COUNTY OF SANTA BARBARA

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~~Initial Study/~~Draft Final Mitigated Negative Declaration

Feldman New Residence

Case Numbers: 15NGD-00000-00006 13CDH-00000-00001, 13MOD-00000-00001

~~June 13, 2017~~ ~~January 16, 2018~~ August 14, 2018

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1.0 REQUEST/PROJECT DESCRIPTION

Demolition of an existing 1,774 square foot dwelling and the construction of a new 5,995 sq. ft. dwelling, with 5,800 sq. ft. of lower level storage area, an attached garage (1,335 sq. ft.), pool and hot tub (486 sq. ft.). The driveway access to the proposed dwelling would be widened ~~by a total of 225~~247 ~~sq. ft. (~~per request of the Carpinteria Fire Department [CFD~~]) and 25~~9 sq. ft. of the existing driveway would be removed. A new fire hydrant would be installed in the Sandpoint Road right of way in accordance with CFD requirements. The project would be set back between ~~640 and 100~~ 73 and 81 feet from an on-site wetland. No native wetland vegetation would be removed. Vegetation removed in any area less than 100 feet from the wetland (currently occupied by iceplant) is proposed to be removed and replaced with native vegetation pursuant to a proposed Restoration and Habitat Enhancement Plan. The project will require ~~477~~ 350 cubic yards of cut and no fill or export of soil. No native or specimen trees would be removed.

2.0 PROJECT LOCATION

The project is located at 755 Sand Point Road in the Carpinteria area, APN: 005-460-043, First Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Coastal, EDRN, RES-3.3, Residential, 3.3 units per acre
Zoning District, Ordinance	Article II Coastal Zoning Ordinance, 10-R-1, Minimum Parcel Size: 10,000 square feet
Site Size	1.15 acres located south of Sand Point Road (a portion of the 6.15 acre total legal lot, which includes 5 acres north of Sand Point Road)
Present Use & Development	Residential, 1,774 sq. ft. single-family dwelling.
Surrounding Uses/Zoning	North: Carpinteria Slough – RES-100 South: Pacific Ocean East: Single-Family Residential – 10-R-1 West: Single-Family Residential - 10-R-1
Access	Sand Point Road
Public Services	Water Supply: Carpinteria Water District Sewage: Carpinteria Sanitary District Fire: Carpinteria Sanitary District Other: County Sherriff

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The subject property ~~is~~ consists of 1.15 acres located south of Sand Point Road (a portion of a 6.15 acre total legal lot, which includes 5 acres north of Sand Point Road) and is ~~a gently sloping 1.15 acre lot~~ developed with a 1,774 square foot single-family residence, driveway, and utilities. The subject parcel abuts the El Estero (Carpinteria) Slough to the north, the Pacific Ocean to the south, and residentially developed properties to the east and west. The property contains approximately 7,840 square feet of wetland habitat. A portion of the existing residence and a

portion of the existing driveway are each located less than 100 feet from the on-site wetland. Soils on-site are mapped as "fill (aquents)" and "beaches."

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above.

4.0 METHODOLOGY FOR EVALUATING CUMULATIVE IMPACTS

This Mitigated Negative Declaration (MND) evaluates the cumulative impacts of the project by considering the incremental effects of the proposed project in connection with the effects of past, present, or probable future projects causing impacts related to those impacts caused by the proposed project. As discussed in Sections 5.1-5.16 of this document, the incremental effect of the proposed project is not cumulatively considerable for any issue area. For the purposes of CEQA analysis, reasonably foreseeable projects include those that have submitted a permit application or are currently in the permitting process. When determining whether to include a related project, the following factors have been considered: the nature of each environmental resource being examined, the location of the project, and the type of project. The geographic scope of the cumulative analysis has been limited to projects within the vicinity of the proposed project, and particularly along Sand Point Road. This geographic scope has been chosen because it defines the neighborhood where the project is located, and includes projects such as 501 Sand Point Road (Case No. 18CDH-00000-00007, proposed construction of a new 2,800 SF residence, located 2,294 feet away), 607 Sand Point Road (Case No. 18CDH-00000-00013, demolition of an existing 4,275 square foot residence and construction of a new 4,419 square foot residence, located 1323 feet away), 711 Sand Point Road (Case No. 17CDH-00000-00014, demolition of a 2,634 square foot residence and construction of a new 7,683 square foot single family dwelling, with 2,403 square foot basement garage and a pool, located 340 feet away) and 721 Sand Point Road (Case No. 16CDH-00000-00031, construction of a new two-story structure consisting of a 507 square foot detached garage as the ground floor and a 462 square foot accessory structure above, located 229 feet away).

