial Overlay recognizing intensive agricultural support structures and use. Rural agricultural uses surround the property on all sides. Adherence to proposed mitigation would improve the overall appearance of the project site, increasing compatibility with the visual character of the surrounding area. As a result, proposed project contribution to cumulative impacts would not be considerable.

Mitigation and Residual Impact:

With the incorporation of the following measures, impacts to aesthetics/visual resources would be mitigated to a less than significant level (Class II). Residual impacts would be less than significant.

1. In order to ensure compatibility with the visual character of the area all elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall conform in all respects to BAR approval [**07BAR-00000-00273 and 08BAR-00000-00166**]. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Zoning Clearance Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

MONITORING: P&D shall review prior to zoning clearance approval.

2. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **Plan Requirement:** Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

3. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements**: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR.

MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

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		

Existing Setting: 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 billion (Santa Barbara County 2007 Crop Production Report). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

The existing 32.84 acre parcel currently contains various commercial operations (hay sales, veterinary supply, etc.) which support agricultural operations in the surrounding community. The site does not currently support cultivated agricultural (row crops, vineyards, etc.) and is insufficient in size to independently support a cattle grazing operation. The project site adjoins agricultural parcels ranging from approximately 24 to 375 acres; these neighboring properties primarily support cattle grazing and single-family homes. Soil types onsite consist of shaly loam and clay loam. Prime soils cover approximately 7.4 acres (22%) of the project site.

Regulatory Setting: The need to preserve agricultural lands and discourage non-agricultural uses is recognized and addressed in both the Agricultural Resource Guidelines and the Agricultural Element of the Comprehensive Plan. Sustaining agricultural land also protects open space and maintains the rural lifestyle prevalent in the region.

Impact Discussion:

(a, b) Less than significant impact: The proposed project site does not currently contain an active agricultural operation (i.e. cattle grazing, row crops, etc.) Historically, the project site has been used for commercial operations, such as veterinary supply and hay sales, which directly support surrounding agricultural operations. These historic land uses are consistent with the project site's zone district, Intensive General Agriculture (AGI), which allows all of the land uses allowed in other general agricultural zones in addition to agriculturally supportive commercial uses which include but are not limited to: offices, veterinarian services and supplies, trucking terminals, animal fertilizer processing, and livestock auction yard. As previously discussed in the CEQA baseline section the proposed consistency rezone would result in a reduction in the number ministerial permitted land uses allowed by the underlying zone district. 1) The Rezone would not a have a significant effect on agricultural resources. Given the historical land uses located on the project site, County land use maps do not designate the subject parcel as unique farmland of local or statewide importance. 2) The Development Plan and Overall Sign Pan for the proposed development would not disrupt any existing agricultural operation. As

previously mentioned in the project setting, the project site does contain 7.4 acres of prime soil which is located on the southern portion of the project site. No development is proposed in this area and therefore the project would not disrupt prime soils on the project site. Project impacts to agricultural resources would be less than significant (Class III).

Cumulative Impacts:

While the proposed project site is not currently used for cultivation or grazing, activities onsite support agriculture consistent with the agricultural zone designation. The proposed project would not contribute to the cumulative loss of agriculture in the region. Cumulative impacts of the project would not be considerable.

Mitigation and Residual Impact:

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

4.3 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			
Greenhouse Gases	**Significant**		**No classification**		
d. Emissions equivalent to or greater than 25,000 metric tons of CO_2 per year from both stationary and mobile sources during long-term operations?			X		

Regulatory Setting: Air Quality thresholds state 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 (55 pounds per day) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic
- compounds (ROC) from motor vehicle trips only; and
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- 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, paints, solvents, and chemical or industrial processing operations that release pollutants).

Impact Discussion:

(a, c) Less than significant with mitigation. Short-Term Construction Impacts. Project-related construction activities would require grading of approximately 990 cubic yards of cut and 1,955 cubic yards of fill that has been minimized to the extent possible under the circumstances. Grading activities would disturb approximately 3.32 acres of the project site 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 $PM_{10,}$ with the implementation of standard dust control measures that are required for all new development in the County. 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 that would result from project-generated vehicle trips, along with stationary sources (i.e. natural gas usage) have been calculated as follows, pursuant to the URBEMIS computer model program:

Total Mobile Source and Stationary Source Emissions:

ROC emissions = 0.73 lbs./day
NOx emissions = 2.25 lbs./day

These emission estimates were calculated with the assumption that the project would generate 114 Average Daily Trips (ADT). These trips were analyzed using Urbemis software and the assumption that all trips lengths were *Rural* and that 100% of the vehicle fleet would be Medium Trucks (5,751-8,500 lbs.). These estimated emission levels are below the County's applicable thresholds and therefore the project's associated impacts to air quality are less than significant. As previously discussed in the CEQA baseline section, the proposed consistency rezone would result in a reduction in the number ministerial permitted land uses allowed by the underlying zone district. As a result the rezone would have a less than significant effect on air quality.

The proposed project site is located adjacent to Jonata Park Road, approximately 200 feet from the edge of pavement of US Highway 101, a four-lane highway serving as the primary north-south travel corridor through Santa Barbara County. Traffic volumes on the Buellton – Los Alamos segment of the highway are 23,000 to 30,000 ADT. Build-out of the proposed project site would result in 1 additional single family dwelling within 250 feet of the southbound travel lanes of US 101. According to APCD data, concentrations in toxic air pollutant levels from diesel emissions decrease by approximately 70% at a distance of 500 feet from the travel corridor. However, the entire site is within 350-400 feet of US 101, which precludes the ability to achieve a 500 foot setback for sensitive receptors.

(b) Less than significant impact: Future agricultural operations could potentially produce objectionable smoke, ash, or odors associated with operation and maintenance of motorized vehicles. However, the proposed project site is located within the AG-II-100 zone district and such uses are already allowed by the zone in effect. Potential impacts from such agricultural operations could take place regardless of the project being approved. Therefore, the approval of the proposed project would not create any new significant impacts.

(d) No classification: Greenhouse gases (GHG's) include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and other compounds. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's

surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects. The County's methodology to address Global Climate Change in CEQA documents is evolving. Until appropriate regulatory entities develop CEQA thresholds for GHGs, only relatively large GHG emitters will be considered to have cumulatively significant effects on the environment. Projects that are estimated to emit the equivalent of 25,000 metric tons of CO_2 emissions from direct and indirect, long-term operational sources would be considered to have a cumulatively significant impact on greenhouse gas emissions.[1] Projects below these levels remain unclassifiable until more evidence becomes available

As estimated with the use of Urbemis software, the proposed project would produce approximately 2,423 pounds/per day of CO_2 from both stationary and mobile sources. This daily emission production equates to 401 metric tons of CO_2 per year which will be produced by the proposed project. This is below the threshold for cumulative significance.

Cumulative Impacts:

Projects that do not exceed the County's 25 pound/day long term air quality impact threshold for NO_x and/or ROC emissions do not have the potential to result in significant cumulative air quality impacts. The short-term construction and long-term operational air quality impacts would not be cumulatively considerable.

Mitigation and Residual Impact:

Adherence to the following measures would reduce impacts to air quality to less than significant levels (Class II). Residual impacts would be less than significant.

4. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:

a. seeding and watering to revegetate graded areas; and/or

b. spreading of soil binders; and/or

c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans. **Timing:** Plans are required prior to approval of a Zoning Clearance Permit.

MONITORING: Grading Inspector shall perform periodic site inspections.

5. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.

a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.

[1] California Air Resources Board Resolution 07-54 establishes 25,000 metric tons of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005% of California's total inventory of GHG emissions for 2004.

b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.

c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

6. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD. **Timing:** The dust monitor shall be designated prior to issuance of a Land Use Permit.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

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			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
(for foraging, breeding, roosting, nesting, etc.)?					
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:

Santa Barbara County has a wide diversity of habitat types, including but not limited to 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 site visit was conducted by the staff Biologist on January 17, 2008. The following analysis is based on observations made during this site visit in addition to other documentation such as aerial photographs, County land use maps, biological resource maps, etc.

