



COUNTY OF SANTA BARBARA

Planning and Development

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Revised Final Mitigated Negative Declaration

Park Hill Estates v.2

10TRM-00000-00001

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1.0 REQUEST/PROJECT DESCRIPTION

Request of Jeff Nelson, applicant, for approval of a Vesting Tentative Tract Map under Chapter 21 of the County Code (Subdivision Regulations) that would divide the property into 18 lots composed of the following: 16 single family residential lots that range in size from approximately 0.62 acres to 1.14 acres each, including one smaller lot (0.39 acres) for an affordable unit per the State Density Bonus Program; one open space lot of approximately 1.68 acres; and one lot encompassing Pennell Road, a private road held in fee. The open space lot would accommodate storm water retardation in a graded detention basin, a portion of a new access road, and a landscaped area surrounding the basin composed of native and/or drought tolerant grasses and shrubs. The bottom of the detention basin would be used for passive recreation by the project residents. Consistent with Tract Map requirements, the current Tentative Tract Map request does not include any specific development plans for the proposed 16 single-family residential parcels.

The acreage for each proposed lot is provided in the following table:

Lot 1	0.95 ac gross, 0.86 ac net	Lot 10	1.12 ac gross and net
Lot 2	0.70 ac gross, 0.68 ac net	Lot 11	0.99 ac gross and net
Lot 3	0.39 ac gross and net	Lot 12	0.67 ac gross and net
Lot 4	0.64 ac gross and net	Lot 13	0.76 ac gross and net
Lot 5	0.79 ac gross and net	Lot 14	0.82 ac gross and net
Lot 6	0.92 ac gross and net	Lot 15	1.14 ac gross and net
Lot 7	0.65 ac gross and net	Lot 16	0.86 ac gross and net
Lot 8	0.62 ac gross and net	Lot 17	1.68 ac gross and net (open space lot)
Lot 9	0.63 ac gross and net	Lot 18	0.51 ac gross, 0.50 ac net (private road)

State Density Bonus Program

The base density for this property is 14 residential lots based on a one-acre minimum parcel size. Pursuant to the State Density Bonus Program (Government Code Section 65915 et seq.), the applicant is entitled to a bonus density of 25% by providing one affordable unit/lot at the “very low income” category as part of the project. Thus, by providing one affordable unit, the density for the property can be increased from 14 units/lots to 16 units/lots and such an increase in density does not require an amendment to the land use designation or zone district for that property.

Architectural Standards

To ensure compatibility of future build out with the neighborhood, the applicant has proposed architectural standards for future development, as discussed further below. In some instances, these standards reflect existing County Land Use and Development Code requirements as well as recommendations identified in the newly adopted Eastern Goleta Valley Architectural Guidelines. These include measures to address building heights, building materials and colors, grading, drainage, and privacy, as discussed below. The total maximum floor area of all structural development for two of the largest lots (Lots 1 and 15) would be limited to no more than 5,500 square feet, including all garages and accessory structures. Two additional lots (Lots 10 and 11) would be limited to no more than 5,000 net square feet, including all garages and accessory structures. Total floor area for all structural development on the affordable lot would be limited to 2,600 square feet. Total floor area on the remaining 10 lots would be limited to no more than 4,600 square feet. The architectural standards are as follows:

Building Heights (from finished pad grades to highest peak):

Lot 1: 22 ft.	Lot 9: 25 ft.
Lot 2: 22 ft.	Lot 10: 22 ft.
Lot 3: 18 ft.	Lot 11: 22 ft.
Lot 4: 22 ft.	Lot 12: 24 ft.
Lot 5: 22 ft.	Lot 13: 22 ft.
Lot 6: 22 ft.	Lot 14: 22 ft.
Lot 7: 25 ft.	Lot 15: 25 ft.
Lot 8: 25 ft.	Lot 16: 22 ft.

Setbacks

The average side yard setbacks applicable to individual lots, as defined by County Codes, shall be a minimum of 40 feet between buildings on adjacent lots. The 40-foot setback in between residences will be variable as to the allocation between the lots, with the first of the developed lots to have a minimum 15 feet (in which case the adjacent lot would have a 25 foot setback for 40 feet total). The exception to this is Lot 3, the affordable lot, for which the existing code requirements shall be applicable.

Grading

To the extent feasible, unless required for technical or engineering reasons, new buildings, additions, and associated infrastructure shall substantially comply with the preliminary subdivision improvement plan, which incorporates the following standards:

- Minimize filling or placement of earth materials;
- Avoid raising the building pad for any new dwelling or addition above the existing grade except as required for civil engineering purposes;
- Naturalize contours to eliminate abrupt edges; and
- Step down the hillside and blend the structure and usable exterior space into sloping sites.

Lot 10

The pad height for lot 10 would be 338 feet or 2 feet lower than the previous 340 foot elevation. The home would be one story and the maximum roof height would be 22 feet with a maximum roof height of 18 feet within 120 feet of the adjacent property line to the west.

Public View Corridors

Future buildings on Lots 1 and 2 shall be setback a minimum of 30 feet from the property lines adjacent to San Antonio Creek Road. The existing pepper trees and trees and vegetation that currently line San Antonio Creek are to be removed and replaced per the landscape plan. The height of landscaping and related elements within the first 35 feet from the edge of the pavement along San Antonio Creek Road would be limited to four feet in height.

Landscaping

Use landscaping to balance the competing goals of minimizing high trees which would cut off views of the coast and providing privacy by screening living areas with trees and shrubs to provide a reasonable level of privacy; maintain existing oak trees in the southeast of the property that currently give privacy for neighboring homes.

Second Story Design

To minimize overall massing of a residence, the second story shall be stepped back from existing homes immediately adjacent to the development in a manner that serves the interest of good design.

Materials

Materials on the exterior of the buildings shall be chosen that minimize glare, rapid deterioration and shall be appropriate to the style of the building.

Color

The color of the exterior body of the buildings on site shall balance the aesthetic goal of creating a coherent community of homes consistent with the character of homes in the greater neighborhood along with the goal of incorporating colors similar to those found in the surrounding natural environment in order to blend in with the local vegetation, soils and rock outcroppings. Colors shall be reviewed and approved by the Board of Architectural Review.

Front Yard Fencing/Walls

If fencing and/or walls are desired, an open type fence, such as split rail or low rock wall (no higher than four feet) should be used on individual lots in all front yards.

Driveways

Asphalt driveways shall be prohibited.

Access Via Pennell Road

Primary access to Lot 1 is proposed to be off of San Antonio Creek Road. The right to secondary access for this parcel is retained via Pennell Road.

Infrastructure Development

The property is located in the San Antonio Creek area of Goleta and has frontage on the following existing roads: Via Los Santos, San Antonio Creek Road and Pennell Road, a private road. Site access would include a new, 12-foot wide, private driveway off of San Antonio Creek Road, which would serve Lot 1. This driveway would be constructed at the time that Lot 1 is developed. Access to the remainder of the site would be provided by two new, private, internal roadways and a cul-de-sac which would be constructed as part of the initial tract improvements. Neither entrance would be gated. Cozy Drive would provide access from San Antonio Creek Road, between proposed lots 2 and 16. Cozy Lane would provide access from Via Los Santos at

the southwest corner of the open space lot and would continue into the project site between lots 13 and 14 before intersecting with Cozy Drive. The new internal roads would provide two entrance points for the subdivision that would connect inside the project site and create a looped road and cul-de-sac to the north that would serve the lots. Lots 3 through 6 would be served by the cul-de-sac. Cozy Drive would have a 28-foot paved width, with parking on one side, except for the first 180 feet off San Antonio Creek Road. Cozy Lane would have a paved width of 24 feet, except for an 80 ft. long segment that would be 32 ft. wide to allow parking near the north end of lot 17. Parking would not be permitted on Cozy Lane except for within the 32 ft. wide segment of the road.

Additional tract improvements include bio-swales, a proposed retardation basin, rough grading for building pads for proposed lots, trenching and installation of utilities to each lot, and installation of a new pedestrian path running along San Antonio Creek Road. Infrastructure improvements also include removal of the pepper trees along San Antonio Creek Road and the installation and initial maintenance of the landscaping, walking surfaces, and any lighting associated with the pedestrian path, road signs, entry pillars and internal roadways.

Tuckers Grove Improvements

The project proposes to fund and construct the widening of the Tuckers Grove access on lower San Antonio Creek Road up to \$120,000, which would include the following improvements (based on County Public Works Roads Division estimate and project objectives):

- A small retaining wall (up to approximately 30 inches in height) on the uphill slope for approximately 150 linear feet to widen the roadway to approximately 16-18 feet, such that this roadway is a minimum 16-18 feet, with much of the remaining roadway 20 to 24 feet in width
- Roadway resurfacing
- Drainage facilities and asphalt concrete berm to control drainage
- Vegetation and tree trimming to remove encroaching vegetation and provide adequate vegetation clearance per County Fire Department standards
- Refresh roadway delineation and reflective markers

These roadway improvements would be constructed by the applicant under a road encroachment permit from the County Public Works Department concurrent with the initial infrastructure improvements within the subject property.

Grading

Total grading for the project, including earthwork estimates for individual lot development, is preliminarily estimated at 12,500 cubic yards of cut and 12,500 cubic yards of fill. These grading figures are based on information included on the Subdivision Improvement Plans and Vesting Tentative Subdivision Map, and encompass establishment of the specific pad elevations and rough grading for lots, the grading for the new internal roadways and the retention retardation basin, and drainage swales.

Grading could also be substantially greater than the estimate due to several factors: 1) the known presence of boulders in this area, 2) limited soil testing which has been performed to date on-site, and 3) the final development designs for each of the 16 residential lots, including the location

and extent of impervious surfaces beyond the actual building footprint (as all impervious surfaces must drain to the basin in the southern portion of the property).

In particular, the grading calculations do not specifically presume that boulder/cobble material would be encountered during earthwork activities. Therefore, given the likelihood of encountering this material during earthwork activities, significant quantities of such material would likely be exported (trucked) from the site and, consequently, clean fill soil would also need to be imported (trucked) to the site. Rocks and boulders exposed in grading would be re-used onsite for the low rock wall along San Antonio Creek Road and as landscaping boulders to the extent possible. Although preliminary figures for grading quantities are provided, precise figures for future tract improvements and lot by lot grading (cut, fill, export, and import quantities) cannot be determined at this time.

Water would be supplied by the Goleta Water District. Following annexation, the Goleta Sanitary District would provide sewer service to each of the residential lots.

2.0 PROJECT LOCATION

The project site (Assessor Parcel Number 059-290-041) is located approximately one mile southwest of the intersection of State Hwy 154 and San Antonio Creek Road, at 4700 Via Los Santos. San Antonio Creek Road runs along the eastern side of the site and Via Los Santos runs along part of the southern portion of the site. The site is located in the Second Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban area of the Goleta Community Plan, Residential 1.0, One unit per acre maximum density
Zoning District, Ordinance	County LUDC, 1-E-1, Single Family Residential, One acre minimum lot size
Site Size	14.87 acres gross, 14.71 acres net
Present Use & Development	The site is vacant. The South Coast Conduit runs under/through the project site.
Surrounding Uses/Zoning	North: Single family residence/1-E-1 South: Single family residence/1-E-1 East: Single family residence/1-E-1 West: Single family residence /1-E-1
Access	Two new private internal roads, one connecting to San Antonio Creek Road and the other connecting to Via Los Santos.
Public Services	Water Supply: Goleta Water District Sewage: Proposed annexation to Goleta Sanitary District Fire: Santa Barbara County Fire Department, Station No. 13 School District: Goleta Union School District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Location

The 14.87-acre property is approximately 5,000 feet north of U.S. Highway 101 and approximately 4,000 feet west of State Highway 154. The site is approximately ¼ of a mile northeast of Tucker's Grove Park (a County Park) and approximately 620 feet west of San Antonio Creek at its closest point. The site is bordered to the north, east, south and west by single family residential development on parcels ranging from approximately 0.5 acres to over one acre (1-E-1 zoning). The site has some frontage on and is visible from Via Los Santos and San Antonio Creek Road. As shown in the vicinity map below, the project site is centrally located within the neighborhood.

Topography and Soils

The 14.87-acre property is part of an elevated terrace with a minimum surface elevation of approximately 325 feet and a maximum of approximately 375 feet. Slopes are approximately 6%, with steeper slopes in portions of the site, including the western portions of lots 10 and 11. Most of the site slopes toward the south central portion of the site, with the rear portions of Lots 5 and 7-11 sloping toward the rear of each of these lots. There are scattered rock outcroppings throughout the site, including cobble and boulder material. Lots immediately north of the project site sit slightly higher (365 to 380 feet approximately), while lots immediately west and south of the project site are lower in elevation. Lots immediately east of the project site are at approximately the same topographical elevation.

Soil is composed of Milpitas stony fine sandy loam (MdD) with 20 to 30 percent water-rounded pebbles, stones and boulders derived from sandstone. Rapid runoff and high erosion potential often characterize these soils.

Flora

The property was briefly farmed prior to 1971 and was used for horse grazing between 1971 and 1995. A biological inventory for the site was first conducted by Mark de la Garza of Watershed Environmental in March 1999. An updated plant survey was conducted in 2010 and peer reviewed by the P&D staff biologist with additional site surveys in 2011. Several patches of native grasslands have been identified on the site with purple needlegrass (*Nasella pulchra*) comprising the dominant species. The remaining areas of the site are composed largely of annual grasslands and coastal sage scrub, although individual specimens of purple needlegrass and other native species are scattered throughout these areas. The periodic surveys of the site have demonstrated that it is a dynamic landscape, with the extent of native grassland patches increasing in the last several years. Several oak trees are located near the southern property line on proposed lot 17.

Fauna

Fauna on site is typical to rural Goleta: gophers, squirrels, coyote, raccoons and an assortment of lizards and snakes. White tailed kites (a "Special Status" species under the California Department of Fish and Game) have been observed foraging on the site; however, no evidence of

a roosting or nesting site for this species was observed. The pallid bat, another sensitive species, may also use the site for foraging. No other nesting or roosting sites were observed for any endangered or protected species. The primary role of the site, in terms of local ecology, appears to be for foraging.

Existing Structures

The site is currently undeveloped with the exception of two existing cement vaults in the southern portion of the property, one near the intersection of Via Los Santos and San Antonio Creek Road, and the second just north of an existing single family lot on San Antonio Creek Rd and west of the proposed entrance for proposed Cozy Drive. These vaults are associated with the South Coast Conduit which runs through the entire property, near the center of the site.

Surrounding Land Uses

All land surrounding the site is zoned 1-E-1 (one acre residential) and, with three exceptions, all parcels adjacent to the property have been developed with residential uses. Most of the surrounding parcels in the project vicinity range from approximately 0.5 acres to over one acre (net) and include varying home sizes and setbacks in between residences, as discussed further below. Parcels to the immediate north are primarily one acre or greater, with the exception of the recent La Romana subdivision which consists primarily of ½-acre lots. However, the La Romana site is much less visible from public vantage points than the project site. Parcels to the east are predominantly in the half to two-thirds of an acre size. Parcels to the south are primarily in the three-quarters to one acre size. Parcels to the west are primarily in the two-thirds to three-quarters of an acre in size, with some larger parcels greater than one acre. The Park Highlands subdivision adjacent to Park Hill Estates on the west includes 78 parcels (ranging in size from approximately 0.6 to over 1 acre) and was developed in the 1960's and 1970's. The majority of homes on these parcels are still one-story, pursuant to restrictions in the CC&Rs for that entire tract. The project site essentially represents a centrally located key lot with different lot sizes to the north, south, east, and west. APN 059-130-040 is a vacant 0.73-acre lot on Pennell Road that looks as if it is part of the subject property but it is not. This parcel is surrounded by proposed Lots 1, 2, 3, and 4 of Park Hill Estates. There is also a vacant parcel across San Antonio Creek Road between Pennell Road and the proposed Cozy Drive entrance. The large five-acre parcel at the terminus of Pennell Road includes residential development as well as several large horse pastures. The Painted Cave Fire swept through the project area in 1990 and destroyed all but a few homes. Another fire caused by an arcing power line burned all but a portion of the vacant project site again in 2002, but no residences were affected. Older residences in the project area, located primarily to the south and west, are generally more modest in height, size and design than the newer homes which are larger, include more 2-story components and range in size from 2,000 s.f. to 5,000+ s.f. (with one residence of ~7,400 s.f.). Most of the smaller homes (i.e. less than 3,000 s.f.) occur on parcels that are closer to ½-acre in size or occur on larger parcels that were unaffected by the Painted Cave fire. The exterior materials on the newer structures are typically limited to light or earth-tone colored stucco siding, black wrought iron detail elements and red or brown tile roofing. The numbers of rebuilt homes in the area have altered the character of the neighborhood, tipping its architectural aesthetic toward "Santa Barbara Spanish".

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project at the time of preparation of the Initial Study (2010), as described above.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

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

Existing Setting: The project site is located approximately 2,000 feet northeast of the entrance to Tucker's Grove Park in an urban area of Goleta characterized by low-density residential development. Public views in this area are dominated by coastal and mountain views due to the site's elevation above Goleta and its proximity to the foothills.

The 14.87-acre site is located on the "mesa" area of the broader San Antonio Creek Road neighborhood. While the site can be considered "infill", it is also the last remaining large undeveloped parcel of land in the "mesa" area, and views across and beyond the site are easily

visible from the adjacent public roads, as well as from private roads and residences. Scenic views across the site from public roads and private residential lots include expansive mountain views and coastal views of the ocean and the Channel Islands and the western Goleta Valley.

Other undeveloped properties in the broader area include:

- Tucker's Grove Park running along San Antonio Creek to the south;
- Undeveloped, mainly canyon areas of the ~80-acre Park Highlands Subdivision to the west/northwest. This 78-lot subdivision was developed primarily in the 1960's and 1970's; and
- The Santa Barbara County Flood Control Easement Area, located to the north and below the mesa, along the East Fork of the Maria Ygnacia Creek corridor.

Other neighborhood developments, which have been approved, and in some cases constructed, over the last 10 or so years, include:

Castro

This project was approved in 2011 and involved a 4-lot subdivision (4 one-acre lots). The project is located northeast of the project site, abutting San Antonio Creek Road. Maximum square footage for development on each of the newly created lots is 5,500 square feet, inclusive of garages and accessory structures. These parcels are located east of San Antonio Creek Road and slope away from the road, thus making them far less visually prominent than the subject property.

Handerhan

This project was approved in 2005 and involved a 3-lot subdivision (3 acres, 3 acres, and 5.8 acres), with some existing development (a single family home and a horse facility) consolidated onto one of the new lots. The property is located to the north, below the "mesa", along the East Fork of Maria Ygnacia Creek. These lots are not visible from public roads in the neighborhood, with the exception of from the north end of La Riata Lane.

Thompson

This project was a 2-way lot split approved in 2001 creating two roughly 1-acre lots. This site is located to the south of Park Hill Estates off of San Antonio Creek Road. The site is located on a private driveway and is minimally visible from any public roads. Structures have been constructed on these lots.

Funke

This 4-lot subdivision was approved in 2000 and includes 1+ acre parcels, with all existing development located on one of the new parcels. The property is located at 1240 San Antonio Creek Road, approximately 1/3 of a mile to the east. The property slopes down away from the public road toward San Antonio Creek and Tucker's Grove Park. Due to the topography of the site location, any scenic views through this site from San Antonio Creek Road are substantially limited when compared to views across the Park Hill Estates site from public roads. One of the new lots supports a single family dwelling. The other two remain vacant.

Warkentin

This 4-way subdivision (~1 acre parcels), approved in 1999, has been developed with 4 large, 2-story homes, ranging in size from approximately 4,600 to 5,400 square feet (inclusive of garages and accessory structures). Because, like the nearby Funke subdivision, the property slopes toward Tucker's Grove, nearly all of the structures are located fully below the elevation of San Antonio Creek Road. The property is located approximately 1/3 of a mile to the east, on a common driveway (private road) off San Antonio Creek Road. Due to the site topography, development does not block scenic views from public roadways, particularly San Antonio Creek Road.

Pozzato/La Romana

This subdivision was approved in 1997. The project divided 28.52 acres into 24 residential parcels of approximately ½-acre each (sizes range from approximately 0.46 to 0.68 acres, with one lot of 0.81 acres in size) and one open space parcel of approximately 12 acres. The property is accessed off of the northern end of La Riata Lane. This site is less visible from neighborhood public roadways due to its more outlying location and is not visible from San Antonio Creek Road, the primary collector in the area. Approximately one-third of the lots have been developed with residences to date. Residential development on each of these lots is limited to a maximum of 5,000 square feet, inclusive of garages and accessory structures.

Park Highlands

This 78-unit subdivision was approved in the 1960's and is located adjacent to Park Hill Estates to the west. When approaching Park Hill Estates from the west, this is the neighborhood on both sides of Via Los Santos, including homes along Via Los Padres and Via Los Santos. The CC&Rs for the Park Highlands subdivision include a requirement for one-story homes unless topography prohibits this and also include a requirement for 25-foot setbacks from the property lines for all structures to maintain privacy and view corridors between adjacent homes, though there appear to be instances where this setback requirement is not met.

