

Attachment B

95-ND-29 for the County Bowl Renovation and Operations

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
INITIAL STUDY CHECKLIST & FINAL NEGATIVE DECLARATION
FOR COUNTY BOWL MASTER PLAN**

1.0 REQUEST/PROJECT DESCRIPTION

Project Applicant:

Board of Supervisors
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

Project Representative:

Park Department, Ms. Coleen Lund
County of Santa Barbara
610 Mission Canyon Road
Santa Barbara, CA 93105

The proposed project is a Master Plan designed to modernize the existing Santa Barbara County Bowl facility. The Master Plan includes the following four components:

1. **Existing Conditions Report** (June 12, 1992) analyzed the project site and its infrastructure. It also identified methods to remedy existing Code and physical plant problems.
2. **Space/Use Program** (May 10, 1993) is essentially a "check list" of spatial, physical, and some operational requirements that the design concept must adhere to.
3. **Facilities Plan** (May 10, 1993) was developed to give visual shape to the Master Plan while striving to resolve specific functional problems.
4. **Project Phasing and Cost Estimate** (May 10, 1993) assessed the potential costs of each portion of the plan along with recommendations on the order in which the components would be built.

This Initial Study is based on the design elements contained within the Master Plan's Facility Plan and Space/Use Program. For the purposes of the Master Plan, the County Bowl project site was divided into specific "Program Areas" which are segregated into different geographic locations throughout the site. Please refer to Attachment A for Figure 1, Vicinity Map and Figure 2, Key Map, which is a site plan of the County Bowl from the Space/Use Program. Figure 2 identifies each Program Area, all of which are discussed in detail in the list below. The major improvements that would be constructed as part of the County Bowl Master Plan are listed below according to the area where the improvements would be constructed. Please see the Santa Barbara County Bowl Space/Use Program for a more detailed description. Please also refer to Attachment A for Figure 3, Landscape/Architectural Design, for a site map of the proposed improvements.

A: Lower Plaza

- Close portion of Lowena Drive to create a pedestrian entry path separate from vehicle routes.
- Develop a portion of the existing parking lot into a plaza which would function as a lobby to the Bowl Theater.
- Lower Plaza can be used as a neighborhood plaza during non-event hours.
- Construct an entry pavilion adjacent to The Plaza to serve as a gateway to the County Bowl.

- Construct a new box office building approximately equal in size to the existing building (1,500 sq. ft.). It would be located near Milpas Street, perpendicular to the existing box office.
- Provide parking for staff, patrons with disabilities, designated performer/patron vehicles, and performer/production trucks and buses.
- Install permanent restrooms for public use during events and/or general use.
- Install area lighting with proper light levels, color, and cut-off angles to mitigate effect on neighboring houses.
- Install barrier wall and/or hedge at east edge of plaza.
- Use of durable and enhanced paving materials.

B: The Glen

- The Glen is only to be open to the public during event hours.
- Upgrade park-like setting with seating areas and/or picnic tables as rest area to the Bowl.
- Add new stairway to Upper Plaza from Glen to facilitate pedestrian movement.
- Add permanent and decorative fencing/control gates.
- Add lighting of Glen Wall, existing trees, and pathways.
- Install recirculating water features such as fountains, falls, or pools.
- Install erosion control and safety edging along length of East and West access roads.
- Structurally reinforce existing stone walls if required.

C: Upper Plaza

- Construct expanded restrooms to code for men (15 toilets, 24 urinals, and 14 lavatories) and approximately twice the code requirements for women (45 toilets and 20 lavatories). Distribute restrooms to be conveniently located from all seats and to meet accessibility requirements.
- Construct improved concession stands.
- Modify or demolish existing caretaker structure to facilitate improvements for restrooms or concessions area.
- Construct a novelty stand near a high traffic pedestrian path.
- Enhance plaza with plantings, lighting, paving, and stone walls.
- Construct permanent or appropriate temporary divider bollards for "back-stage" definition during performance hours.
- Add an emergency aid station to obviate need for on-site ambulance during performances.
- Provide dumpster storage space, transformer platform, and emergency generator.

D: Stage

- Demolish existing performance platform and understage structure.
- Retain and structurally reinforce existing stone walls surrounding the stage and incorporate them into a new structure with the following program spaces and approximate sizes:
 - ◆ Performance Platform (4,000 sq. ft.)
 - ◆ Platform Equipment Storage (800 sq. ft.)
 - ◆ Staging Area (1,000 sq. ft.)
 - ◆ Loading Area and Dock (exterior area)
 - ◆ Tech Office (150 sq. ft.)

- ◆ Stage Door/Security (120 sq. ft.)
- ◆ "Star" Dressing Rooms (1,200 sq. ft.)
- ◆ "Chorus" Dressing Rooms (850 sq. ft.)
- ◆ Green Room (1,100 sq. ft.)
- ◆ Wardrobe (500 sq. ft.)
- ◆ Catering Kitchen (1,200 sq. ft.)
- ◆ Backstage Restrooms (300 sq. ft.)
- ◆ Dimmer Hookup Room (300 sq. ft.)
- ◆ House Manager's Office/ First Aid Room (200 sq. ft.)
- ◆ Lift (300 sq. ft.)

- Construct stage cover with four column support and overhead rafter truss system. Structure will support theatrical lighting system and audience speakers above performance area. Overall roof design will facilitate acoustical absorption. Two specimen redwood trees located on the southwest corner of the stage would be removed due to reconstruction of the stage and hanging the audience speakers from the trusses.

E: Theater

- Provide individual fixed seating in the existing Concert Club and Preferred seating areas. Eliminate the Pit seating and combine with Concert Club area seating. New fixed seating to be permanent with arm rest type and integral aisle light fixtures.
- Maintain "theater in a park" concept. Planting and paving to express natural surroundings.
- Expose first tier stone wall at back of new fixed seating area as much as practical.
- New fixed seating count to be approximately 4,600.
- Provide twelve disabled seats and improved access per ADA requirements.
- Install permanent conduit cable connections to Stage from house mix platform. Conduit or cable chases at Stage and control platform to be recessed to avoid accidental tripping, unplugging, etc.
- Upgrade house lighting, low level stairway lighting per recommendation of the Existing Conditions report.
- To the degree reasonable, provide grab rails and repair existing stairway.

F: Bowl Perimeter

- Develop Upper Plateau as a passive park with low-profile plantings.
- Build terrace extensions and/or overlooks at South Knoll for use as a pre-event gathering space.
- Install permanent spotlight platform no less than 8' above top row of seats.
- Construct a new pathway connection between Glen Entry area and Upper Plateau. Consider expanded walkway system in South Gully and around Bowl along North Gully to East Ridge. Stabilize, regrade, or remove portion of existing cut slope above lighting platform to prevent further erosion.
- Consider a Promenade Terrace for special functions overlooking the Bowl before and after performances. Restrooms are an option for this structure.

Currently there are two types of events held at the Bowl. First, there are commercial shows which include professional concerts and performances for which tickets are sold. Second, there are not-for-profit community events, such as the Easter Sunday Sunrise Service and educational events for school children.

For further information on the site's environmental setting, please see the Santa Barbara County Bowl Master Plan Existing Conditions Report on file with the County Park Department. It should be noted that although the project site is located within the City of Santa Barbara, the County is the lead agency for this project.

An average of 17 commercial events and 3 community events have been held annually. The average audience size for a commercial show is 2,900 people and 800 people for a community event. Commercial shows are held only during the County Bowl's season from April to November and community events are held throughout the entire year.

2.0 PROJECT LOCATION

Implementation of the Master Plan would result in an increased number of events held annually at the County Bowl. The County Board of Supervisors recently transferred operation and management of the facility to the non-profit County Bowl Foundation. The current agreement between the County and the County Bowl Foundation was finalized as part of the Master Plan. This agreement allows the Foundation to stage a maximum of 25 commercial events and 12 community events each year. Therefore, implementation of the County Bowl Master Plan could result in an additional 8 commercial and 9 community events held each year.

Seating capacity would remain constant with implementation of the Master Plan. The County Bowl has an existing seating capacity of approximately 4,600 people, although events have previously been held with audiences of approximately 6,000 people (during the years 1965 through 1979). Installation of permanent seating in the Concert Club and Preferred seating areas would limit the total fixed seating at the Bowl to approximately 4,600, which is equivalent to the existing seating capacity.

For further information on the site's environmental setting, please see the Santa Barbara County Bowl Master Plan Existing Conditions Report on file with the County Park Department. It should be noted that although the project site is located within the City of Santa Barbara, the County is the lead agency for this project and has sole discretionary review over it.

2.0 PROJECT LOCATION

The County Bowl project site is located at 1122 North Milpas Street, identified as APN 029-11-023. The proposed project is listed within the City of Santa Barbara, First Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban area, Major Public and Institutional (City of Santa Barbara General Plan)
Zoning District, Ordinance	A-1, One Family Residential (City of Santa Barbara Land Use Zones)
Site Size	15.16 acres
Present Use & Development	Presently developed as a multi-purpose entertainment facility with a box office, parking lot, caretaker/restroom building, stage structure with dressing rooms, and an amphitheater with seating for approximately 4,600 patrons.

Surrounding Uses/Zoning (from City of Santa Barbara Land Use Zones)	North: Single family residential and Brooks Institute of Photography / A-1, One Family Residential (minimum lot size of 43,560 square feet and E-1, One Family Residential (minimum lot size of 15,000 square feet) and South: Single and multi-family residential, two commercial uses / R-3, Limited Multiple Family Residence and C-2; General Commercial and East: Single family residential / E-1, One Family Residential (minimum lot size of 15,000 square feet) West: Single family residential / A-1, One Family Residential (minimum lot size of 43,560 square feet and E-1, One Family Residential (minimum lot size of 15,000 square feet)
Access	Milpas Street
Public Services	Water Supply: City of Santa Barbara Sewage: City of Santa Barbara Fire: City of Santa Barbara Police: City of Santa Barbara

3.0 ENVIRONMENTAL SETTING

The Santa Barbara County Bowl site is located at the base of the Riviera foothills within the City of Santa Barbara, north of the intersection of Milpas and Anapamu Streets and south of Alameda Padre Serra Street. The County Bowl facility is considered an historic resource because it is over sixty years old and because of its historical use. Topography within the area varies greatly, from one to twenty percent. The majority of the project site is not visible from the immediate neighborhood due to its location within a ravine. However, the Lower Plaza frontage along Milpas Street and the Upper Plateau are visible from public vantage points and roadways. Vegetation in the foothills around the project site includes coastal sage scrub, chaparral, southern oak woodland, and California annual grassland. No known rare, endangered, or sensitive species of plants or animals are expected to exist onsite (Bowland, 1992). There is one known archaeological site located on the project site, although it does not contain significant cultural deposits (Wilcoxon, 1992). The project site is generally comprised of two soil types which are Milpitas stony fine sandy loam and Orthents, according to the Soil Conservation Service's Soil Survey of Santa Barbara County.

The area surrounding the project site is composed primarily of single-family residences, a few apartment buildings and two commercial uses. The hillside neighborhoods to the east and west are developed along narrow winding roads with single family residences in a wide variety of sizes and architectural styles. The Brooks Institute of Photography is located north of the site. The main pedestrian and vehicular entry to the Bowl site is from Milpas Street, where the natural hillside blends into the Santa Barbara street grid.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

Known Sig.: Known significant environmental impacts.

Unknown Poten. Sig.: Unknown potentially significant impacts which need further review to determine significance level.

Poten. Sig. and Mitig.: Potentially significant impacts which can be mitigated to less than significant levels.

Not Sig.: Impacts which are not considered significant.

Reviewed Under Previous Document: Adequate previous analysis exists regarding the issue; further analysis is not required due to tiering process (Section 21094 of CEQA and Section 15152 of the State CEQA Guidelines).