5.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

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

5.1 AESTHETICS/VISUAL RESOURCES

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

Existing Setting: The project site is located on Sandpoint Road, a private roadway which extends along a sandspit which is bordered on the north by Carpinteria Slough (El Estero) and on the south by the Pacific Ocean. Views of this site are primarily limited to the immediate neighboring properties and Sandpoint Road and from the beach. However, distant views of the property are available from HWY-101 and UPRR (both located approximately ¼ mile away) and from public walking paths located on the southeastern edge of Carpinteria Slough, approximately one mile away.

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

Impact Discussion:

c. Glare and Night Lighting. Lighting on the exterior of the proposed project would be designed to minimize light spillover to adjacent residences through the use of shielding, cut-off fixtures, or similar measures. In addition, all exterior project lighting would comply with applicable County regulations, and standard County conditions applied to the project would require that lighting be low-intensity, low-glare, and hooded to prevent spillover onto adjacent properties. Glare is currently generated by existing windows of adjacent residences, vehicle windows, and other reflective surfaces in the area. The façade of the project building would include wood and plaster materials and would not contain highly reflective materials. The windows in the project will contain low-reflectivity glass to minimize off-site glare. Overall, the proposed project would not create a new source of substantial light that would adversely affect adjacent light-sensitive areas or a new source of glare that would substantially affect day or

nighttime views in the area. Therefore, project impacts associated with light and glare would be less than significant.

a. Scenic Vista. Views of the project site are primarily limited to viewing areas in the immediate neighboring properties and from Sandpoint Road (a private road). However, distant views of the property are available from Highway 101 and UPRR (both located approximately ¼ mile away, see visual simulations from each vantage point included as Attachment 6) and from public walking paths located on the southeastern edge of Carpinteria Slough, approximately one mile away. ~~There is no~~ Public access to the narrow beach area along Sand Point Road, is only available in rare circumstances of extreme low tide by walking around the Casablanca seawall or if attempted by boat. The subject property is developed with an existing residence and is bordered on both sides by residential development. The proposed residence would continue the pattern of existing residential development along the beach and would not significantly obstruct views of the mountain backdrop from the beach area along Sand Point Road. ~~Views of the ocean from HWY 101 and UPRR are mostly obscured by existing residences along Sandpoint Road., limiting views to a narrow slice of ocean over the top of existing residences~~. Ocean views are generally not visible over the Sand Point Road community due to the distance, topographic changes from Highway 101 to Sand Point Road, existing vegetation, and existing residential development. Views from Highway 101 and the Amtrak Surfliner are also not significant views due to the short timeframe that the Sand Point Road community (and the subject property specifically) is visible to travelers. The subject property is visible for 5 seconds or less from Highway 101 when traveling at normal vehicle speeds. Visual simulations included as Attachment 6, incorporated herein by reference, place the proposed home in photos taken from HWY 101 and the railroad tracks. These simulations demonstrate that the proposed residence will not significantly disrupt public views, particularly when the short timeframe of visibility is considered. Therefore, the proposed project would not result in obstruction of a scenic vista.