Aside from the property immediately to the north of proposed lots 7 through 10, which is developed with several acres of horse corrals, the rest of the mesa area is a developed, low-density residential neighborhood with an open character due to a combination of broad views, significant setbacks in between residences, and the lack of large numbers of tall trees and thick vegetation (likely due to the Painted Cave Fire altering the landscape). While the zoning (1-E-1, single family residential) is the same for much of the community, there is a general lack of uniformity in the neighborhood. The area is characterized by varying house sizes, styles, number of stories, heights, number of accessory structures, and varied setbacks and landscaping, though the numbers of rebuilt homes in the area have tipped the architectural character of the neighborhood toward "Santa Barbara Spanish". In addition, the natural setting of the area remains one of the defining aesthetics of the neighborhood. Although the subject property has been zoned for one-acre residential development for decades, the property has remained undeveloped. A subdivision was approved on this site in 2007 creating 12 one-acre residential lots; however, it has not been recorded. The site was briefly farmed prior to 1971 and between 1971 and 1995 was used for horse grazing.

Public views into and across the undeveloped 14-acre site are presently available from San Antonio Creek Road and Via Los Santos, as well as other surrounding neighborhood streets, including Via Rubio and Pennell Road (a private road). More distant views are available from San Marcos Pass (Hwy 154), which is a designated State Scenic Highway. In addition, when viewed from Via Los

Santos and San Antonio Creek Road, public views through and/or beyond the site of the San Ynez Mountains are largely unobstructed. Views through the site to the ocean and mountains are also available from the private residential lots and homes surrounding the Park Hill Estates site.

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

Impact Discussion

a) Public views into the presently undeveloped property and beyond the site north to the coastal peaks of the Santa Ynez Mountains are available from Via Los Santos and San Antonio Creek Road with intermittent, limited views of the site also potentially available from the public trail located in Tucker's Grove Park. Specifically, when traveling westerly on foot, bicycle, or in a vehicle on San Antonio Creek Road near Pennell Road and the proposed Cozy Drive entrance, there are expansive scenic views looking southwest and west through the site of the Goleta Valley and the Santa Barbara Channel, including the Channel Islands beyond. Expansive views are also available of the Santa Ynez Mountains looking north across the site while traveling east along San Antonio Creek Road. These views are intermittently screened along portions of the roadway due to the presence of vegetation along the property's eastern perimeter. These pepper trees along the San Antonio Creek Road right-of-way are proposed by the applicant for removal and replacement with low-growing species, specifically to expand some of the existing views from San Antonio Creek Road. Views looking north across the site of the Santa Ynez Mountains from Via Los Santos are limited to a short segment where there is a gap in roadside vegetation and residential development.

Currently, the property is undeveloped and is vegetated with native and non-native plant species, predominantly grassland habitat, coastal sage scrub, and only a few trees (a black locust, some oaks, palm and a number of pepper trees on the perimeter of the site along San Antonio Creek Road). The site is also characterized by gently sloping and rolling topography and rock outcroppings, which, combined with the existing vegetation and plant communities, create a valuable scenic visual resource available to the public. The proposed project would allow for the future construction of 16 new single family dwellings and associated accessory structures and uses (e.g., guest houses, pools, cabanas, game courts, landscaping, etc.) which would significantly impair the scenic views across the site. However, the site is zoned and designated for residential development and is surrounded by residential development which is indicative of its status as an infill development site. An approved subdivision on this property from 2007 reflects the fact that this site is intended for residential development. Additionally, the visual resources present on-site resulting from the current lack of development are not unique to the site as other pockets of similar visual characteristics exist elsewhere in the community. These include several properties east of San Antonio Creek Road in between the project site and Highway 154 which are currently vacant and/or contain significant open, vegetated spaces. In addition, while less visible, the 12-acre open space parcel located within the La Romana Subdivision north of the project site also contains valuable scenic visual resources available to the public. Further, the large undeveloped properties zoned Agriculture and Mountainous north

of the project site serve as a critical visual backdrop to the neighborhood, contributing to the open and scenic character of the area.

There are no specific plans for development of the individual lots at this time, as it is not known at this time whether the lots will be sold to individual buyers or whether the current applicant or a future developer will develop the subdivision. Therefore, the individual lots may be developed concurrently or over a period of many years. Because specific development plans for each of the subdivided lots is not part of the current subdivision request, the exact height, size, design, layout, extent of accessory structures, and proposed landscaping for each of the 16 residential lots are not known. However, based on maximum building heights and maximum structural square footage for each lot, the project has the potential to eliminate existing view corridors through the site and to result in a new project on a currently highly visible property depending on how the individual residences are sited compared to each other. The height limits proposed by the applicant would assist in maintaining some views across the project site. In addition, providing for a minimum separation of 40 feet in between adjacent residences would provide opportunities for view corridors between homes to remain. Furthermore, the presence of the road and configuration of the building pad on Lot 1 in terms of its separation from adjacent lots allows for significant breaks in the view plane as experienced from San Antonio Creek Road. For lots 7-13 on the western portion of the site, their impacts on public views across the site would be reduced by virtue of their pad elevations being lower than San Antonio Creek Road by at least 15 feet and their distance from the road of at least 500 feet. Intervening homes closer to the public road would likely shield at least some of these western homes from public view.

Impacts to private views would be adverse but would not rise to a level of significance given the limited number of private views affected and the proposed height restrictions and setbacks in between residences, as well as the fact that most of the homes to the north of the site sit above the project site. In order to ensure that the developed portions of the lots will drain toward the new streets (once developed), the existing grade of portions of some of the lots would need to be raised, thereby increasing the potential for obstruction of views from the surrounding streets and increasing the visibility of future development on these lots as viewed from surrounding existing development. The building pad on proposed lots 10 and 11 are slated to receive the largest amount of fill to elevate the pads for positive drainage (between 3 and 9 feet on Lot 11 and between 5-3 and 10-8 feet on Lot 10, resulting in finished floor elevations of 342 feet and 340 338 feet, respectively). Since the elevation of San Antonio Creek Road along the eastern end of the property ranges from approximately 378 feet near the intersection with Pennell Road to 354 feet near the intersection with the proposed new roadway entrance, the building pads on these lots at the western end of the project site would remain between approximately 12 and 36 feet below San Antonio Creek Road. As a result, 22-foot tall residences on these lots would not significantly impair the scenic viewshed from this public road. As with all of the western portion of the site (generally, lots 8-14), while private views would be adversely affected by proposed grading, impacts would not rise to a level of significance given the limited number of private views affected. However, the building pad on Lot 10, originally identified as 340 feet in elevation in order to achieve positive drainage to the street, has been lowered two feet in order to reduce the prominence of a future home on this lot relative to adjacent residences which are situated at lower elevations. Additionally, a future dwelling on this lot would be required to be single story and be limited to 18 feet in height within 120 feet of the adjacent property line to the west. This would have the effect of reducing the visual impact of this portion of the project on adjacent private views.

The project includes a requirement that future buildings on Lots 1 and 2 be setback a minimum of 30 feet from the property lines adjacent to San Antonio Creek Road. The existing pepper trees and other trees and vegetation that currently line San Antonio Creek are to be removed and replaced per the landscape plan. The height of landscaping and related elements within the first 35 feet from the edge of the pavement along San Antonio Creek Road would be limited to four feet in height. While existing views cannot be expected to be maintained at their current extent following site development, these provisions would help to reduce significant impacts to scenic views and help to maintain view corridors through the site from San Antonio Creek Road. View corridors can be further protected by ensuring that future development, including landscaping, is sited to provide view corridors. The adjacent 78-unit Park Highlands Estates subdivision to the west of the project site was originally developed in the 1960s and 1970s. That project incorporates 25-foot structural setbacks in most instances, resulting in significant distances between structures on adjacent lots and thereby maintaining some level of view corridors and openness throughout the subdivision. The most substantial views which are blocked in the Park Highlands neighborhood are blocked by tall vegetation. The lots within the project site fronting San Antonio Creek Road are designed to provide a certain amount of openness, with a setback between homes on Lots 1 and 2 of approximately 170 feet and a setback of at least 100 feet in between Lots 2 and 16 due to their separation by the new roadway location. However, landscaping along the perimeter could obstruct views across the site if tall trees are included, including views from surrounding development.

The lack of specific plans for future development on the residential lots and the potential for significant aesthetic impacts from such development (depending on what is eventually proposed) would result in potentially significant impacts to public views and scenic vistas. In response, parameters for future development and landscaping as well as BAR review and approval are proposed below as mitigation to address view preservation.

Grading and construction activities associated with initial subdivision improvements and future lot development have the potential to degrade public views if construction debris and trash is not properly controlled. Further, initial grading of the entire site and establishment of building pads has the potential in the short-term to create an apparently abandoned, prepared and graded site open to public views due to the fact that it may take years before individual lots are developed. Mitigation to reduce the scope and extent of initial grading to that which is minimally necessary to construct the roads, achieve adequate drainage, and install the necessary infrastructure, saving creation of the most of the building pads for individual lot development, would help to reduce this impact by preserving much of the site in a relatively natural state until individual homes are constructed. Impacts would thus be significant but mitigable.

b, d) The creation of medium to large lots (.62 to 1.14 acres, not including the affordable lot), with accompanying urban infrastructure to accommodate single family homes and accessory structures and uses (e.g., guest houses, pools, pool cabanas, game courts, etc.), could be visually compatible with the surrounding suburban development. However, the specific size, height, layout and design of the homes and related home-site improvements (the construction of which are not part of this application) as well as related landscape features and lighting have the potential to conflict with the visual character of the surrounding neighborhood if not properly designed. The proposed six-foot tall black chain-link fence along the eastern property lines of Lots 1 and 2 adjacent to the proposed roadside footpath would be out of character with the area as it would introduce a more urban style fencing to an area that is characterized more by landscape hedges and wood and stone fences. Additionally, if the future residential lots were to be developed with a relatively uniform design and appearance, including uniform setbacks and building sizes, the project would be visually

incompatible with surrounding development which is characterized by custom homes with distinct styles, sizes, heights, designs, landscaping, and varied setbacks.

The applicant proposes to grade the entire site as part of the initial tract improvements in order to construct the interior roads, create the detention basin, and establish level building pads on each lot. The overall grading for the site would convert a site that is currently characterized by gently undulating topography with a general southward trend to a stepped and tilted site designed to drain internally in one direction. This approach, typical of residential subdivisions, would contribute to potential incompatibility of the project with surrounding development, which is characterized by individual lot development and varied topography, slopes, and building pads. However, incorporating mitigation that would reduce the scope and extent of initial grading to that which is minimally necessary to construct the roads, achieve adequate drainage, install the necessary infrastructure, and distribute the excess cut material, saving creation of most of the building pads for individual lot development, would help to reduce this impact and possibly facilitate less overall alteration of the existing site topography. It is likely that if grading were done on a lot by lot basis based on the specific designs of individual residences, then the total amount of grading and alteration of the site's topography would be reduced as compared to grading the entire site all at once. This is due to the fact that the grading could be tailored to each lot and the potential exists for the extent of graded building pads to be reduced based on individual lot development as some homes may be smaller than the allowed maximum or have smaller or sloped lawns and landscaped areas.

The existing neighborhood is a mix of one and two-story homes, with and without accessory structures and with setbacks of varying depths and widths. The size of primary residences and the total square footage of structural development per lot vary within the neighborhood, with a trend for newer homes to be larger in size than the older pre-Painted Cave Fire homes. Total net square footage figures for structural development per lot (based on the Assessor's records) indicates that structural square footages in the neighborhood range from approximately 2,000 sf to one parcel containing approximately 9,000 sf of structural development. The average size of the primary residence on the 79 nearby lots evaluated is 3,492 sf and the average total square footage of all structures on these lots is 4,344 sf. Within the more immediate area (parcels abutting the ~14 acre Park Hill Estates property), the average for total square footage of all structures per lot is slightly higher at 4,744 square feet. See Attachment 3 for a table containing this parcel data, including parcel size and square footage of development.

The great majority of 2-story homes in the broader neighborhood, including the 78-unit Park Highlands subdivision abutting the site on the west, fall into several categories: 1) the structures are located far enough away from public roadways that they do not intrude into the skyline or otherwise block scenic views, such as the homes on Pennell Road; 2) the structures do not appear as two-story structures from the street frontage due to topographical changes and stepped design; 3) the structures only include small second story components; and/or 4) although the structures may intrude into the immediate skyline, the views which are essentially being blocked are not "scenic" views, but would primarily be views of other existing residential structures.

The project includes a maximum height limit ranging from 22 feet for the more visible and prominent lots (18 feet for the affordable residence on Lot 3) to 25 feet for the less publicly visible lots where a taller structure would not impede public views. This self-imposed height limit is compatible with the neighborhood, where many residences are subject to the Ridgeline/Hillside guidelines, which limits structures to 25 feet above existing grade. Private views, however, could be degraded by these taller residences along the northwestern side of the

project site, especially with the raised building pads proposed as part of initial tract grading. The project also includes a maximum floor area for future residential development on each lot, totaling 5,500 square feet for two one-acre lots (Lots 1 and 15), 5,000 square feet for Lots 10 and 11 and 4,600 square feet for the remaining lots (2,600 for the affordable lot). These maximums would include the primary residence and all accessory structures. These limits placed on future development are intended to ensure that the size and scale of future development is visually compatible with the character of surrounding residences, though these square footage maximums for the smaller parcels (less than one acre) are generally slightly higher than the average for existing development on similarly sized parcels in the neighborhood. However, these square footage restrictions would provide flexibility in accommodating varying home sizes throughout the subdivision and it is expected that the different lot sizes and configurations, combined with market demands and individual owner preferences would result in a variety of home sizes throughout the development. This would be ensured through design review, specifically the direction given to the SBAR to ensure diversity and variability in buildout of the neighborhood.

The project proposes minimum 40-foot setbacks in between residences on each lot (variable as to the allocation on each lot, e.g. 15 feet on one lot and 25 feet on the adjacent lot). These setbacks would be consistent with setbacks found on many of the nearby parcels, especially those less than one acre in size, and would provide for openness throughout the site consistent with the visual character of the surrounding neighborhood.

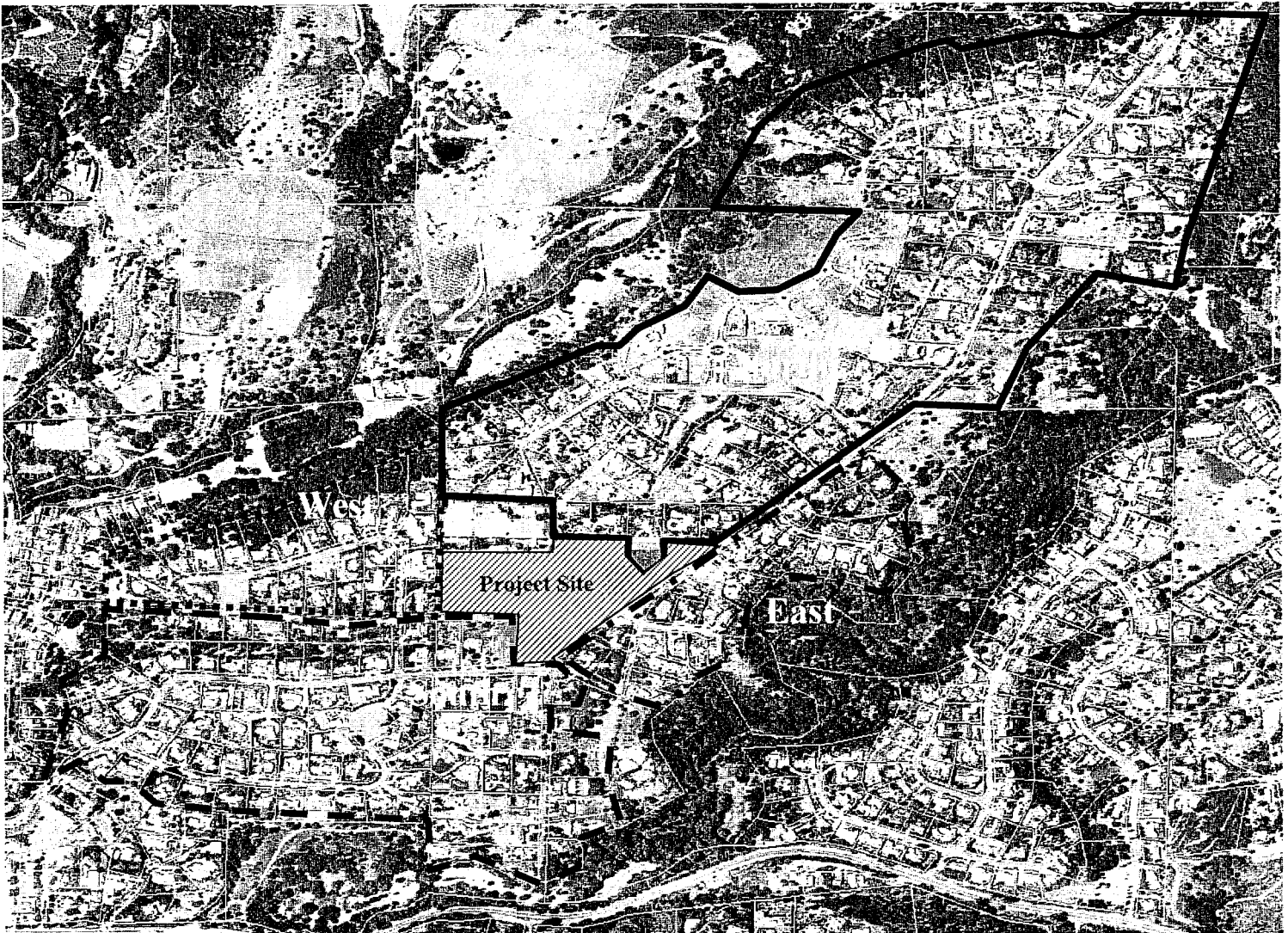
Thus, the design of the project appears to address the issue of neighborhood compatibility by providing for more open and differentiated development along the public viewing points of San Antonio Creek Road through varied building square footages, enhanced setbacks between residences due to the parcel configuration and roadway location, and more restrictive building heights, while concentrating the taller building heights more interior into the site and further away from public viewpoints (generally, lots 7, 8, and 9). The pad elevations on these lots are below the San Antonio Creek roadway and would be relatively hidden from public view by intervening lot development. While impacts to private views would be adverse they would not rise to a level of significance given the limited number of private views affected and the minimum 40 foot setbacks in between residences that apply throughout the project site. Additionally, Lot 10, which was originally proposed to receive the largest amount of fill (between 5 and 10 feet), has been modified to reduce the building pad by two feet and limit any future residence to a single story in order to reduce its visual impact on surrounding private views.

While the neighborhood around the project site is primarily zoned 1-E-1 (one-acre minimum parcel size), property sizes around the project site range widely, with many of the neighboring parcels less than one acre. The subdivision would result in residential parcels ranging in size from 0.4 acres to over one acre, with an average parcel size of approximately 0.79 acres (0.82 acres if the affordable lot is excluded) and an open space parcel of 1.68 acres. If the entire site (14.87 acres) is included in the average parcel size calculation, then the average parcel size increases to 0.93 acres (0.97 acres if the affordable lot is excluded). However, when the private roads are excluded from the parcel size calculations (for comparison purposes with the surrounding community), the parcels are reduced in size to an average of approximately 0.73 acres (0.76 acres if the affordable lot is excluded), with only four of the 16 residential parcels 0.6 acres or less. The average parcel sizes surrounding the project site are 1.07 acres for properties to the north (with a range of 0.46 to 3.58 acres in size), 0.62 acres for properties to the east (with a range of 0.49 to 1.04 acres in size), 0.84 acres for properties to the south (with a range of 0.32 to 1.96 acres in size), and 0.95 acres for properties to the west (with a range of 0.58 to 2.2 acres

in size). 117 of the 278 parcels included in the comparison are one acre or greater in size, representing approximately 42% of the neighborhood parcels. On the other hand, 71 parcels are less than two-thirds of an acre in size, representing approximately 26% of the neighborhood parcels. Overall, the average parcel size is 0.94 within the greater San Antonio Creek Road/Via Los Santos neighborhood. The graphic below depicts the neighborhood surrounding the project site. The image shows the central location of the project site relative to the neighborhood and also shows the variability of parcel sizes within the surrounding area.

Thus, the average parcel size under the proposed project would be slightly lower than the average parcel size for properties to the north, south, and west, but greater than properties to the east. As a whole, the average parcel size and range of parcel sizes within the project site are within the spectrum of lot sizes found in the surrounding neighborhood. In comparing the project to the La Romana Subdivision to the north, which was approved in 1997 and which is currently being built out lot by lot, the average parcel size for that subdivision is approximately 0.56 acres, with 17 of the 24 residential parcels being 0.6 acres or less in size. Though the La Romana project includes an associated open space of approximately 12 acres which helps to add to the openness of the development, the open space is sited in the northwest corner of the site rather than dispersed among the subdivision in order to break up the density of the parcels. Most of the parcels are nonetheless close to 0.5 acres in size and are tightly packed with minimal setbacks in between residences and the open space will not increase the apparent size of the lots in comparison to one another or increase the separation between residences once the subdivision is fully built out. Thus, while the La Romana Subdivision is less visible than the project site, this indicates that, while on the lower end of the spectrum, the density and lot sizes of the proposed project are in character with other elements of the surrounding neighborhood. Also, consistent with the Mesa area is the fact that the proposed lot sizes, while on the lower end of the spectrum, also vary. Proper controls on future development such as appropriate and varied setbacks between residences, building heights, and landscaping, ensured through the requirement for design review would help to ensure that reduced lot sizes relative to portions of the surrounding neighborhood would not result in incompatible development. Impacts would be significant but mitigable.