4.1 GEOLOGIC PROCESSES:

Will the proposal result in:		Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	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. Disruptions, displacements, compaction or overcovering of the soil by cuts, fills, or extensive grading?					X	
c. Permanent changes in topography?					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	

Environmental Setting:

The Soil Conservation Service Soil Survey of Santa Barbara County indicates high soil erosion hazards for the site. Seismicity is also a concern in Santa Barbara; earthquake events cause groundshaking which can damage or destroy property. Based upon the presence of local and regional faults with groundshaking potential during earthquakes, the project site is located in an area designated as low to moderate damage to large structures and moderate damage to older structures, according to the City of Santa Barbara Seismic Safety Hazard Map. The Mission Ridge, Sycamore, Eucalyptus, and other unnamed faults are present in the Riviera neighborhood. The

City's Master Environmental Assessment (MEA) states that the site is located in an area of Photolineation.¹ There are no County maps which depict the project site and no information in the County Seismic Safety Element explaining on-site geologic hazards. However, the County's Environmental Thresholds and Guidelines Manual states that "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". The project site thus qualifies as a parcel constrained by geology. To avoid damage or collapse of new structures due to ground rupture, construction on or near a fault trace is normally prohibited. The County requires that all new structures be setback a minimum of 50 feet on either side of a fault or a trace fault.

Master Plan Components:

The Master Plan includes two measures as part of the project description that are intended to improve and/or stabilize existing geologic problems. These measures are:

- Stabilize, regrade or remove a portion of the existing cut slope above the lighting platform to prevent further erosion. (part of the project description from Space/Use Program)
- Install erosion control and safety edging along length of East and West access roads in the Glen area. (part of the project description from Space/Use Program)
- Cut back the existing earth wall or west ridge above the Bowl seating area to eliminate the failing slope and to reduce sound reflections to the east.²

Impact Discussion:

4.1.a: The proposed project would result in the potential construction of a new entry pavilion, box office, concessions stand, expanded restrooms, novelty stand, acoustic stage covering, performance platform, lower stage, fixed audience seating, promenade terrace, and other ancillary improvements. The building envelopes identified in the Master Plan encompass areas of 20% slope or less. In most cases, limitation of construction to less than 20% slopes would reduce grading to less than significant levels and reduce the scarring associated with grading. No cut and fill numbers for project grading are currently available due to the design nature of the Master Plan, although grading is expected to be minimal and structures have been designed to conform with the existing topography and because most grading will occur in areas already developed (i.e., structures, roads, etc.)

Potentially significant adverse flooding and drainage impacts could result if large storm events were to occur and improvements to the drainage system just north of the stage area were not made. A neighborhood landlord raised concern regarding potential drainage impacts during public review of this Negative Declaration. There is an unnamed primary drainage for the Riviera neighborhood which currently bisects the northern portion of the site. This drainage experiences heavy water flows during rain storms. This drainage received a substantial

¹ A photolineation is a linear feature which can be observed on an aerial photograph and which is generally an indication of the presence of a fault. The feature is caused by movement on the fault or ground rupture. A discussion of photolineation also exists in both the City's Seismic Safety/Safety Element and the City's Geologic Hazards Evaluation prepared by Mike Hoover and Associates. The project site is not discussed in the County's Seismic Safety Element or County plans.

² It should be noted that this option is a minor grading operation because there is an existing earth wall in place and because it is an existing ridge. The project's civil engineers have designed this option so that grading would not occur as a straight cut and fill slope as normally occurs. This option entails "contour grading" which means it would be coordinated with the landscape architect to retain the natural appearance of the Bowl.

Based on the information above, potentially significant long-term impacts related to structural damage could occur due to a number of factors, such as faulting or seismic shaking. In order to mitigate this impact, volume of water during the major storm episodes in January and March 1995. No significant off-site damage was created as a result of the March and January 1995 storm water flows because of regular maintenance of the on-site drainage system. However, there was substantial debris (rocks, branches, soil, etc.) that originated north of the project site and was carried on site by the storm waters. The amount of water and debris carried on-site during these two storms events was much greater than any other storms in recent history. Preparation of a master drainage plan, including the construction of a catch basin with debris trap just north of the stage structure, would mitigate potential drainage impacts to less than significant levels. There is an existing catch basin which is located north of the stage. As part of the mitigation, this basin would be redesigned to be more effective. Since the basin would remain in the same general area and no sensitive resources exist immediately adjacent to the basin, no adverse secondary impacts to sensitive resources (i.e., biological resources) would be expected.

4.1.k: Potentially significant, short-term erosion impacts could result if grading were to occur during the winter rainy season, which is likely given that construction would occur outside of the Bowl's concert operating season which is generally from April to November. In addition, construction-related activities associated with demolition of the existing performance stage and lower stage could create short-term, significant impacts due to vibrations. Mitigation is required in order to lessen these two potentially significant short-term construction impacts to acceptable levels. If grading is to occur during the rainy season, an Erosion Control Plan shall be submitted to P&D Building and Safety for review and approval.

Based on the information above, potentially significant long-term impacts related to structural damage could occur due to a number of factors, such as faulting or seismic shaking. In order to mitigate this impact, a subsurface exploration shall be performed by a registered engineering geologist prior to submittal of a building permit application. A detailed geotechnical report shall be prepared based on the subsurface exploration and it shall address structure site setbacks from faults and shall determine structural design criteria. (Note: the Uniform Building Code requires all structures to be designed to seismic Zone IV standards.) All recommendations from the report shall be incorporated into the building design. It should be noted that the exact location of the structures proposed are not currently known due to the design nature of the Master Plan. Therefore, the most appropriate time to perform subsurface exploration is when the final building envelopes are actually determined.

Mitigation and Residual Impact:

The following mitigation measures are required in order to mitigate potentially significant impacts related to erosion, drainage, and seismic stability:

- 1) Because construction would occur during the rainy season, the applicant shall prepare an erosion control plan for review and approval by the County Building and Safety Division. In addition, to reduce the effects of dust generation resulting from grading, the soil shall be kept damp during grading activities. All exposed graded surfaces shall be reseeded with native ground cover to minimize erosion. **Plan Requirements and Timing:** Prepare erosion control plan for review and approval by Building and Safety Division staff. All erosion control measures shall be implemented prior to grading activities. Erosion control requirements shall be noted on all grading and building plans. Graded surfaces shall be reseeded within 60 days of grading completion. **Monitoring:** Building and Safety Division staff shall inspect the site during grading to monitor erosion control measures and dust generation. Inspection shall also occur 60 days after grading to verify reseeded.
- 2) Subsurface exploration by a registered engineering geologist shall be performed for fault determination in areas where buildings are proposed. A detailed geotechnical report shall be prepared based on the subsurface exploration and it shall address structure sites to determine structural design criteria. All recommendations

from the report shall be incorporated into the building design and siting. All structures shall be setback a minimum of 50 feet from either side of any fault or trace fault. All structures shall be designed to earthquake standards of the Uniform Building Code Seismic Zone 4. **Plan Requirements and Timing:** The geotechnical report shall be submitted for review and approval by Building and Safety Division prior to the commencement of grading. **Monitoring:** Building Inspectors shall inspect site prior to operation/occupancy.

3) A master drainage plan shall be incorporated into the Final Development Plans for improvements to the stage area. The existing drainage pipe, which conveys water from the northern drainage area under the stage structure, shall be retained. If the existing pipeline cannot be retained, it shall be replaced with a drainage conveyance system that would provide for the same amount of flow. The master drainage plan shall include requirements for regular maintenance of the drainage system. **Plan Requirements and Timing:** Prior to commencement of construction, the applicant shall submit a master drainage plan to the Parks Department and the Flood Control Department for their review and approval. **Monitoring:** Flood Control shall inspect the site to ensure drainage is handled according to approved plans.

4) A catch basin with a debris trap shall be installed on the north side of the stage to minimize the amount of debris flowing into the drainage pipe located under the stage. **Plan Requirements:** Plans for the catch basin shall be reviewed and approved by the Parks Department and the Flood Control Department. **Timing:** The debris trap shall be installed prior to operation and use of the new stage. **Monitoring:** Flood Control shall inspect the site to ensure drainage is handled according to approved plans.

With incorporation of these measures, residual impacts to geology/soils would be less than significant.

4.2 WATER RESOURCES/FLOODING:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	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 into surface waters, or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution (e.g., eutrophication)?				X	
e. Alterations to the course or flow of flood waters, or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or overcommitment of any groundwater basin? Or, a significant increase in the existing overdraft or overcommitment of any groundwater basin?				X	

j.	The substantial degradation of groundwater quality including saltwater intrusion?	use its basins are in surplus	basins	X	Given that the
k.	Substantial reduction in the amount of water otherwise available for public water supplies?	no significant	any, not	X	conclusion was confirmed by Mr. Brian

Impact Discussion:

Because water to the project site is provided by the City of Santa Barbara, information on their water demand thresholds of significance is provided here for informational purposes. The City's threshold of significance for City water demand is 14,850 AFY (90% of the dependable supply of 16,500 AFY). This means that a significant, adverse impact to water resources would occur if the City's total water demand exceeds 14,850 AFY. According to the City Water Resources Manager's Report dated June 26, 1995, the total water demand for the 1994-95 water year was 11,656 AFY. The addition of the project's water demand to the existing City demand results in an estimated total water demand of approximately 11,672 AFY, which is substantially below the threshold of significance of 14,850 AFY. Therefore, no significant adverse impacts to City water resources would occur because the City currently has a buffer of over 3,000 AFY before a significant impact would occur. Therefore,

The County's Environmental Thresholds and Guidelines Manual states that "no threshold of significance applies" to potential water demand impacts in the City of Santa Barbara because its basins are in surplus. Given that there are no County thresholds for water demand impacts within the City, no significant, adverse water supply impacts would be created by the proposed Master Plan. This methodology and conclusion was confirmed by Mr. Brian Baca, Registered Geologist with County Planning and Development Department.

Because water to the project site is provided by the City of Santa Barbara, information on their water demand thresholds of significance is provided here for informational purposes. The City's threshold of significance for City water demand is 14,850 AFY (90% of the dependable supply of 16,500 AFY). This means that a significant, adverse impact to water resources would occur if the City's total water demand exceeds 14,850 AFY. According to the City Water Resources Manager's Report dated June 26, 1995, the total water demand for the 1994-95 water year was 11,656 AFY. The addition of the project's water demand to the existing City demand results in an estimated total water demand of approximately 11,672 AFY, which is substantially below the threshold of significance of 14,850 AFY. Therefore, no significant adverse impacts to City water resources would occur because the City currently has a buffer of over 3,000 AFY before a significant impact would occur. Therefore,

The project would not change currents, percolation rates, drainage patterns, amount of surface water or surface water quality. The project site is outside the 100-year floodplain according to FIRM maps. As part of the Master Plan, the existing on-site drainage would be improved by designing a storm runoff system to control runoff that presently collects directly north of the stage. The system would be routed under or around the stage structure. The drainage swale located to the north of the theater seating shall be cleaned and maintained.

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

4.3 TRANSPORTATION/CIRCULATION:

Will the proposal result in:	Significance		Potential Mitig.	Reviewed Under Previous Document
	Known Signif.	Unknown Poten. Sig.		
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	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

The proposed project could create potentially significant traffic and parking impacts due to the increased number of events held annually at the County Bowl. In order to determine the significance of the project's potential traffic and impacts, a traffic and parking impact assessment report was prepared by Associated Transportation Engineers (ATE) dated July 17, 1994. This section is based on the ATE report and a copy of it is provided as Attachment B.

Existing Conditions

Existing traffic and parking conditions which occur during events at the County Bowl are discussed in detail in the Existing Conditions Report of the County Bowl Master Plan. A brief summary of the existing traffic and parking conditions at the Bowl is included below.

Bowl activity has remained fairly constant during the past few years. Attendance figures for 1991 through 1993 are listed below.