Flora:

The Zaca Creek drainage adjacent to the existing structures contains scattered valley and coast live oaks. Abundant willow stands and occasional stands of coyotebrush line the bottom of the creek. The top of the bank is highly disturbed; the primary vegetation in this area is annual grasses and weedy invasives such as black mustard, fennel, poison hemlock, and castor bean. The presence of at least two oak trees along the southern portion of the creek have been observed. Vegetation along the creek is mostly riparian, and disturbed oak savanna occurs on both sides, extending outwards for about 100 feet. With the exception of the valley oaks, few native plant species were noted in the savanna area. Non-native Cheeseweed (*Marrubium vulgare*) and annual grasses are the dominants in the shrub and grass layers. One small patch of native creeping wildrye was observed just offsite in the Caltrans right of way.

Fauna:

Wildlife species expected to inhabit the site include common species such as raccoons, fox, coyote, deer, skunk, and common birds & raptors. Several riparian species, such as amphibians, are also expected to inhabit the Zaca Creek drainage. In addition, the CNDDB indicates that two sensitive animal species, Townsend's big eared bat (*Corynorhinus townsendii*) and California red-legged frog (*Rana draytonii*), inhabit the Zaca Creek drainage in close proximity to the Jonata Park Road bridge located on the southern portion of the project site. Approximately 1,000 feet south of deleted Buildings Y and Z.

Regulatory Setting: Biological resource thresholds applicable to the proposed project state:

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.

Impact Discussion:

(a-d) Flora. Less than significant impact: As discussed in the setting section above, the project site contains various native plant species including willows, valley oaks, coast live oaks, coyotebrush, and Cheeseweed (Marrubium vulgare). However, the majority of this native vegetation is located within the riparian drainage and surrounding grassland which would not be disturbed by the proposed project. The proposed project includes development on plateau areas above the creek which have been disturbed by prior development. Proposed vegetation removal is limited to ten pistachio trees, non-native (from Asia), and of no significant horticultural or habitat value. As such the removal of these trees would constitute an adverse but less than significant impact. The loss of general biomass associated with the removal of these trees (a less than significant impact which does not warrant mitigation) would most likely be offset with the planting of screening oaks and poplars as described in the Aesthetics discussion above. Therefore, the proposed project would not have a significant impact on the environment.

(e) Specimen Trees. Less than significant impacts with mitigation: The proposed project would not remove any of native trees (such as the coast live and valley oaks) located on the project site. However, it is still possible that construction activity associated with future development could inadvertently damage or destroy these oaks. Therefore, the County's standard oak tree mitigation measures are applicable to the project. With the implementation of these measures the proposed project's impacts to biological resources would be reduced to a level of less than significant.

(f) Other Factors Affecting Flora. Less than significant impact: The ongoing agricultural and commercial use of the site may involve or result in the introduction of chemicals, herbicides, pesticides, and non-native plants which could disturb existing habitats located onsite. However, these uses are already allowed onsite by the current zoning in affect. As previously discussed in the CEQA baseline section the proposed consistency rezone would result in a reduction in the number of ministerial permitted land uses allowed by the underlying zone district. Therefore, the proposed project impacts would not result in increased chemicals, herbicides, etc. onsite.

Fauna:

(g) Rare or Special Status Wildlife. Less than significant impact: Zaca Creek traverses the entire project site from north to south. The California Natural Diversity Database indicates that two sensitive animal species, Corynorhinus townsendii (Townsend's big eared bat) and Rana draytonii (California red-legged frog), inhabit the Zaca Creek drainage in close proximity to the Jonata Park Road bridge located on the southern portion of the project site. Buildings Y and Z of the proposed project have been deleted due to the close proximity of rare or special status wildlife within 1,000 feet of those buildings. The proposed project includes development on plateau areas above the creek which have already been disturbed by prior development. Due to this prior site disturbance the project is not expected to result in impacts to sensitive animal species. Therefore, the proposed project impacts would have a less than significant impact on the environment.

(h-k) Less than significant impact: Local fauna (such as deer, coyote, etc.) may travel across the project site from north to south along the Zaca Creek drainage. Due to the heavily incised nature of the creek in this area the steep bluffs located along much of the northern bank would severely restrict east to west movement across the site. The proposed development is located on disturbed areas of the site and would not affect the riparian drainage. As a result, the project is not expected to result in any additional restriction of animal movements across the site. Therefore, the proposed project would have a less than significant impact on biological resources.

Cumulative Impacts: The proposed project site would not adversely impact sensitive plant communities or habitat for rare or endangered species associated within the adjacent Zaca Creek riparian corridor. Impacts of the project would not be cumulatively considerable.

Mitigation and Residual Impact:

Adherence to the following measures would reduce impacts to biological resources to less than significant levels (Class II). Residual impacts would be less than significant.

7. An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:

a. Program elements to be graphically depicted on final grading and building plans:

i. The size, species, location, and extent of dripline for all trees and the type and location of any fencing.

ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.

iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.

iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of an oak tree's dripline.

v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Zoning Clearance Permits. A P&D-qualified arborist or biologist shall oversee such installation.

vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.

b. Program elements to be printed as conditions on final grading and building plans:

i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.

ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.

iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.

iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.

v. No permanent irrigation shall occur within the dripline of any existing oak tree.

vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.

vii. Only designated trees shall be removed.

viii. Any oak trees which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The 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.

ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

Plan Requirements: Prior to approval of a Zoning Clearance Permit, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Zoning Clearance, the applicant shall successfully file and submit evidence of posting a performance security which is acceptable to P&D. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

MONITORING: Permit Compliance personnel shall perform periodic inspections.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. With Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?		X			
b. Disruption or removal of human remains?		X			
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?		X			
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?		X			
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

Existing Setting: 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 a Phase 1 Survey conducted on 26 August 2009 by Applied Earthworks, Inc. (Phase 1 Archaeological Survey Report for a 6.4 acre Portion of the Proposed Hollister/Yacono Development North of Buellton, 2201 N. Highway 101, Santa Barbara County, California, February 2009), cultural resources are located in the vicinity of the proposed project.

Regulatory Setting: Cultural resource guidelines describe identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history". If an archaeological site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a "unique archaeological resource" are contained in Section 21083.2 of the Public Resource Code, which states that a "unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

Impact Discussion:

(a-g) Less than significant with mitigation: The Phase 1 archaeological study was completed for a 6.4-acre portion of the proposed project. Background research at the CCIC identified no archaeological sites or isolates recorded within the previously unsurveyed study area. Six archaeological sites are recorded within a one-mile radius of the property; none are recorded within one-quarter mile. One isolated artifact is recorded a short distance east of the survey area, east of Zaca Creek.

The Field survey identified two weathered shell fragments atop previously disturbed soils overlying a drainage culvert at the northwestern margin of the survey area. Their location adjacent to the west margin of the former soil borrow pit that encompasses the northern portion of the project area suggests their origin may lie outside the project parcel. Due to their secondary context and the absence of information regarding their source, these materials to not appear to meet significance criteria specified by the California Register of Historic Resources (CRHR) and referenced by CEQA. As a consequence, no further archaeological resource study requirements appear necessary at that location.

A low density lithic scatter, consisting of four Monterey chert flakes and one possible Monterey chert biface fragment, was noted near Corral 253. This scatter was recorded as temporary resource designation AE-HDP-1. At its closest point, this archaeological site lies approximately 36 feet from the first proposed agricultural storage building north of the existing Horse Housing Construction sales office.

Avoidance of impacts to archaeological resources is the preferred option specified by CEQA and by County guidelines. As a result, subsequent to the Phase 1 study, the proposed agricultural storage building nearest the lithic scatter was removed from the project description. After the Phase 1 study was completed, the applicant chose to remove Building T from the project to ensure compliance with the archaeological resources found near that location.

A comment letter submitted by the Tribal Elders Council of the Santa Ynez Band of Mission Indians (Alex Valencia, Chairman; undated, received May 26, 2010) stating that the subject cultural resource analysis does not adequately address: 1) the potential for discovery of subsurface cultural materials; 2) the cumulative effects of the project. While acknowledging the appropriateness of the mitigation measures relative to AE-HDP-1, the letter requests that: 1) the Elders Council be notified of any discoveries made

during project implementation, and consulted prior to the commencement of Phase II or III activity onsite, in order to resolve SB18 consultation issues; 2) an Extended Phase I Survey be conducted within all building footprints and areas of extensive ground disturbance; and 3) that Native American advisors be used during any testing and/or ground disturbance onsite.