Although private property, the subject property has functioned as important open space in this area and is one of the last remaining large undeveloped properties in the San Antonio Creek mesa area. The proposed subdivision and ultimate buildout of 16 single family residences and associated accessory structures would result in a potentially significant change to the visual character of the area. While future residential development of this site would be a compatible land use with the surrounding community, its current function as a large open space lot providing visual relief to the public and local residents would be lost. This is considered a potentially significant impact. However, the site is zoned for residential development, consistent with surrounding development in the neighborhood, so residential development of the site is expected and planned for. Because future development might also be seen as skyline development from public viewing areas (including roads, parks, and trails), exterior materials and colors, as well as selection of major landscape plant materials, would play a significant role in the visual integration of prospective structures into the landscape.



c) Depending on the location and design of new lighting on these lots and along the interior roadways, the lighting could potentially spill over and/or be highly noticeable in the surrounding neighborhood. This would be an especially noticeable change in this area, which does not currently have extensive outdoor lighting (e.g., street lights along the neighborhood streets).

Cumulative Impacts

The project site represents one of the last remaining properties in the neighborhood to be developed. Build out of the proposed project has the potential to contribute to significant cumulative impacts to visual resources, as there is the potential for future development to be incompatible with surrounding development and result in a uniform aesthetic that is inconsistent with the visual character of the area. However, with incorporation of mitigation measures that address the design, siting, lighting and landscaping of future development, the project could be consistent with the surrounding development. The development of 16 new residences and associated accessory structures and uses would occupy one of the last remaining large undeveloped open space in the San Antonio Creek area and vicinity. However, the presence of Tucker's Grove and the nearly 100 acres of undeveloped riparian corridor leading up to Highway 154 and the largely undeveloped

agricultural lots north of the residential neighborhood help to preserve the open and semi-rural visual character of the area. As such, the project would adversely, but not significantly, add to the cumulative visual impacts associated with buildout of the area.

Mitigation and Residual Impact:

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

- Aest-04 **BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval as required under ordinance and by the Eastern Goleta Valley Residential Design Guidelines. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. The landscape plan shall be revised to eliminate the black chain-link fence along San Antonio Creek Road.
PLAN REQUIREMENTS AND TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance for individual lot development. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR plans prior to Final Building Inspection Clearance.
- Aest-06 **Building Materials.** Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.
PLAN REQUIREMENT: Materials shall be denoted on building plans and architectural plans submitted to BAR for review and approval.
TIMING: Structures shall be painted prior to Final Building Inspection Clearance.
MONITORING: P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.
- Aest-10 **Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lots and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.
PLAN REQUIREMENTS: These elements shall be included on design and construction plans, including electrical details and fixture heights, and submitted to BAR for approval prior to Zoning Clearance for individual lot development.
TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.
MONITORING: P&D compliance monitoring staff shall review compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the BAR-approved plans.
- Aest-Spl The design, scale and character of future residences, accessory structures, and landscaping shall be compatible with the surrounding neighborhood. Residences shall be designed with unique architectural styles and features (e.g. rooflines, sizes,

building layouts, heights, facades, colors, building materials, etc.) to help differentiate them from one another, as approved by the Board of Architectural Review. Architectural styles which predominate in the neighborhood, including ranch style and Mediterranean, with appropriate earth-tone colors, shall be encouraged. In reviewing future lot development, the BAR shall consider the relationship between residences on adjacent lots. Homes shall be sited and designed so as to avoid a linear, rectangular relationship with the lot lines and adjacent development.

PLAN REQUIREMENTS AND TIMING: This measure shall be included in the architectural standards, which shall be attached to the project CC&Rs and submitted to P&D for review and approval prior to recordation. The Owner/Applicant shall submit architectural drawings for each residence for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Zoning Clearance for each future residence. Grading plans shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing. The BAR shall specifically review the project for compliance with this condition prior to Zoning Clearances for individual lot development.

MONITORING: P&D shall confirm recordation of the CC&Rs with this language prior to recordation of the final map. P&D shall ensure submittal and review of materials by BAR and final approval by BAR prior to Zoning Clearance for individual lot development. Permit Compliance shall site inspect prior to occupancy clearance to confirm that structures are built in conformance with final BAR approved plans.

- Aest-Sp2 Rough grading for initial tract improvements shall not include the creation of building pads except for Lots 10 and 11. Excess cut generated from initial infrastructure grading shall either be stockpiled on site or spread evenly across the site to maintain its sloping character. Grading for all of the proposed residential lots shall be limited to the minimum change in elevation necessary to accommodate adequate drainage. Additional changes in pad elevations beyond that minimally necessary to accommodate drainage (e.g., to increase view potential for each lot) shall not be allowed.

PLAN REQUIREMENT: These requirements shall be included on site plans, elevations and grading plans submitted for Zoning Clearance for initial tract improvements and individual lot development. Where applicable, plans shall include height elevations and shall indicate height calculations performed based on the vertical distance between the existing grade (i.e. grades existing at the time of initial Tract Map approval) and the uppermost point of the structure directly above that grade.

TIMING: Plans shall be submitted to P&D and BAR, as required by ordinance, prior to Zoning Clearance for initial tract improvements and individual lot development, as applicable.

MONITORING: Grading inspectors shall confirm in the field that grading is consistent with approved plans prior to final occupancy clearance.

- Aest-Sp3 The two new private access roads shall be developed without the use of streetlights or bollards unless such lighting is determined to be essential for safety purposes. Any proposed or future street lighting (limited to lighting meeting the exception for safety purposes) must be the minimum necessary (illumination, height, duration, and visibility from off-site) to achieve the safety goal.

PLAN REQUIREMENT: All proposed exterior tract lighting shall be shown on tract improvement plans, which shall receive final BAR approval prior to Zoning Clearance for tract improvements.

TIMING: Plans showing the tract lighting shall be submitted and approved by BAR prior to Zoning Clearance for tract improvements.

MONITORING: Permit Compliance shall inspect upon completion of tract improvements to ensure that lighting has been installed consistent with their depiction on project plans.

Aest-Sp4 View Corridors: Landscaping along the public road frontages shall be low growing (no more than 4 feet at maturity) in a manner which facilitates view corridors through the site. Except as identified for landscaping near San Antonio Creek Road and Via Los Santos, landscaping located along the perimeter and Lot 17 shall not exceed 8-10 feet at maturity. Landscaping and/or walls along the new roads and along the property perimeter shall minimize the loss of existing view corridors through the site (to the mountains and/or ocean beyond), and any tract landscaping (perimeter, streetscape for Cozy Drive, etc.) shall be installed as part of initial tract improvements.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit applicable grading, architectural, and landscaping plans to P&D for BAR review. Prior to recordation, the applicant shall also provide a separate sheet to be recorded with the final map showing planting height zones as well as a sample plant palette for each perimeter landscaping zone. These sheets and associated plant palettes shall also be included in with the project CC&Rs. The palettes need not include all possible plant species meeting the height limitations, however by providing examples of attractive, appropriate species to all residents, future compliance with this measure can be facilitated.

MONITORING: P&D shall ensure submittal and final approval by BAR prior to Zoning Clearance for individual lot development, and inclusion of plant height zone sheet and plant palettes. Permit compliance shall ensure compliance of landscape planting with approved plans prior to granting occupancy clearance, and shall respond to complaints.

Aest-Sp5 Each lot shall include landscaping as appropriate to soften and blend with the constructed buildings and the natural environment at the site. Drought-tolerant native or Mediterranean species are encouraged. The landscaping shall enhance the developed lot aesthetics, be compatible with the site's native vegetation, avoid invasive species, and shall be consistent with other landscaping requirements that address maintenance of view corridors through the site. **Plan Requirements and Timing:** The applicant shall submit landscaping plans, along with their building plans, for BAR review and approval prior to Zoning Clearance for individual lot development.

MONITORING: P&D shall ensure submittal and review of materials by BAR and final approval by BAR prior to zoning clearance. Permit Compliance staff shall ensure landscaping is installed consistent with approved plans. Compliance staff will release installation security upon satisfactory installation of all items in approved plans.

Rules-26 **Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of common area landscaping and irrigation. Installation securities shall be equal to the value of a) all materials listed

or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for five years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all of the approved tract landscaping and irrigation consistent with approved plans and condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved common area landscaping and irrigation areas have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscaping and irrigation, P&D may use the security to complete the work.

Ldscp-1a Landscape for Life. The HOA shall maintain common area landscaping for the life of the project. The HOA or designee shall permit the County to conduct site inspections a minimum of one time per year.

TIMING: Prior to recordation, the Owner/Applicant shall record a buyer notification that repeats the condition requirement above.

MONITORING: P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

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

4.2 AGRICULTURAL RESOURCES

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

The project site does not contain a combination of acreage and/or soils which render the site an important agricultural resource. The site does not adjoin and/or will not impact any neighboring agricultural operations.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found to have no impact on agricultural resources, either from a project-specific or cumulative basis.

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 Gas Emissions	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Emissions equivalent to or greater than 10,000 metric tons of CO ₂ per year from stationary sources during long-term operations?				X	
e. Emissions equivalent to or greater than 1,100 MT of CO ₂ e per year or 4.6 MT CO ₂ e/Service Population (residents + employees) per year from other than stationary sources during long-term operations?			X		
f. Emissions equivalent to or greater than 6.6 MT CO ₂ e/Service Population (residents + employees) per year for plans (General Plan Elements, Community Plans, etc.)?				X	

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day for NO_x and ROC, 80 pounds per day for PM₁₀) for offsets for any pollutant;
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

District has developed a screening table showing the size estimates of the types of land uses that may have significant air quality impacts exceeding thresholds. The table indicates that a residential project with 103 or more single family residences would potentially exceed the impact thresholds.

Greenhouse Gas Emissions / Global Climate Change

Background:

Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). 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.

Methodology:

The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop an inventory of GHG emissions and a Climate Action Strategy and Climate Action Plan based on this data. Until County-specific data becomes available and significance thresholds applicable to GHG emissions are developed and formally adopted, the County will follow an interim approach to evaluating GHG emissions. This interim approach will look to criteria adopted by the Bay Area Air Quality Management District (BAAQMD), summarized below, for guidance on determining significance of GHG emissions.

Significance Determination Criteria	
GHG Emission Source Category	Operational Emissions
Non-stationary Sources	1,100 MT of CO ₂ e/yr OR 4.6 MT CO ₂ e/SP/yr (residents + employees)
Stationary Sources	10,000 MT/yr
Plans	6.6 MT CO ₂ e/SP/yr (residents + employees)

The BAAQMD does not include any standards for construction-related emissions.

Impact Discussion:

- a-c. Short-Term Construction Impacts. Project-related construction activities would require grading that has been minimized to the extent possible under the circumstances. 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 PM₁₀, 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 relatively limited period of time that grading activities would occur on the project site,

construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the URBEMIS computer model program. However, the proposed project (16 residential units) is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD, which indicates that residential development projects of 103 units or greater would have the potential to exceed significance thresholds and result in potentially significant long-term air quality impacts. Therefore, the proposed project would not have a potentially significant long-term impact on air quality and no additional analysis is required.

- d-f. **Greenhouse Gas Emissions.** According to the BAAQMD, the 1,100 metric ton significance criteria is equivalent to approximately 60 single-family residences given average annual household GHG emissions of approximately 18.3 metric tons/household/year.¹ This estimate is consistent with the EPA's estimate of average annual per capita GHG emissions of 16,008 lbs (7.26 metric tons) per person. Based on this equivalency, for purposes of evaluation of GHG emissions from residential projects in Santa Barbara County, emissions from a residential development of 18 units would be well below 1,100 metric tons/year and cumulative impacts as a result of GHG emissions are considered to be *adverse, but less than significant (Class III)*.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions, including GHGs, is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

Mitigation and Residual Impact:

Impacts with respect to GHG emissions are less than significant and no mitigation is required.

The following mitigation measure, along with standard conditions placed on the grading plan under the Grading Ordinance and standard conditions imposed by the APCD, would reduce the project's air quality impacts to the maximum extent feasible:

- Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.

¹ BAAQMD Thresholds of Significance (May 2010). at 60.

- c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Reclaimed water shall be used if feasible.
- d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
- e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans.

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

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

TIMING: The dust monitor shall be designated prior to 1st Grading Permit for initial tract improvements. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

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

Implementation of standard conditions placed on the grading plan as implemented through Chapter 14 (Grading Ordinance) of the County Code, along with standard APCD conditions, would reduce potential short-term dust impacts to a less than significant level. The project would not result in significant project-specific long-term air quality impacts. No further mitigation measures are required.

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		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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			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		X
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?		✗	X		X
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?		✗	X		X
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		X

Existing Plant and Animal Communities/Conditions:

Background and Site History:

The 14-acre site is located within an urban residential setting situated at the base of the Santa Ynez Mountains. Elevation of the site ranges from 325 feet to 375 feet above mean sea level with rolling hills having slopes of approximately 6% on average. It is the last large remaining undeveloped parcel on the mesa portion of the San Antonio Creek area. Based on aerial photographs from 1938, 1948, and 1959 the site has been relatively undisturbed. Agriculture has been reported to have occurred on site, and this is confirmed, at least for 1968, as the site is characterized on DWR Standard Land Use Survey maps as containing mixed grain and hay. In addition, a small orchard appears to be present on the southwestern corner. However, by 1972, the site appeared to be back in its native state – there is no obvious agricultural activity occurring on site. Between 1971 and 1995 the property was leased for horse grazing and no other agricultural activities or other development has occurred since that time.

The site was partially burned during the 1990 Painted Cave Fire with the damage occurring along the eastern edge of the parcel. A fire swept through the vacant parcel again in May 2002 and burned all but a portion of the site. No structures were destroyed or damaged during that fire.

Methods:

A botanical inventory and native grass survey was prepared by Watershed Environmental² in March 1999, based on field surveys conducted in March, 1998. This report included quantitative

² Botanical Inventory: Native Grassland Survey, 4700 Via Los Santos Road (APN059-290-041), Santa Barbara, California. Prepared by Watershed Environmental for County of Santa Barbara. March, 1999.

sampling of identified native grassland stands, using line intercept/quadrat sampling methods. Terminology used followed the 1995 Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). During processing of the prior project, a draft Native Grassland Mitigation Plan was prepared (2005), and a revised version was prepared in 2006.³ More recently, after a 2010 site visit by the P&D biologist (Melissa Mooney), and at the request of P&D, an updated vegetation survey was conducted by Watershed Environmental to identify the current conditions on the site⁴. Watershed's field work was completed in August 2010. This updated survey included a focus on vegetation mapping, based on perennial species observable at that time (summer season). Methods were largely based on CNPS survey guidelines (CNPS 2001), and CDFG survey guidelines (CDFG 2009). Quantitative sampling was not performed. Plant Community terminology in the 2010 report is based on the 2009 Manual of California Vegetation (Sawyer, Keeler-Wolf and Evens, 2009).

The 2010 Vegetation Survey Report was peer-reviewed by the P&D biologist. Using CNPS Rapid Assessment and Vegetation Mapping Methodology (CNPS and CDFG 2010) adapted to this site, ten rapid assessments were conducted in the identified native grassland stands in April, 2011 to verify community mapping and species composition of the mapped stands. Two rapid assessments and a reconnaissance belt transect were conducted in the annual grasslands on site. Peer review comments are included in the descriptions and analyses that follow. P&D's biologist has been on site at least four different times during the processing of projects on this site: December, 2000 (winter); May, 2003 (spring); July, 2010 (summer); and March and April, 2011.

Vegetation

The updated 2010 vegetation survey (Watershed Environmental 2010) identified six different vegetation types on the site, with the three predominant types being:

- annual grassland (10.07 acres),
- purple needle grass grassland (3.07 acres), and
- coyote brush scrub (.57 acres).

These and other vegetation types are mapped on Figure 1 in the 2010 Watershed Environmental report (See Attachment 4) and they are described below. The 2010 report identified 89 botanical species present on site, approximately 38% of which were native and 62% were non-native. No state-, federal-, or CNPS-listed sensitive species were found on the site.

Native grasslands. Purple Needle Grass Grassland (*Nasella pulchra* Alliance) is considered a rare plant community by the California Department of Fish and Game (CDFG, 2010).⁵ Based on the most current survey (Watershed Environmental 2010), the site contains nine scattered stands of native grasslands containing purple needle grass (*Nassella pulchra*) totaling 3.07 acres⁶. The nine stands range in size from 0.02 acres to 0.79 acres.

³ *Park Hill Estates Revised Native Grassland Mitigation Plan*, prepared by Watershed Environmental for Suzanne Elledge Planning and Permitting Services. May 4, 2006. (on file and available at P&D)

⁴ *Vegetation Survey, Park Hill Estates*, prepared by Watershed Environmental, Inc. for Mr. Jeff Nelson, The Nelson Law Firm, October 25, 2010. (on file and available at P&D)

⁵ CDFG, September, 2010, List of Natural Communities Arranged Alphabetically by Life Form. Available online at www.dfg.ca.gov/biogeodata/vegcamp/natural_comm_list.asp.

⁶ Stands were identified using the County's Native Grassland definition and threshold per the Environmental Thresholds and Guidelines Manual (2010). The report actually states that only 2.46 acres meet the County's threshold definition, based on the erroneous assumption that the stands are isolated and not part of a larger ecosystem. Note that 5 stands totaling 1.36 acres were identified in the 1999 report as meeting the definition. Lot numbers and stand numbers are different from the 1999 project and report.

The 2010 report concludes that the size and extent of native grasslands meeting the County's definition per the Environmental Thresholds and Guidelines Manual has increased from 1.36 acres in 1999 to 2.46 acres in 2010.

Based on 2011 site visits, the P&D biologist has confirmed, in general, the 2010 spatial distribution of native grassland polygons as drawn by Watershed Environmental. However, it is noted that even though the spatial distribution of these stands bears out, the report is lacking data for the native species occurring within the different polygons, or stands. It is also noted that the revised Manual of California Vegetation (MCV2) now uses a more refined method to separate perennial native grasslands from annual grasslands, including non-native "semi-natural" stands. According to MCV2, it appears that native grasslands can be considered to be present on a site even when needlegrass is as low as 1-5% relative cover in a stand (Sawyer, Keeler-Wolff, and Evens, 2009). Therefore, to better describe the total coverage of needle grass stands on site and to provide clarity regarding areas where native grassland species may be present but at low cover, the P&D biologist conducted additional springtime surveys and Rapid Assessments as discussed above.

The 1999 Watershed Environmental report identified five needlegrass stands on site totaling 2.21 acres (1.36 acres if small stands and offsite stands are eliminated; see 1999 report, page 8). The relative cover of the purple needle grass within these stands was estimated in 1999 to be over 10% and was as high as 70% in some locations. The absolute vegetation cover within these stands in 1999 ranged from 80 to 95% with 5 to 20% bare ground.

Based on the P&D biologist's April 2011 surveys, native grassland species occurring within the native grassland stands include purple needlegrass, blue-eyed grass (*Sisyrinchium bellum*), soap plant (*Chlorogalum pomeridianum*), western ragweed (*Ambrosia psilostachya*), and possibly California wood sorrel (*Oxalis albicans*). Summer natives such as narrow-leaved milkweed (*Asclepias fascicularis*) and turkey mullein (*Eremocarpus setigerus*) were also seen, but they were not abundant. Table 1 below summarizes stand size and cover data for Native Grasslands on the project site, based on 1999 (Watershed Environmental), 2010 (Watershed Environmental), and 2011 (P&D biologist) surveys.

Table 1. Stand Size and Cover Data for Native Grassland Stands on the Park Hills Site Based on Three Sampling Events.

Stand Number ⁷		Stand Size in sq ft. (acres)		Native Species Cover (%)	
1999	2010/2011	1999	2010	1999 ⁸	2011 ⁹
	1		6,681 (0.15)	NS ¹⁰	37
5	2 (a+b)	25,638	22,525 (0.52)	15.83	66
	3		2,676 (0.06)	NS	NS
4	4	11,901	16,195 (0.37)	7.92	37
	5		962 (0.02)	NS	NS
1	6N (a)	1,695	-	2.36	28
3	6S (b)	5,315	34,602 (0.79)	11.82	33
	7		7,948 (0.18)	NS	36

⁷ Numbering of stands was changed in the October, 2010 report by Watershed Environmental.

⁸ Per Watershed Environmental 1999, this value is an average value of native grass absolute cover for 10 sq. ft. quadrats (approximately 3 ft. by 3 ft.) along the entire length of four transects, one transect in each polygon, except for Plot 1 where individual plants were counted. T-1 (stand 2) included 32 quadrats; T-2 (stand 3) 11 quadrats; T-3 (stand 4) 12 quadrats; and T-4 (stand 5) 18 quadrats. Many quadrats contained no native grass. The average % cover of quadrats containing native grasses along each transect was 20%, 26%, 24%, and 20%, respectively.

⁹ Per field sampling on April 6, 2011, this figure is relative cover *native grassland species*, estimated within the stand based on CNPS standard cover charts.

¹⁰ NS = Not Sampled.