Concert Season

	1993	1992	1991
Number of Major Events	14	16	20
Maximum Attendance	4366	4305	4274
Minimum Attendance	1295	1212	716
Average Attendance	3005	2844	2808

- The current agreement between the County and the County Bowl Foundation came about as part of the Master Plan process. The agreement allows the Foundation (the Bowl operator) to stage a maximum of 25

major events and 12 community events each year. As shown above, up to 20 major events have occurred at the Bowl in a single year. Historically, only two or three community events have occurred each year, but however, one of the goals of the Master Plan is to increase the availability of the Bowl for community events. Average attendance at community events is approximately 800 people.

The Booster Club operates the high school parking areas during Bowl events. The Club charges \$5.00 per

- The majority of the major events at the Bowl occur on Friday and Saturday evenings. The remaining events occur on Saturday and Sunday afternoons, or during the afternoon or evening Monday through Thursday. Evening events are generally scheduled from 7:00 P.M. to 10:00 P.M. People begin arriving at the Bowl for evening events between 5:30 P.M. and 6:00 P.M. The majority of the people attending an evening event arrive between 6:00 P.M. and 7:00 P.M. average rate of 2.5 to 2.75 people per vehicle for events at the Bowl. Therefore, the total parking demand for a sold-out event would be approximately 1,700 to 1,800 parking spaces.
- Intersections in the vicinity of the Bowl operate at acceptable levels of service during the P.M. peak hour. total parking demand would be approximately 1,700 to 1,800 spaces.
- Traffic control before and after events in the vicinity of the Bowl, which is handled by the City Police Department and private security personnel, works well according to Lieutenant John Thayer of the City of Santa Barbara Police Department and ATE.

- Parking for Bowl events occurs in the current on-site parking lot (104 spaces), in the automobile repair facility lot across Milpas Street (40 spaces), at Santa Barbara High School (500 spaces), and on City streets south and west of the Bowl.

The on-site parking lot is reserved for VIPs and disabled attendees. If parking spaces are available, Concert Club members may park in the lot for a fee of \$5.00 per vehicle. Any remaining parking spaces are made available to the public for a fee of \$7.00 per vehicle.

The Booster Club operates the high school parking areas during Bowl events. The Club charges \$5.00 per vehicle and generally parks from 200 to 500 vehicles during events at the Bowl. The County currently has a 5-year agreement with the School District to use the high school parking lots. Bowl events are scheduled only on dates which do not conflict with activities at the high school (football games, etc.).

ATE's counts showed a vehicle occupancy rate of 2.5 to 2.75 people per vehicle for events at the Bowl. Therefore, the total parking demand for a sold-out event would be approximately 1,700 to 1,800 parking spaces, assuming employee parking demand equals drop-offs. For an event with average attendance, the total parking demand would be approximately 1,100 to 1,200 spaces.

- The high school parking lots and streets surrounding the Bowl are generally clear of event attendees' vehicles within 30 to 40 minutes after the end of an event.

Master Plan Improvements

The Master Plan proposes a number of improvements which relate to traffic and parking. A discussion of these improvements and ATE's assessment regarding the impact of each is included below. Improvements that would be used only during Bowl events and would not increase trip generation or parking demand at the Bowl have not been included in the list below.

A. Lower Plaza Reconstruction

The improvements proposed in the Lower Plaza include removing the existing box office and constructing a new box office/restroom building, constructing a 9,000 square-foot public plaza adjacent to the new box office, abandoning approximately 400 feet of the lower end of Lowena Drive and incorporating this area into the Lower Plaza as a wide pedestrian walkway, replacing the existing 104-space parking lot with a 45-space parking lot, and creating an area for parking performers' semitrailer trucks and buses. A plan showing the proposed Lower Plaza design is included in Attachment B.

The new 1,500 square-foot box office building, which would replace the existing 1,500 square-foot box office, would not cause increased trip generation or parking demand. If the new box office includes a full-service Ticketmaster or similar ticket agency, as has been discussed, trip generation and parking demand at the Bowl would increase. The potential impact of a Ticketmaster agency is discussed in the next section.

The proposed public plaza would function as an entrance or "lobby" to the Bowl and a waiting area for the box office. The plaza area would be used only by Bowl attendees and would not cause additional trip generation or parking demand, therefore, no new traffic impacts would be created.

The abandonment of the lower 400 feet of Lowena Drive and the conversion of this section of the street to a pedestrian walkway is an important feature of the Lower Plaza design. This abandonment would not cause significant traffic or parking impacts since the Anapamu Street end of the street would remain open for use by residents and the street is not currently used for parking during Bowl events. George Gerth, Transportation and Parking Manager for the City of Santa Barbara, agrees with this assessment but feels property owners and residents along Lowena Drive should be notified of the proposed closure. The Foundation would meet to discuss the Master Plan and the street closure with affected property owners and residents. If the proposed street closure occurs, emergency vehicle access to the south end of Lowena Drive through the Lower Plaza and access to existing the single family residence northeast of the Lower Plaza would be maintained through the parking lot.

The 45 parking spaces remaining in the Lower Plaza would be used by VIP, disabled and Concert Club attendees during Bowl events and by box office and ticket agency patrons during other periods. The 59 parking spaces lost in the Lower Plaza would be partially replaced by restriping the easterly Anapamu Street parking lot at Santa Barbara High School, which is currently used by Bowl attendees during evening and weekend events. A total of approximately 31 parking spaces would be gained by restriping the high school parking lot. The net loss of parking resulting from the Lower Plaza improvements would, therefore, be approximately 23 parking spaces.

The area at the east end of the proposed Lower Plaza parking lot would be expanded to accommodate up to five semitrailer trucks and 3 buses. This area is currently used for truck and bus parking, but is much smaller. Expanding the truck and bus parking area would not cause any significant, adverse traffic or parking impacts.

B. Upper Plateau Park Construction

The plateau above the Bowl would be developed as a passive park. This park would be used only by pedestrians, i.e. Bowl attendees before events, walkers, and residents of the surrounding neighborhood (which currently occurs). A service road would connect the park to the end of Newton Road. Five handicap parking spaces would be provided here for use during concerts. As currently proposed, the park on the

As discussed previously, the number of major events at the County Bowl has varied from 14 to 20 during the past three concert seasons. Also, two or three community events typically occur each year at the Bowl. As a result of the Master Plan, the current agreement between the County and the Bowl Foundation allows the Foundation to stage up to 25 commercial events and 12 community events each year; therefore, there is a possibility that up to 37 yearly events could occur in the future at the Bowl. This increase in the number of annual events could create adverse traffic impacts in the vicinity of the Bowl. However, as is shown in the following table, approximately 60 percent of the major events which were staged at the Bowl from 1991 through 1993 occurred on Saturday or Sunday. If this pattern continues, only 15 of the permitted 37 events at the Bowl would have the potential to generate traffic during the Monday through Friday P.M. peak traffic period. This pattern is expected to continue given the general timing of concert schedules. Therefore, based on the City's special event traffic impact policy, there are no significant traffic impacts associated with the operation of the Bowl under the conditions of the County's current agreement with the Bowl Foundation. Neither the number of currently permitted events nor the improvements proposed as part of the Master Plan would cause significant traffic impacts (personal communication with Mr. Rob Dayton, City of Santa Barbara Senior Transportation Planner, in July 1994).

Master Plan Traffic Impact Discussion

4.3.c. All of the traffic and parking impacts associated with the proposed project would occur within the City of Santa Barbara. Therefore, both County and City Public Works staff who were consulted on this project agreed that the City's policies and thresholds should be used in the environmental analysis. The City of Santa Barbara has established a policy for assessing the potential traffic impacts of facilities such as the County Bowl, which generate traffic during special events but not on a day-to-day basis. This policy is as follows:

Special Event Traffic Impact Policy: *If a development project generates traffic based solely on the occurrence of special events and this traffic is generated during the P.M. peak traffic period on 30 or fewer days a year, then analysis of the development project's traffic impacts is not required.*

The P.M. peak traffic period in the City of Santa Barbara is the highest traffic volume hour between 4:00 P.M. and 6:00 P.M., Monday through Friday, and between 12:00 P.M. and 4:00 P.M., Saturday and Sunday. The 12:00 P.M. to 4:00 P.M. peak period is used only in analyzing development projects located within or near the City's waterfront area.

As discussed previously, the number of major events at the County Bowl has varied from 14 to 20 during the past three concert seasons. Also, two or three community events typically occur each year at the Bowl. As a result of the Master Plan, the current agreement between the County and the Bowl Foundation allows the Foundation to stage up to 25 commercial events and 12 community events each year; therefore, there is a possibility that up to 37 yearly events could occur in the future at the Bowl. This increase in the number of annual events could create adverse traffic impacts in the vicinity of the Bowl. However, as is shown in the following table, approximately 60 percent of the major events which were staged at the Bowl from 1991 through 1993 occurred on Saturday or Sunday. If this pattern continues, only 15 of the permitted 37 events at the Bowl would have the potential to generate traffic during the Monday through Friday P.M. peak traffic period. This pattern is expected to continue given the general timing of concert schedules. Therefore, based on the City's special event traffic impact policy, there are no significant traffic impacts associated with the operation of the Bowl under the conditions of the County's current agreement with the Bowl Foundation. Neither the number of currently permitted events nor the improvements proposed as part of the Master Plan would cause significant traffic impacts (personal communication with Mr. Rob Dayton, City of Santa Barbara Senior Transportation Planner, in July 1994).

Number of Major Events at the Bowl

Concert Season	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.	Sun.	Total
1991	0	1	1	0	5	10	3	20
1992	1	3	0	1	1	6	4	16
1993	1	2	0	1	3	4	3	14
Totals	2	6	1	2	9	20	10	50
Percentage	4%	12%	2%	4%	18%	40%	20%	

As noted previously, the Master Plan improvements proposed at the Bowl would be used only by event attendees and would not cause any additional trip generation at the site. If, however, a full-service Ticketmaster or similar ticket agency is included in the new box office/restroom building, additional traffic at the Bowl would be generated and a separate environmental analysis would need to be completed.

Master Plan Parking Impact Discussion

As discussed previously, the total parking demand for a sold-out event at the County Bowl is approximately 1,700 to 1,800 parking spaces. For an event with average attendance, the total parking demand is approximately 1,100 to 1,200 spaces. With implementation of the Master Plan, the total parking supply at the Bowl would be approximately 581 parking spaces, which includes 45 spaces in the Bowl's Lower Plaza parking lot, 5 spaces in the Upper Plateau parking lot, and 531 spaces at Santa Barbara High School (assuming restriping of the high school's easterly parking lot on Anapamu Street). Therefore, the total parking deficit at the Bowl is approximately 1,120 to 1,220 parking spaces during sold-out events and approximately 520 to 620 parking spaces during events with average attendance.

It is important to note that only major events at the Bowl have the potential to generate significant parking impacts. Community events occur infrequently and at an average attendance of 800 require only 320 parking spaces (assuming a vehicle occupancy rate of 2.5 people per vehicle). Therefore, the total parking demand for most community events can be accommodated in the 604 parking spaces currently available at the Bowl and high school, or in the 581 parking spaces which will be available after implementation of the Master Plan.

The major events which occur at the Bowl impact the on-street parking supply in the vicinity of the Bowl; however, this impact is of relatively short duration. As a result of the Master Plan, a maximum of 25 commercial events are allowed to be staged each year, but based on the number of events which have occurred in the past, the total number of yearly events is likely to be less than 25. Also, since each event typically lasts 4 to 5 hours, the maximum amount of time on-street parking would be impacted by 25 major events is only 100 to 125 hours each year. If the Master Plan were implemented as proposed, a net loss of 54 parking spaces would occur (Five handicap parking spaces added in the Upper Plateau minus 59 spaces lost in the Lower Plaza). It has been determined that an additional 31 parking spaces could be created if the high school parking lot were restriped to maximize efficiency.

The City considers the County's current agreement with the Bowl Foundation as an existing, non-conforming condition as it relates to Bowl parking (personal communication with Mr. Rob Dayton, City of Santa Barbara Senior Transportation Engineer). Therefore, the 37 annual events allowed at the Bowl would not generate

2) Provide 23 additional parking spaces in the project vicinity to offset the loss of parking resulting from significant parking impacts. However the net loss of 23³ parking spaces at the Bowl would be a potentially significant parking impact.