Based on: 1) the presence of a "borrow" area onsite devoid of *in situ* soil deposits; and 2) the nature of the project area which is an erosional and not depositional surface, thus further reducing the likelihood that buried deposits could be present, P&D staff does not believe the Extended Phase I Survey is necessary to ensure that impacts would be less than significant (Joyce Gerber, Staff Archaeologist, 06/09/09). Consistent with the requirements of Mitigation Measure 10 below, staff would ensure that the Council is notified in the event of any discovery or additional survey work onsite.

In the context of this project and its environmental setting, an earth disturbance exclusion buffer zone of 100 feet (approximately 30 meters) surrounding AE-HDP-1 would be adequate to achieve avoidance of impacts to the site. Exclusion of earth-disturbing project elements (including scarification, grading, cut or fill, trenching, etc.) from the site area and its 100-foot buffer zone, archaeological monitoring, and investigation of any unexpected discoveries per County Cultural Resource Guidelines **(Mitigation Measures 8, 9, 10, and 11)** would reduce impacts to the site than less than significant.

Cumulative Impacts:

The proposed project would not impact any known archaeological resources and therefore the project would not contribute to the cumulative loss of such resources in the region. However, given the sensitivity of the area with respect to extensive known archaeological sites, there is the potential for the project to impact previously unknown archaeological resources discovered during site preparation and grading. In such a case, the project would contribute to a significant cumulative impact to cultural resources absent mitigation. Adherence to project-specific mitigation would reduce cumulative impacts to less than significant levels.

Mitigation and Residual Impact:

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

8. The archaeological site and 100 foot buffer area shall be temporarily fenced with chain link flagged with color or other material authorized by P&D where ground disturbance is proposed within 100 feet of the site and buffer. **Plan Requirements:** The fencing requirement shall be shown on approved grading and building plans. **Timing:** Plans to be approved and fencing to be in place prior to start of construction.

MONITORING: P&D shall verify installation of fencing by reviewing photo documentation or by site inspection prior to approval of Zoning Clearance Permits, Permit for grading, and ensure fencing in place throughout grading and construction through site inspections.

9. All earth disturbances including scarification and placement of fill within 100 ft of the archaeological site area and buffer shall be monitored by a P&D-qualified archaeologist pursuant to County Archaeological Guidelines.

Plan Requirements and Timing: Prior to approval of zoning clearance, a contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description and scope of work, shall be prepared. The contract must be executed and submitted to P&D for review and approval.

MONITORING: P&D planners shall confirm monitoring by archaeologist and P&D grading

inspectors shall spot check field work.

10. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Zoning Clearance Permit and shall spot check in the field.

11. If archaeological site AE-HDP-1 and its 100-foot buffer cannot be avoided, Phase 2 significance evaluation shall be conducted per County Cultural Resource Guidelines. If the site fails to meet CRHR significance criteria, no further archaeological investigations would be necessary. However, if the site is assessed as significant and it cannot be avoided through project redesign, Phase 3 mitigation of project impacts in conformance with County Cultural Resource Guidelines shall be conducted. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

MONITORING: P&D planners shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.

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

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: 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 would have a negligible effect on regional energy needs. No adverse impacts would result.

Cumulative Impacts: The proposed project would not result in a significant increase in energy demand for the area. The project's contribution to cumulative energy impacts is not considerable.

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		

Regulatory Setting: The following County Fire Department standards are applied as appropriate in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three fire fighters per station). The emergency response time standard is approximately 5-6 minutes.

- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.

- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.

- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.

- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion:

(a-c, e) Less than significant ~~with mitigation~~: 1) The proposed project includes new development within a High Fire Hazard Area of the County. Introducing new development into a High Fire Hazard Area could result in a significant fire hazard. In order to mitigate this potential hazard the County Fire Department would require several improvements to the property which would mitigate the aforementioned threat to public safety. 2) These include: the improvement of existing and proposed roads to meet Fire Department, all-weather standards, the construction of onsite water storage tanks to be used for fire suppression, and 3) the incorporation of fire sprinkler systems into all new structures, as appropriate. Adherence to Fire Department requirements would ensure that impacts are less than significant.

(d) Less than significant impact: The project would not affect fire prevention techniques such controlled burns or backfires.

Cumulative Impacts:

The proposed project's contribution to cumulative impacts is considered adverse but not significant with implementation of Fire Department standard conditions including the payment of development impact mitigation fees. Fees from new development will fund fire protection facilities and/or additional firefighter positions, as deemed necessary.

Mitigation and Residual Impact:

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

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			
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		
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		

Existing Setting: The project site is located in a vicinity of the County which has been given an overall Category III Moderate Problem Rating for geologic hazards by the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for soil creep, liquefaction, expansive soils, high groundwater, and compressible/collapsible soils. The project site has a moderate potential for seismic potential and high potential for landslides.

Regulatory Setting: Geologic Constraints Guidelines identify potentially significant impacts 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, as appropriate.

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) Less than significant impact: The County Comprehensive Plan Seismic Safety and Safety Element states that project sites given a geologic hazard designation of Category III, "have moderate problems but would generally be suitable for all types of development." Therefore, the proposed project would not be exposed to, or create, significant geologic hazards.

(b-d, i, j, l) Less than significant impact: The project proposes approximately 990 cubic yards of cut and 1,955 cubic yards of fill. Grading activities would disturb approximately 3.32 acres of the project site. There are no significant geologic, paleontological, or physical features in the project area which would be disturbed. Therefore, the proposed project would not result in significant impacts to geology.

(e-f) Less than significant with mitigation. The proposed project grading may result in the temporary exposure of soils and therefore increase the probability of erosion during storm events. Application of standard County grading, erosion, and drainage-control measures **(Mitigation Measures 12, 13, and 14 below)** would ensure that no significant erosion would occur.

(g) Less than significant impact: The proposed project would require the installation of a private septic system. However, the soil within the project site is not constrained in a manner which would prevent the safe disposal of liquid effluent. The proposed septic system would be setback a minimum of 100 feet from all drainage courses.

(h) No impact: No extraction of mineral or ore is proposed as part of the project scope.

(k) Less than significant with mitigation: Short-term impacts to nearby residents from construction vibrations would be mitigated to less than significant levels with application of the standard measure limiting construction noise to weekdays between 7:00 a.m. and 4:00 p.m. **(Mitigation Measure #17 in Section 4.9)**.

Cumulative Impact Discussion:

Geologic impacts are generally project specific in nature, as they typically only involve the land upon which the project is proposed to be located. However, significant onsite erosion may contribute to off-site sedimentation for improperly designed projects, and uncontrolled construction activity. With adherence to project-specific mitigation, the proposal is not expected to result in significant long term erosion. The geologic impacts of the project are not considered cumulatively considerable.

Mitigation and Residual Impact:

Adherence to the following measures would reduce impacts to Geologic Processes to a less than significant level (Class II).

12. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:

a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Zoning Clearance Permits. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance.

MONITORING: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

13. All runoff water from impervious areas shall be conveyed to prevent erosion from slopes and channels. **Plan Requirements and Timing:** A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Zoning Clearance Permits by the applicant the Flood Control District for review and approval.

MONITORING: Permit Compliance will photo document compliance with the approved plan. Grading inspectors shall monitor technical aspects of the grading activities.

14. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeding and to verify the construction has commenced in areas graded for placement of structures.

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			
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		

Regulatory Setting: Public Safety thresholds address 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-c, e-f, h) Less than significant with mitigation: The proposed project site has a history of land uses (i.e. welding shop, veterinary services) which utilize some hazardous materials. Although there is no evidence that these past land uses have resulted in the substantial discharge of such hazardous materials onsite, unknown materials may exist and be discovered during development activities. In order to mitigate this potentially significant impact the Fire Department's standard Hazardous Materials Discovery Clause would be applied to this project. With the application of this measure any unknown materials would be disposed of in a safe manner. Additionally, the ongoing land uses on the project site, which would utilize the proposed storage structures, could involve the storage and use hazardous materials. To minimize the risk of site contamination or other hazards posed by the materials, the project would be required to implement a Hazardous Materials Business Plan (HMBP). Implementation of the HazMat discovery clause and the HMBP, the project's impacts from hazardous materials would be reduced to less than significant levels.