The proposed new dwelling would not extend any further toward the beach than the existing dwelling, which follows the string-line of adjacent properties. Therefore, the proposed development will not significantly obstruct public views from any public road or from a public recreation area to, and along the coast.

b, d. Change to Visual Character / Visual Incompatibility. Sandpoint Road was initially developed around the 1940's/50's with seasonal beach cottages and has been steadily redeveloped with larger homes over the years. This is reflected in the massing and architectural style of homes that exist along Sandpoint Road today. The massing and architectural style of homes varies considerably, and includes modern, cape-cod, Mediterranean, and California bungalow style structures that range from estate-sized homes to beach cottages. Existing homes along Sandpoint Road range from 1,530 square feet (for a home built in 1958) to 7,043 square feet (for a home built in 2003). The floor area ratio (FAR) for homes along Sandpoint Road ranges from 3.3% to 27.5%. The proposed home would have total habitable area of 5,995 square feet and a FAR of 7.3%. Thus, the proposed home is well within the range square footage and FAR of existing homes along Sandpoint Road. The proposed residence is of a modern architectural style which, as stated above, is already represented in a number of homes along Sandpoint Road. The proposed project received preliminary approval from the South County Board of Architectural Review (SBAR) on March 1, 2013. The SBAR found that the design of the project is a *"successful design because even though it's a large building, it's broken up"* and that it is a *"strong piece of architecture"* (please see full SBAR minutes, included as

Attachment-2). Therefore, the project would not result in the construction of a home visually incompatible with the surrounding area and would not result in significant change to the visual character of the area.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since development is visually compatible with its surroundings and because the development will not significantly obstruct public views from any public road or from a public recreation area to, from, and along the coast. ~~Thus, the project would not contribute to a cumulatively considerable effect in the area of aesthetics.~~ Therefore, the project's impacts to aesthetics, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, are not cumulatively considerable.

5.2 AGRICULTURAL RESOURCES

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

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

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, no agricultural resources exist on-site and no impacts have been identified. Therefore, the project would not contribute to a cumulative impact.

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

5.3a AIR QUALITY

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

County Environmental Threshold:

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

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

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

Impact Discussion:

a-c. Potential Air Quality Impacts

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

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

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the proposed project (demolition of an existing home and construction of a new home on the same site) is below threshold levels for significant air quality impacts (140 houses or more) pursuant to the screening table maintained by the Santa Barbara County APCD. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria

for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions, is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

Mitigation and Residual Impact:

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

5.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

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

Existing Setting: Greenhouse gases include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF_6), and nitrogen trifluoride (NF_3). The largest source of greenhouse gas emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks* (U.S. Environmental Protection Agency, 2013) states that the primary sources of greenhouse gas emissions in 2013 included electricity production (31%), transportation (27%), industry (21%), commercial and residential (12%), and agriculture (9%). This release of gases creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," there is strong evidence to support that human activities have accelerated the generation of greenhouse gases beyond natural levels. The overabundance of greenhouse gases in the atmosphere has led to a warming of the earth and has the potential to severely impact the earth's climate system. For instance, Santa Barbara County is projected to experience an increase in the number of wildfires, land vulnerable to 100-year flood events, and temperature increases, even under a low-emissions scenario (California Energy Commission, 2015).

Climate change results from greenhouse gas emissions "*…generated globally over many decades by a vast number of different sources*" rather than from greenhouse gas emissions generated by any one project (County of Santa Barbara Planning and Development, 2008). As defined in CEQA Guidelines Section 15355 and discussed in Section 15130, "…a cumulative impact consists of an impact which is created as a result of the combination of the [proposed] project…evaluated…together with other projects causing related impacts." Therefore, by definition, climate change under CEQA is a cumulative impact.

The County of Santa Barbara's *Final Environmental Impact Report for the Energy and Climate Action Plan* (EIR) (PMC, 2015) contains a detailed description of the proposed project's existing regional setting as it pertains to greenhouse gas emissions.