Mitigation and Residual Impact:

Since no significant traffic impacts would be caused by improvements and operational changes proposed in the Master Plan, no traffic mitigation measures are required. The County should, however, continue to hire off-duty police officers and private security personnel to provide traffic control before and after major Bowl events.

Significant parking impacts would occur as a result of the Lower Plaza improvements proposed in the Master Plan and the loss of 23 parking spaces. The following measures are required to mitigate this impact:

- 1) Restripe the easterly Anapamu Street parking lot at Santa Barbara High School in order to increase the capacity of the parking lot by 31 parking spaces. **Plan Requirements and Timing:** The applicant shall submit a plan showing how the parking lot would be restriped to the High School for review and approval. The parking lot shall be restriped by the County Bowl Foundation prior to the operation and/or use of any improvements associated with the Lower Plaza. **Monitoring:** County Park Department shall inspect site prior to operation of improvements identified in the Master Plan.
- 2) Provide 23 additional parking spaces in the project vicinity to offset the loss of parking resulting from Master Plan improvements. The County could implement the following measures to provide the additional parking spaces.
 - a. Restripe other parking areas at the high school to add new parking spaces.
 - b. Acquire or attain a long-term lease for parking at the automobile repair facility parcel at the intersection of Milpas Street and Anapamu Street for additional VIP and Concert Club parking. A total of 40 vehicles can currently be stack-parked on this parcel.
 - c. Provide 10 employee parking spaces in the proposed Lower Plateau parking lot.

Plan Requirements and Timing: The applicant shall submit a parking plan showing the manner of provision for 23 spaces to Public Works for review and approval. The additional parking spaces shall be created prior to reconstruction of the Lower Plaza. **Monitoring:** County Park Department shall inspect site prior to operation of improvements identified in the Master Plan.

The following mitigation measures are recommended to the County in order to improve parking conditions in the area during Bowl events:

1. Provide tram and/or bus service to transport patrons from off site locations to the County Bowl, if feasible.

³ 59 parking spaces lost in the Lower Plaza, plus 5 spaces gained on the Upper Plateau, plus 31 spaces gained by restriping the high school parking lot results in a net loss of 23 parking spaces.

2. Provide adequate passenger loading/unloading areas on Milpas Street near the Bowl entrance. These areas could be developed by widening Milpas Street or by prohibiting parking and establishing loading/unloading areas on the east and west sides of Milpas Street during events.

3. Continue to allow parking on selected streets in the vicinity of the Bowl. Prohibit parking on narrow streets where on-street parking would restrict ingress and egress for emergency vehicles or residents. Increase parking enforcement during events.

4. Encourage the use of alternative modes of transportation by exploring ways to increase walking, transit and charter bus service to the site.

5. Provide secure bicycle parking.

Implementation of the required mitigation measures would lessen significant parking impacts. Residual impacts would be at less than significant levels.

4.4 AIR QUALITY:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, 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	

Impact Discussion:

The proposed project could create short-term, construction-related air quality impacts and also long-term, operational air quality impacts. Construction of the proposed project would be phased over a period of years which would decrease the amount of emissions and dust generated during any given year. The largest construction component of the project will be demolition of the existing concrete stage, replacement with a new stage, and development of a stage cover. No significant short-term air quality impacts are anticipated because of the small scale of this effort, the minimal area of earth disturbance which could be involved, and the limited duration of time that impacts would occur. Although no significant air quality impacts are anticipated, watering and other dust suppression techniques be used during grading to bring the project into conformance with the Air Quality Attainment Plan.

Long-term air quality impacts would be associated with patrons driving to and from the Bowl for the approximately 17 additional commercial and community shows to be held each year. The events are held intermittently throughout the concert season which means new air quality impacts would only be created on the 17 days per year. Given that only sporadic episodes of new trips would occur and that no new long-term increase in daily trips would be created, long-term air quality impacts are considered less than significant.

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

4.5 BIOLOGICAL RESOURCES:

FLORA: Will the proposal result in:		Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	Reviewed Under Previous Document
a.	A loss or disturbance to a unique, rare or threatened plant community?			X		
b.	A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c.	A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d.	An impact on non-native vegetation whether naturalized or horticultural?			X		
e.	The loss of healthy specimen trees?			X		
f.	Introduction of herbicides, pesticides, animal life, human habitation, non-native plants, or other factors that would change or hamper the existing habitat?			X		
FAUNA:						
g.	A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened, or endangered species of animals?				X	
h.	A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i.	A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j.	Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k.	Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

Environmental Setting

The County Bowl is a natural amphitheater situated between two north/south oriented ridges in the low foothills along the north side of the City of Santa Barbara (known as the "Riviera" neighborhood). The northern end of the County Bowl property is comprised of moderately steep slopes formed by a natural drainage gully or canyon head. The gully is terminated on the north by Alameda Padre Serra road. At the point where the bottom of this canyon widens, the stage structure exists. Seating (or the theater) extends westward from the stage up the more or less natural slope face of the western ridge. Down the canyon, or south of the stage structure, the canyon floor is occupied by a wooded glen area and three accessways (west drive along the western canyon floor, east drive along the eastern canyon floor, and a pedestrian path up the center of the canyon floor). These three accesses converge at the saddle which marks the southern end of this short canyon. From the saddle, one road leads down a gentle slope face to the parking area and ticket office situated adjacent to Milpas Street.

West of the developed seating area, there is a natural bench or plateau area. The plateau area is situated above the elevation of the seats, and below a slope behind the Brooks Institute parking lots. This area is named "upper plateau" in the County Bowl Master Plan. The upper plateau is comprised of open dirt area, coastal scrub, introduced non-native plants, and several oak trees. The dirt areas are used for vehicle parking by security staff during concert events. The entire upper plateau is currently used for passive recreation purposes (primarily walking and dog-walking) by residents of neighborhoods along the adjacent Alameda Padre Serra. Pedestrian access to the upper plateau area is provided by Newton Road, which is only barricaded during performances at the County Bowl.

The foothills surrounding the project site contain coastal sage scrub, chaparral, southern oak woodland, and California annual grassland plant communities. Coastal sage scrub and chaparral are considered important biologic resources because of their relative scarcity (limited geographic distribution), and for habitat value to small mammals and birds. Due to their relative scarcity, chaparral and coastal sage scrub need to be preserved in order to maintain biological diversity. However, in isolated or limited stands, these communities provide minimal habitat value chiefly for burrowing small mammals and as hunting grounds for predators. Oak woodland can be found in the upper canyon or gully north of the stage area, and on the Brooks Institute campus to the west and northwest. Oak woodland provides excellent habitat for birds and for both large and small mammals; foraging, roosting and nesting are typically present for birds, while mammals may forage, burrow, hunt, and/or sleep in an oak woodland setting. The continuous nature of the oak woodland on the northern portion of the site, and at the Brooks site, provide good habitat qualities.

The City of Santa Barbara Biotic Communities Map states that on-site resources consist of coastal sage scrub and southern oak woodlands. A combination of these communities, interspersed or in adjacent situations, exists in the glen area below the stage, and on portions of the upper plateau area. In addition, the site contains California sycamores along the primary drainage which bisects the site. The habitat value of the oaks and sycamores within the glen area and at the upper plateau is diminished by frequent, and sometimes heavy, human activity. The trees may be used for roosting, perching, and as a food source (host to various insects) for bird species, but they are not likely used for nesting sites due to the level of human disturbance. Small, common mammals and rodents likely inhabit the oak understory and sage scrub communities. Finally, there are two specimen redwood trees at the southwest corner of the stage. The redwood trees are not native to Santa Barbara, do not provide unique habitat opportunities for birds or animals at the County Bowl site, and are located in the portion of the site subject to the greatest level of disturbance/human activity (i.e., adjacent to the stage).

Natural water courses generally provide a variety of resources or habitat qualities for wildlife. Perennial surface water can host fish and amphibian species; permanent or intermittent surface water can supply an important dietary component for birds and mammals (fresh water sources can be very scarce in urban or quasi-rural settings); the drainage corridor itself can serve as a migration corridor for the localized movement of wildlife. The canyon or drainage within which the County Bowl is located has a very small drainage area, and it does not experience sustained surface flows of water. Except for periods of rain and a short time thereafter, the floor of the canyon is dry, and there are no fresh water sources available for local wildlife. However, the canyon likely facilitates the localized movements of small and medium mammals within the Riviera neighborhood.

Impact Discussion

4.5.a,d,e: The proposed project as currently designed could result in damage or removal of approximately three native oak trees in the vicinity of the existing caretaker house where the new concession stand would be constructed. As discussed in the "setting" section above, oak woodlands are considered a sensitive resource

Three registered arborists were retained to evaluate the health of the trees and explore options for their removal or relocation to adjacent areas on-site. Consultant Carolyn B. Leach (June 19, 1992) found the two trees to be within both the City and County of Santa Barbara. While these oaks are not part of a contiguous oak woodland, the individual trees provide perching, roosting, and food opportunities for common bird species. Also, given the diminishing number of native oak trees which now exist in Santa Barbara County, the loss of any individual specimen oak tree is of great concern. Therefore a potentially significant, adverse impact would occur if these three oak trees were damaged or removed. Due to the design nature of the Master Plan, the exact location of the new concession stand has not been determined so it is not certain if or how many of the oaks would be damaged or removed.

Construction in the Lower Stage area would necessitate the removal of two specimen redwood trees located near the southwest corner of the existing stage. Engineering and design considerations require the removal of the trees for structural safety and economic feasibility. These trees were planted in the 1930's, and are introduced to the area (non-native). As such, they are of historic and aesthetic importance. Since they are non-native trees to the area, the redwoods are not considered to have an intrinsic "biologic value" in this setting (compared to the oaks and sycamores), they are ornamental plants only in this context. As discussed in the "setting" section above, the redwood trees do not offer any unique habitat opportunities for birds or mammals at the County Bowl site. Nonetheless, they do offer habitat opportunities (for roosting and foraging) similar to the native tree species on the site. Removal of the redwoods, without replacement, could therefore reduce habitat values on the property, resulting in a potentially significant biological resource impact.

Three registered arborists were retained to evaluate the health of the trees and explore options for their removal or relocation to adjacent areas on-site. Consultant Carolyn B. Leach (June 19, 1992) found the two trees to be in good condition with full canopies and healthy root systems. She noted that construction in the stage area would negatively impact the redwoods by compacting soils, damaging the root systems, and injuring the trunks and branches of the trees. Arborist David R. Gress (October 20, 1992) found the trees to be healthy and recommended that efforts be made to preserve the trees in-situ. Bartlett Tree Experts (October 30, 1992) found the trees to be in fair condition with little new growth and signs of drought stress. The consultant predicted negative impacts to the trees as a result of construction in the stage area and provided measures to mitigate these impacts. The prevailing opinion among the arborists is that transplanting of the redwoods to a different location on the site would not be feasible.

From the arborists' reports it is evident that construction would damage the root zones of the two redwoods and would adversely impact the survivability of the trees. Damage to the root zones would also render the trees physically unstable and subject to toppling, thus posing a significant hazard to human safety and the structural integrity of the proposed stage area. Consequently, the redwood trees would be lost with implementation of the County Bowl Master Plan, because they can neither be preserved at their present location nor feasibly transplanted to another location. The loss of habitat value for bird species represented by the redwoods would be considered a potentially significant biological resources impact. The impact resulting from the removal of the specimen redwoods could be mitigated by the replanting of vegetation native to Southern California which could provide habitat to native bird and animal species. The aim of the replanting program would be to replace the biomass of the redwood trees with native tree species which are more suitable for this environment, and to which local mammals and birds are more naturally adapted. It should be noted that the Landscape Plan specifies that specimen Coast Live Oak and California Sycamore trees shall be planted in the Upper Plaza and theater area.