(d) No Impact: The project would not interfere with any emergency response or emergency evacuation plan.

(g) No Impact: The project has no history of oil or gas extraction and the project would not result in exposure to hazards from oil or gas pipelines or oil well facilities.

Cumulative Impacts: While the proposed project would involve the use and storage of hazardous materials which could create a significant public health hazard, adherence to mitigation measures below would ensure that the project's contribution to cumulative impacts would be adverse, but less than significant. There are no toxic sites or hazardous facilities in the vicinity that would result in a cumulative public health hazard.

Mitigation and Residual Impact:

With the application of the following measures, potential impacts from the use or storage of hazardous materials would be mitigated to less than significant levels (Class II).

15. **HAZARDOUS MATERIALS DISCOVERY:** In the event that visual contamination or chemical odors are detected while implementing the approved work on the project site all work shall cease immediately. The property owner or appointed agent shall Contact the County Fire Department's Hazardous Materials Unit (HMU); the resumption of work requires the approval of the HMU. **Plan Requirements/Timing:** This requirement shall be noted on all grading and building plans.

    MONITORING: Permit Compliance personnel shall perform periodic inspections.

16. The applicant shall modify the existing Hazardous Materials Business Plan (HMBP) for the proposed project site as required by the Fire Department. **Plan Requirements and Timing:** Prior to occupancy clearance, the applicant shall submit a revised HMBP to Fire Department for review and approval. The plan shall be updated annually and shall include a monitoring section. The components of HMBP shall be implemented as indicated in the approved Business Plan.

    MONITORING: Fire Department will monitor as specified in the Business Plan. Annual permits may be required.

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

4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?			X		
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?			X		

Existing Setting: The proposed project site includes multiple structures which are greater than 50 years in age. These structures include a welding shop (built in 1957), a hay shed/tack room (built in 1957), barn/office (built in 1956), livestock shelter (built in 1956), and a hay sales/trucking facility (built in 1957).

Regulatory Setting: Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

Impact Discussion:

(a) Less than significant impact: The proposed project includes the demolition of two structures which are in excess of 50 years in age. These structures include a 961 square foot hay shed/tack room (built in 1957) and a 1,024 square foot livestock shelter (built in 1956). Although these structures are in excess of 50 years in age, they lack the architectural characteristics (i.e. unique design features, native materials,

etc.) and/or cultural importance (i.e. designed/built by a master builder/architect, associated with an important historical figure/event, etc.) necessary to be considered historically significant as individual structures. These aforementioned structures were originally constructed as part of a compound of structures associated with a historic livestock auction facility. If this compound of structures still existed in a cohesive historical context, the demolition or substantial alteration of individual historic structures on the project site could impact the historical context of the entire site. However, County records indicate that ten additional structures were constructed on the site between 1982 and 2003. These newer structures are not consistent in architectural character with original auction yard facilities. Furthermore, site conditions indicate that existing historic structures have been substantially altered and that other livestock auction facilities were demolished over the past 40 years. As a result the project site now lacks the cohesive historical context necessary to consider the remaining livestock auction facilities historically significant. Therefore, the proposed demolition and new construction would not result in a significant impact to historical resources.

(b) No impact: The proposed project would not result in beneficial impacts to historic resources.

Cumulative Impacts: The proposed project would not result in a substantial change to the historic character of the site. Project contribution to cumulative impacts would not be considerable.

Mitigation and Residual Impact: No mitigation required. Residual impacts would be less than significant.

4.11 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		
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	
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	
h. The loss of a substantial amount of open space?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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 project site is currently developed with several agricultural and commercial structures. Surrounding land uses include cattle grazing, single-family residences, and a commercial trailer sales lot.

Regulatory Setting: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project as proposed is potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

Impact Discussion:

(a-b) Less than significant impact: As previously discussed in the CEQA baseline section: 1) the proposed consistency Rezone would result in a reduction in the number ministerial permitted land uses allowed by the underlying zone district. As a result the rezone would not a have a significant effect on the land use pattern in this region of the County. 2) The Development Plan and Overall Sign Plan development of a single-family home, horse barns, agricultural accessory, storage structures, and signs on the proposed project site would be consistent with the existing and/or future development in this region of the county and is an allowed use in the both AGI zone district and an allowed in the AG-II zone district on parcels with an Agricultural Industrial overlay designation. The proposed project site already contains several commercial and agricultural structures which are supportive of surrounding offsite agricultural operations. The proposed aforementioned land uses are similar in operation and intensity to land uses which already exist on the project site and on surrounding properties. Therefore the proposed project Would not result in a substantial change to the existing environment.

(c-d) Less than significant impact: The project includes the development of a single-family home whose marginal residential population would not result in a substantial growth in regional population. There are no new access roads or sewer improvements proposed as part of the project which would have the potential to serve other development.

(e-g) No impact: There are no existing residential structures proposed for demolition as part of the project and, therefore, no residents would be displaced as a result the proposed project.

(h) Less than significant impact: The property is currently privately owned and is not currently used, nor has it been historically used, by the surrounding community for active or passive recreational purposes.

(i- j) No impact: The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

Cumulative Impacts:

The project would not result in any significant project specific land use impacts. The project would be consistent with the County Comprehensive Plan and would be compatible with surrounding land uses and development. The project's contribution to cumulative impacts would not be considerable.

Mitigation and Residual Impact: No mitigation required. Residual impacts would be less than significant.

4.12 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		

Existing Setting: The proposed project site is located within the 65 dB(A) noise contour for Highway 101. Surrounding noise-sensitive uses consist of single-family homes located on adjacent parcels to the west and to the north.

Regulatory Setting: 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.

Impact Discussion:

(a, c) Less than significant: The proposed project consists of the demolition of approximately 2,998 square feet of structures and the construction of 19,547 square feet of new structures. Approximately 26,356 square feet of existing development will remain onsite. This would ultimately result in a net of 45,042 square feet structural development on the site (existing and new). Structures proposed for demolition include a livestock shelter, hay barn, and tack room/shed. Newly proposed development includes a single-family residence, two horse barns, one agricultural accessory building, and five agricultural storage buildings. The Noise Element of the County's Comprehensive Plan, requires that interior noise levels not exceed a level of 45 dBA and exterior noise levels not exceed a level of 65 dBA. According to a noise study prepared for a recent subdivision south of the project site, the sound levels within 10-0 feet of the edge of pavement for U.S. Highway 101 does not exceed the County's maximum levels of 45 dBA for interior levels and 65 dBA for exterior noise levels Although the topography ingredient and U.S. Highway 101 gradients differ between the two sits, staff concludes that traffic noise levels in both locations are comparable. This means that simply complying with the Uniform Building Code (UBC) would ensure that interior noise levels

are below the interior noise threshold of 45 dBA. The establishment of a residential use on the project site would not subject the residents to exterior noise levels in excess of 65 dB(A) CNEL nor interior noise levels in excess of 45 dB(A) CNEL. Long-term noise generated onsite would not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Noise sensitive uses on the proposed project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts would be less than significant.

(b) Less than significant: The proposed project would not result in construction activities generating short-term noise impacts exceeding County thresholds. Impacts would be less than significant.

Cumulative Impacts:

The proposed project would generate noise consistent with the character and level of existing ambient noise in the vicinity. The project's contribution to cumulative noise impacts would not be considerable.

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

17. Construction activity for site preparation and for future development shall be limited to the hours between **7:00 a.m. and 4:00 p.m.,** Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

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

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

4.13 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		

Regulatory Setting:

(Schools)A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom.

(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. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) Less than significant impact: The proposed project includes the development of one single-family home which would constitute a negligible increase in residential population; this associated residential population would not produce any significant increase in the need for emergency services. Therefore, the project could be accommodated by the Sheriff's Department and the existing health care system without a significant impact to public service levels.

(b) Less than significant impact: The addition of one single-family home and associated population would be expected to generate one student at a projected generation rate of 0.5 elementary students, 0.25 middle school students, and 0.25 high school students. This project impact on school facilities would be considered less than significant, and any students generated as a result of the project would be accommodated by the existing school districts. School fees would be collected by the districts to offset the project's incremental contribution to cumulative impacts on schools.

(c) Less than significant impact*:* The proposed project is expected to generate approximately 36.4 tons of solid waste per year based on the following generation rates contained in the County Threshold Manual.