Environmental Threshold: CEQA Guidelines Section 15183.5(a) states,

> Lead agencies may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level, such as in…a separate plan to reduce greenhouse gas emissions. Later project-specific environmental documents may tier from…that existing programmatic review…a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan…

In May 2015, the County of Santa Barbara Board of Supervisors adopted the *Energy and Climate Action Plan* (ECAP) (County of Santa Barbara Long Range Planning Division, 2015) and certified the accompanying EIR (SCH# 20144021021) (PMC, 2015). The ECAP includes a greenhouse gas emissions forecast for unincorporated Santa Barbara County to 2035 and otherwise meets the criteria in CEQA Guidelines Section 15183.5(b) for a "plan to reduce greenhouse gas emissions." The ECAP commits the County to reduce community-wide greenhouse gas emissions by 15 percent below 2007 levels by 2020 consistent with the California Global Warming Solutions Act of 2006 (AB 32) and the related *Climate Change Scoping Plan* (California Air Resources Board, 2008). The ECAP concludes that the County can meet this emission reduction target by implementing 53 existing and new County projects, policies, and programs ("emission reduction measures"), such as an energy checklist for residential building permits (BE 2), energy efficiency education and outreach programs (BE 4), and additional opportunities to recycle cardboard, glass, paper, and plastic products (WR 2). As a result, specific projects included in the ECAP's emission forecast are not currently required to incorporate emission reduction measures listed in the ECAP or any other mitigation measures to reduce greenhouse gas emissions. Concurrent with the ECAP, the Board of Supervisors also adopted an amendment to the Energy Element of the Comprehensive Plan that requires the County to monitor progress meeting the emission reduction target and, as necessary, update the ECAP.

The growth estimates used in the ECAP's greenhouse gas emissions forecast were based on the *Santa Barbara County Regional Growth Forecast 2005-2040* (Santa Barbara County Association of Governments, 2007) and the 2010 U.S. Census. The growth estimates were based on factors such as population projections, vehicle trends, and planned land uses. The sources of greenhouse gas emissions included various sectors, such as transportation, residential energy, commercial energy, off-road, solid waste, agriculture, water and wastewater, industrial energy, and aircraft. As a result, most residential and commercial projects that are consistent with the County's zoning (in 2007) were included in the forecast. However, certain projects were not included in the emissions forecast, such as stationary source projects (e.g., large boilers, gas stations, auto body shops, dry cleaners, oil and gas production facilities, and water treatment facilities), Comprehensive Plan amendments, and community plans that exceed the County's projected population and job growth.

A proposed project that was included in the ECAP's emissions forecast may tier from the ECAP's EIR for its CEQA analysis of greenhouse gas emissions. A project that tiers from the ECAP's EIR is considered to be in compliance with the requirements in the ECAP and, therefore, its incremental contribution to a cumulative effect is not cumulatively considerable (Class III).

Impact Discussion:

The proposed demolition of an existing residence and construction of a new residence would not increase the residential density on-site. Therefore, the residential use of the property, consistent with the land use designation and zoning, was included in the ECAP's forecasted 2020 emissions. As such, any potential impacts are mitigated by the 53 emission reduction measures specified in the ECAP. Therefore, the impact of this individual project is considered less than significant, and no mitigation measures are required.

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

Cumulative Impacts: The ECAP quantifies and forecasts greenhouse gas emissions for certain non-stationary sectors within unincorporated Santa Barbara County through 2020. As discussed under "Impact Discussion" above, the proposed project was included in the ECAP's greenhouse gas emissions forecast. As a result, the project will tier from the ECAP's certified EIR for its cumulative impact analysis of greenhouse gas emissions. The EIR contains a programmatic analysis of greenhouse gas emissions for unincorporated Santa Barbara County.

The ECAP contains 53 County and community-wide programmatic emission reduction measures to achieve the 15 percent greenhouse gas emissions reduction target by 2020. The County recently created the Energy and Sustainability Initiatives Division and is taking other steps to implement and monitor the effectiveness of these measures throughout the unincorporated county. The ECAP does not require the proposed project to incorporate any project-specific emission reduction measures or any mitigation measures to reduce greenhouse gas emissions. Therefore, the project complies with the requirements of the ECAP and, as provided in CEQA Guidelines 15183.5(b), its incremental contribution to the cumulative effect is not cumulatively considerable and would not have a significant impact on the environment (Class III).

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

References:

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

California Energy Commission, http://cal-adapt.org/tools/factsheet/, as accessed on August 31, 2015.