Construction in previously undisturbed/undeveloped areas could result in removal of open space lands presently used by deer, coyote, and other wildlife. Such areas are important when they occur within otherwise urbanized areas, because they provide an oasis for wildlife and are used for resting, feeding, and nesting. However, the Upper Plateau area has been regularly used during events by County Bowl staff and during non-events by neighborhood residents. Of specific concern is the open space area in the Upper Plateau where some

improvements are planned. The improvements include a paved ramp along the southern side of the plateau (to allow disabled access to seating), a paved parking area for disabled use only, and revegetation of the balance of the area with native vegetation. The parking patterns/vehicular use in the Upper Plateau would be similar to the existing. The paved portions would not be more extensive than existing open dirt areas, and revegetation is proposed for the balance to remove invasive non-natives and maximize vegetative cover. Existing oaks would be preserved. The casual or informal use of the area for passive recreation during non-event is not anticipated to be substantially higher than the existing use. Therefore, potential impacts are considered less than significant due to the short duration of construction and because the overall use patterns in the Upper Plateau would not be anticipated to be substantially altered by the proposed improvements.

Mitigation and Residual Impact:

The following measure is required to mitigate the loss of two redwood trees and the potential loss or damage to oak trees on site:

1. Building envelopes shall be located to avoid all oak trees to the maximum extent feasible. A tree protection and replacement program shall be prepared by a P&D-approved arborist in consultation with a biologist once the number of oak trees that would be damaged (more than 20% of the root zone disturbed) or removed is determined after building envelopes are identified, particularly for the new concession stand. Planting shall occur in areas away from existing and proposed development to enhance wildlife values, and as such provide offset mitigation for potential impacts to wildlife that could result from the construction plans. The program shall insure that replanting occurs in biologically appropriate areas. The program shall be submitted for review and approval by the County Park Department prior to commencing grading activities. The program shall include but is not limited to the following components:

A. Program Elements to be graphically depicted on final grading and building plans:

- a) The type, location, and extent of dripline for all trees within 25 feet of all ground disturbance and the type and location of any fencing. Trees shall be identified as being retained or removed.
- b) Construction envelopes shall be located 6 feet outside the driplines all of oak trees to the maximum extent feasible. All ground disturbance including grading for buildings, accessways, and subsurface grading shall be prohibited outside construction envelopes.
- c) Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas of trees.
- d) Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by County Park Department or a P&D qualified biologist/arborist.
- e) All utilities shall be placed within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees. All utilities shall be placed within construction envelopes.

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

- a) No grading or development shall occur within the driplines of oak trees located outside the envelopes.

- Any anticipated damage to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by County Park Department. This mitigation may include but is not limited to tree replacement on a 10:1 basis and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of County Park Department prior to any further working on site.
- b) All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to County Park Department throughout all grading and construction activities, unless they are designated for removal. The fencing shall be installed six feet outside the dripline of each oak tree and shall be staked every 6 feet.
 - c) Any roots encountered that are one inch in diameter or greater shall be cleanly cut and sealed with a tree-seal compound.
 - d) No permanent irrigation shall occur within the dripline of any existing oak tree.

e) Any oak or redwood trees which are removed and/or damaged (more than 20% of root zone disturbed) shall be replaced on a 5:1 basis with 5-gallon size oak trees or native saplings (for the redwood trees) grown from locally obtained seed. A drip irrigation system with timer shall be installed. Trees shall be planted prior to operation of the newly constructed facilities. Trees shall be irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

- f) Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by County Park Department. This mitigation may include but is not limited to tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of County Park Department prior to any further working on site.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit a copy of the grading and/or building plans to County Park Department for review and approval. All aspects of the plan shall be implemented as approved. Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

Monitoring: Park Department shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures.

The following mitigation measures are recommended to further decrease adverse impacts to wildlife and to increase the site's biological value:

- 1) The loss of open space used by wildlife in the western portion of the property should be offset through the enhancement of habitat within the property. Enhancement should entail the removal of non-native invasive species and the inclusion of native plant species of benefit to wildlife in the project landscaping plans (refer to the lists in Attachment C). Consideration should be given to purchasing the open space parcel adjacent to the western perimeter of the property (owned by the Brooks Institute) and the preservation of this area as permanent undeveloped open space.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit a copy of the Landscape Plans for review and approval. All aspects of the plan shall be implemented as approved.

Monitoring: County Park Department shall conduct site inspections throughout all phases of development to ensure compliance with measures.

- 2) Adverse impacts to wildlife uses of the property that would result from the construction and expanded operations of the site could be further offset through the provision of surface water drinking stations for wildlife (guzzlers). These guzzlers shall be located in areas away from existing and proposed development adjacent to native vegetation. Appropriate locations would include the canyon drainage, the Glen, and the open space areas adjacent to the eastern and western property boundaries.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit a copy of the grading and/or building plans depicting the guzzlers to County Park Department for review and approval.

Monitoring: County Park Department shall conduct site inspection to ensure compliance.

- 3) Removal of non-native invasive plant species, as proposed in the landscape plan, is recommended. The information in Attachment B provides native species appropriate for use on the project site, and lists non-native invasive species that should be removed from the site. Care must be taken within the oak woodland present in the Glen to remove the vinca and lantana without disturbing the sensitive root zone of the oaks. Replanting within the canopy of this oak woodland is not recommended. Leaf litter should be allowed to accumulate in this area, and no new irrigation should be introduced. Pruning of native trees or landscaping within the canopy of native oaks shall be conducted under the direction of a P&D-qualified arborist and/or biologist.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit a copy of the Landscape Plan to County Park Department for review and approval. **Monitoring:** County Park Department shall conduct site inspections to ensure compliance.

Adherence to the required mitigation measures above would reduce potentially significant biological impacts to less than significant levels. Residual impacts are less than significant levels.

4.6 ARCHAEOLOGICAL RESOURCES:

Will the proposal result in:	Known	Unknown	Poten.	Not	Reviewed
	Signif.	Poten. Sig.	Sig. and Mitig.	Sig.	Under Previous Document
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				X	
b. Disruption or removal of human remains?				X	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				X	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?			X		

4.7. ETHNIC RESOURCES:

Will the proposal result in:	Known or Significant	Potential	Unknown or Potentially Significant	Reviewed Under Previous Document
a. 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
b. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				X
c. The potential to conflict with or restrict existing religious, sacred, or educational uses of the area?				X

In order to ensure that no significant adverse impacts to undiscovered resources occur during project implementation, the following measure is required:

4.6.d: Larry R. Wilcoxon Archaeological Consultants performed a background research program and an archaeological field search for the project site. The survey resulted in the identification of archaeological site Sba-1584 on the project site. However, photographs of the Bowl's construction were subsequently discovered and based on review of the photos, Mr. Wilcoxon has concluded that most of site SBA-1584 has been destroyed or is a secondary cultural deposit incorporated within imported fill soils. The only area where Mr. Wilcoxon was unable to locate detailed information about past landform modifications is that portion of the site occurring along both lower slopes of the drainage between the bowl stage fill and a point approximately 15-20 feet north of the existing eucalyptus trees above where the two paved access roads converge. Lacking specific information about past disturbance of this area, this is considered to be the only potential remnant of the site that could contain intact cultural deposits worthy of preservation and/or further subsurface investigation. Since no improvements are planned for this area, and it would not be disturbed, no significant impacts to cultural or historical resources are anticipated. However, unknown archaeological resources may be present and could be unearthed during the grading and construction process. If unknown resources are encountered, work shall be stopped immediately, as is discussed in the mitigation measure below. Mr. Wilcoxon's August 25, 1992 letter which discusses the significance of site SBA-1584 is provided as Attachment D.

Mitigation and Residual Impact:

In order to ensure that no significant adverse impacts to undiscovered resources occur during project implementation, the following measure is required:

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

Plan Requirements: This requirement shall be shown on approved grading and building plans. **Timing:** Plans to be approved prior to land use clearance. **Monitoring:** County Park Department shall check plans prior to land use clearance.

during the Depression. The Bowl was designed to serve as the venue for the Fiesta Pageants, including an electrified revolving stage that permitted rapid scene changes without interrupting the flow of the pageant. More than 6,000 linear feet of stonework was laid by the stonemasons who had built the stone walls for Alameda Padre Serra or who worked on the great estates in Santa Barbara and Montecito. The Bowl was not used during World War II and it suffered badly from vandalism and erosion. The Bowl was repaired in 1947 and the revolving stage was removed. The Bowl was used sporadically until the 1960's. Since that time, the Bowl has been used regularly as an outdoor amphitheater. Given that the Bowl is over 60 years old and is considered an historic resource in Santa Barbara, revisions or improvements to the Bowl could create significant, adverse impacts to historical resources.

4.8 HISTORIC RESOURCES:

Impacts to Historic Resources	Known		Unknown		Potential		Reviewed Under Previous Document
	Significant	Not Significant	Significant	Not Significant	Significant	Not Significant	
Will the proposal result in:							
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?							
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?							

Environmental Setting:

The Santa Barbara County Bowl was built in 1936 with federal funding from the Works Progress Administration during the Depression. The Bowl was designed to serve as the venue for the Fiesta Pageants, including an electrified revolving stage that permitted rapid scene changes without interrupting the flow of the pageant. More than 6,000 linear feet of stonework was laid by the stonemasons who had built the stone walls for Alameda Padre Serra or who worked on the great estates in Santa Barbara and Montecito. The Bowl was not used during World War II and it suffered badly from vandalism and erosion. The Bowl was repaired in 1947 and the revolving stage was removed. The Bowl was used sporadically until the 1960's. Since that time, the Bowl has been used regularly as an outdoor amphitheater. Given that the Bowl is over 60 years old and is considered an historic resource in Santa Barbara, revisions or improvements to the Bowl could create significant, adverse impacts to historical resources.

Construction of the County Bowl left much of the site denuded of vegetation. With the advice of native plant authorities, a Landscape Plan was developed with the objective of re-establishing native plants to retrieve the canyon's natural environment. It is not known when or who planted the two specimen redwood trees located near the stage. According to Sam Scranton, County Bowl Manager, the redwoods were not planned as part of the original amphitheater design. The trees were probably planted between 1938 - 1940 but they were not part of a Landscape Plan for the Bowl. The historical significance of the trees is more limited given that they were not a formal part of the Bowl's original design. The reader is referred to the Biological Resources section for further information on the redwood trees.

Impact Discussion:

4.8.a: The proposed project has been designed to minimize adverse physical or aesthetic impacts to the historic County Bowl. The Master Plan has been reviewed by the City ABR and County BAR on three separate occasions. The County Bowl has not been substantially improved for several decades and is in need of repair. The Master Plan states that the additions and improvements to the County Bowl's buildings and site must preserve the value of what exists and at the same time transform it, both formally and functionally, in an effort to make it a progressive venue, capable of serving a wider range of commercial and community audiences with state-of-the-art technology. The Space/Use Program states that all landscape and architectural additions or enhancements strive to compliment the existing character of the Bowl. The Spanish architectural heritage of

Santa Barbara will be captured through materials and massing. The existing stone structures will be preserved, as they are an integral part of the Bowl's architecture. Any work done to replace, relocate, or repair these structures will be done to match the materials, finish and quality of construction of the existing walls.

Mitigation and Residual Impact:

The following measure is required to mitigate potential impacts to historical resources:

- 1) Prior to commencement of any physical modifications to the Bowl, the applicant shall prepare photo documentation of the County Bowl as it exists today in order to preserve a record of the Bowl. Photo documentation of archival quality shall include all prominent features of the Bowl, especially those areas planned for improvement. Documentation shall include a description of the setting of each photo taken. An interpretative display of the photo documentation shall be provided for public viewing. **Plan Requirements and Timing:** Photo documentation shall occur prior to physical modifications to the Bowl facility. Photo documentation shall be submitted to a P&D approved curator, such as the Santa Barbara Historical Museum, prior to the completion of construction. **Monitoring:** The applicant shall submit information to Park Department staff to verify that the photo documentation was submitted for curation.

No significant, adverse impacts would be created. A beneficial impact would be created with implementation of this mitigation measure.