Land Use	Solid Waste Generated per Year	Estimated Project Waste Generation
One (1) Single-family Dwelling	2.9 tons of solid waste	2.9 tons
One (1) Agricultural Accessory Structure (2,970 sq. ft.)	0.0016 tons solid waste / per sq. ft.	4.7 tons
Six (6) Agricultural Storage Structures (18,000 sq. ft.)	0.0016 tons solid waste / per sq. ft.	28.8 tons
Total Estimated Waste Generation		**36.4 tons per year**

The 36.4 tons of solid waste per year would fall below both the 196 tons per year threshold for significant impacts and the 40 tons per year threshold for adverse impacts. Therefore the project would constitute an incremental and less than significant contribution to cumulative solid waste generation.

(d) Less than significant impact: The proposed project does not include or necessitate the construction of any new public sewer treatment infrastructure. The proposed development would be serviced by onsite, private septic systems.

***(e) Less than significant impact*:** The project would result in a marginal increase of impermeable surface area on the project site. However, County Flood Control has reviewed the proposed project and would require the construction of new drainage improvements. The project would include the review and approval of grading and drainage plans. All runoff would be conveyed to prevent erosion from slopes and channels. The

physical impacts resulting from this disturbance are discussed in Sections 4.2, 4.4, 4.5 and 4.8 above. Therefore, no further mitigation would be required to mitigate these potential impacts. Impacts to public facilities resulting from the project would be less than significant (Class III)

Cumulative Impacts:

The proposed project would not result in any significant public facilities impacts. Solid waste generation would be below the County threshold of 196 tons per year for a significant cumulative impact. The payment of Development Impact Mitigation Fees would ensure the project covers its fair share of any enhancements or improvements necessary for local services (Fire, Sheriff, Library, etc.). The project's contribution to significant cumulative impacts would not be considerable.

Mitigation and Residual Impact:

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

18. The permittee shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include, but is not limited to the following measures:

General

a. Provision of bins for storage of recyclable materials within the project site.

Requirement and Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance Permit. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

MONITORING: P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

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

4.14 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		

Impact Discussion:

(a,b) Less than significant impacts: The proposed project site is not located adjacent, or in close proximity, to any designated equestrian or hiking trails. The project site is located adjacent to Highway 101 which is a

designated bikeway. However, sufficient open space area (including the Zaca Creek riparian corridor) is located between all proposed development and Highway 101 to prevent any impacts to this bikeway. Therefore, no significant impacts would result.

(c) Less than significant impacts: The proposed project includes the development of one new single-family dwelling, this minimal increase in residential population increase and would not result in significant adverse impacts on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide. Parks Department would require the payment of Quimby fees for new residential development which would mitigate the project's contribution to the regional demand for parks and recreational facilities.

Cumulative Impact Discussion:

The proposed project would not directly impact any existing recreational resources in the vicinity. The increase in population resulting from the project would not be substantial or overburden existing recreation activities. The project would nonetheless be required to pay Development Impact Mitigation Fees, which would be applied directly to the maintenance of existing and/or development of new recreational facilities in the planning area. The project's contribution to cumulative recreational impacts would not be considerable.

Mitigation and Residual Impact: No mitigation required. Residual impacts would be less than significant.

4.15 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	

Impact Discussion:

(a) Less than significant impact: The proposed project includes the development of one new single-family dwelling, two horse barns, one agricultural accessory structure, and six agricultural storage buildings. The proposed horse barns are considered accessory to the residential use of the property and are not expected to independently generate substantial amounts of traffic. The additional traffic associated

with the single-family dwelling and seven agricultural structures is estimated in the table below, using the County's standard traffic generation coefficient for commercial warehousing. Projected traffic is identified in Average Daily Trips (ADTs) and Peak Hour Trips (PHTs).

Traffic Generation Rates By Proposed Land Use		
Single-family Residence	**10** ADTs per Unit	**1**/PHTs Per Unit
Warehousing	**4.9**/ADTs per 1,000 square feet	**0.45** AM PHTs per 1,000 s.f. **0.47** PM PHTs per 1,000 s.f.

Estimated Project Generated Traffic				
(1) Single-family Residence	1-unit	10 ADTs	1 AM PHT	1 PM PHTs
(1) Agricultural Accessory Structure	2,970 square feet	15 ADTs	2 AM PHTs	2 PM PHTs
(6) Agricultural Storage Building	18,000 square feet	89 ADTs	9 AM PHTs	9 PM PHTs
Total Estimated Traffic		**114 ADTs**	**12 AM PHTs**	**12 PM PHTs**

As indicated in the table above, the estimated project generated traffic would be 114 ADTs and 12 PHTs. Due to the low traffic volume on Jonata Park Road this amount of traffic would have a negligible effect on area roadways. The only intersection located in close proximity to the project (Jonata Park Road and Highway 101) would be expected to continue operating at a Level of Service A. The proposed project would result in less than significant impacts to transportation.

(b-h) Less than significant impacts: **(b)** No new public roads would be required to serve the project. **(c)** The project would not substantially affect existing neighborhood parking. Existing parking onsite is forty-five and proposed is twenty-six for a total of seventy-one parking spaces. The quantity of existing parking spaces located on the project site exceeds the number required by the County's Land Use and Development Code. Required parking would be thirty-seven spaces for the existing and proposed uses and eight spaces for employees. **(d)** There are limited transit facilities and subsequent use in this area, however, the project is minor in scope and would have less than significant effect. **(e)** The proposed residential and agricultural commercial uses would not affect air, rail, or waterborne traffic. **(f)** Due to the low traffic volumes on Jonata Park Road and the project's potential for creating only marginal amounts of additional traffic, the proposed project would result in less than significant traffic hazards. Caltrans (Chris Shaeffer, CALTRANS, 04/28/10) review indicates the need for General Plan transportation goals and policies requiring: 1) frontage road expansion along Highway 101; 2) access limitations and closure of at-grade intersections; 3) median cross-overs along Highway 101; 4) right of way dedication for a frontage road network for properties developing adjacent to Highway 101; and 5) discourage intensification where reliance for local and regional transportation access is placed upon at-grade intersections. However, Public Works Transportation review concludes that the minimal increase in traffic generated by the proposed project would be less than significant when compared to the overall volume of, and daily fluctuation in, traffic on the roadway and at the US 101/Jonata Park Road intersection. **(g)** The design of the project provides full line of sight for the traffic generated by the project. Access to the project site would be provided by existing private driveways extending from Jonata Park Road. **(h)** No impacts to a Congestion Management Plan are expected.

Cumulative Impacts:

The proposed project would not result in any significant transportation impacts. The payment of Development Impact Mitigation Fees would help to fund local transportation and roadway improvements which would offset any cumulative impact of the project. Thus, the project's contribution to cumulative transportation impacts would not be considerable.

Mitigation and Residual Impact: No mitigation required. Residual impacts would be less than significant.

4.16 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		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?			X		

Setting:

The proposed project site is located on a portion of the Buellton Uplands Groundwater Basin is located in the southwest corner of the Santa Ynez Valley Community Plan (SYVCP) Area. It extends westward from Ballard Canyon Road just east of Buellton to a topographic divide outside the Planning Area about one mile west of Drum Canyon Road. According to the SYVCP, agriculture irrigation accounts for about

80% of the water demand within the basin; the remaining demand is mostly from urban consumers (including City of Buellton) and scattered farmsteads around the rural area.

The 2005 SB County Groundwater Report indicated this basin was in a state of surplus equivalent to 800 AFY. This surplus represents the average annual amount of groundwater from the Buellton Uplands Basin that discharges annually into the Santa Ynez River Riparian Basin.

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 overdrafted 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.

(a, e-f) Less than significant with mitigation: Zaca Creek traverses the eastern edge of the proposed project site. This blue line creek does present a minor potential for flooding to occur on the project site resulting in a potentially significant impact. To mitigate this potential flooding hazard no development shall occur within 50 feet of the top of bank of Zaca Creek, resulting in a less than significant impact to associated development. With the implementation of this measure, potential impacts from flooding hazards will be less than significant.

(b-d) Less than significant impact: Construction activities such as grading could potentially create temporary runoff and erosion problems. Application of standard County dust-control measures (mitigation listed previously in Section 4.3) which require revegetation or soil stabilization of disturbed areas would ensure that no significant increase of erosion or storm water runoff would occur.