	8		8,082 (0.19)	NS	32
2 ¹¹	9 (a+b)	30,614	34,008 (0.78)	11.56	31
Total		77,162	133,679 (3.07)		

A review of the data collected in 1999 (Watershed Environmental 1999) and 2011 (P&D Data Sheets; on file and available at P&D) shows that the size, cover values, the quality, and the distribution of purple needlegrass and other native grassland species varies greatly over the site. In general, the distribution of native grasslands shown on Figure 1 of the WE 2010 report coincided with that observed by the P&D biologist during April 2011 surveys. There are likely limited areas where polygons could be enlarged to encompass an additional small stand of needle grass; similarly, some polygons could be reduced to reflect an abundance of, for example, *Lolium perenne*. Some stands are high in cover of native grassland species (NGS) (e.g., stand 2; 66% NGS, see Rapid Assessment 2a), and contain less annual grass such as wild oats; others are an almost equal mix of purple needlegrass and the non-native wild oats (e.g., Rapid Assessment 6a, 6b). Others are dominated by wild oats, but contain purple needlegrass (Rapid Assessment 4a, 7a, 9a). As shown in Table 1 above, Stand 2 has the highest cover of native grassland species, and, in the opinion of the P&D biologist, may be the highest quality stand on the site. In most cases, purple needlegrass contributes the largest to the cover values of native species.

In terms of the County's Thresholds, the 1999 surveys revealed that three stands contained *Nassella pulchra* at ten percent cover or greater (stands 2, 3, and 5). Three of the 1999 stands met the size criteria of greater than 0.25 acres (Stands 2, 4, and 5). In 2010, four stands met the size criterion (stands 2, 4, 6, and 9); these four stands total 2.46 acres. However, the smaller stands, which total 0.61 acres, are arguably part of a larger native grassland ecosystem encompassing the site and thus are considered significant native grassland habitats pursuant to the County's environmental thresholds. Stands 3 and 5 are so small and proximate to stands 2 and 4 that they should probably be combined with the adjacent stand. Stands 7 and 8 are "new" stands not mapped in the 1999 report. Thus all stands identified in 2010 that meet the cover criterion, regardless of size, have been included in the impact acreage because they have been determined to be part of a larger ecosystem unit.

Additional discussion of the quality of the stands in their ecological context in terms of species diversity is necessary to give a full and complete characterization of the native grasslands onsite. In this light, it should be noted that the entire site is surrounded by urban development and there is little connectivity to adjacent habitats. Table 2.0 below describes the general quality of the native grassland stands, based on 2011 surveys, roughly from highest to lowest quality.

Table 2. Descriptions of Native Grassland Stands on the Park Hills Site.

Stand	Description	Size	Quality
2	Structurally and floristically diverse with high cover (66%) needlegrass, soap plant, and blue-eyed grass and low cover (10-30%) non-native species; large copse of tall lemonade berry contributes greatly to structural diversity; some non-native Eucalyptus trees present; includes steepest west-facing slope on parcel; relative cover, NGS = 66%	0.52 acres	High (based on 2 stands)
1	Structurally diverse with tall coyotebrush in shrub layer at about 10% cover; understory dominated by low patches of needlegrass at 20% cover, but exotic	0.15	High

¹¹ Stand reduced in size (in 1999) from 51.855 sq. ft.. as a portion is located on adjacent "not a part" parcel.

	red-stem filaree abundant and a few pampas grass on the outskirts; native <i>Oxalis</i> present; steeper west-facing slope; relative cover, NGS = 36%		
6	Structurally uniform with needlegrass and wild oats in approximately equal amounts (both 20% cover) but some patchiness in terms of height class; northern portion adjacent to boulder/coyotebrush stand; relative cover, NGS = 31%	0.79	North High (stand 6a near boulders) South Moderate (stand 6b)
4	Patchy needlegrass at 30% cover in a wild oats matrix of 40% cover; large patch of soap plant; relative cover, NGS = 37%	0.37	Moderate
7	Low, patchy needlegrass/ragweed at 15% and 10% cover in a wild oats/filaree matrix; <i>Juncus occidentalis</i> ; relative cover NGS=36%	0.18	Moderate
8	Varies from dense needlegrass at 25% cover without wild oats to a mix of needlegrass and wild oats; relative cover NGS= 32%	0.19	Moderate
9	Very patchy ranging from tall dry patches with high wild oats cover (40%) and little needlegrass (15%), to lower mesic patches with <i>Lolium</i> , ragweed, and needlegrass at 35%; relative cover NGS = 44%	0.78	Low
5	Small, dense stand in wild oats matrix could be combined with stand 4; unclear distinction between stands; no Rapid Assessment performed	0.02	Low
3	Very small stand north of fenceline in a wild oats matrix; no Rapid Assessment performed	0.06	Low

Annual Grasslands. According to Watershed Environmental, the non-native annual grassland vegetation community type is composed primarily of non-native grasses, including brome grasses, rattail fescue, wild oat, Italian rye, and foxtail and there are approximately 10 acres on site. In the central area of the site, redstem filaree, an exotic herb, occurs in patches at very high cover values. In addition, black mustard and Italian thistle are predominant in a disturbed area near proposed lots 8 and 9. Other native herbs such as fascicled tarweed, turkey mullein, and western ragweed do occur in scattered areas in the eastern and western portions of the site. The absolute vegetation cover within this primarily non-native vegetation type is approximately 90% with 10% bare ground. Based on the P&D biologists two rapid assessments and a belt transect (400 ft. in length by 15 ft. in width) conducted within annual grasslands in April 2011, the central portions of this plant community contain no native species, and are dominated by wild oats (*Avena fatua*). On the western third of the parcel, however, purple needlegrass is scattered throughout this community at very low density.

Coyote Brush Scrub. The Coyote Brush Scrub vegetation type (*Baccharis pilularis* Alliance) occurs in small patches in the western portion of the property. Watershed Environmental observed that coyote brush within this vegetation type had an absolute cover of 50 to 70%. Other native species present within this vegetation type include California sagebrush, redberry, lemonade berry, sawtooth goldenbush, and California aster. According to the WE 2010 report, the understory vegetation in these stands is composed of non-native herbaceous species found in the annual grasslands. However, in 2011, the P&D biologist found scattered purple needlegrass plants in some of these coyotebrush areas.

Coyote Brush/Purple Needle grass. In addition to the Coyote Brush Scrub vegetation type, there is also a Coyote Brush/Purple Needle Grass Association vegetation community within the site (*Baccharis pilularis/Nasella pulchra* Assn). According to the 2010 WE report, this vegetation type occurs in the western portion of the property in two stands totaling approximately 0.17 acres. The vegetation type is similar to the Coyote Brush Scrub described above except that the understory is composed of perennial native grasses (purple needle grass, meadow barley, and alkali rye) with 60 to 70% cover. According to the Watershed report, this vegetation community appears to be in transition from a native grassland to one that is now dominated by shrubs which will, in the future, continue to increase in size and cover and eventually out-compete the understory plants and eliminate the native grasses from these stands.

Individual Trees. There are mature pepper trees along the San Antonio Creek Road right-of-way. In addition, three small oak trees, only one of which is of protected size (greater than 6 inches dbh) are growing amongst the pepper trees, but their growth has been stunted due to lack of space and trimming along the roadway and do not provide any habitat value. There are also four oak trees along the eastern property line on Lot 17 (detention basin lot), with one of the oaks located off-site on the other side of the property line fence. The pepper trees and oak trees along the right-of-way of San Antonio Creek Road are proposed by the applicant for removal to improve sight distance for vehicles traveling along this road, including for vehicles which are entering and exiting the road via abutting streets and driveways.

Natural Drainages. During site visits conducted in 2003 and in 2011, the P&D staff biologist identified scattered western yard rush plants (*Juncus occidentalis*) in a slight depression on the eastern side of the parcel (within stand 7). Although this plant species has wetland indicator status of facultative wetland (FACW - occurs in wetlands 67-99% of the time, but occasionally found in non-wetlands), these plants were not prevalent enough to consider this area a wetland and there are no other areas on the site that have been identified as wetland habitat. Only about ten plants were seen. There is a slight drainage on this eastern portion of the site that drains to Via Los Santos.

The only other obvious drainage in the vicinity of the parcel is at the northwestern corner of the property near the western terminus of Pennell Road. A blue-line creek (marked as the lower branch of Maria Ygnacio creek on the Flood Control topographic map for the area (FCWCD, 1991) is present in this area. It is highly disturbed by adjacent residences, and contains little buffering from landscaping and horse pastures. Further into the adjacent property to the north, any run-off water is conveyed into a nominal drainage course in a horse pasture until it reaches the rear yards of homes along Via Los Padres. The water is then directed to a drain pipe behind these homes to the drainage area south of Via Los Padres. While there does not appear to be significant wetland habitat on-site, run-off from the northern portion of the site near the western terminus of Pennell Road comprises a small portion of the watershed feeding the drainage tributary, with a small willow woodland north of proposed lots 7-10.

Wildlife

A wildlife survey was conducted by VJS Biological Consulting, Incorporated (dated December 6, 1998) to evaluate the wildlife resources on the undeveloped 14 acres. The site was surveyed several times with particular attention given to any roosting or nesting activity, and the possible use of the parcel by any sensitive or endangered species. The report identified that existing site fauna is typical of urban Goleta and includes gophers, opossums, and squirrels. Coyotes and raccoons use the parcel for foraging and travel between the two nearby, off-site, riparian corridors (San Antonio

Creek and an unnamed ephemeral creek branching from a tributary of Maria Ygnacio). The Western fence lizard was the only reptile observed during the field visits, but a variety of reptiles common to the Goleta area may also be present on the site, including gopher snakes, common king snakes, western skink and California alligator lizards.

A number of bird species were observed onsite, including red-tailed hawk, white-tailed kite, turkey vulture, American kestrel, rock dove, mourning dove, Anna's hummingbird, acorn woodpecker, Say's phoebe, scrub jay, American crow, Bewick's wren, ruby-crowned kinglet, Western bluebird, northern mockingbird, starling, Savannah sparrow, white-crowned sparrow, Western meadowlark, California towhee and house finch. In addition, the Semonsen report concluded that a variety of other common birds are expected to use the property at various times of the year. A western kingbird was noted by the P&D biologist during April 2011 surveys.

Sensitive Species

As indicated above, Semonsen observed white-tailed kites foraging on the project site on "several site visits" during late fall and early winter of 1998. These birds are federally protected as a bird of prey, and have been listed as a Species of Management Concern by the U.S. Fish and Wildlife Service. They are considered locally sensitive with protection afforded their nesting and roosting sites through the Conservation Element of the County Comprehensive Plan as well as the Goleta Community Plan. No nesting or roost sites were observed on the project parcel. Kites are known to successfully nest in both the San Antonio Creek drainage and in the Maria Ignacio drainage, most likely using the project parcel as a foraging area. A gradual decline in kite numbers is expected within the Goleta Valley due to the loss, fragmentation, and more frequent disturbance of their nesting and foraging areas (Paul Lehman, *The Birds of Santa Barbara County*, CA 1994). No white-tailed kite or other raptor species were seen on site during the April 6 and 14, 2011 vegetation surveys completed by the County staff biologist, which were completed roughly during the hours of 10 am to 5 pm.

The Semonsen report also indicates that the Pallid bat (*Antrozous pallidus*), a California Species of Special Concern, could roost in the area and possibly use the project parcel for foraging.

A comment letter submitted on the Draft MND suggested that the methods used in the biological resources section in assessing the vegetation on-site were not adequate, that sampling plot sizes may not have been appropriate, and that random sampling was not used. The methods used in the characterization of vegetation in the MND (Rapid Assessment methodology in combination with the Watershed Environmental line transect methods) are more intensive than many other recent P&D grassland analyses due, in part, to advances in vegetation science in recent years. While these methods are not as scientifically rigorous as those for academic research projects, the surveying and sampling conducted for this project was wholly consistent with all other grassland analyses performed for other projects reviewed by P&D and is sufficient for the purposes of CEQA. In addition, it is important to note that Rapid Assessment sampling is by its very nature a plotless technique (i.e., there is no set size for plots), and it is frequently used by California Department of Fish and Game in grassland-vegetation classification and vegetation mapping (see Sawyer, Keeler-Wolf and Evens, 2009). It is true that plot-based releve's are now recommended for regional characterization of grasslands about which little is known (personal communication, Jennifer Buck-Diaz, California Native Plant Society, July, 2012). However, given the quantitative sampling (i.e., plot-based) that had already been performed on site, and the fact that characteristics of purple needlegrass grasslands are generally well-known for this area, the rapid assessment method was used in this case. It is agreed that more intensive academic level

sampling would be desirable, but this cannot always be accomplished efficiently; nor is it necessarily an appropriate level of analysis for CEQA review. ~~In this analysis, however, did include one combined Rapid Assessment/Releve plot was recorded in annual grasslands (Plot AG-1).~~ Its size was 30 x 30 ft. (900 sq.ft.), a size typically used for grassland analysis. Combined with the nine rapid assessments in identified stands of grasslands, quantitative sampling conducted in grasslands stands in 1998, and several site visits conducted throughout multiple years, the results of which are incorporated into this document, it is concluded that the data documenting native grasslands on-site is accurate. Lastly, while random sampling is a standard technique for most studies, it is rarely appropriate for vegetation mapping and analysis because vegetation is not randomly distributed. ~~Vegetation~~ is generally associated with soils, slopes, and many other variables that one must take in to account when placing study plots within a stand (personal communication, Todd Keeler-Wolf, March 29, 2010).

Thresholds:

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

Native Grasslands: In general, project created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

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

General Biological Resources. Disturbance to habitats or species may be significant, based on substantial evidence in the record (not public controversy or speculation), if they substantially impact significant resources in the following ways:

- (1) Substantially reduce or eliminate species diversity or abundance
- (2) Substantially reduce or eliminate quantity or quality of nesting areas
- (3) Substantially limit reproductive capacity through losses of individuals or habitat
- (4) Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources
- (5) Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes)
- (6) Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Impact Discussion:

- a) **Loss of Rare Plant Community, Native Grasslands.** As indicated above, the County's Biological Resources Thresholds (adopted by the Board of Supervisors September 1994) identify native grasslands as an important biological habitat resource for the County. In addition, Purple needle grass grassland (*Nasella pulchra* Herbaceous Alliance), as defined in

MCV2, is considered to have a State status of S3, and, as such, is considered a rare vegetation alliance, per the CDFG (CDFG September, 2010).

The project would result in a loss of nine stands totaling 3.07 acres (2.46 + 0.61 acres) of native grasslands containing more than 10 percent absolute cover *Nassella pulchra*, as observed by Watershed Environmental in 2010, and the P&D biologist in 2011. As discussed above, these stands contain more than 25% relative cover of native grassland species, and their quality varies over the site. Impacts associated with development of the site and loss of this protected plant community would be potentially significant.

Mitigation for native grasslands affected by projects proposed on this site has been discussed for over ten years. In 2000, a proposal to mitigate loss of native grasslands by preserving existing grasslands on each lot was rejected because it would result in numerous small, isolated and fenced grassland areas. In 2003, preservation of then lots 1 and 8 (now proposed lots 1, 11, and 12) was considered but rejected, because these areas would be isolated. The preferred mitigation at that time was to create a 2-acre lot on the southern portion of the site and restore native grasslands within that area. This concept was carried forward through 2005 and 2006, when the prior project for 13 lots (12 residential lots and one open space lot) was approved. The May 2006 Revised Native Grassland Mitigation Plan contemplated drill seeding and hydroseeding native grasses (purple needlegrass, creeping wildrye) and other herbs in this southern area of the site. The standard for performance was 10 percent relative cover of native grass plants in the 2.72-acre on-site restoration area.

When the current project (now 16 residential lots) was proposed, the earlier restoration proposal was revised in July, 2010¹² to reduce the mitigation area to 1.61 acres and incorporate a new minimum cover standard of 50% relative cover after 3-5 years. However, the area to be restored would be used as an active recreation area, thus potentially reducing its effect as mitigation. The County has determined that this is not adequate to fully mitigate the project impacts given the increase in the size and amount of the stands on the site.

Therefore, the applicant has proposed to incorporate an off-site element that includes collaboration with UCSB Cheadle Center for Biodiversity and Ecological Restoration (CCBER) on restoring the 3.07 acres of impacts at a 2:1 ratio on a 6-acre area on the Ellwood/Devereaux open space east of Coal Oil Point Reserve (UCSB's south parcel). According to a preliminary plan prepared by CCBER, the following would be accomplished:

- Salvage source material from the project site;
- Conduct pre-planting grow-kill cycles to eliminate weeds on the receiver site;
- Transplant salvaged needlegrass into treated areas;
- Outplant needlegrass seedlings grown from locally-collected seed;
- Drill seed in certain areas;
- Perform weed control to reduce non-native plant interference; and
- Monitor success as determined by sampling.

This draft plan would be revised pursuant to Mitigation BIO-Sp2 below, and impacts to purple needle grass native grasslands would be reduced to less than significant. Off-site

¹² See July 9, 2010 Watershed Environmental Letter to Mr. Jeff Nelson. Oak Creek Company. Santa Barbara, California. (on file and available at P&D)

mitigation is considered to be a viable option in this case for the following reasons: (1) there is a minimum of 500-600 ft. of existing development surrounding the project site separating it from the adjacent natural habitats of San Antonio Creek and Maria Ygnacio Creek; (2) on-site avoidance and/or restoration options would result in isolated, low-functioning grassland areas; and (3) feasible off-site restoration has been proposed.

- b) **Unique, Rare or Threatened Plants.** There were no rare, threatened, or endangered plants found on site.
- c) **Reduction in Native Vegetation.** In addition to the loss of 3.07 acres of native grasslands onsite, the project would result in the loss of approximately 10 acres of annual grassland, 0.57 acres of coyote brush scrub, and 0.17 acres of coyote brush scrub containing purple needle grass in the understory. This latter type appears to be included in the acreage of native grasslands, as there is overlap between the native grassland and coyotebrush polygons as shown on Figure 1 of the Watershed Environmental biological report (Attachment 4).

The loss of annual grassland is discussed below under (d).

The drainage at the northwestern corner of the property near the western terminus of Pennell Road could be potentially impacted by the proposed project. While there does not appear to be significant wetland habitat on-site, run-off from the northern portion of the site near the western terminus of Pennell Road comprises a small portion of the watershed feeding the drainage tributary, with a small willow woodland north of proposed lots 7-10. Therefore, if grades change in the northern and northwestern portion of the site, so that runoff from these proposed lots is re-routed to the south, this could incrementally reduce the runoff to this small riparian area. However, the grading and drainage plan has been designed to direct runoff from new development to the site's detention basin and away from the northern property boundary. However, there would continue to be runoff outside of the building envelopes, similar to that which currently occurs naturally, that would feed this riparian area. This minor change to the drainage would be considered an adverse but less than significant impact. The scattered western yard rush plants (*Juncus occidentalis*) located in a slight depression on the eastern side of the parcel were not prevalent enough to identify this area as a wetland. As a result, impacts to wetlands would be less than significant.

- d) **Non-Native Vegetation of Habitat Value.** In addition to the areas of native perennial grassland habitat, the project would result in the loss of approximately 10 acres of non-native annual grassland, which is dominated largely by non-native species, but which, nevertheless, in some areas, does contain a native component. Non-native plants on the site are not of specific habitat or horticultural value when considered alone. In fact, the non-native plant species in the project vicinity (due to existing urban uses) will have a continued seed source and, due to their invasive nature, will tend to supplant native grasses over time. While the non-native plants on-site are not individually significant, the size of the site, the topography, and the mixed grassland habitat have been identified as important foraging habitat for raptors, including the white-tailed kite. Foraging habitat would be lost with the removal of vegetation (native and non-native species) and introduction of a residential population that would result from the proposed residential development on the project site. This loss of foraging impact is discussed further in sections (g, h, i) below.

This impact from loss of foraging habitat on this parcel is potentially significant due to the cumulative loss of foraging habitats for these birds throughout the area, as identified in the Goleta Community Plan EIR. The open space/detention basin parcel would retain approximately one acre of the site in undeveloped grassland and shrub cover; however approximately 13 acres throughout the rest of the site would irreversibly be lost as foraging habitat once the 16 residential lots are developed. The cumulative loss of foraging habitat for white-tailed kites and other raptor species is considered significant and irreversible.

However, this significant cumulative impact has already been identified in the Goleta Community Plan EIR associated with buildout of the community, ~~and the Board of Supervisors adopted a Statement of Overriding Considerations.~~ The project would contribute to this cumulative loss but would not be independently significant given that no nesting or roosting is known to occur on-site and given the relatively limited amount of foraging habitat from a regional perspective that would be lost as a result of the project.

- e) Specimen Trees. While the project would result in the removal of pepper trees and oak trees along San Antonio Creek Road, these trees are not considered “healthy native specimen trees.” Pepper trees are not native to California, though they are well adapted to the climate, and the oak trees along San Antonio Creek Road have not reached the stature of healthy specimen trees, as they are volunteers and their growth has been stunted by overcrowding and trimming along the roadway. Adverse impacts to native healthy specimen trees would be limited to the removal of one Elderberry tree located on Lot 17, however, this impact would be less than significant given that the tree does not provide significant habitat value for nesting, breeding, or roosting for rare, threatened, endangered, or sensitive species, nor does it provide a significant food source for area wildlife.