4.9 NOISE:

Will the proposal result in:	and sound levels		Potential Sig. and Mitig.	Ratio Not Sig.	Reviewed Under Previous Document
	Known Signif.	Unknown Poten. Sig.			
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport, etc.)?				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	

Environmental Setting:

There are several residences, which are defined by the County as sensitive noise receptors, located in close proximity to the project site. The closest residence to the Lower Plaza are approximately 15 feet away. The closest residence to the stage area is located approximately 400 feet to the north.

Master Plan Components:

A high priority of the Master Plan is noise abatement from the theater during concerts and from crowds before and after concerts. The goal is to create a long-term beneficial impact by reducing noise generated at existing and new events. The Space/Use Program proposes to mitigate noise and sound levels by better traffic policies

and by various site improvements, especially modifications to the stage area. The Space/Use Program recommends a raised-speaker system at the stage that permits lower operating volumes without loss of sound "presence". A permanent scaffold would be constructed to hoist the speakers off the stage. Such a system would more effectively project sound into the seating area while mitigating the negative effects of the existing sound system which often exceed hearing health-safety thresholds. The recommendations contained in the Space/Use Program would effect a noise reduction of 3-4 dB at bass frequencies and 9-12 dB at middle and high frequencies. Greater reductions may be achievable through other measures identified during more detailed design phases. Existing noise levels from events would be decreased by the improvements listed below, which would serve to offset increased noise levels from the maximum of 18 new commercial and community events to be held annually. It should be noted that 10 of the 18 new shows to be held annually are community events that draw small audiences (approximately 800) and generate substantially less noise than commercial shows. This is due to fewer patrons and the absence of very loud amplified music.⁴

The following measures are part of the project description in the Master Plan's Space/Use Program and would create beneficial long-term noise impacts, as the measure would reduce existing adverse noise generation:

1. Staff traffic directors at the entry gate to the Lower Plaza to facilitate egress of vehicles after an event.
2. Reposition the box office to permit a large plaza opening onto Milpas Street, providing an off-street socializing space away from the majority of neighboring residences.
3. Install a solid screen wall combined with planting along the eastern edge of the proposed Lower Plaza to shield neighboring residences from visual and noise impacts.
4. Install an overhead canopy of trees within the Lower Plaza.
5. Institute and enforce limits on the amount of time event related service and delivery trucks may be left idling.
6. Provide temporary electrical hook-ups for production vehicles and tour buses to avoid idling vehicle motors.
7. Construct a stage-house "pavilion" with a sound absorptive ceiling, side and rear walls.
8. Revise the house and stage monitor speaker locations so that the audience speakers would project sound into the seating area and the stage monitor will project sound toward the rear of stage, where it would be absorbed by the stage housing rather than reflected into the Garcia Road neighborhood.
9. Investigate the addition of a Terrace Promenade and canopy above the west edge of the seating area to serve as a sound trap.
10. Cut back the existing earth wall or west ridge above the Bowl to reduce sound reflections to the east.⁵

⁴ Amplified music creates the majority of the noise impacts due to the performer's monitor speakers which emit sound in an easterly direction. If music is not amplified, there are no monitor speakers which substantially decreases the noise impact. The reader is referred to the Space Use Program for further details.

⁵ It should be noted that this option is a minor grading operation because there is an existing earth wall in place and because it is an existing ridge. The project's civil engineers have designed this option so that grading would not occur as a straight cut and

significant

Impact Discussion:

4.9.b: Noise impacts associated with construction in the Lower Plaza would create short-term, construction-related noise impacts for neighbors. Short-term noise impacts would also be generated by demolition of the existing stage and construction of a new stage and theater housing. The County's Environmental Guidelines and Thresholds Manual states that all noise from grading and construction activity proposed with 1600 feet of sensitive receptors, including residences, would result in potentially significant noise impacts.

Mitigation and Residual Impact:

The following measure is required to mitigate short-term, construction-related noise impacts:

1. Construction activity shall be limited to the hours between 8 a.m. and 5 p.m. Monday through Friday. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements and Timing:** This requirement shall be noted on all grading and building plans. **Monitoring:** Building Inspectors and County Park Department shall spot check and respond to complaints.

The components of the project description would reduce noise levels below existing levels. No significant noise impacts would be created and thus no mitigation is required. Residual impact of short-term noise is less than significant.

4.10 LAND USE:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. with Mitig.	Not Sig.	Revised Under Previous Document
a. Structures and/or land use incompatible with existing land use?				X	
b. The induction of substantial growth or concentration of population?				X	
c. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
d. The conversion of prime agricultural land to non-agricultural use, impairment of agricultural land productivity (whether prime or non-prime), or conflict with agricultural preserve programs?				X	
e. An effect upon any unique or other farmland of State or Local Importance?				X	
f. The loss of a substantial amount of open space?				X	
g. 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	
h. Conflicts with adopted airport safety zones?				X	

fill slope as normally occurs. This option entails "contour grading" which means it would be coordinated with the landscape architect to retain the natural appearance of the Bowl.

Impact Discussion:

The County Bowl was built in 1936 and predates the majority of buildings surrounding it. Currently, there are approximately 20 events held annually at the County Bowl and the remaining 345 days of the year the neighbors live next to an open space area. The potential increase of 17 new events per year is not anticipated to create a significant land use incompatibility because the majority of the year, 328 days, no events would be held. In addition, many components of the project, such as noise reduction, have been designed to lessen impacts to the Bowl's neighbors and to improve compatibility between the various uses in the neighborhood.

The on-site sewer, water, and electrical lines as well as access roads would be improved, but since they serve only the County Bowl, there would be no additional capacity to serve new development. The site has never been used as farmland nor is it in close proximity to the airport.

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

4.11 PUBLIC FACILITIES:

Space/Use	Signif.	Unknown Poten. Sig.	Poten. Sig. Mitig.	Reviewed Under Previous Document
GENERAL SERVICES - Will the proposal result in:				
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

Impact Discussion:

Existing public services and facilities have the capacity to serve the project because the maximum of 17 additional events to be held annually would not significantly increase impacts currently created from operation of the County Bowl. Off-duty city police officers are currently hired by the County Bowl for security purposes. The project is not expected to generate additional employees because the only new employment opportunities are short-term construction jobs which can be filled by local workers. The 17 additional events which would be held annually would not generate solid waste in excess of the County's threshold for commercial/institutional facilities of 196 tons or more of solid waste per year. Although no significant impacts are anticipated, the Space/Use Program contains the provision that all recyclable material be separated on site and prepared for pick up. On-site sewer lines would be improved but the increased wastewater flows can be accommodated by the existing capacity at the El Estero Wastewater Treatment Plant.

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

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

4.12 ENERGY:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	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:

Electrical service to the site would be improved with an 1800 - 2000 amp, 3 phase service provided to the stage. Also, an emergency power system designed to provide 90 minutes of backup power for the security, house lights, and egress lighting would be installed. All new electrical service would be underground. The existing power lines to the Bowl are owned and operated by Southern California Edison (SCE). During preliminary discussions with SCE by Smith Engineering Associates, the design team's electrical engineering consultants, SCE expressed a desire to upgrade the existing primary service feeders. (Existing Conditions Report, May 1992) Therefore, no significant impacts to energy service are anticipated.

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

4.13 FIRE PROTECTION:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
e. Development of structures beyond safe Fire Dept. response time?				X	

Environmental Setting:

The site is located within the City limits and falls under the City Fire Department jurisdiction for emergencies and inspections (confirmed by Warner McGrew, City Fire Dept. and Capt. Lopez of the County Fire Dept. on 5/21/92 per Existing Conditions Report, May 1992).

Master Plan Components:

The following measures are part of the project description from the Master Plan's Space/Use Program:

1. Fire protection and site water use may be combined through the strategic use of cisterns that collect site water runoff. Cisterns can store water for dry season irrigation and act as a reserve source for fire protection, possibly providing an alternative to hydrant extensions. Research historical rainfall data to determine the practicality of this approach.
2. Relocate the existing fire hydrant located within the parking lot to a perimeter location.
3. Continue to clear underbrush in the Glen area and the Upper Plateau to reduce fire hazard. New planting would conform to fire prevention strategy (see Landscape Design).
4. Reposition existing sprinkler heads and hose bibbs in the Glen Area to protect from vehicle damage along access roads.
5. Retain natural character of the existing stream bed in Glen area. Clean out debris and install conduits below the pedestrian foot bridges which have adequate capacity for storm runoff.
6. Install a new fire hydrants in the Upper Plaza and/or Upper Plateau if required by the City Fire Department.
7. Install fire extinguisher locations with easy public access.
8. Install a fire alarm pull with appropriate signage.
9. Fire sprinklers shall be installed for the upper and lower levels of the stage structure.
10. Install handrails and improve pathway lighting to facilitate movement through the Bowl and access to emergency exits.

Impact Discussion:

As part of the Master Plan process, water service and access to the Bowl would be improved which improves fire fighting capabilities for the area. The Board of Supervisors recently prohibited all smoking at the Bowl which decreases the fire danger at the County Bowl. Both County and City Fire Departments have recognized the fire-protection benefits of retaining leaf litter, or "duff", under oak trees because it reduces the fire's intensity due to its moisture content. Thus, no adverse fire impacts are anticipated due to planting of new oak trees and retaining the duff under the trees. Potentially significant impacts to fire protection have been mitigated through the project's design, as discussed above.

It should be noted that many areas of the existing Bowl do not conform to current building codes. While new additions to the Bowl must and would be built according to current codes, upgrade of the entire existing Bowl would require removal of much of the sandstone construction at great financial cost and detriment to the existing character of the Bowl. Simple modifications to the Bowl structure, such as the installation of handrails and improved lighting, would substantially reduce impacts to Safety and Fire Protection resulting from implementation of the proposed project.

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

Plaza area (the existing parking lot) is planned to be transformed in to a "vestibule or lobby" to the Bowl which would function as a neighborhood plaza during non-event hours. The park setting of the Glen area would also be enhanced by developing seating areas and/or picnic tables as rest areas on sequence to the Bowl. The Upper Plateau behind the seating area would be developed as an overlook or a passive park with pedestrian only access and a low-profile planting concept. There has historically been a regular human presence in the Upper Plateau area, either associated with use of the Bowl or use by surrounding residents walking in the neighborhood. Therefore, development of a passive park would provide a more formal setting for the informal use that has historically occurred. The passive park uses proposed at the County Bowl would be open to the public the same hours as other County parks, typically from 7:00 a.m. to dusk.

4.14 RECREATION:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	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., over use of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				X	

Impact Discussion:

The proposed project would result in beneficial impacts to recreational resources by increasing recreational opportunities for the community as well as for the lower and upper Riviera neighborhoods. One of the Master Plan's goals is to operate the Bowl as a multi-purpose facility which maximizes access for community programs, stage events, and other performing art events. The number of non-profit, community programs is expected to increase as a result of the Master Plan from approximately 3 per year to 12 per year. In addition, the Lower Plaza area (the existing parking lot) is planned to be transformed in to a "vestibule or lobby" to the Bowl which would function as a neighborhood plaza during non-event hours. The park setting of the Glen area would also be enhanced by developing seating areas and/or picnic tables as rest areas on sequence to the Bowl. The Upper Plateau behind the seating area would be developed as an overlook or a passive park with pedestrian only access and a low-profile planting concept. There has historically been a regular human presence in the Upper Plateau area, either associated with use of the Bowl or use by surrounding residents walking in the neighborhood. Therefore, development of a passive park would provide a more formal setting for the informal use that has historically occurred. The passive park uses proposed at the County Bowl would be open to the public the same hours as other County parks, typically from 7:00 a.m. to dusk.

Mitigation and Residual Impact: Beneficial impact so no mitigation required. Residual impact is less than significant.