(g-k) Less than significant impact: The proposed project would be supplied water from a private well which receives its water from the Buellton Uplands Basin groundwater basin. Any future residence, resulting from the proposed project would receive its water from an on-site private well. The project site currently contains one domestic well and one agricultural well. The new single-family home is expected to generate an additional water usage of less than 5.6 acre feet per year (AFY). This is below the 26 (AFY) significance threshold for groundwater usage in the Buellton groundwater basin. Any future residence, resulting from the proposed project, would utilize an on-site wastewater disposal system (septic) which would contribute to the cumulative degradation of groundwater quality. However, the construction and ongoing use of this system would be subject to the approval of the Environmental Health Services Department and therefore all expected impacts from this disposal system are expected to fall below a level of significance. Therefore the proposed project would be below the 26 (AFY) threshold, no significant impact would occur.

(l) Less than significant impact: Additional residential use would be expected to generate only minor amounts of storm water pollutants, such as cleansers, paint, and motor oil. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard. The agricultural use of industrial chemicals, such as pesticides and fertilizers, could potentially result in the release of waterborne pollutants into Zaca Creek. However, this agricultural application is already allowed under the current zone district (AG-II-100) and is considered an existing condition of the subject property. Therefore, the presence and use of such chemicals on the project site is not considered an impact directly produced by the approval of the proposed project. Refer to Hazardous Materials Business Plan required in Section 4.9.

Cumulative Impacts: The project's water quality impacts would result from an increase in impervious surfaces and the associated increase in storm water runoff and potential short-term construction related pollution and contamination. Mitigation requiring a setback from the top of bank of Zaca Creek, and approval of stormwater detention would ensure that the project would not contribute to considerable cumulatively adverse water quality impacts.

Mitigation and Residual Impact:

With the application of the measures listed below the potential impacts resulting from increased potential for storm water runoff of the project would be mitigated to a less than significant level (Class II).

19. No structural development shall be located within a 50-foot development setback from the Flood Control District approved top of bank of Zaca Creek. Access and utility improvements are not prohibited but shall be designed, to the extent feasible, to avoid and minimize impacts to sensitive biological resources.

Plan Requirements/Timing: Prior to final map recordation the proposed final map, with approved top of bank and 50-foot development setback shown, shall be reviewed and approved by the County's Flood Control District.

MONITORING: P&D staff shall check plans for compliance with this condition prior to map clearance for recordation.

20. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.

Plan Requirements: The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to approval of Zoning Clearance Permits. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: P&D staff shall check plans prior to approval of Zoning Clearance Permit and compliance staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area(s).

5.0 INFORMATION SOURCES

5.1 County Departments Consulted *(underline):*

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

5.2 Comprehensive Plan *(check those sources used):*

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

5.3 Other Sources *(check those sources used):*

X	Field work		Ag Preserve maps
	Calculations	X	Flood Control maps
X	Project plans	X	Other technical references
	Traffic studies		(reports, survey, etc.)
	Records	X	Planning files, maps, reports
X	Grading plans	X	Zoning maps
	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 proposed project does not have potential impacts that cannot be feasibly mitigated to less than significant levels.

I. Project-Specific Impacts which are of unavoidable significance levels (Class I): None

II. Project-Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials / Risk of Upset, Transportation / Circulation, Water Resources/Flooding.

III. No potentially significant adverse cumulative impacts have been identified.

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**

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	
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		

Compliance with required mitigation measures would avoid significant impacts to the biological resources associated with the riparian corridor. The project's effects on air quality, traffic, water, and public services would be below adopted thresholds of significance.

8.0 PROJECT ALTERNATIVES:

Not applicable.

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

Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The AGI zoning of the site allows for the uses proposed.

Comprehensive Plan

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County's Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be addressed among others:

1. Land Use Development Policy #4
2. Hillside & Watershed Protection Policy # 1,2,3,5,6,7
3. Historical and Archaeological Policy # 2, 3,5
4. Visual Resources Policy # 2,5

10.0 RECOMMENDATION BY P&D STAFF

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

__X__ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

____ 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.

____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing __X__ Without Public Hearing

PREVIOUS DOCUMENT: None

PROJECT EVALUATOR: **John Karamitsos** **DATE:** March 3, 2010

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:** _____

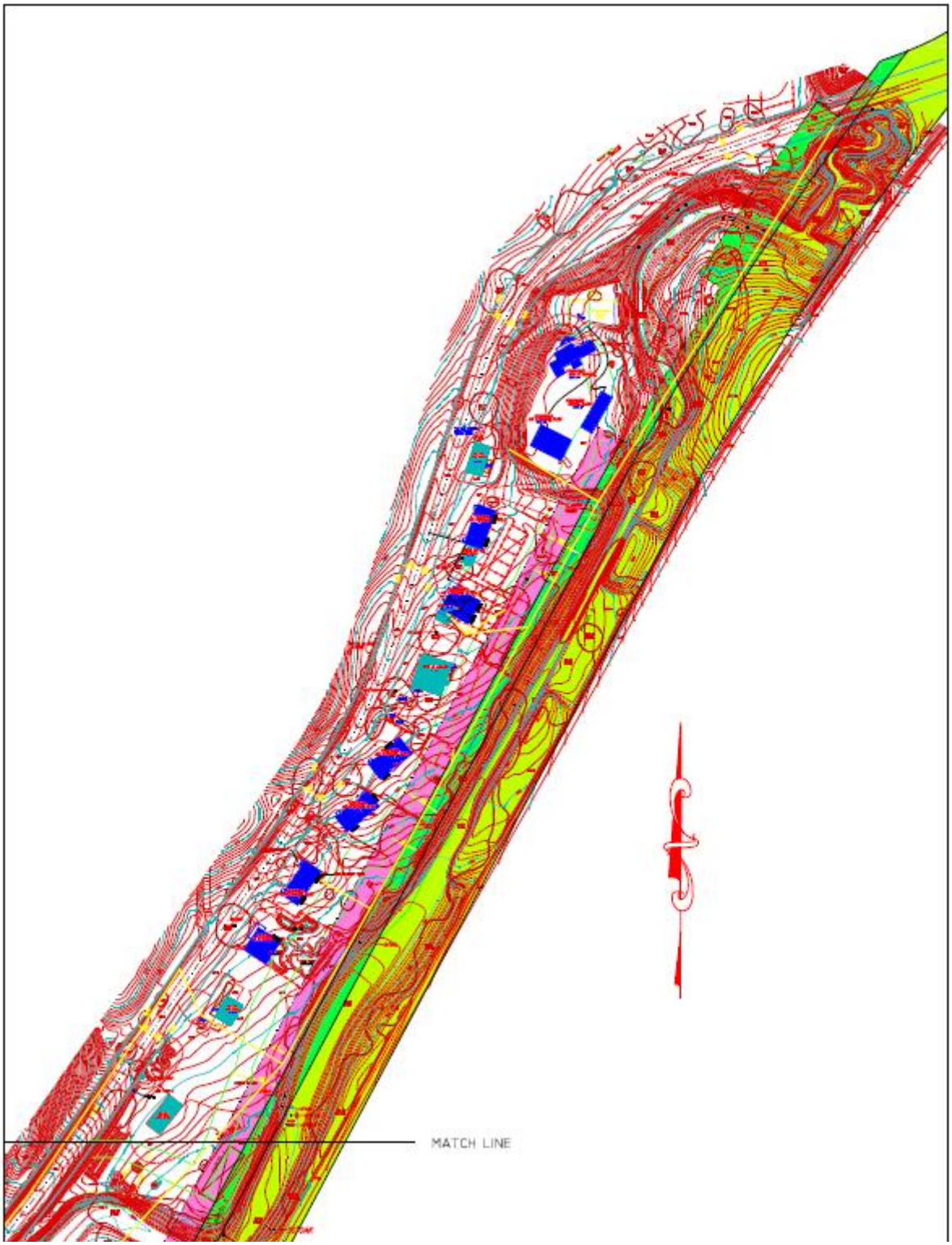
SIGNATURE:_____ **FINAL NEGATIVE DECLARATION DATE:** _____