Two of the three oak trees along the roadway are below protected size (i.e. less than 6 inches dbh). The elderberry tree was reportedly in poor health according to a staff observation at a site visit on August 4, 2002, and it is essentially part of a stand of coyotebrush scrub. The pepper trees and oak trees along the San Antonio Creek Road right-of-way would be replaced with lower growing shrubs to ensure adequate sight distance along this public roadway and protection of scenic view corridors across the site. The three on-site oak trees adjacent to the proposed detention basin are healthy native specimen trees as is the nearby oak tree on the adjacent property along the common fence line. These trees could be significantly damaged or removed during grading and construction activities if not adequately protected. Impacts would be potentially significant, but with the inclusion of mitigation Bio-1 below (Tree Protection Plan), impacts would be reduced to less than significant.

Tree trimming and vegetation clearance along the lower portion of San Antonio Creek Road as part of the roadway improvements for emergency evacuation would not result in significant impacts to native and/or specimen trees. Existing oak trees located on the downhill side of the roadway would not be removed or their roots affected, since the roadway would be widened on the uphill slope. Pruning and limbing of the roadside trees to achieve County Fire Department clearance requirements would not result in the loss of healthy specimen trees.

- f) Other Factors that could Affect Vegetation. As discussed in items a.b.c above, there are stands of purple needle grass on the site that do meet the County Threshold criteria for

potentially significant impacts. Therefore, the introduction of additional herbicides, pesticides, animal life, human habitation and non-native ornamental plants normally associated with suburban residential development could change or hamper the existing habitat. However, most of the existing habitat would be lost with development of the site. Indirect impacts would likely be limited to the western slopes of Lots 10 and 11, portions of which may remain ungraded as part of the site preparation for future development. Other pockets of existing habitat may remain once grading has been completed. Impacts would be potentially significant but mitigable with implementation of Mitigation Measure Bio-21.

- g, h, i) Rare Animals, Loss of diversity, Deterioration of Wildlife Habitat. There are no known sensitive species nesting or roosting on or otherwise inhabiting the project site. There is no mapped or designated critical habitat on site. Public testimony on the Draft MND suggested that the site was used by various raptors and other bird species. However, no evidence of nesting or roosting by raptors or sensitive bird species was apparent during the most recent site surveys conducted by the County staff biologist, which occurred during the nesting season (April 2011). Furthermore, there are few trees on the site that would provide suitable habitat for nesting or roosting. Trees that are present in the project are along the property boundaries, and as such, are already disturbed by existing residential development and uses. The parcel is used primarily for foraging, which would be substantially eliminated by development of the site (VJS Consulting Report 1998). Due to continuing development throughout Santa Barbara County, and particularly in the Goleta Valley, open grassland areas are decreasing in number and becoming more fragmented. The proposed development would remove most of the grassland supported food base for the birds and mammals currently using the parcel. ~~(t~~ The proposed parcel for the detention basin would continue to provide foraging habitat for birds and other wildlife species, though it would be marginalized by the surrounding residential development and use of the bottom of the basin for passive recreation by the residents of the project). Removing most of the foraging habitat by developing the parcel would contribute to the loss of foraging habitat for White-tailed kites and other sensitive bird and animal species in the area as a result of cumulative development and eventual buildout in the Goleta area. This impact was identified as a significant, unavoidable impact in the Goleta Community Plan EIR. As discussed below, the ~~Board adopted a statement of overriding considerations to address this project would~~ incrementally contribute to this cumulative impact, but its contribution would not be considerable. Impacts would be adverse but less than significant. Despite the low likelihood of the site being used for nesting or roosting given the paucity of suitable habitat, in response to public comments received the MND includes a recommended mitigation measure that would require pre-construction surveys for any active nest and roost sites at the time of construction and avoidance as necessary.
- j) Barriers to Wildlife Movement. The site is surrounded by low-density urban development. Existing site fauna is typical of the foothill areas of the Goleta Valley and includes gophers, opossums, and squirrels. Coyotes and raccoons use the parcel for foraging and travel between the two nearby, but off-site, riparian corridors (San Antonio Creek and an unnamed ephemeral creek branching from a tributary of Maria Ygnacio). The project development would result in some disruptions to movement on-site by common fauna moving between the two nearby riparian corridors. However, the affected species are common in urban and semi-rural areas and would be expected to continue to use the site to travel between the two creeks and forage in the open areas. Impacts would be adverse, but less than significant.

- k) Other Factors involving Wildlife. The proposed site grading and other tract improvements as well as the eventual build out of the parcels would introduce lighting, fencing, noise, human presence and domestic animals. These factors would impact the animal life that currently uses the project site for foraging and other activities. Impacts are anticipated to be less than significant as most of the affected species are common in urban and semi-rural areas and are adapted to such typical disturbances, with the exception of impacts to birds of prey like the White-tailed kite, as discussed under g, h, i above. Impacts to foraging habitat for sensitive raptor species would contribute to the significant cumulative biological impact identified in the Goleta Community Plan, though the contribution would not be cumulatively considerable. ~~As discussed below, the Board adopted a statement of overriding considerations to address this.~~

Cumulative Impacts:

The Goleta Community Plan EIR [91-EIR-13] identified Class I impacts resulting from build out under the Community Plan within the foothill areas of Goleta. Identified impacts include, but are not limited to, loss of coast live oaks, degradation of riparian corridors, loss of native grassland and loss of sensitive animal habitat, including foraging habitat for sensitive bird species. The Board of Supervisors adopted statements of overriding considerations for these impacts in association with their adoption of the EIR. Due to the impacts to native grasses and loss of foraging habitat from developing the parcels, this proposed project would contribute to the cumulative significant impacts on biological resources of the Goleta Valley. In the case of foraging habitat, because there are no instances of roosting or nesting occurring on the site, and given the other open areas in the Goleta Valley for foraging, the project's contribution to significant cumulative impacts with respect to the loss of foraging habitat would not be cumulatively considerable. The project's contribution to cumulative impacts to native grasslands is significant but mitigable by off-site restoration as required by mitigation measure Bio-Sp-2 below.

Mitigation and Residual Impact:

In addition to the mitigations below, mitigation to restrict exterior night lighting required under the Aesthetics section (Aest-10) would reduce impacts to normal wildlife activities. Mitigation to limit initial tract grading (Aest-Sp2) would also reduce impacts to native plant species by reducing the potential spread of weedy species from leaving the site undeveloped.

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

- Bio-01 Tree Protection Without a Tree Protection Plan.** All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native oak trees.
- Prior to the issuance of a Zoning Clearance for grading or construction, all oak trees to be retained shall be fenced at least six feet beyond the dripline as shown on the approved exhibit dated July 1, 2010. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.
 - No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include

- but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.
- c. To help ensure the long term survival of oak trees, no permanent irrigation systems are permitted within six feet of the dripline of oak trees. Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.
 - d. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
 - e. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - i. Any trenching required within the dripline or sensitive root zone of any specimen.
 - ii. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - iii. Tree removal and trimming.
 - f. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.

PLAN REQUIREMENTS: Fencing shall be graphically depicted on project plans.

TIMING: This condition shall be printed on project plans submitted for Zoning Clearance approval and shall be recorded with the final map, and installed prior to Grading Permit issuance.

MONITORING: P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

Bio-Sp2 Native Grassland Compensatory Mitigation Plan. The applicant shall prepare, fund and implement a Native Grassland Compensatory Mitigation Plan at an off-site location approved by Planning and Development. The existing Native Grassland Mitigation Plan that was previously prepared for the project, dated May 4, 2006 and revised with a supplemental letter dated July 9, 2010, shall be revised or replaced and shall meet the below requirements:

PLAN REQUIREMENTS The plan shall include off-site compensatory mitigation of equivalent type at a minimum 2:1 ratio for the 3.07 acres of native grasslands affected by the development. The total area of habitat to be restored is a minimum of 6.14 acres. The plan shall include, but not be limited to, the following information:

1. Identification of a specific off-site location for restoration that is acceptable to P&D.

2. Ecological characterization of the baseline of the area to be restored in terms of suitability for restoring native grasslands, including a description and map showing the area and the distribution of existing vegetation types and sensitive species, if any are present in the area.
3. Description of the goals and objectives of the mitigation and/or restoration, including, as appropriate, topography, hydrology, vegetation types, sensitive species, and wildlife usage. Goals shall include the creation of self-sustaining native grasslands capable of supporting a minimum of 25 percent characteristic native grassland species (e.g., *Sisyrinchium bellum*, *Plagiobothrys* sp., *Leymus triticoides*, *Juncus occidentalis*, *Eschscholzia californica*).
4. Identification of specific methods for restoration (e.g, transplanting, seeding, drill seeding).
5. Performance standards for success that meet a minimum of 25 percent relative cover of characteristic native grassland species across the site. Purple needlegrass shall meet a minimum absolute cover of 20% across the site, based on statistically accurate sampling methods.
6. Identification of management and maintenance requirements such that restoration is sufficient to fully mitigate impacts after the five year monitoring period. Measures shall be identified for implementation in the event that complete or partial failure of the plantings occurs.
7. Identification of the party(s) responsible for installing restoration components, maintaining the restoration areas, including maintenance of fences as needed, and steps to be taken to prevent degradation and encroachment of non-native plants in this area.
8. Sufficient technical detail on the restoration design such that techniques for site preparation, weed removal, transplanting, and planting locations and times are included.
9. A plan for documenting the “as-built” condition of the site within 30 days of the installation, including any problems encountered.
10. A plan for monitoring over the five year monitoring period.

TIMING: A final revised Native Grassland Mitigation and Maintenance plan shall be prepared by a P&D-qualified biologist and shall be subject to review and approval by P&D prior to issuance of final map clearance. Performance bonding for installation and five-year maintenance of the grassland restoration shall be provided prior to approval of Zoning Clearance for initial tract improvements. The restoration plan shall be commenced as part of the overall tract improvements and commencement shall occur prior to Final Building Inspection Clearance for tract improvements (and therefore, prior to zoning clearance for individual lot development). The P&D-qualified biologist shall submit an annual status report to P&D during the five-year maintenance period documenting the status of the restoration and its progress towards achieving the established success criteria.

MONITORING: The P&D biologist and P&D compliance monitoring staff shall review the plans and annual status reports and ensure proper installation and maintenance in the field prior to releasing applicable performance securities.

Bio-21 Use Natives. With the exception of landscape screening along the western property boundary of Lot 10, Landscaping in the rear of Lots 10 and 11, below the identified

pads, shall be limited to native plants and seed stock from locally obtained sources. If possible, native grasslands shall be allowed to remain.

PLAN REQUIREMENTS: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D qualified landscape architect.

TIMING: Landscaping shall be installed prior to Final Building Inspection Clearance for development of the respective lots.

MONITORING: The landscape architect shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to Final Building Inspection Clearance.

Recommended Mitigation Measure:

Bio-Sp3 Raptor, Special Status Species, and Nesting Bird Protection. To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal, ground disturbance, and construction shall occur outside of the bird breeding season (February 1 through August 15). If these activities must begin within the breeding season, then pre-construction surveys shall be conducted. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands. The survey shall be conducted by a County-qualified biologist familiar with the identification of raptors and special status species known to occur in Santa Barbara County using typical methods. If nests are found, a buffer ranging in size from 25 to 500 feet (25 feet for urban-adapted species such as Anna's hummingbird and California towhee and up to 500 feet for certain raptors) depending upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, shall be determined and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities shall occur within this buffer until the County-qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.

PLAN REQUIREMENTS AND TIMING. If construction must begin within the breeding season, then the pre-construction survey shall be conducted no more than two weeks prior to commencing vegetation removal, grading, or construction activities. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to County Planning and Development for review and approval prior to commencing grading or construction activities, and a copy of the report provided to the CDFG.

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

With incorporation of the above measures, impacts to biological resources would be reduced to less than significant.

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)?		<u>X</u>	✗		
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?		<u>X</u>	✗		
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. Phase 1 and Phase 1.5 Cultural Resource Surveys were conducted by Loren J. Santoro, ISERA Group Incorporated (Santa Barbara) in August and October of 1997, respectively. Examination of cultural resource inventories by Ms. Santoro indicated no known landmarks on or adjacent to the project area, with the closest known archeological site approximately 1,000 feet from the proposed project and adjacent to San Antonio Creek. Other known sites are slightly farther away and are also in different geomorphologic settings (creek embankments and highlands).

Results of the Phase 1 Cultural Resources Survey revealed the existence of a bedrock mortar hole, which may be indicative of prehistoric occupation. The boulder appears to have been formed from an existing natural concretion. No cultural deposit was noted surrounding the mortar hole or anywhere else on the property.

Based on the occurrence of a bedrock mortar, an extended Phase 1.5 Cultural Resources Study was conducted in compliance with the California Environmental Quality Act as recommended by the ISERA Group. The Phase 1.5 survey included eight backhoe trenches and one shovel test pit distributed around the bedrock mortar and in the northeast and southwest corners of the site. No deposits or artifacts associated with the prehistoric use of the bedrock mortar were observed, indicating that the prehistoric mortar is likely an isolated occurrence.

County Environmental Thresholds: The County's *Environmental Thresholds and Guidelines Manual* contains guidelines for 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) The bedrock mortar on-site is proposed to be protected and preserved as part of the project by implementing a grading and building restriction within 10 feet in all directions around the boulder containing the mortar. In the event that heavy equipment and/or boulder removal in proximity to the boulder containing the mortar is not done carefully, this could result in damage to this feature. Damage to or removal of the bedrock mortar would be considered a significant impact. The potential for undiscovered cultural resources to exist onsite is low. However, in the event that previously unidentified cultural resources are discovered during site development, the standard archaeological discovery condition would mitigate impacts to cultural resources to less than significant levels.

Cumulative Impacts:

Cumulative impacts on archaeological resources include the regional loss and destruction of archaeological sites over time. In many cases, these impacts can be minimized by avoidance, redesign and/or capping. The project's contribution to cumulative impacts is considered less than significant with implementation of appropriate mitigation.

Mitigation and Residual Impact:

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

- CulRes-Sp1** Due to the discovery of the isolated bedrock mortar hole, fencing and monitoring of this area shall be required for the duration of any future grading activities within 50 feet of the boulder containing the mortar. The fencing shall be installed 10 feet beyond the edge of the boulder containing the bedrock mortar. The fencing shall be chain link with supportive steel pipes or other material acceptable to P&D, which can provide protection to this cultural resource during grading activities. No grading shall occur within this 10-foot buffer around the boulder. All earth disturbances including, but not limited to, scarification and placement of fill within 50 feet of the boulder containing the bedrock mortar shall be monitored by a P&D-qualified archaeologist and a Native American Consultant pursuant to County Archaeological Guidelines to ensure that any cultural resources discovered during site earthwork activities are appropriately dealt with. In addition, the bedrock mortar and the boulder on which it is located shall remain

permanently undisturbed and protected. **Plan Requirements and Timing:** Prior to issuance of the Zoning Clearance, a contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description (including specific observation boundaries) and scope of work shall be prepared. The contract must be submitted to P&D for review prior to Zoning Clearance issuance.

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

Rules-28 NTPO Condition. A recorded Notice to Property Owner document is necessary to ensure that the bedrock mortar is protected in perpetuity by future landowners. The Owner/Applicant of the affected lots shall sign and record the Notice to Property Owner prior to Final Map Clearance.

MONITORING: P&D shall confirm recordation of the NTPO prior to Final Map Clearance.

CulRes-9 Stop Work at Encounter. The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant.

PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans. All grading and construction crews involved in subsurface activities shall be trained on identifying archaeological remains by a County-qualified archaeologist prior to commencing work.

MONITORING: P&D permit processing planner shall check plans prior to Zoning Clearance for initial tract improvements and Land Use Permits for individual lot development and P&D compliance monitoring staff shall spot check in the field throughout grading and construction and confirm that the worker training occurred consistent with this condition.

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 consists of the subdivision of land for 16 future single family dwellings, and energy use is estimated as follows:

Energy Use	
Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita ¹³)	659 million BTU per year
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE) ¹⁴	110 megawatt hours per year

The addition of 16 new residences would not result in a substantial increase in energy demand or require the development or extension of new sources of energy. In summary, the project would have minimal long term energy requirements and a negligible effect on regional energy needs. Impacts would be less than significant.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?		X			
b. Project-caused high fire hazard?		X			
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		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	

Existing Setting

The subject property is located within a designated "High Fire Hazard" area. The project would be served by Santa Barbara County Fire Station #13, located at 4570 Hollister Avenue (east of Turnpike Road) which serves the upper portion of the San Antonio Creek area via State Highway 154. Station #13 is staffed with three people per shift. Fire Station #12, which is located at 5330 Calle Real and provides support to Station #13 as necessary, is staffed with three people per

¹³ <http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng>

¹⁴ <http://enduse.lbl.gov/info/LBNL-47992.pdf>

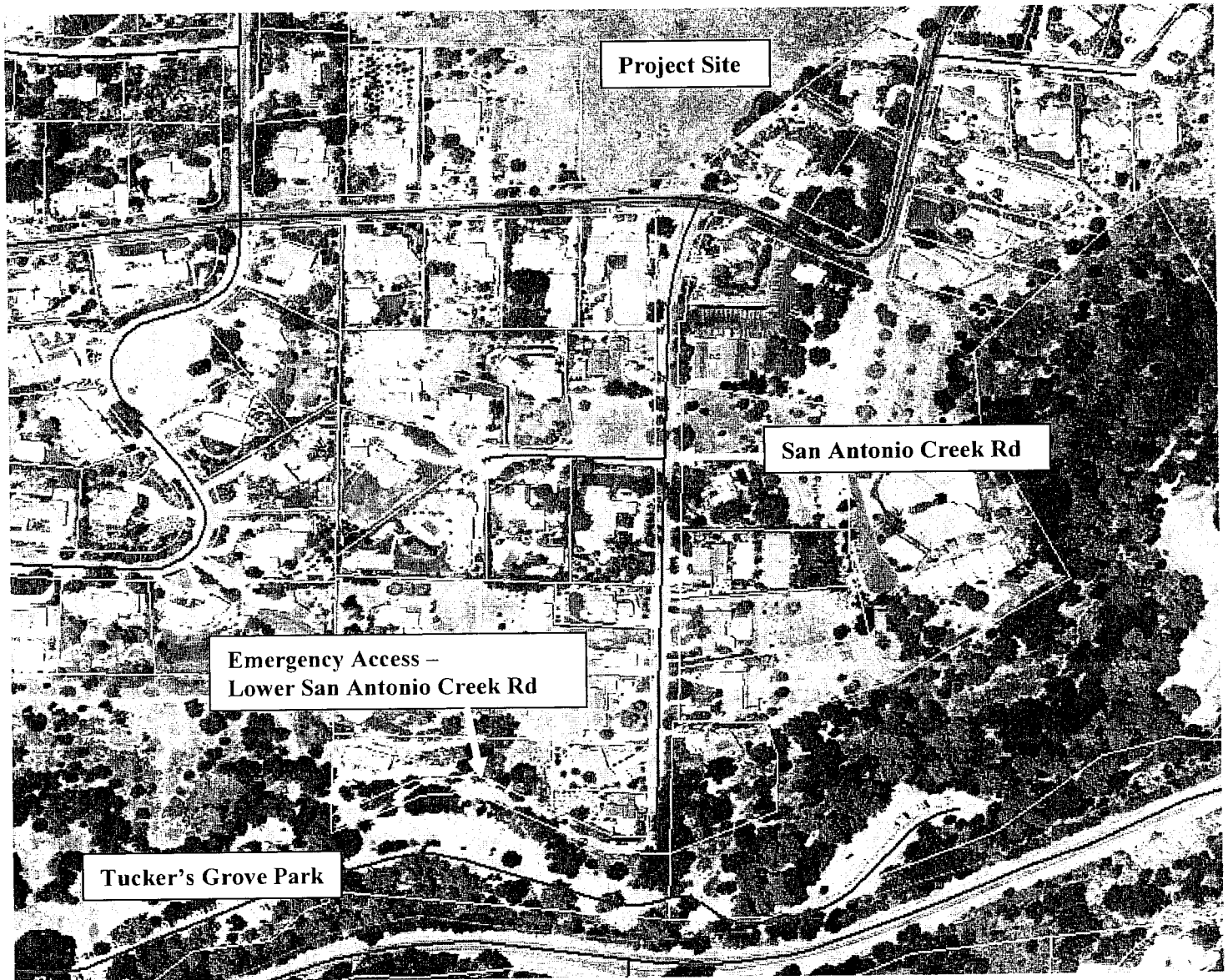
shift.

Local residents remain concerned regarding adequate emergency access for developments within this area based on their experiences with the 1990 Painted Cave Fire and more recent evacuations associated with the Gap Fire and Jesusita Fire. During the Painted Cave Fire area residents crowded neighborhood roadways in an attempt to reach safety as emergency vehicles and personnel were simultaneously engaging in protection services. Area residents have expressed concern regarding future development and associated increases in residents and vehicles. They are concerned that these increases would result in increased fire hazards and increasing the difficulty of evacuating area residents during a fire or other emergency.

Via Los Santos and San Antonio Creek Road provide the main access to this proposed foothill neighborhood. These are suburban/semi-rural residential roads (characterized by narrow road shoulders and a lack of curbs or sidewalks) connecting with Old San Marcos Road to the south and State Route 154 to the north. Following recordation of an approved parcel map in the canyon north of the San Antonio mesa area, a new secondary access road off of La Riata Lane would provide an additional access route in and out of the area through the Handerhan property, connecting to Maria Ygnacia Lane and Via Regina, during emergencies. However, the map has not yet been recorded and the timing of the associated access improvements is uncertain.