4.15 AESTHETIC/VISUAL RESOURCES:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	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	

Impact Discussion:

4.15.b. Development of the proposed project would result in the introduction of new visual elements to the County Bowl facility. The proposed project would utilize native and ornamental species for landscaping and the architecture would be designed to compliment the existing character of the County Bowl. The County Bowl's existing stone structures, which are considered significant visual resources, would be preserved as they are an integral part of the Bowl's architecture. The Master Plan specifies that proposed alterations, additions or repairs to the existing stone structures would be constructed to match the existing materials, finish and quality of construction of the existing walls. Proposed new structures would be located in the Lower Plaza, Stage, Upper Plaza and Upper Plateau areas. The Santa Barbara City Architectural Board of Review (ABR) and the Santa Barbara County Board of Architectural Review (BAR) reviewed the project design in joint meetings on October 22, 1992 and July 23, 1993. The ABR and BAR analyzed the proposed project design with regard to the size, scale, and architecture in relation to the project area's existing character. Both ABR and BAR conceptually approved the proposed new structures with incorporation of minor design modifications, including the reduction or elimination of water fountains and pools, as well as small changes to the Lower Plaza and box office areas. Because the Master Plan specifies that all existing stone structures be preserved and that proposed new structures would be of appropriate size, scale, and architecture, the conceptual design of the proposed project is considered to be visually compatible with the project area. Therefore, significant adverse visual impacts associated with the proposed project's visual compatibility would not be anticipated to result at this time. However, given that the project plans are in the conceptual design phase, changes could occur which may alter the project's proposed visual character. In order to insure that the final project design is also compatible with the project area, the ABR and BAR shall review and approve the final project plans.

With regard to the obstruction or degradation of existing public views, the majority of the County Bowl site is not visible from prominent public vantage points, as a result of intervening vegetation and topographical variations. However, proposed changes to the Lower Plaza would be visible to pedestrians and vehicles utilizing Milpas Street, as well as to nearby residences. The proposed project would replace the existing asphalt parking lot and box office structure with three primary components: 1) a Spanish styled box office building oriented perpendicular to Milpas Street to increase the openness of the entrance area; 2) an outdoor public plaza/courtyard that would function as a lobby for Bowl events and as a neighborhood plaza at other times; and 3) a parking lot for staff, patrons and performers. The proposed new Lower Plaza would be considered a visual improvement over the existing situation due to the openness of the outdoor plaza/courtyard space and its associated landscaping and hardscapes. The proposed Lower Plaza would increase the visual diversity and enhance the visual character of County Bowl entrance area, which would also result in a visual improvement to the surrounding neighborhood. Therefore, the proposed project would not result in a significant, adverse visual impact to views observed from Milpas Street and the near-by residences.

The County Bowl stage and seating areas are not visible from any significant public vantage points, therefore, development proposed in these areas would not result in a significant visual impact to existing views. However, the Upper Plateau is visible from different locations around the City of Santa Barbara (i.e., the Court House Tower). Because the majority of the available public views are from distant locations, the ability of observers to detect the small visual changes proposed for this area are limited. Development proposed for the Upper Plateau area would consist of a passive park, concession stands which may not be visible, and a parking lot that would be restricted for handicap use. Therefore, development proposed within the northwest portion of the County Bowl site would primarily appear as "infill development" from the majority of the public vantage points and would not result in a significant visual impact to existing views.

In regard to the loss or degradation of significant aesthetic resources, two existing specimen redwood trees (considered to be significant aesthetic resources) located directly southwest of the stage would be removed as part of the Master Plan. These two redwood trees presently provide visual character and diversity to the stage area, as well as frame the existing view of the stage. The removal of the two redwood trees would be necessary in order to allow for stage renovations, to increase sound quality, to lessen noise impacts to near-by residences, and to reduce potentially harmful noise levels occurring at the front of the audience due to speaker placement. The Santa Barbara County Environmental Thresholds and Guidelines indicates that if a project has the potential to degrade existing visual resources, potentially significant visual impacts may result from project development. Therefore, the loss of the two visually prominent and uncommon (to the Santa Barbara area) redwood trees would result in the removal of a significant aesthetic resource and a potentially significant adverse visual impact would result.

The Master Plan includes the replacement and addition of on-site lighting for security and safety purposes, because a large number of the events are held in the evening. The installation of new lighting could create potentially significant light and glare intrusions on some adjacent residential properties.

Mitigation and Residual Impact:

The loss of the redwood trees could be reduced to less than significant levels with the incorporation of a tree replacement program that utilizes a high replacement to removal ratio and emphasizes the use of native species. The tree replacement program required in mitigation measure 1 of the Biological Resources section of this Initial Study would mitigate this impact. Please refer to Section 5 for a more detailed discussion. The potential light and glare impacts can be mitigated by preparing a lighting illumination plan that would be reviewed and approved by County Park Department prior to issuance of building permits.

The following mitigation measures are required in order to mitigate potentially significant visual/aesthetic impacts resulting from implementation of the Master Plan.

- 1) The design, scale and character of the project architecture shall be compatible with the existing site character and vicinity development. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the final project for review and approval by BAR and ABR prior to application of building permits. Grading plans, if required, shall be submitted to Building and Safety concurrent with BAR filing. **Monitoring:** County Park Department shall verify that plans have received BAR and ABR approval prior to construction.
- 2) The applicant shall prepare a lighting and illumination plan designed to minimize light and glare on off-site locations. Methods used to reduce the amount of light and glare that spill over onto neighboring properties may include: directional lighting and hooded fixtures, limiting light intensity, limiting the height of light fixtures and using at-ground level lighting wherever possible. **Plan Requirement and Timing:** The lighting illumination plan shall indicate the type of light fixture to be used, the intensity of the light, and the location and height of each light fixture. **Monitoring:** An electrical engineer, funded by the applicant, shall review and approve the lighting illumination plan prior to issuance of building permits.

Residual impact with implementation of the above measures is less than significant levels.

4.16 HOUSING:

Will the proposal result in:	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	Reviewed Under Previous Document
a. Loss of existing affordable dwellings through demolition, conversion, or removal?		Unknown		X	
b. Displacement of current residents?		Poten.		X	

Impact Discussion:

The only residential structure on the property is the caretaker's house which would be replaced by a concession stand and viewing platform. The caretaker's house is a one-bedroom residential structure that currently rents for \$700 per month. This rental rate does not qualify the unit as affordable housing. The house is currently structurally unsound and requires many improvements. The loss of one residential unit on County-owned property that houses one on-site caretaker is not considered a significant impact. A replacement room which could house a caretaker or security personnel on an as-needed, temporary basis would be located under the stage.

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

4.17 RISK OF UPSET/HAZARDOUS MATERIALS

(note applicant's environmental questionnaire):

	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage, or discharge of hazardous materials? Examples of hazardous materials include, but are not limited to, fuel or oil stored in underground tanks, pesticides, solvents, or other chemicals.				X	
b. Will the proposed project involve the use, storage, or distribution of hazardous or toxic materials?			X		
Will the proposal result in:					
c. A risk of an explosion or the release of hazardous substances (including, but not limited to 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 existing 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:

4.17.b. As part of the Master Plan implementation, an emergency generator would be installed near the stage in order to provide backup electrical power to run egress lights and a public address system. The emergency generator contains an 81 gallon, double wall, base mounted diesel fuel tank. Diesel fuel is categorized as a hazardous material in California. State Assembly Bills 2185 and 2187 require that a Hazardous Materials Business Plan (HMBP) be prepared if 55 gallons or more of a hazardous material is stored, handled, or used on a site. Potentially significant, adverse impacts associated with storage, handling, or use of a hazardous material could occur given that the fuel tank capacity exceeds 55 gallons. Therefore, the applicant shall prepare an HMBP.

There are no known hazardous materials currently used or stored on site. The project site has no history of hazardous materials. The Risk of Upset due to implementation of the Master Plan is expected to be minimal. Impacts to public safety hazards are considered less than significant.

Mitigation and Residual Impact:

The following mitigation measure is required in order to mitigate potentially significant associated with hazardous material storage, handling, and use.

- 1) The applicant shall implement a Hazardous Materials Business Plan (HMBP). **Plan Requirements:** Prior to operation of the new upgraded electrical system, the applicant shall submit a HMBP to County Environmental Health Services (EHS) for review and approval. The plan shall be updated annually and shall include a monitoring section. **Timing:** The components of the HMBP shall be implemented prior installation of the generator. **Monitoring:** EHS staff or designee shall perform a site visit to insure compliance with the HMBP and that diesel fuel is properly stored.

Residual impacts would be less than significant

5.0 INFORMATION SOURCES

5.1 City and County Departments Consulted (*underline*)

City Police, City Fire, City and County Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, County Board of Architectural Review, City Architectural Board of Review, County Planning and Development, City Community Development Department

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Seismic Safety/Safety Element | <input checked="" type="checkbox"/> Conservation Element |
| <input checked="" type="checkbox"/> Open Space Element | <input checked="" type="checkbox"/> Noise Element |
| <input type="checkbox"/> Coastal Plan and Maps | <input type="checkbox"/> Circulation Element |
| <input checked="" type="checkbox"/> ERME | |

Note: City resource documents were used because County documents do not include the project site.

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 checked="" type="checkbox"/> flood control maps |
| <input checked="" type="checkbox"/> project plans | <input checked="" type="checkbox"/> other technical references |
| <input checked="" type="checkbox"/> traffic studies (reports, survey, etc.) | |
| <input type="checkbox"/> records | <input checked="" type="checkbox"/> planning files, maps, reports |
| <input type="checkbox"/> grading plans | <input checked="" type="checkbox"/> zoning maps |
| <input checked="" type="checkbox"/> elevation/architectural renderings | <input checked="" type="checkbox"/> soils maps/reports |
| <input type="checkbox"/> published geological | <input checked="" type="checkbox"/> plant maps |
| <input checked="" type="checkbox"/> topographical maps | <input checked="" type="checkbox"/> archaeological maps and reports |
| <input checked="" type="checkbox"/> (other) Dave Davis, City Community Development Director, George Gerth, City Transportation and Parking Manager, and Rob Dayton, City Senior Transportation Planner, Jan Hubbell, City Project Planner | |

6.0 PROJECT SPECIFIC (short & long term) and CUMULATIVE IMPACT SUMMARY

Short-term impacts:

Geologic Processes

Noise

Long-term impacts:

Geologic Processes

Transportation/Parking

Biological Resources

Aesthetic/Visual Resources

Cumulative impacts: None

7.0 MITIGATION MEASURES

- 1) Because construction would occur during the rainy season, the applicant shall prepare an erosion control plan for review and approval by the County Building and Safety. In addition, to reduce the effects of dust generation resulting from grading, the soil shall be kept damp during grading activities. All exposed graded surfaces shall be reseeded with native ground cover to minimize erosion. **Plan Requirements and Timing:** Prepare erosion control plan for review and approval by Building and Safety staff. All erosion control measures shall be implemented prior to grading activities. Erosion control requirements shall be noted on all grading and building plans. Graded surfaces shall be reseeded within 60 days of grading completion. **Monitoring:** Building and Safety shall inspect the site during grading to monitor erosion control measures and dust generation. Inspection shall also occur 60 days after grading to verify reseeded.