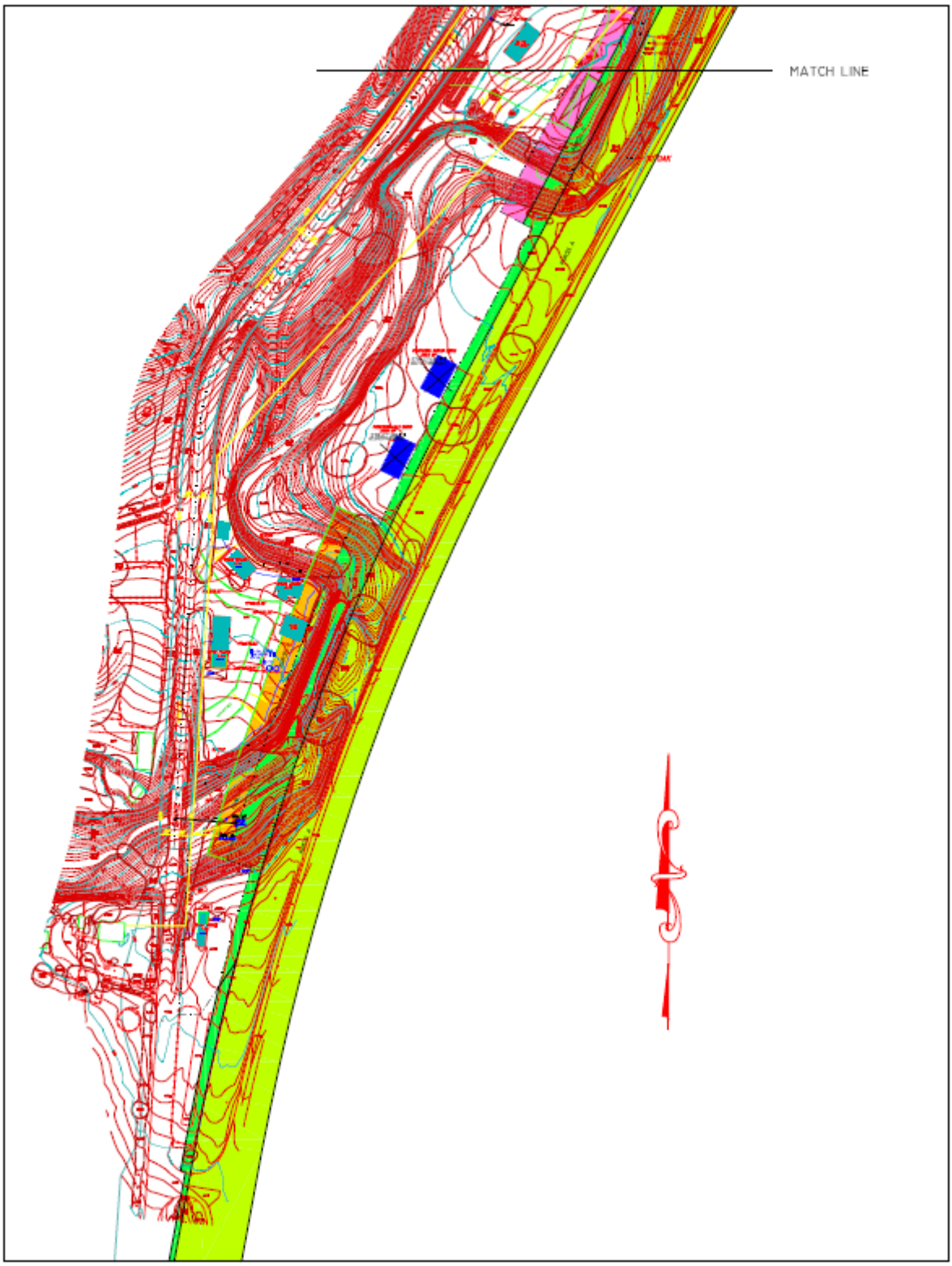
12.0 ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Zoning Page
4. Public Comment Letters

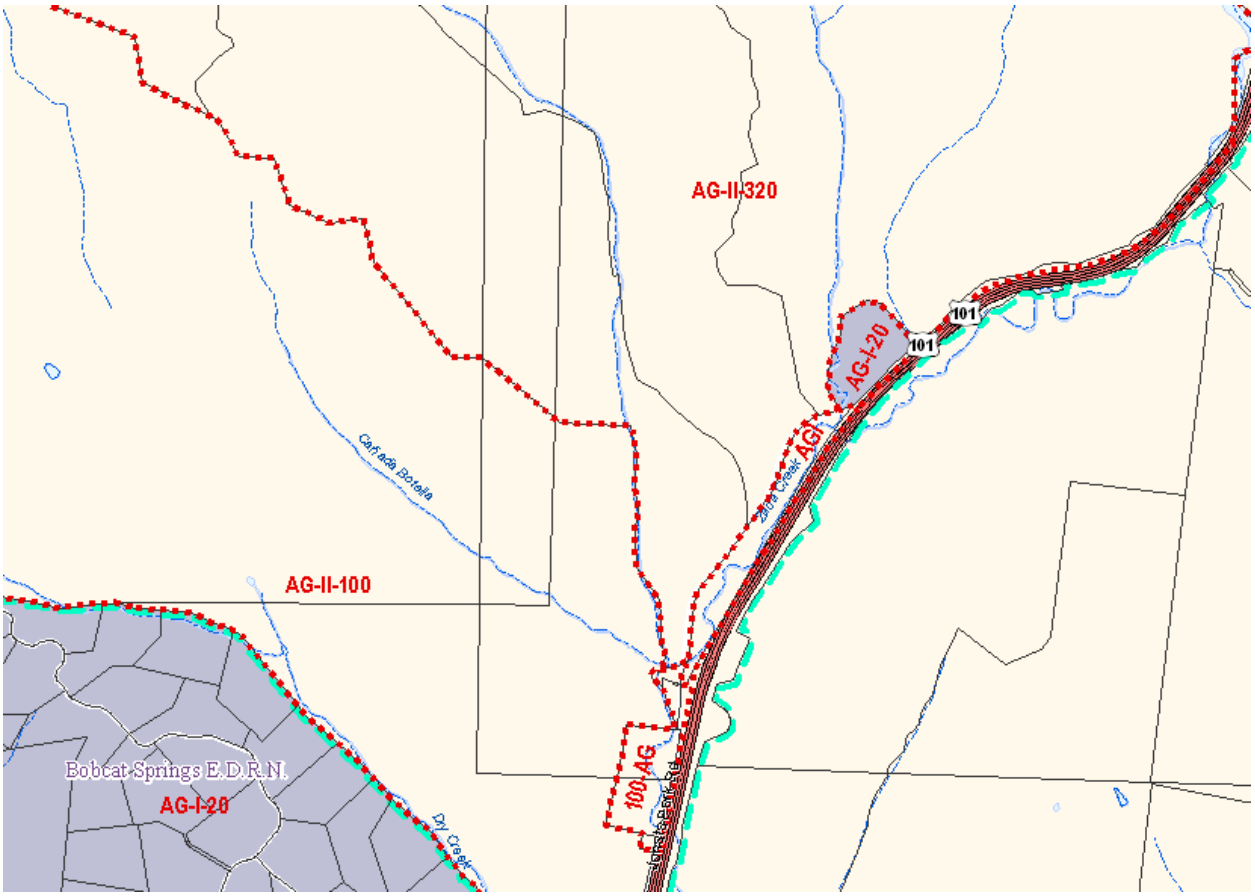
VICINITY MAP

SITE PLAN




MATCH LINE

Zoning Map


AG-II-320
AG-I-20
101
101
AG-II-100
Bobcat Springs E.D.R.N.
AG-I-20
100-AG

ATTACHMENT 4
PUBLIC COMMENTS RECEIVED

A. Letters Received:

1. Eric Gage, SB County Air Pollution Control District, letter dated April 16, 2010.
2. Chris Shaeffer, CA Department of Transportation, letter dated April 28, 2010.
3. Edmund Pert, CA Department of Fish & Game, letter dated April 28, 2010.
4. Regional Water Quality Control Board email dated May 4, 2010

G:\GROUP\PERMITTING\Case Files\DVP\07 Cases\07DVP-00000-00028 Hollister-Yocano\CEQA Review\Revised Final MND Hollister-Yacono 05-14-10.doc

Our Vision Clean Air

Santa Barbara County
Air Pollution Control District

May 4, 2010

RECEIVED
MAY 06 2010
S.B.COUNTY (NORTH)
PLANNING & DEVELOPMENT

Florence Trotter-Cadena
Santa Barbara County
Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93454

Re: Hollister/Yacono Development Plan, Consistency Rezone
10NGD-00000-00003, 09RZN-00000-00010, 08OSP-00000-00001, 07DVP-00000-00028

Dear Ms. Trotter-Cadena:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of demolition and relocation of approximately 3,700 square feet of existing structures. Also proposed are approximately 22,400 square feet of new agricultural storage buildings in addition to the existing 22,572 square feet proposed to remain. The proposed consistency rezone would change the current zoning of Ordinance 661 Intensive Agricultural to AG-II-100. An overall sign plan is also proposed for commercial signs. The subject property, a 32.84-acre parcel identified in the Assessor Parcel Map Book as APN 009-640-010, is located at 2201 Highway 101 in the unincorporated area of Buellton.