A short segment of emergency access off of the main San Antonio Creek Road/Via Los Santos arterial exists at the terminus of San Antonio Creek Road above Tucker's Grove Park. This roadway segment was abandoned as regular access by the Board of Supervisors in October 1974 (Resolution No. 74-841). Regular vehicular access for San Antonio Creek Road now ends above Tucker's Grove Park before the road turns to the west. Below this point, the roadway provides access to one private residential lot (see graphic below) and varies in width from approximately 14 feet to 24 feet, though overgrown vegetation encroaching into the roadway has resulted in sections where as little as 11 feet of pavement is currently visible. ~~is generally single lane, providing access to one private residential lot.~~ With the approval of the B'nai B'rith CUP (85-CP-060-RV01), a number of upgrades to this road were required, including vegetation trimming and installing a guardrail. With the approval of the Fee Single Family Dwelling in 2007, located at the bottom of San Antonio Creek Road, a number of upgrades to this road were required to improve access. Improvements included paving the road fronting the property down to Tucker's Grove Park, trimming the trees and encroaching roadside vegetation, building a rock retaining wall on the uphill slope in between the two driveway entrances to achieve a minimum road width of approximately 20 feet along this section, installing reflectors along the southern edge of the road, and putting in removable breakaway bollards at the end of San Antonio Creek Road where it connects with Tucker's Grove Park (replacing a previously locked gate at this location). This work was completed in 2007. The wooden bollards at this connection point were later replaced by plastic bollards that can be driven over in either direction. This work has improved the ability of this road to serve as a means of egress from the neighborhood in an emergency. ~~—A previously locked gate between San Antonio Creek Road and Tucker's Grove has been removed and replaced with a plastic bollard that can be driven over in an emergency situation, facilitating an additional means of ingress/egress during an emergency.~~ In addition, the entrance gate at Tucker's Grove is a breakaway gate that can be driven through in an emergency in the event the gate is not opened by Park staff. This additional means of exiting the area through Tucker's Grove is a viable emergency evacuation route (personal communication, Brian Hayden, County Fire Department, September 2011) and ~~This road~~ is well located to serve the future residents of the proposed project in an emergency given its proximity to the project site.

Emergency evacuation traffic heading to the west from the project neighborhood eventually merges with traffic exiting via Old San Marcos Road which is also the outlet for the Via Regina neighborhood to the south of the subject property. The Via Regina/Old San Marcos Road corridor was heavily used during the Painted Cave Fire for emergency access and evacuation. These roadways for the most part are built to urban standards and are two lanes in width, relatively straight, and with generally sufficient road shoulders and/or sidewalks.



County Standards

The following standards are applied in evaluating impacts associated with proposed additional single family residential development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 persons (generally 1 engine company per 12,000 people, assuming three firefighters per station). The standard accepted emergency response time is 5 minutes.
- Water supply thresholds include a requirement for residential hydrants flowing at 750 gpm at 20 psi.

- 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 (as per Goleta Plan Development Standard Fire-GV-1.3) 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 are not adequately met.

Impact Discussion

- a) The site is located in a "High Fire Hazard" area that was affected by the Painted Cave Fire of 1990. The fire cut a swath along the eastern boundary of the site and many of the surrounding homes were destroyed. The project site also caught fire in May 2002 due to a fallen electrical line and burned almost in its entirety. Most of the homes in the San Antonio Creek neighborhood that were lost during the 1990 fire have been rebuilt and surround the site. No structures were harmed as a result of the recent burn. The proposed project would introduce 16 new residences into this High Fire Zone area. The landscaping proposed for the project consists of native grasses in the area of the proposed detention basin, native and ornamental trees, groundcover at the two new entrance gates, and seeding of the graded areas to reduce erosion and dust generation until such time that structures are built on the newly created lots. Additional landscaping for each new residence would be proposed at the time of individual lot development. No matter what the vegetation proposal, introduction of new residences into this high fire hazard area is considered a potentially significant impact both in terms of additional ignition sources and in respect to hazards to the properties. Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. Impacts are considered significant but mitigable. Also see discussion of cumulative fire hazard impacts further below.
- b) Introducing typical suburban/rural residential activities (barbecuing, internal combustion engines, lawnmowers, etc.) into the area has the potential to increase opportunities for uncontrolled, unintentional fires. However, developing the vacant land that is historically covered with combustible vegetation, as evidenced by prior brush fires on the property, could also reduce fire risks to the area (Martin Johnson, Planning and Engineering Section, County of Santa Barbara Fire Department, Personal Communication, June 27, 2006) by replacing the combustible vegetation with irrigated landscaping. In the event of a fire, there is the potential that exposed utility transmission cables/lines could arc and exacerbate the emergency conditions, or the utility lines could be damaged and cause the fire, as in the May 2002 event.

This is considered a potentially significant impact. (Utilities which are placed under-ground do not generate this same fire hazard).

- c) The increase in population resulting from residential development of the proposed parcels would not create the need for any additional increase in fire fighting resources for the area. The site is within the five-minute Fire Department response time and is only two miles from the nearest fire station. Although firefighting resources need not be expanded, the Fire Department requires new fire hydrants be installed to serve the residential development. The hydrants must flow at 750 gallons per minute at a 20-psi residual pressure, the standard Fire Department requirement for residential development. It is the Fire Department's understanding that the water pressure and GPM flow capabilities of the existing water infrastructure can meet the Fire Department's requirements for fire protection (Glenn Fidler, Santa Barbara County Fire Department, personal communication, April 15, 2011).

Emergency access to/from the project site would be provided from the south via Old San Marcos Road to Via Los Santos and from the north via Highway 154 to San Antonio Creek Road. Access into Tucker's Grove through the plastic bollards at the base of San Antonio Creek Road would provide an additional means of emergency access from San Antonio Creek Road down to Cathedral Oaks. The applicant would contribute \$120,000 (based on a cost estimate by County Public Works) to further improve this roadway by widening the narrow portion of the roadway (currently down to approximately 14 feet in pavement width but only 11 feet in useable width due to encroaching vegetation) to a minimum of 16 to 18 feet by installation of a small retaining wall on the uphill side of the road approximately 150 feet in length. In addition, the road would be resurfaced, encroaching vegetation would be trimmed back, and reflectors would be installed to make them more visible (see images of this roadway in Attachment 8 to this MND). Although the road would still not meet the County Fire Department's official standards for access, which would be 24 feet wide for this roadway, its functionality would be significantly improved by providing sufficient width for vehicles to travel down the roadway and maneuver around stalled cars, pedestrians, and/or horses as necessary in an emergency situation since the average car/truck width is approximately 6-7 feet. This would provide a short segment of roadway that would carry traffic in an emergency, removing some vehicles from Via Los Santos/San Antonio Creek Road during an evacuation and providing direct connection to Cathedral Oaks Road, thus benefitting the entire neighborhood. ~~and/or allowing an additional point of entrance into the neighborhood for fire fighting personnel and vehicles.~~ This emergency route was effectively used for evacuation during the most recent Jesusita Fire.

If or when constructed associated with the Handerhan subdivision, secondary additional emergency access would also be available off of La Riata Lane to the north of the site, providing a connection with Via Regina, which connects with Old San Marcos Road just north of its intersection with Via Los Santos. In the event of an emergency evacuation, the addition of up to 32 vehicles (assuming two vehicles per residence) utilizing the roadways would not be expected to significantly alter the existing evacuation capacities of the area roadways given the multiple alternatives for evacuating and the fact that 32 vehicles would represent a small fraction of the surrounding community's vehicle use. Any potential delay in resident evacuation during an emergency associated with an increase in the number of vehicles on the roadways generated by the project would be more than offset by the improvements to the lower portion of San Antonio Creek Road, making that road a more viable emergency access route. Furthermore, the area roadways used in an evacuation currently operate at acceptable levels (LOS C or better) and the volume of traffic is well within the acceptable capacities of these roadways. The addition of 32 vehicles would not result in a significant change in traffic volumes whereby the roadways would

no longer operate within acceptable levels and the additional traffic delays created by 32 additional vehicles would be nominal.

The proposed roads providing access into the project site have been designed to meet County Fire Department standards. These un-gated roadways are essentially a loop road connecting Via Los Santos and San Antonio Creek Road. The roadway design would provide an additional means of evacuating vehicles from the larger project area. This might be especially helpful if it were necessary to evacuate the area when there is also a large gathering at nearby B'nai B'rith or the Church of Christ, thereby increasing the number of vehicles needing to exit the area and access San Antonio Creek Road.

Impacts are considered less than significant due to the multiple means of access into and out of the site, including for emergency evacuation purposes, and due to the fact that water pressure and flow are expected to be adequate to meet minimum hydrant requirements.

- d) The project site is located in the urban area, where controlled burns, backfiring, and other similar fire prevention techniques are not permitted.
- e) The nearest fire station, located on Calle Real near its intersection with Patterson Avenue, is approximately two miles from the project site. Thus, the project site is situated within the safe Fire Department response time of five minutes.

Cumulative Impacts

The Goleta Community Plan EIR [91-EIR-13] identified fire protection impacts associated with full build out of the planning area as significant and unavoidable. Of particular concern is adequate service to the high fire hazard area north of Cathedral Oaks Road. Contributors to the high fire hazard designation in this area include the presence of flammable vegetation, limited access, topographic constraints, and in some cases limited water available for fire protection.

The GCP EIR notes the potential for an additional 700 units in the Goleta foothill areas, resulting in a potential additional population of approximately 1,800 people. Cumulative development in the San Antonio Creek neighborhood includes the approved and partially constructed 24-unit Pozzato/La Romana project, the approved and constructed four-way Warkentin lot split, the approved three-way Handerhan lot split, the approved and constructed two-way Thompson lot split, the approved Congregation B'nai B'rith Conditional Use Permit revision, the approved Community of Christ classroom addition, the approved four-way Funke and Castro lot splits, the subject 16-unit Park Hills Estates subdivision, and a small number of other vacant lots in the area. Residential development in the foothills to date has been substantially below the buildout projections used in the GCP EIR. The development of 16 residential units on the 14.87-acre project site is generally consistent with the buildout projections for the area based on the current zoning (1-E-1) and parcel size, as it would result in just over one more unit than would otherwise be allowed under base density and zoning. As such, the cumulative analysis contained in the GCP EIR is applicable to the proposed project.

The Goleta Community Plan EIR concluded that cumulative fire impacts associated with foothill build out are considered significant and unavoidable (Class I) due to constraints associated with providing adequate fire protection for continued foothill development. However, the Board's certification of 91-EIR-13 included a Statement of Overriding Considerations that resulted in adoption of fire protection policies and development standards for the Goleta Community Plan

(GCP). The policies and development standards adopted in the GCP for the purposes of mitigating these significant impacts include providing two routes of ingress/egress for each new development project or subdivision and requiring that new private roads meet County Fire Department standards, among others. Under this proposal, the project would be consistent with the GCP policies and standards in providing two routes of emergency access, all existing and new roads would meet Fire Department criteria, and adequate water flows and pressure for fire protection would be available. Given the scope of the project, and its consistency with these policies, and the multiple evacuation routes available, the project's contribution to these significant cumulative impacts would not be cumulatively considerable.

Mitigation and Residual Impact

Fire-1 To prevent arcing, utilities provided to future development shall be installed underground. **Plan Requirements and Timing:** Plans shall be reviewed and approved by P&D and the Fire Department prior to recordation for utility trenching associated with parcel improvements and prior to approval of zoning clearance for utility connection to future development on each parcel.

Monitoring: P&D shall check plans and inspect prior to and during construction.

In addition to this mitigation measure, the initial tract improvements and future residential development would have to adhere County Fire Department standards, including the installation of fire hydrants that flow at 750 gallons per minute with a 20 psi residual pressure, access roads that provide adequate width, compaction, surfacing, slope, and necessary turnouts (as they do currently), and use of fire resistant building materials in construction.

Residual Impacts:

The project would contribute incrementally to cumulative fire protection impacts associated with build out of the San Antonio Creek foothill area as previously identified in the Goleta Community Plan.

With implementation of the mitigation measure listed above as well as compliance with all applicable County Fire Department development standards applied to future residential development, including defensible space requirements, and mitigation measures listed in §4.15 Transportation/ Circulation, below, project specific 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		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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	

County Thresholds

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

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

- a. Potential to Result in Geologic Hazards. The project site is not underlain by any known fault. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along a distant fault to a less than significant level. Liquefaction potential in the area has been determined to be low. Any potential for expansive soils would be mitigated by

the use of non-expansive engineered fill. All soils-related hazards would be reduced to a less than significant level through the normal building permit review and inspection process.

b, c and i. Potential for Grading-Related Impacts. The project would involve approximately 12,500 cubic yards of cut and 12,500 cubic yards of fill, to be balanced on site. This would result from development of the access roads and rough grading for the building pads. There are no slopes on the site in excess of 20% and the project would not create any cut slopes exceeding a grade of 1.5 horizontal to 1 vertical, which would help to minimize the impacts of project-related grading. The existing topography of the site is characterized by gentle undulating slopes with rock outcroppings. Grading to establish level building pads as part of the initial tract grading would alter the topography of the site, though this a common feature associated with residential development. Impacts are considered less than significant.

e, f. Potential Erosion and Sedimentation Impacts. Grading operations that would occur on the project site would remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts. There are no waterbodies adjacent to the project site that would be directly impacted by erosion and sedimentation. However, if uncontrolled, surface water runoff carrying large amounts of sediment (due to inadequate erosion control measure implementation during/after grading) could flow to surface water bodies in the area, including San Antonio Creek. The potential for the project to cause substantial erosion and sediment transport would be adequately mitigated by implementation of appropriate erosion and sediment control during construction and revegetation of graded areas. Although short-term grading activity associated with this project has the potential to result in erosion/sedimentation impacts, once grading is completed, the project is not expected to cause significant long-term increases in erosion resulting from increased surface runoff given the soil's characteristics and proposed installation of a detention basin and other drainage features on-site.

d, g, h, j, k, l. Other Potential Geological Hazards. There are no unique geological features located on the project site, and the project would not result in the use of septic systems. Prior to recordation of the subdivision, the applicant would need to confirm that the site has been annexed and that sewer service is available and adequate to serve the project. The project would not involve mining, the loss of important topsoil, or construction-related vibrations.

Cumulative Impacts:

Cumulative geologic impacts are discussed at length in the Goleta Community Plan EIR. Impacts are divided into exposure of new development to existing hazards (e.g. bluff retreat, seismic hazards, exposure to radon gas) and creation of impacts by new development (e.g. increased erosion, slope failure, etc). Grading for initial tract improvements and later individual lot grading would involve a substantial portion of the project site, potentially contributing to cumulative impacts of erosion and sedimentation into local creeks from buildout of the area. However, with implementation of the proposed mitigation measures, the contribution to cumulative geologic impacts would not be considerable.

Mitigation and Residual Impact:

In association with Mitigation Aest-SP2, the following mitigation measures would reduce the project's geologic impacts to a less than significant level:

Geo-2 Erosion and Sediment Control Plan. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be

implemented for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 ([www.countysb.org/government/county ordinance code Chapter 14](http://www.countysb.org/government/county%20ordinance%20code%20Chapter%2014) 14-9 and 14-29 – refer to Erosion and Sediment Control Plan Requirements.)

PLAN REQUIREMENTS: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Zoning Clearances. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The plan shall be implemented prior to the commencement of and throughout grading/construction.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

WatConv-03 Erosion and Sediment Control Revegetation. The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species (or as authorized by the approved landscape plan) to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseedling of surfaces graded for the placement of structures if construction does not commence within 30 days of grading.

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

TIMING: The Owner/Applicant shall re-vegetate graded areas within 30 days.

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

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

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

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

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

Impact Discussion:

There is no evidence that hazardous materials were used, stored or spilled on site in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

Cumulative Impacts:

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

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	

Impact Discussion: No structures or formal landscape features currently exist on the project site. As a result, no impacts to historic resources are anticipated.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

Cumulative Impacts:

Since the project would not result in any substantial change in the historic character of the site, it would not have any cumulatively considerable effect on the region's historic resources.

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		
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 located approximately in the foothills of the Goleta Valley in an urban area bounded by low density residential development. The site is currently vacant and zoned for one acre residential development (1-E-1), consistent with surrounding zoning. The San Antonio Creek neighborhood is a suburban residential area. The subject property is the last large, undeveloped area on the top of the mesa, which is highly visible from adjacent, well-traveled, public roads. The open space is publicly visible along most of the southern boundary of the ~14 acre property, from San Antonio Creek Road and Via Los Santos, as well as from portions of San Marcos Pass (Hwy 154). some public trails, and numerous private residential properties in the area.

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

Impact Discussion:

- a) The proposed project consists of the same general type and density of development (single-family dwellings on ½-acre to 1-acre lots) which exists to the north, south, west and east of the site and therefore the proposed density is considered compatible with the neighborhood. The proposed project would result in a total of 18 parcels (16 residential parcels, one open space parcel, and one parcel containing Pennell Road) and the potential for 16 additional homes and accessory structures and uses on nearly 15 acres. The site is currently zoned 1-E-1, which allows for up to one single-family dwelling, a guesthouse, and appurtenant structures and uses on a minimum one-acre parcel. Participation in the State Density Bonus Program by providing one on-site affordable unit, grants the applicant a bonus density without requiring a rezone or land use designation amendment. As discussed in the Aesthetics section, the parcel sizes proposed as part of the project are generally similar in size to lots to the east and are within the range of lots to the south and west, most of which fall in the range of half-acre to three-quarter acre lots. Historically, the subject property has been used briefly for light agriculture (until 1971) and for horse grazing (until 1995). Maximum building heights and square footages placed on future residential development would help to avoid the development of future residences that are incompatible with the existing character and use of surrounding development. However, absent specific design restrictions to ensure compatibility, impacts would be significant but mitigable.
- b) The proposed project would be subject to numerous Comprehensive Plan and Goleta Community Plan policies. These include Goleta Community Plan Policy FIRE-GV-2 which requires private roads accessing structures served by the Fire Department to be constructed to Fire Department standards. As proposed, the project would be consistent with this policy. The proposed project is also subject to the biological protection policies of the Goleta Community Plan regarding grasslands, foraging areas and raptor habitats. Policies BIO-GV-14 and GV-15 require that native grasslands be preserved to the maximum extent feasible and that significant biological communities not be fragmented into small non-viable pocket areas by development, respectively. As discussed in the biological resources section above, stands of purple needlegrass are found on the site and the proposed project would result in the loss of these stands. It is not feasible to protect these stands as part of the project given the number and density of residential parcels proposed. Off-site restoration totaling approximately 6.14 acres, as discussed in the biological resources section, would mitigate this impact and result in the restoration of a more contiguous habitat than that which is available on the project site outside of the residential lots. This is consistent with DevStd Bio-GV-15.3 of the Goleta Community Plan, which allows for off-site mitigation when on-site mitigation is infeasible or not desirable in terms of long-term preservation. The project would also be subject to tree protection policies with regard to protection of the oak trees along the southern property line (three on-site, one immediately off-site) to ensure that project related activities would not damage or remove these native trees.

As mitigated, the project would be consistent with applicable policies that have been adopted for the purpose of avoiding or mitigating an environmental effect. Consistent with Development Standard BIO-GV-22.2 of the Goleta Community Plan, which requires a minimum 2 to 1 replacement ratio for significant native habitat areas eliminated, the proposed off-site grassland restoration plan would restore 6.14 acres to mitigate for the loss of 3.07 acres of on-site native grassland (a 2:1 mitigation ratio).

Other policies applicable to the proposed project pertain to future grading of the project site for the purposes of infrastructure and building pads. Policy GEO-GV-4 and Development Standards GEO-GV- 4.2, GEO-GV-5.2 and GEO-GV-5.3 address geotechnical hazards and constraints by reducing the exposure of geologic and soil concerns originating from new development.

The proposed project is also subject to LUDP 5 that would require connection of all residential units on site to the Goleta Sanitary District (GSD). The applicant has made application to the GSD for annexation to the District and approval is anticipated. With implementation of required mitigation measures, the project would be consistent with applicable Comprehensive Plan policies and potentially significant impacts would be mitigated.

- c) Although developing 16 new residential homesites on-site would permanently convert the last large vacant parcel in the vicinity, the development would be consistent with the maximum allowed density per the 1-E-1 zone district (with the density bonus allowed under County and State laws through participation in the State Density Bonus Program) and would not constitute a significant increase in growth or concentration of population. Similarly, annexation of the project site to the Goleta Sanitary District (GSD) would not significantly induce growth in the area, which is already zoned for one-acre parcels.
- d) The project would not result in the extension of sewer trunk lines or access roads beyond the proposed development boundaries that could serve other new developments. The property is within the GSD's sphere of influence and the GSD's lines already serve adjacent development on at least two sides, thus this is a logical extension of their boundary to serve residentially designated urban property.
- e-g) There would be no loss of existing affordable housing as a result of this proposed project, as the parcel is currently vacant and no aspect of this proposal would affect affordable housing on adjacent developments, if any. No other existing housing would be demolished or displaced as a result of construction of the proposed project.
- h) Development of the project site would remove one of the last large private open space areas within the surrounding community. However, there is no apparent evidence of use by the surrounding residents for recreational purposes. Tucker's Grove Park is located approximately 1,500 feet to the south and provides recreational and social gathering facilities for the surrounding neighborhoods and would provide the same for the proposed project site. Furthermore, the project would provide approximately 1.5 acres of open space available for passive recreation by use of the project residents as well as surrounding neighbors. Loss of open space would be considered adverse, but less than significant.
- i) Construction of the proposed project would not result in any economic or social effects that would, in turn, result in physical change. Two new private roads (effectively one looped road) would be constructed to provide access to the newly divided lots, branching off of existing neighborhood roads. These changes would not impact the existing urban development other than by the temporary presence of construction equipment entering and exiting the site both during initial grading and then during future construction of individual homes on the lots.