- 2) Subsurface exploration by a registered engineering geologist shall be performed for fault-determinable areas where buildings are proposed. A detailed geotechnical report shall be prepared based on subsurface exploration and it shall address structure sites to determine structural design criteria. All recommendations from the report shall be incorporated into the building design and siting. All structures shall be setback a minimum of 50 feet from either side of fault or trace fault. All structures shall be designed to earthquake standards of the Uniform Building Code Seismic Zone 4. **Plan Requirements and Timing:** The geotechnical report shall be submitted for review and approval by Building and Safety Division prior to the commencement of grading. **Monitoring:** Building Inspectors shall inspect site prior to operation/occupancy.
- 3) A master drainage plan shall be incorporated into the Final Development Plans for improvements to the stage area. The existing drainage pipe, which conveys water from the northern drainage area under the stage structure, shall be retained. If the existing pipeline cannot be retained, it shall be replaced with a drainage conveyance system that would provide for the same amount of flow. The master drainage plan shall include requirements for regular maintenance of the drainage system. **Plan Requirements and Timing:** Prior to commencement of construction, the applicant shall submit a master drainage plan to the Parks Department and the Flood Control Department for their review and approval. **Monitoring:** Flood Control shall inspect the site to ensure drainage is handled according to approved plans.
- 4) A catch basin with a debris trap shall be installed on the north side of the stage to minimize the amount of debris flowing into the drainage pipe located under the stage. **Plan Requirements:** Plans for the catch basin shall be reviewed and approved by the Parks Department and the Flood Control Department. **Timing:** The debris trap shall be installed prior to operation and use of the new stage. **Monitoring:** Flood Control shall inspect the site to ensure drainage is handled according to approved plans.
- 5) Restripe the easterly Anapamu Street parking lot at Santa Barbara High School in order to increase the capacity of the parking lot by 31 parking spaces. **Plan Requirements and Timing:** The applicant shall submit a plan showing how the parking lot would be restriped to the High School for review and approval. The parking lot shall be restriped by the County Bowl Foundation prior to the operation and/or use of any improvements associated with the Lower Plaza. **Monitoring:** County Park Department shall inspect site prior to operation of improvements identified in the Master Plan.
- 6) Provide 23 additional parking spaces in the project vicinity to offset the loss of parking resulting from Master Plan improvements. The County could implement the following measures to provide the additional parking spaces.
 - a. Restripe other parking areas at the high school to add new parking spaces.
 - b. Acquire or attain a long-term lease for parking at the automobile repair facility parcel at the intersection of Milpas Street and Anapamu Street for additional VIP and Concert Club parking. A total of 40 vehicles can currently be stack-parked on this parcel.
 - c. Provide 10 employee parking spaces in the proposed Lower Plateau parking lot.

Plan Requirements and Timing: The applicant shall submit a parking plan showing the manner of provision for 23 spaces to Public Works for review and approval. The additional parking spaces shall be created prior to the operation and/or use of any improvements identified in the Master Plan. **Monitoring:** Park Department shall inspect site prior to operation of improvements identified in the Master Plan.

- 7) Building envelopes shall be located to avoid all oak trees to the maximum extent feasible. A tree protection and replacement program shall be prepared by a P&D-approved arborist in consultation with a biologist once the number of oak trees that would be damaged (more than 20% of the root zone disturbed) or removed is determined after building envelopes are identified, particularly for the new concession stand. Planting shall occur in areas away from existing and proposed development to enhance wildlife values, and as such provide offset mitigation for potential impacts to wildlife that could result from the construction plans. The program shall insure that replanting occurs in biologically appropriate areas. The program shall be submitted for review and approval by the County Park Department prior to commencing grading activities. The program shall include but is not limited to the following components:

- A. Program Elements to be graphically depicted on final grading and building plans:
- a) The type, location, and extent of dripline for all trees within 25 feet of all ground disturbance and the type and location of any fencing. Trees shall be identified as being retained or removed.
 - b) Construction envelopes shall be located six feet outside the driplines all of oak trees to the maximum extent feasible. All ground disturbance including grading for buildings, accessways, and subsurface grading shall be prohibited outside construction envelopes.
 - c) Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas of trees.
 - d) Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by a P&D qualified biologist/arborist.
 - e) All utilities shall be placed within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees. All utilities shall be placed within construction envelopes.
- B. Program elements to be printed as conditions on final grading and building plans:
- a) No grading or development shall occur within the driplines of oak trees located outside the envelopes.
 - b) All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to County Park Department throughout all grading and construction activities, unless they are designated for removal. The fencing shall be installed six feet outside the dripline of each oak tree and shall be staked every 6 feet.
 - c) Any roots encountered that are one inch in diameter or greater shall be cleanly cut and sealed with a tree-seal compound.
 - d) No permanent irrigation shall occur within the dripline of any existing oak tree.

e) Any oak or redwood trees which are removed and/or damaged (more than 20% of root zone disturbed) shall be replaced on a 5:1 basis with 5-gallon size oak trees or native saplings (for the redwood trees) grown from locally obtained seed. A drip irrigation system with timer shall be installed. Trees shall be planted prior to operation of the newly constructed facilities. Trees shall be irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

f) Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by County Park Department. This mitigation may include but is not limited to tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further working on site.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit a copy of the grading and/or building plans to Park Department for review and approval. All aspects of the plan shall be implemented as approved. Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities. **Monitoring:** County Park Department shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures.

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

Plan Requirements: This requirement shall be shown on approved grading and building plans. **Timing:** Plans to be approved prior to land use clearance. **Monitoring:** County Park Department shall check plans prior to commencement of construction.

9) Prior to commencement of any physical modifications to the Bowl, the applicant shall prepare photo documentation of the County Bowl as it exists today in order to preserve a record of the Bowl. Photo documentation of archival quality shall include all prominent features of the Bowl, especially those areas planned for improvement. Documentation shall include a description of the setting of each photo taken. An interpretative display of the photo documentation shall be provided for public viewing. **Plan Requirements and Timing:** Photo documentation shall occur prior to physical modifications to the Bowl facility. Photo documentation shall be submitted to a P&D approved curator, such as the Santa Barbara Historical Museum, prior to the completion of construction. **Monitoring:** The applicant shall submit information to County Park Department staff to verify that the photo documentation was submitted for curation.

10) Construction activity shall be limited to the hours between 8 a.m. and 5 p.m. Monday through Friday. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements and Timing:** This requirement shall be noted on all grading and building plans. **Monitoring:** Building Inspectors shall spot check and respond to complaints.

- designee shall perform a site visit to insure stored
- 11) The design, scale and character of the project architecture shall be compatible with the existing site character and vicinity development. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the final project for review and approval by BAR and ABR prior to application of building permits. Grading plans, if required, shall be submitted to Building and Safety concurrent with BAR filing. **Monitoring:** County Park Department shall verify that plans have received BAR and ABR approval prior to commencement of construction.
 - 12) The applicant shall prepare a lighting and illumination plan designed to minimize light and glare on off-site locations. Methods used to reduce the amount of light and glare that spill over onto neighboring properties may include: directional lighting and hooded fixtures, limiting light intensity, limiting the height of light fixtures and using at-ground level lighting wherever possible. **Plan Requirement and Timing:** The lighting illumination plan shall indicate the type of light fixture to be used, the intensity of the light, and the location and height of each light fixture. **Monitoring:** A qualified electrical engineer, funded by the applicant, shall review and approve the lighting illumination plan prior to issuance of building permits.
 - 13) The applicant shall implement a Hazardous Materials Business Plan (HMBP). **Plan Requirements:** Prior to operation of the new upgraded electrical system, the applicant shall submit a HMBP to County Environmental Health Services (EHS) for review and approval. The plan shall be updated annually and shall include a monitoring section. **Timing:** The components of the HMBP shall be implemented prior to installation of the generator. **Monitoring:** EHS staff or designee shall perform a site visit to insure compliance with the HMBP and that diesel fuel is properly stored.

Recommended Mitigation Measures

- 1) Provide tram and/or bus service to transport patrons from off site locations to the County Bowl, if feasible.
- 2) Provide adequate passenger loading/unloading areas on Milpas Street near the Bowl entrance. These areas could be developed by widening Milpas Street or by prohibiting parking and establishing loading/unloading areas on the east and west sides of Milpas Street during events.
- 3) Continue to allow parking on selected streets in the vicinity of the Bowl. Prohibit parking on narrow streets where on-street parking would restrict ingress and egress for emergency vehicles or residents. Increase parking enforcement during events.
- 4) Encourage the use of alternative modes of transportation by exploring ways to increase walking, transit and charter bus service to the site.
- 5) The loss of open space used by wildlife in the western portion of the property should be offset through the enhancement of habitat within the property. Enhancement should entail the removal of non-native invasive species and the inclusion of native plant species of benefit to wildlife in the project landscaping plans (refer to the lists in Attachment C). Consideration should be given to purchasing the open space parcel adjacent to the western perimeter of the property (owned by the Brooks Institute) and the preservation of this area as permanent undeveloped open space.

Plan Requirements and Timing: The applicant shall submit a copy of the Landscape Plans for Park Department review and approval. All aspects of the plan shall be implemented as approved. **Monitoring:**

within the project area. The applicant shall submit a copy of the P&D-qualified arborist and/or biologist report to the Park Department for review and approval. Monitoring: Park

Park Department shall conduct site inspections throughout all phases of development to ensure compliance with measures.

- 6) Adverse impacts to wildlife uses of the property that would result from the construction and expanded operations of the site could be further offset through the provision of surface water drinking stations for wildlife (guzzlers). These guzzlers shall be located in areas away from existing and proposed development adjacent to native vegetation. Appropriate locations would include the canyon drainage, the Glen, and the open space areas adjacent to the eastern and western property boundaries.

Plan Requirements and Timing: The applicant shall submit a copy of the grading and/or building plans depicting the guzzlers to the Park Department for review and approval. **Monitoring:** Park Department shall conduct site inspection to ensure compliance.

- 7) Removal of non-native invasive plant species, as proposed in the landscape plan, is recommended. The information in Attachment B provides native species appropriate for use on the project site, and lists non-native invasive species that should be removed from the site. Care must be taken within the oak woodland present in the Glen to remove the vinca and lantana without disturbing the sensitive root zone of the oaks. Replanting within the canopy of this oak woodland is not encouraged. Leaf litter should be allowed to accumulate in this area, and no new irrigation should be introduced. Pruning of native trees or landscaping within the canopy of native oaks shall be conducted under the direction of a P&D-qualified arborist and/or biologist.

Plan Requirements and Timing: Prior to commencement of construction, the applicant shall submit a copy of the Landscape Plan to the Park Department for review and approval. **Monitoring:** Park Department shall conduct site inspections to ensure compliance.

8.0 Mandatory Findings of Significance (Section 15065)

	Known Signif.	Unknown Poten. Sig.	Poten. Sig. and Mitig.	Not Sig.	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, reduce the number or restrict the range of a rare or endangered plant or animal 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. May any aspect of the project either individually or cumulatively cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial?			X		
4. Does the project have environmental effects which can cause substantial adverse effects on human beings, either directly or indirectly?			X		

5. Is there serious public controversy over the project's environmental effects or a disagreement between experts over the significance of an effect which would require investigation of potentially significant adverse impacts in an EIR (Section 15064(h))?				X	
6. Does the project have the potential to result in any of the significant effects outlined in Appendix G of the State CEQA Guidelines?			X		

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

Comprehensive Plan Policies:

Geologic Hazards Policy #1
 Hillside and Watershed Protection Policy #5, #6
 Historical and Archaeological Sites Policy #2
 Parks/Recreation Policy #3
 Open Space Policy #3
 Visual Resources Policies #1, 3, 4, and 5
 Noise Policies #1, 2
 Land Use Development Policy #4
 ERME Policies c2
 Seismic Safety Element Objective #1, #3, and #4
 Hillside and Watershed Protection Policies #1, #2, and #3
 Historic and Archaeological Sites Policies #3, #4, and #5
 Land Use Element (Recreation) policy 1c
 Land Use (Open Space) policy #b, c, d
 Santa Barbara Area Goals

11.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the Staff of the Planning and Development Department:

- Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.
- XX 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 EIR's, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant adverse impact areas:

XX

With Public Hearing ____ Without Public Hearing

PREVIOUS DOCUMENT: 77-EIR-4

PROJECT EVALUATOR: Teesee Murray, Interface Planning DATE: June 20, 1995

12.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER, P&D

☒

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.

INITIAL STUDY DATE: 9/7/95 SIGNATURE: Dianne L. Meester

NEGATIVE DECLARATION DATE: 9/8/95 SIGNATURE: Dianne L. Meester

REVISION DATE: 2/2 SIGNATURE: _____

FINAL NEGATIVE DECLARATION DATE: 11/15/95 SIGNATURE: Victoria Prune

dev_rev/wpl/protocol/legalis/PROTO