The Air Pollution Control District offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.

2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.

3. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

5. Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at http://www.sbcapcd.org/eng/dl/dl08.htm) for each regulated structure to be demolished or renovated. Demolition notifications are required

regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at http://www.sbcapcd.org/biz/asbestos.htm or contact us at (805) 961-8800.

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

Sincerely,

Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

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

cc: Mosaic Land Planning, LLC
Project File
TEA Chron File

Santa Barbara County
Air Pollution Control District

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

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

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

Santa Barbara County
Air Pollution Control District

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

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

The following measures are required by state law:

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

The following measures are recommended:

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

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

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

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TDD (805) 549-3259
http://www.dot.ca.gov/dist05/

Flex your power!
Be energy efficient!

April 28, 2010

Florence Trotter-Cadena
County of Santa Barbara Planning & Development
624 W. Foster Road #C
Santa Maria, CA 93455

SB 101 pm 60.05
SCH 2010041006

Subject: Hollister-Yacono Development Plan Mitigated Negative Declaration

Dear Ms. Trotter-Cadena:

Thank you for the opportunity to review and comment upon the subject project and environmental document. The project is located near the north end of Jonata Park Road and near the Jonata Park Road / U.S. 101 at-grade intersection. The Mitigated Negative Declaration anticipates 114 average daily trips will be generated through the combination of uses that the development plan proposes. There is no discussion how many of those trips will access U.S. 101 directly versus remaining on Jonata Park Road toward Buellton. Although the Level of Service may well remain acceptable, there should be acknowledgement that at-grade intersections upon U.S. 101 are not desirable.

With the exception of this single point, U.S. 101 is an operational freeway between the SR 154/U.S. 101 and Santa Rosa Road/U.S. 101 interchanges. Jonata Park Road recently experienced rehabilitation thereby providing a modern, updated two-lane frontage road that provides adequate service to all land uses on the westside of U.S. 101.

Caltrans urges the lead agency to consider various actions that are related to both land use decisions and interagency cooperation. These include General Plan transportation goals and policies that point to both frontage road expansion along U.S. 101 and access limitations and closure of at-grade intersections and/or median cross-overs along U.S. 101; land use goals and policies that require right of way dedication for a frontage road network when properties develop adjacent to U.S. 101 and discouraging land use intensification where reliance for local or regional transportation access is placed upon these at-grade intersections. Regarding interagency cooperation, Caltrans suggests that County Planning and Public Works begin a dialog focused on solutions to these access points and develop a strategic plan or memorandum of understanding which leads the way to a future regional facility with superior local and regional access.

Future regional and interregional vehicle trip volumes are anticipated to grow whether it is increased desire for coastal access and recreation or due simply to statewide population

California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201
http://www.dfg.ca.gov

ARNOLD SCHWARZENEGGER, Governor
JOHN MCCAMMAN, Director

April 28, 2010

John Karamitsos
Santa Barbara County Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93455
Fax No.: (805) 934-6258

RECEIVED
MAY 03 2010
S.B.COUNTY (NORTH)
PLANNING & DEVELOPMENT

Read email copy 4-30-10 FTC!

Subject: **Draft Mitigated Negative Declaration for the Hollister-Yacono Development Plan Project, SCH #2010041006**

Dear Mr. Karamitsos:

The Department of Fish and Game (Department), has reviewed the above Draft Mitigated Negative Declaration (DMND) for impacts to biological resources. The project applicant proposes a consistency rezone and final development plan for 45,042 ft.^{2} of existing and proposed structural development, including driveways. The proposed project site is 32.84 acres located at 2201 U.S. Highway 101, two miles north of the City of Buellton, Santa Barbara County. Access is from Jonata Park Road. The habitat is primarily disturbed annual grassland. Surrounding land uses include open rangeland to the north, west, and south, and Zaca Creek (Creek) and U.S. Highway 101 to the east.

Proposed project impacts include the removal of ten non-native trees and the potential for impacts to coast live oak (*Quercus agrifolia*). Measures proposed to mitigate impacts include an oak tree protection and replacement plan, and a 50 ft. development setback from the Creek.

The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386(a)) and pursuant to our authority as a Responsible Agency (CEQA Guidelines §15381) over those aspects of the proposed project that come under the purview of the Fish and Game Code Section 1600 et seq. As trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species.

Impacts to Jurisdictional Drainages

The Department requires a Lake or Streambed Alteration Agreement (LSAA), pursuant to Section 1600 et seq. of the Fish and Game Code, prior to any direct or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The law requires any person, state or local governmental agency, or public utility to notify the Department before beginning an activity that could substantially modify a river, stream, or lake. The project as proposed includes a 50 ft. development setback from the Creek. However, site plan G-1.1 for the proposed project shows at least one driveway proposed for construction within the 50 ft. setback. The site plan also does not indicate the location of construction equipment access or staging areas. The proposed project therefore may result in impacts from construction to streambeds within

Trotter, Florence

From: David Innis [DBInnis@waterboards.ca.gov]
Sent: Tuesday, May 04, 2010 10:06 AM
To: Trotter, Florence
Cc: JKaramitsos@SantaBarbaraCA.gov; Barrie Valencia
Subject: Draft Mit Neg Dec - Hollister-Yacono Development Plan (SCH# 2010041006)

Florence Trotter-Cadena
Santa Barbara County
Planning and Developmemt
(805) 934-6258

Florence,

I would like to submit comments on the Draft Mitigated Negative Declaration (MDN) for the Hollister-Yacono Development Plan (SCH# 2010041006).

The MND indicates the project will disturb over 3 acres yet no mention is made to the developer applying for a Construction Stormwater General Permit Waste Discharge Identification (WDID) or developing a Storm Water Pollution Prevention Plan (SWPPP). This is especially needed due to the proposed construction and grading on steep slopes listed in Section 4.8 Regulatory Setting #s 2-4 (page 19). See more on these requirements at:
http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/construction.shtml

Section 4.8, Mitigation and Residual Impact item 12. has two subsections:
– In 12.a, the MND indicates "graded areas shall be re-vegetation within 4 weeks of grading." However, the MND provides no assurances (other than dust control in Section 4.3) that any temporary Best Management Practices (BMPs) will be required to control erosion and sedimentation while the soil lays unprotected for a month. The SWPPP must provide the temporary BMPs to control erosion and sedimentation at all times while the disturbed areas remain exposed to the elements.
– In 12.b, the MND indicates "grading on slopes steeper that 5:1 shall be designed to minimize surface water runoff." The MND provides no measures or requirements how this will be accomplished. The County must require specific geo-technically certified design criteria before allowing this project to go forward.

Section 4.8, Mitigation and Residual Impact item 13 states "all runoff water from impervious areas shall be conveyed to prevent erosion from slopes and channels." The Plan Requirements and Timing further state:
"A drainage plan which incorporates the above (conveyance?) and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Zoning Clearance Permits by the application [to] the Flood Control District for review and approval."
Item 13 doesn't provide a clear concept of what measures will be implemented to convey the runoff to what or where. The County must follow it's approved Storm Water Management Program (SWMP) to include all required means to design construction sites to reduce runoff volume and rates as required in the Post Construction BMPs. Additionally, approval by only the Flood Control District is inadequate and County agencies like Project Cleanwater and Planning & Development must also consider and review construction and post-construction design elements before approval.