- j) There would be no conflict with the airport safety zone as the closest portion of the Santa Barbara Airport safety zone is situated approximately 900 feet southwest of the site.

Cumulative Impacts:

The proposed project and the possible future construction of 16 single-family residences would not add significantly to cumulative land use impacts in the area. The project parcel is designated in both the County Land Use Code and the Comprehensive Plan for residential development and is consistent with the goals and policies of the Goleta Community Plan. Thus, the project would not cause a cumulatively considerable effect on land use. Also see discussion of cumulative fire hazard and cumulative biological impacts in Fire Protection and Biological Resources sections of this document.

Mitigation and Residual Impact:

Mitigation measures identified in Sections 4.1 Aesthetics/Visual Resources, 4.4 Biological Resources, 4.8 Geologic Processes, and 4.7 Fire Protection would ensure that residual impacts to land use would be less than significant. Cumulative land use impacts beyond those associated with the previously discussed cumulative fire hazards and biological resources impacts would be less than significant

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		

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

The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of residences and churches.

Impact Discussion:

- a., c.) The proposed project consists of the subdivision of a 14.87-acre parcel into 16 residential lots and the construction of infrastructure improvements including grading and paving for the new

access roads, grading associated with the detention basin and other drainage improvements, installation of project site landscaping, and rough grading for the individual building pads. Development of the individual residences in the future would involve additional grading and construction activities. Long-term noise generated onsite would not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas, as the development would be similar in character to that of the existing land uses in the immediate area. Noise sensitive uses on the proposed project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. The proposed project is expected to generate approximately 160 average daily trips. The additional traffic estimated for the proposed project would not increase noise levels to a significant degree (i.e., County Noise Thresholds would not be triggered). Impacts would be less than significant.

b.) The proposed project would potentially result in construction activities generating short-term noise impacts exceeding County thresholds given the proximity of the project site to surrounding residents. Impacts would be less than significant with mitigation.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial long-term noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

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

Noise-02 **Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Owner/Applicant shall provide and post four signs stating these restrictions at construction site entries.

TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

Noise-04 **Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction and shall be located at a minimum of 100 feet from occupied residences.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.

TIMING: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

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

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		

Thresholds

(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 waste from new construction 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, b. The proposed development is not expected to generate a need for additional police and health care services or result in the need for a new classroom based on the number of residents anticipated at full development of the site.

c. Using the County's Solid Waste Thresholds, at buildout (16 single-family residential units), the site is expected to generate approximately 46 tons per year of solid waste (0.95 tons per person * 3.01 persons/unit * 16 residential units). Therefore, solid waste impacts associated with operation of the project would be less than significant, but to be consistent with the County's Source Reduction and Recycling Element, mitigation is nonetheless required to ensure waste generation is reduced to the maximum extent feasible. Using the County's thresholds for construction and demolition waste, assuming full buildout of the project at 5,500 square feet for two of lots, 5,000

square feet for two of the lots, 4,600 for 11 of the lots and 2,600 square feet for the affordable unit, the project would generate approximately 556 tons of construction waste (74,200 s.f. *15 pounds per s.f. / 2,000 pounds per ton), which exceeds the threshold of 350 tons. Therefore, the project would result in a significant but mitigable impact associated with the generation of construction waste.

d, e. According to the Goleta Sanitary District, the site lies within the Goleta Sanitary District (GSD) service area sphere of influence, but is not annexed to the District. By letter dated May 11, 2010, the GSD advised that there is adequate sewage collection, treatment, and disposal capacity available to serve the proposed project and the GSD does not currently have a moratorium or similar restriction on new sewer connections. Subject to the developer meeting the term and conditions set forth by the GSD, a connection permit would be issued by the GSD. Impacts would be mitigated by ensuring that this connection permit is issued prior to recordation of the map. Gravity feed for the project can be achieved using existing sewer mains along Via Las Santos. Construction of the drainage facilities necessary to serve the project would not result in a significant physical effect on the environment. The proposed detention basin would function in part as a native grassland restoration area.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found to result in an adverse but less than significant cumulative solid waste impact associated with operation of the project site. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant. However, in order to ensure consistency with the County's Source Reduction and Recycling Element, a Solid Waste Management Plan is required.

Mitigation and Residual Impact:

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

SolidW-01 Solid Waste-SRSWMP. The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

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

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

cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

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

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

PubFac-1 The applicant shall obtain the connection permit to the Goleta Sanitary District prior to Final Map Clearance.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit proof of the permit to P&D prior to Final Map Clearance.

MONITORING: P&D shall ensure that the necessary sewer connections are installed as part of the initial tract improvements prior to Final Building Clearance for the initial subdivision improvements.

With the incorporation of these measures, 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:

The parcel is currently vacant and there is no substantial evidence of informal recreational use of the parcel. The closest public trail is approximately 1,000 feet southeast of the parcel along San Antonio Creek beginning in Tucker's Grove Park. A Santa Barbara County Proposed Recreational Trail (on and off road) is indicated on the County's Public Recreational Trails Map (dated October 27, 1998) approximately 1,250 feet offsite to the northeast.

(a.,b.) The proposed project site is not located on any established recreational facilities, including biking, equestrian or hiking trails. No adverse impacts would result. Although there is no designated trail along this segment of San Antonio Creek Road, neighbors have indicated that they walk along the perimeter of the project site, particularly along San Antonio Creek Road. This road currently has no sidewalk and little room for pedestrians to walk off of the paved road surface, along a roadway segment with a posted speed limit of 40 miles per hour. Project implementation would result in removal of the pepper trees along the road right-of-way and establishment of an off-road path, thereby enhancing public safety and improving the recreational experience for surrounding neighbors.

(c.) The proposed project would not result in a significant population increase and would have no adverse impacts on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide.

Mitigation and Residual Impact: No mitigation is required. The payment of Quimby fees for new residential development would mitigate the project's contribution to the regional demand for parks and recreational facilities. Residual impacts would be less than significant.

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		

Setting/Thresholds:

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

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

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

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion:

The site of the proposed project is located at the junction of Via Los Santos and San Antonio Creek Road. Via Los Santos and San Antonio Creek Road are two-lane arterial roads (partially with sidewalks) with a posted speed limit of 25 miles per hour and 40 miles per hour, respectively. Their geometry is one of minimum curves and a relatively flat gradient (the only significant curve is situated at the juncture of Via Los Santos and San Antonio Creek Road), however the roadway does follow the general area topography, sloping downhill toward Tucker's Grove and Via Los Santos. Two new private internal roads would be constructed as part of the project, provisionally named Cozy Drive and Cozy Lane. Major roads in the vicinity of the proposed project site are San Marcos Pass (State Hwy 154) to the north and Cathedral Oaks Road and Turnpike Road to the south. Access to U.S. Highway 101 for the site would be via San Antonio Creek Road to Cathedral Oaks Road to Turnpike Road and Highway 101.

Important intersections in the area are San Antonio Creek Road and San Marcos Pass (Hwy 154); Cathedral Oaks Road and Turnpike Road, Cathedral Oaks Road and Highway 101 ramps, and Turnpike Road and Highway 101.

Under the County of Santa Barbara's Thresholds of Significance for Traffic Impacts and Contents of a Traffic Study, a traffic study is not required for this proposed project. Approximately 16 peak hour trips (PHT) would be generated by the proposed project, significantly below the 50 PHT required to trigger the need for a traffic study under County guidelines.

However, during processing of the original Park Hill Estates project in 2006/2007, County staff, including Will Robertson of Public Works, Martin Johnson of County Fire, and Natasha Heifetz Campbell, Contract Planner for P&D, met with a group of neighbors at the site to discuss traffic and emergency access issues. Specifically, there was discussion of the adequacy of line of sight for vehicles entering and exiting the new project entrances, the actual speeds of vehicles traveling on San Antonio Creek Road coming from the direction of Highway 154, the adequacy of the area street network to accommodate an evacuation of the neighborhood in an event like the Painted Cave Fire with additional vehicles from anticipated new homes and the current project request, and consideration of safety for people walking, jogging and biking along San Antonio Creek Road. In response to neighbor comments, Public Works performed some additional traffic analysis, including a speed survey, analysis of sight distance for vehicles exiting the site from Cozy Drive, and a warrant analysis for a north-bound, left-turn deceleration lane at the project's Cozy Drive entrance. These analyses are described in greater detail in the impact section below. They remain relevant as the traffic and roadway conditions in the vicinity of the project site have not changed.

a. The proposed project would add 160 average daily trips and 16 peak hour trips to area roadways and intersections. All of the area intersections are operating at LOS C or better, which is the minimum acceptable level of service. The project's contribution to these intersections would not result in the intersections operating below acceptable levels of service. The addition of this traffic onto roadways in the project area would not result in significant traffic or other transportation related impacts.

Public Works performed a speed survey for San Antonio Creek Road, which is posted for 40 mph: The survey was performed on 12/28/06 during "free-flow" conditions. This is important in representing a reasonable worst-case situation, as free-flow conditions allow for the ability to travel at the driver's chosen speed (e.g., vehicle speeds are not restricted by peak hour congestion). The survey's conclusion is that the northbound 85th percentile is 46 mph and the southbound 85th percentile is 45 mpg. Public Works determined that this data justifies the posted speed limit of 40 mph, with a 5 mph reduction based on lack of pedestrian facilities (e.g., sidewalks).

Public Works also evaluated whether warrants would be met for a northbound left-turn deceleration lane into the project's Cozy Drive entrance. The analysis determined that the volume warrant would not be met. The sight distance for the left-turn lane analysis was measured on February 15, 2007, with clear, sunny conditions. Sight distance was measured at 340 feet. This measurement complies with the minimum requirement of 305 feet and is less than the recommended 445 feet. Public Works has recommended, based on their analyses, that no left-turn pocket would be required.

Given the limited amount of additional development that has occurred in the area since 2006/2007, traffic conditions have not substantially changed. As such, this survey work performed in 2006 and 2007 remains valid today.

b. Two new private roads would be constructed as part of the project. These new roads would effectively operate as a looped road. As such, the new roadways, as indicated on the tentative tract map, would meet Public Works Roads Division standards as well as County Fire Department access

requirements. The roads would connect with Via Los Santos for southern access to the parcels and with San Antonio Creek Road to allow access from the east. Traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance. Maintenance of the proposed internal private roads would be accomplished by the HOA and would be regular but infrequent, similar to other residential projects in the vicinity.

c. The proposed project would be required to provide all required parking spaces on-site, and out of the public road right-of-way. The project is designed to accommodate parking on one side of Cozy Drive and there is an 80-foot segment on Cozy Lane that would be 32-feet wide in order to accommodate parking on one side in the area of the proposed common open space/detention basin.

d, e. The proposed project would not result in significant transit- or transportation-related impacts due to the size of the project and its distance from nearby transit centers.

f. The traffic generated by the proposed development could result in a significant potential for short-term hazards during construction. The impacts could occur to motor vehicles, pedestrians and bicyclists in the surrounding neighborhoods from ingress and egress of construction vehicles. For example, Via Los Santos is in part a steep and winding road with narrow shoulders and bends and poor sight distance closer to San Marcos Road. Further, due to the lack of street parking and minimal shoulders along San Antonio Creek Road and Via Los Santos, construction parking and storage would significantly impact the roadways and traffic safety if permitted off-site. Impacts would be significant but mitigable. In the long-term, safety impacts to motor vehicles, pedestrians or bicyclists (the nearest bicycle path is a Class II bike path situated on Cathedral Oaks Road) from resident traffic would be minimal. Once constructed, Cozy Drive would have a five-foot wide walking path alongside the travel lane to provide safe pedestrian passage within the site and Cozy Lane would include two-foot wide shoulders on either side for pedestrian use. In addition, the project includes a pedestrian path alongside San Antonio Creek Road from the northern end of the project site down to the entrance at Cozy Drive, separated from the travel lane by landscaping. This will help to improve pedestrian safety along San Antonio Creek Road adjacent to the project site. Further, since the project is not gated, pedestrians using the path could theoretically walk through the site in order to connect to Via Los Santos as a means of avoiding travel along the side of San Antonio Creek Road where shoulders are narrow.

g. Additional field work was performed to confirm whether there is adequate sight distance for the proposed Cozy Drive entrance on San Antonio Creek Road. The analysis concludes that egress from Cozy Drive looking to the right measures 570 feet, which is consistent with the recommended distance of at least 445 feet. The Cozy Drive egress, looking left, measures 1200+ feet, consistent with a recommended distance of 385 feet. While the Cozy Drive entrance is located on a curve, the entrance sits on the outside of the curve, which provides the greatest visibility in both directions. Conversely, the property directly across the street from the Cozy Drive entrance, which is located on the inside of the curve, has the least sight distance in both directions when exiting their driveway. The proposed removal of the pepper trees in the road right-of-way will result in improved sight distance along San Antonio Creek Road. As a result, sight distances are adequate for the project. The exception to this would be if new perimeter landscaping were to reduce line of sight in either direction for vehicles entering or exiting the project's two new access roads. Neighbors living along Pennell Road have expressed concern about existing line of sight problems when leaving and returning to their homes. Public Works has confirmed that the line of sight at the Pennell Road/San Antonio Creek Road intersection is not optimum. The proposed removal of the pepper trees along the Park Hill Estates San Antonio Creek Road frontage will improve this situation for sight distance to the southwest. The other line of sight constraint is

located off-site and is associated with vegetation along San Antonio Creek Road further to the northeast. The project is not proposing Pennell Road access and, therefore, would not contribute to line of sight traffic safety hazards at this intersection. Two new private roads connecting with Via Los Santos and San Antonio Creek Road would accomplish site ingress/egress. The existing road system leading to the project site is operating below its capacity at an acceptable LOS and the increased traffic generated by both project construction and by resident ADTs would not significantly impact the traffic volumes. The new access road entering from the south would merge with the new east-west oriented access road that ends in a cul-de-sac. Emergency access to the project site would occur by the existing roadways and the newly constructed access roads and would meet County Fire Department standards. The addition of 160 ADTs and 16 PHTs would not significantly diminish the capacity of area roadways in an emergency evacuation scenario.

h. Roadways and intersections in the project area operate at acceptable levels of service and are not subject to Congestion Management Plan requirements.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

Trans-1 Prior to Zoning Clearance for initial tract improvements, the applicant shall submit a construction traffic plan to P&D and Public Works for review and approval. **Plan Requirements:** The plan shall address construction worker vehicles, trucks bringing construction supplies to the site, heavy equipment transport, dumpsters, porta-potties, and especially vehicles transporting soil and rock material to and from the site. If substantial quantities of boulder/cobble material are encountered during grading, the applicant shall secure a temporary stock-pile permit from Building & Safety. The traffic plan shall identify a contact person, including a cell phone number to contact in the event of complaints or questions regarding construction related traffic. The traffic plan shall also identify routes, expected volumes of traffic and the location for parking and/or storing vehicles and construction equipment. **Timing:** A plan shall be submitted and approved prior to zoning clearance for tract improvements and individual lot development.

MONITORING: Building and Safety and Permit Compliance shall monitor the construction phase for compliance with the traffic plan.

Trans-2 The project common area landscape plan shall be submitted to P&D and Public Works Transportation Division for approval prior to zoning clearance for initial tract improvements to ensure that proposed landscaping will not obscure line of sight for vehicles entering the site from Via Los Santos and San Antonio Creek Road or for vehicles leaving the site onto these same public roadways. Once planted, the

landscaping shall be maintained in a manner which ensures adequate sight distance. **Plan Requirements and Timing:** The roadside and entrance landscape plan shall be approved prior to zoning clearance for initial tract improvement. The landscape contractor shall confirm in writing that any landscaping along the property frontage with Via Los Santos and San Antonio Creek Road has been installed consistent with the approved landscape plan.

MONITORING: Permit Compliance shall check for confirmation from the landscape contractor that landscape installation is consistent with the approved landscape plan and that the new landscaping does not obscure sight visibility near the project entrances.

Parking-02 Onsite Construction Parking. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.

PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance for initial tract improvements and individual lot development.

TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to Zoning Clearance for initial tract improvements and individual lot development. This restriction shall be maintained throughout construction.

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

With the incorporation of these measures, 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			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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			

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.

Water Quality Thresholds:

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;

- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses¹⁵ of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

- a) The proposed project does not include any components that will cause changes in currents or the course of marine or fresh water.
- b-d, l) The project would create additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. roads, structures, driveways, patios, etc.). With buildout of the project, the increase in impervious surfaces would be greater than the threshold of 25%. The increase in impermeable surfaces would reduce percolation rates and potentially increase storm water runoff. Construction activities such as grading could also potentially create temporary runoff and erosion problems. The project includes development of a detention basin on-site to collect surface runoff from the site in order to ensure that runoff exiting the site is not increased. The detention basin and associated bioswales would also provide an opportunity for infiltration and filtration of surface runoff before it is conveyed to the adjacent storm drain in order to reduce potential transport of pollutants downstream or into nearby water bodies. The project site is located approximately 2,000 feet north of San Antonio Creek and the backyards of a number of the lots drain to a tributary of Maria Ygnacio Creek. In light of the known potential of construction sites to generate considerable sediment, trace metals, nutrients, oil and grease, pesticides, herbicides, and other synthetic organic compounds, potentially significant short term construction related impacts to water quality are anticipated. Additionally, grease, oil and sediment from runoff affecting parking and driveway areas on the project site could flow through San Antonio Creek and Maria Ygnacio Creek and ultimately into the Pacific Ocean thereby contributing pollutants to area waterways on an ongoing operational basis. Application of standard County grading, erosion, and drainage-control measures would ensure that no significant increase of erosion or storm water runoff would occur. Impacts are considered potentially significant but mitigable.

¹⁵ Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

- e-f) The project site is not situated in the 100-year or 500-year flood plain and therefore no impacts on the course or flow of floodwaters would occur. The nearest mapped flood plain area is Maria Ygnacio Creek, below the Union Pacific Railroad, over 5,000 feet from the site. This area is considered to be too far from the site to impact any designated floodwater areas. However, there is anecdotal evidence of localized flooding to the west and north of the project site along an intermittent drainage course. Project generated runoff and resulting potential for increased peak flows during and following storm events have the potential to result in increased flooding risks off-site in the surrounding neighborhood if runoff were not appropriately retained on-site to reduce the volume and rate of these peak flows. The proposal includes an on-site detention basin as well as bioswales on-site to address this increased peak flow runoff. Grading of the site and future building pads is designed to achieve positive drainage within the site and would ensure that future runoff is conveyed to the site's detention basin via a combination of bioswales and roadside swales, with the exception of a portion of the building pad on Lot 10, which has been lowered in elevation by two feet (below the elevation of the adjacent internal street) and would therefore continue to drain to the west consistent with historic drainage patterns. The proposed grading and drainage plans would help to ensure that the project does not contribute to any neighboring flood hazards. There are two existing concrete vaults and associated pipeline infrastructure along the southern property line that connect on both sides with San Antonio Creek Road. These facilities are associated with the South Coast Conduit that runs through the middle of the project site. Some of these facilities are owned by the federal government and some are owned by the Goleta Water District. It is anticipated that the project components including the detention basin would not interfere with these facilities. However, the GWD would require that all specifications are met with regard to the detention basin final design details (e.g., the specific design of the overland escape component, the storm drain pipe location, access criteria along their easement, etc.) before they would issue a can and will serve letter. Impacts are considered significant but mitigable.
- g-k) The project site does not contain any private wells and the Goleta Water District (GWD) would supply future water demand. Service through the GWD does not have the potential to cause overdraft of the Goleta Groundwater Basin due to the GWD's required compliance with the *Wright Judgment*. However, due to the general pressures on the state's water resources associated with water consumption and the potential for future drought years to compromise water supplies, excessive water use on the project site for landscape irrigation would result in a potentially significant impact. The proposed project is not expected to degrade groundwater quality. The residential development project would not create a source of contamination other than typical urban pollutants. Best Management Practices incorporated into the project, such as bioswales and vegetated detention basins, would help to filter out pollutants as the water filtrates through the soil. The proposed project would not degrade the quality of groundwater or result in a substantial reduction in the amount of water available for public water supplies. Impacts would be less than significant.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. 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. The project is incorporating various Best Management Practices and detention features within the project site to treat runoff, filter out pollutants, and

maximize opportunities for infiltration. The project, due to its size (subdivisions of greater than 10 housing units), must comply with the County's NPDES Phase II permit requirements. Failure to comply with these requirements could result in a considerable contribution to cumulative water quality impacts. Impacts would be significant but mitigable.

Mitigation and Residual Impact:

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

1. **WatConv-01 Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:
 - a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
 - b. Apply concrete, asphalt, and seal coat only during dry weather.
 - c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
 - d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

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

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

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.
2. **WatConv-04 Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the site to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use, Grading, and Building permits for initial subdivision improvements and future single family dwelling development. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction during all phases of development.
3. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street,

drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site within 24 hours. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the P&D approved location on all Land Use, Grading, and Building permits for initial subdivision improvements and future single family dwelling development. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction during all phases of development.

4. **WatConv-07 SWPPP.** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **PLAN REQUIREMENTS AND TIMING:** Prior to approval of Zoning Clearance for initial subdivision improvements, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to approval of Zoning Clearance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

5. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). Label shall be in both English and Spanish.

PLAN REQUIREMENTS: Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to approval of Zoning Clearance for initial subdivision improvements. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to approval of Zoning Clearance for initial subdivision improvements. **TIMING:** Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

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

6. **NPDES-12 Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens.

and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants including petroleum hydrocarbons, heavy metals, pesticides, fertilizers, etc. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D.

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

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

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

7. **NPDES-15 Storm Water Retention-Pervious Parking.** To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces (e.g. porous pavement, unit pavers on sand, decomposed granite, etc.) into the project design where feasible, consistent with County Fire Department requirements. Individual lot development shall incorporate pervious materials into driveway designs.

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

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

8. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following biofiltration and detention basin/bioswale features of the site in the

CC&Rs and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system, detention basin, and bioswale features shall be the responsibility of the HOA. Maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance."

TIMING: The Owner/Applicant shall complete the required recordation prior to approval of Final Map Clearance.

MONITORING: P&D shall confirm recordation of buyer notification prior to approval of Final Map Clearance.

9. **NPDES-23 SWQMP-Operation.** The Owner/Applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:

1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;
2. Potential pollutant sources that may affect the quality of the storm water discharges;
3. Design and placement of structural and non-structural BMPs to address identified pollutants;
4. Inspection and maintenance program;
5. Method for ensuring maintenance of all BMPs over the life of the project.

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

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

MONITORING: The Owner/Applicant shall demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance for initial subdivision improvements. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory

maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.

10. Prior to recordation, the applicant shall submit a can and will serve letter from the Goleta Water District. In order to receive a can and will serve letter from the District, the applicant must comply with all Goleta Water District requirements, including, but not limited to, details and specifications of the access easement and the detention basin, (e.g., overland escape, storm drain components, etc.).
11. **WatCons-01 Water Conservation-Outdoor.** To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:
 1. Landscaping that reduces water use:
 - a. Landscape with native and/or drought tolerant species.
 - b. Turf shall constitute less than 20% of the total common landscaped area.
 - c. Extensive mulching shall be used in all appropriate landscaped areas to reduce evaporation.
 2. Irrigation that reduces water use:
 - a. Install drip irrigation or other water-conserving irrigation.
 - b. Install soil moisture sensing devices to prevent unnecessary irrigation.

PLAN REQUIREMENTS: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to Zoning Clearance issuance for initial tract improvements.

TIMING: The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

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

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*):

_____ Seismic Safety/Safety Element	<u> x </u> Conservation Element
<u> X </u> Open Space Element	<u> x </u> Noise Element
_____ Coastal Plan and Maps	<u> x </u> Circulation Element
_____ ERME	_____

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

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

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

The project would result in significant but mitigable project-specific impacts in the following issue areas: aesthetics/visual resources, biological resources, fire hazards, geologic resources, land use, noise, public facilities, transportation/circulation, and water resources/flooding. The project would result in less than significant impacts in the following issue areas: agricultural resources, air quality, cultural resource, energy, historic resources, and recreation. Cumulative impacts would be less than significant, except for biological resources and water resources, which would be less than significant with mitigation.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

The project has the potential to significantly impact native grassland habitat and to contribute to the previously identified significant impact to birds of prey from cumulative loss of foraging habitat resulting from buildout of the Goleta Valley Community Plan. Mitigation has been identified to reduce the project's impacts to native grasslands. With respect to the loss of foraging habitat, this loss is not substantial in the regional context given other more significant foraging areas in the Goleta Valley that remain. The project build-out would also contribute to the significant fire hazard impact identified in the Goleta Community Plan EIR. No long-term environmental goals would be affected by the proposed project as it simply involves infill residential development within an urban area of the County. As discussed in Section 4, the project would contribute to the cumulative loss of foraging habitat for white-tailed kite and other raptor species, which the Goleta Community Plan EIR identified as a significant cumulative impact resulting from buildout of the Goleta area. The project's contribution, however, would not be cumulatively significant. There are no components of the project that would cause substantial adverse effects on human beings as all impacts of the project could be feasibly mitigated. Lastly, there is no disagreement supported by facts over the significance of an effect which would warrant preparation of an EIR for this project.

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

The project will be subject to all applicable requirements and policies under the County's Land Use & Development Code and the County of Santa Barbara Comprehensive Plan (including the Goleta Community Plan). Specific relevant policies include the policies listed below.

Zoning Requirements

The project is zoned 1-E-1, Single Family Residential, under the County LUDC of Chapter 35 of the Santa Barbara County Code. The project is also subject to the requirements and standards of the Santa Barbara County Chapter 21 Subdivision Regulations.

Comprehensive Plan Requirements

The following policies of the Comprehensive Plan are applicable to this project: Land Use Development Policies #3, #4, and #5; Hillside and Watershed Protection Policies #1, #2, #3, #4, #5, #6, and #7; Historical and Archaeological Sites Policy #2; Seismic Safety Element Objective #1; Visual Resources Policy #3 and #5; Noise Element Policies #1 and #6 and Energy Element #2.

Goleta Community Plan

The following policies and development standards of the Goleta Community Plan are applicable to this project:

Policy Geo-GV-4; DevStd Geo-GV-4.1; DevStd Geo-GV-4.2; DevStd GEO-GV-5.2; Policy GEO-GV-6; WAT-GV-1; Policy WAT-GV-5; Policy WAT-GV-6; Policy CIRC-GV-3; Policy CIRC-GV-4; Policy AQ-GV-1; DevStd AQ-GV-1.1; DevStd AQ-GV-1.2; Policy AQ-GV-5; DevStd AQ-GV-5.1; Policy HA-GV-1; DevStd HA-GV-1.5; Policy N-GV-1; Policy RRC-GV-1; Action RRC-GV-1.1; Policy RRC-GV-2; Policy RRC-GV-3; Policy VIS-GV-1; DevStd VIS-GV-1.1; Policy VIS-GV-3; Policy VIS-GV-6; DevStd FIRE-GV-1.3; Policy FIRE-GV-2; Policy

FIRE-GV-4; Policy SCH-GV-1; Policy RISK-GV-1; Policy G-GV-1; Policy BIO-GV-14;
DevStd BIO-GV-14.1; DevStd BIO-GV-14.2; DevStd BIO-GV-14.3; DevStd BIO-GV-15.3;
Policy BIO-GV-16; DevStd BIO-GV-16.1; Policy BIO-GV-17; Policy BIO-GV-19; DevStd
BIO-GV-19.2; DevStd BIO-GV-22.2.

9.0 RECOMMENDATION BY P&D STAFF

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

- _____ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- X Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.
- _____ 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: Biological Resources

 X With Public Hearing _____ Without Public Hearing

PREVIOUS DOCUMENT: Goleta Community Plan EIR, 91-EIR-13

PROJECT EVALUATOR: Alex Tuttle

DATE: 8/16/12

10.0 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: _____

SIGNATURE: [Signature] REVISED FINAL NEGATIVE DECLARATION DATE: 8/16/12

11.0 ATTACHMENTS

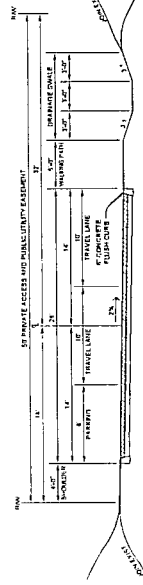
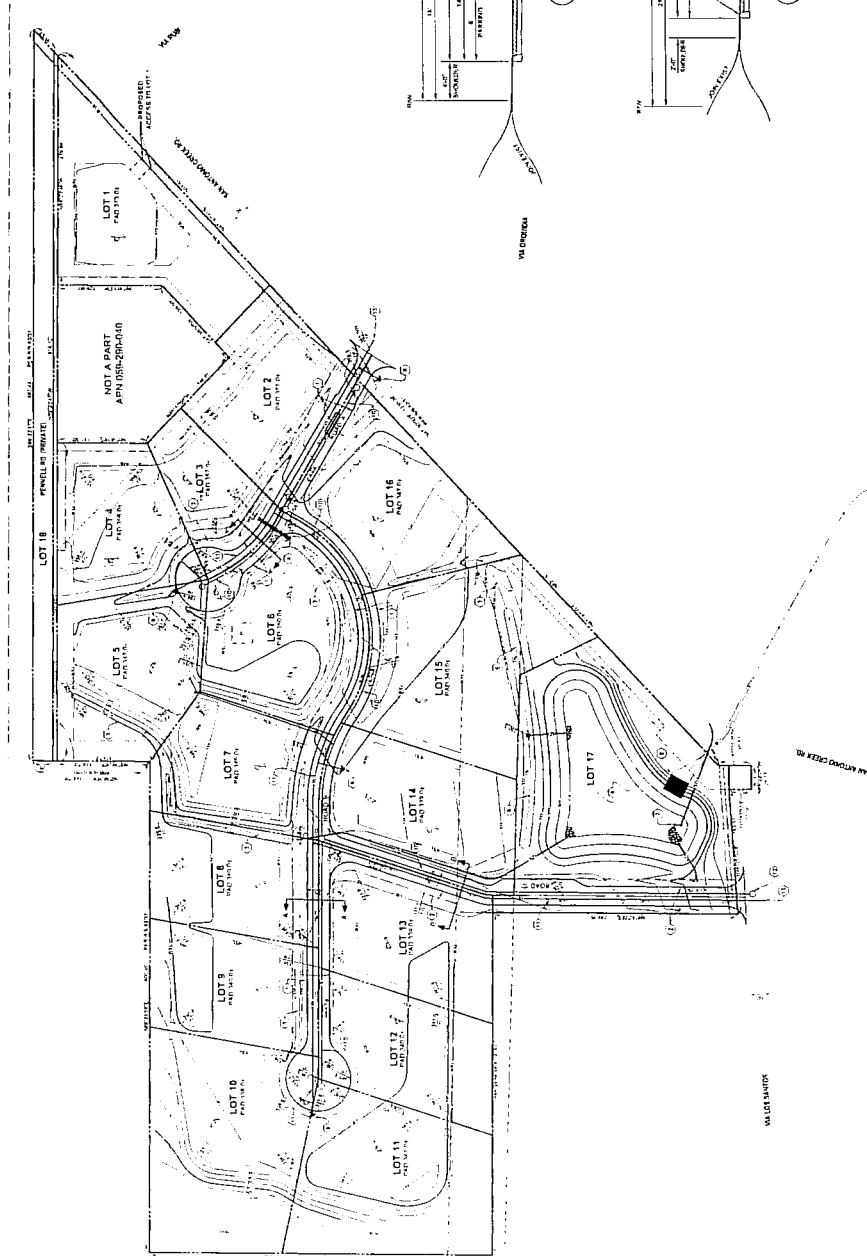
1. Site Plan
2. Landscape Plan (see Proposed Final MND dated 10/14/2011)
3. Neighborhood Comparison Table (see Proposed Final MND dated 10/14/2011)
4. Vegetation Survey Map, Watershed Environmental, 2010 (see Proposed Final MND dated 10/14/2011)
5. Vegetation Survey Data Sheets, P&D Staff Biologist, 2011 (see Proposed Final MND dated 10/14/2011)
6. Wildlife Survey, Vincent Semonsen, 1998 (see Proposed Final MND dated 10/14/2011)
7. Draft MND Comment Letters and Environmental Hearing Transcript (see Proposed Final MND dated 10/14/2011)
8. Photos of Lower San Antonio Creek Road
9. Map of Rapid Assessment Sites

G:\GROUP\Permitting\Case Files\TRM\10 Cases\10TRM-00000-00001 Park Hills\Revised Final MND.docx

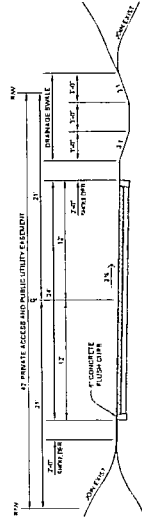
22' x 170' (APPROX.)

4' x 340' (APPROX.)

12' x 340' (APPROX.)



A TYPICAL ACCESS ROAD 'A' AND ROAD 'B' SECTION
NOT TO SCALE



B TYPICAL ACCESS ROAD 'C' SECTION
NOT TO SCALE

- SPECIFIC CONSTRUCTION NOTES THIS SHEET**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR EARTHWORK.
 2. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR EARTHWORK.
 3. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR EARTHWORK.
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 10. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR EARTHWORK.
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 15. ALL EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR EARTHWORK.

ESTIMATED EARTHWORK QUANTITIES:

ITEM	QUANTITY	UNIT
1. EXCAVATION	13,000	CY
2. FILL	13,000	CY
3. ASPHALT	13,000	SQ YD
4. GRAVEL	13,000	SQ YD
5. SAND	13,000	SQ YD
6. CEMENT	13,000	SQ YD
7. BRICK	13,000	SQ YD
8. CONCRETE	13,000	SQ YD
9. STEEL	13,000	SQ YD
10. WOOD	13,000	SQ YD
11. PLASTER	13,000	SQ YD
12. PAINT	13,000	SQ YD
13. GLASS	13,000	SQ YD
14. CERAMIC	13,000	SQ YD
15. TILE	13,000	SQ YD

**REVISED PRELIMINARY
SUBDIVISION IMPROVEMENT PLAN**

TRACT NO. 14,484

"PARK HILL ESTATES"

06TRM-000000-00001

APN 58-280-041

COUNTY OF SANTA BARBARA, CALIFORNIA

REVISED AUGUST 2012

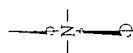
REVISED SEPTEMBER 2011

MAY 2010

FLOWERS & ASSOCIATES, INC.

211 N. Gable Court, Santa Barbara, CA 93101

Telephone (805) 964-2274



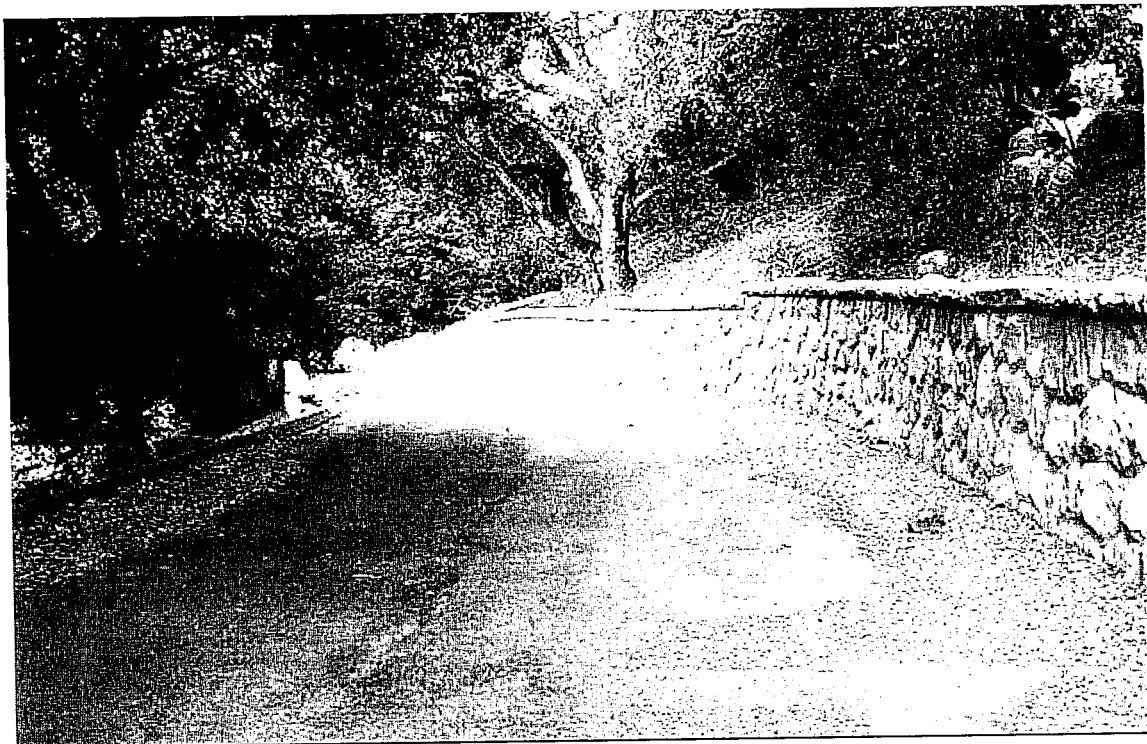
SCALE: 1" = 50'



Lower portion of San Antonio Creek Road looking down the road east of Fee Residence. The road narrows to approximately 14 feet in width in this section. Roadside vegetation is encroaching into the travel lanes.



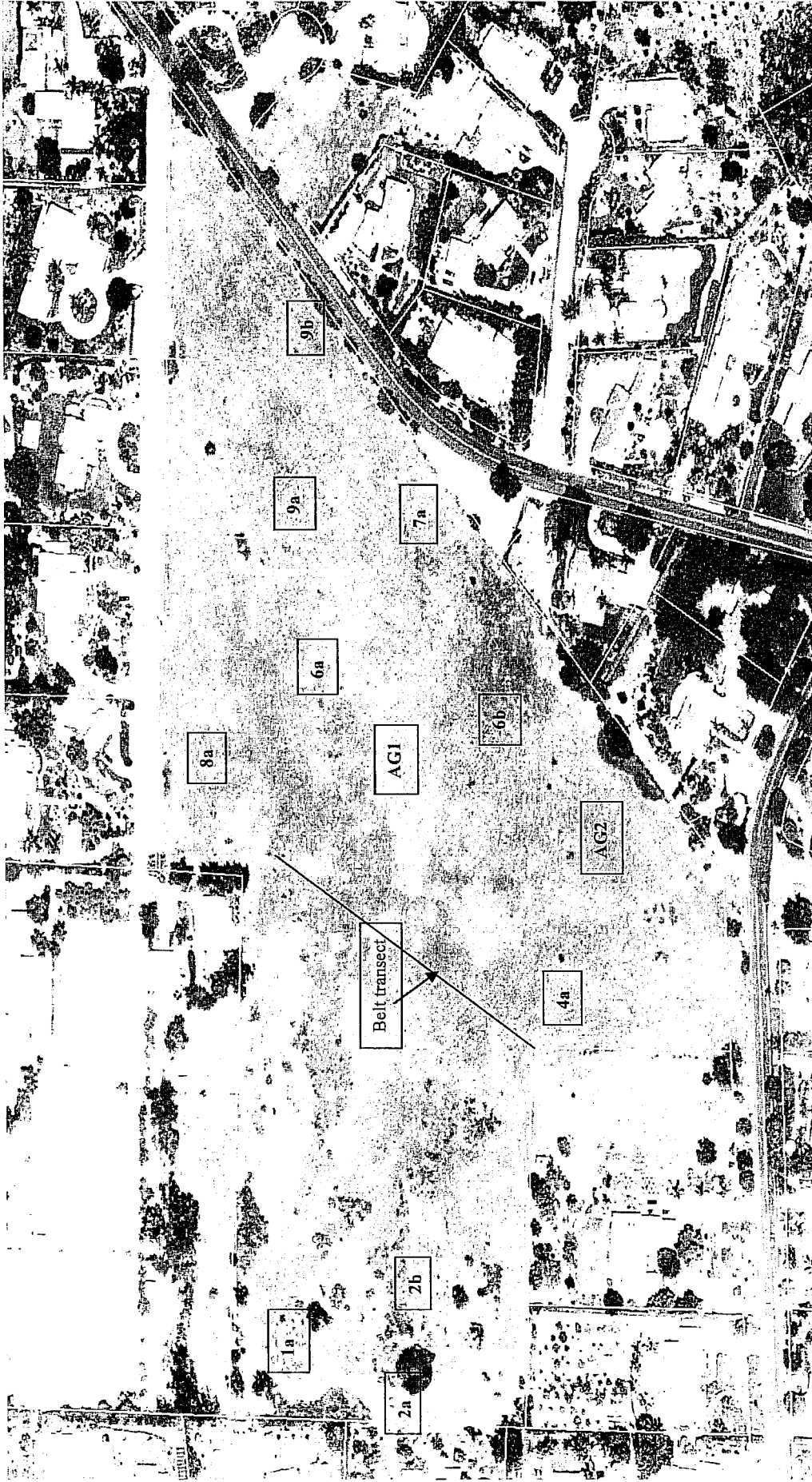
Lower portion of San Antonio Creek Road adjacent to eastern driveway of Fee Residence. The road is a minimum of approximately 20 feet wide in this section. Roadside vegetation could be trimmed to maintain adequate clearance for emergency access.



Lower portion of San Antonio Creek Road adjacent to Fee Residence. The road is approximately 22 to 24 feet in width in this section. The retaining wall was constructed in 2007 to restore adequate road width.



End of San Antonio Creek Road looking towards Tucker's Grove Park. This access is controlled with flexible plastic bollards that can be driven over and signage indicating use of this access for emergency purposes.



Rapid Assessment Sample Site Locations on 2010 aerial photo base. Numbered sites are rapid assessments conducted in corresponding Native Grassland polygons identified in WE Report. AG1 and AG2 represent Annual Grassland sample sites. Polygons 3 and 5 were too small to sample. Remainder of site was sampled with meandering transects.