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

County of Santa Barbara Long Range Planning Division, *Planner's Step-by-Step Guide for Evaluating Greenhouse Gas Emissions*, July 2015.

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

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

Santa Barbara County Association of Governments, *Santa Barbara County Regional Growth Forecast 2005-2040*, August 2007.

U.S. Environmental Protection Agency, *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2011*, April 2013.

5.4 BIOLOGICAL RESOURCES

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

Existing Plant and Animal Communities/Conditions:

Background and Methods:

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts.

Flora:

The entire legal parcel owned by the applicant is comprised of 6.15 acres that is bisected by Sandpoint Road, resulting in a 5-acre portion north of Sandpoint Road and the 1.15 acre project site, south of Sandpoint Road. El Estero (Carpinteria Salt Marsh) is located north of Sandpoint Road. The 1.15 acre portion of the property where development will occur is located south of Sandpoint Road and consists primarily of developed areas (including the existing residence, driveway and hardscape) and non-native vegetation. However, the portion of the site located south of Sandpoint also includes an area of approximately 0.18 acres in size that qualifies as both a federal and state ~~a~~ jurisdictional wetland due to the "collective presence of hydric soil, wetland hydropyhtic vegetation as well as established connection to Traditional Navigable Waters and/or Relatively Permanent Waters of the U.S." (Delineation of Potentially Jurisdictional Wetlands and Waters, Althouse and Meade, May 27, 2013).This wetland area is considered Environmentally Sensitive Habitat and supports native wetland indicator species such as pickleweed *(Salicornia depressa)* and salt grass *(Distichlis spicata)* as well as other non-native wetland indicator species. The on-site wetland is hydrologically connected to El Estero.The surrounding area within 100 feet of the on-site wetland is composed of ruderal vegetation dominated by iceplant.

Fauna:

Wildlife species most likely to be present within the project area include animals accustomed to human presence such as pocket gopher (*Thomomys bottae*), raccoon (*Procyon lotor*), and opossum (*Didelphis virginiana*), and several upland bird species such as white-crowned sparrow, house finch, American crow, northern mockingbird, and California towhee. No sensitive plant or animal species are known or expected to occur on the project site.

Thresholds:

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

Wetlands: Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependant animal or plant species are considered to have a potentially significant effect on the environment. Projects which substantially interrupt wildlife access, use and dispersal in wetland areas would typically be considered to have a potentially significant impact. Projects which disrupt the hydrology of wetlands systems would be considered to have a potentially significant impact.

Impact Discussion:

(a,c) The project would result in no direct impacts to the on-site wetland vegetation~~.~~.The on-site wetland area is considered Environmentally Sensitive Habitat and supports native wetland indicator species such as pickleweed *(Salicornia depressa)* and salt grass *(Distichlis spicata)* as well as other non-native wetland indicator species. ~~Except for the limited incursion described below, the proposed project is to be constructed within a building envelope that maintains a 100-foot wide buffer area between the wetland and the new project. The optimal~~ A 100 foot buffer from wetland vegetation is generally recommended ~~for wetland protection is 100 feet,~~ in order to separate sensitive areas from human activity, pollutant runoff, invasive plants, etc. In the instant case, the

100 foot area surrounding the on-site wetland is composed of non-native and invasive vegetation which does not provide high quality habitat or pollutant filtration, and has the potential to spread invasive species into the wetland area itself. In addition, human activity is already common within 100 feet of the on-site wetland as a result of Sand Point Road (located less than 15 feet from the on-site wetland) and the existing access driveway to the site.

Approximately 790 square feet of the existing driveway is located less than 100 feet from the on-site wetland, and the proposed project will result in additional development located within less than 100 feet of the on-site wetland. Development proposed within less than 100 feet of the on-site wetland includes 1,409 square feet of the proposed residence, 914 square feet of driveway [in addition to the 790 square feet of existing driveway within the area], 90 square feet of hardscape, 219 square feet of stairway, and 100 square feet for a fire hydrant. Combined, the total permanent ground disturbance located less than 100 feet from the wetland as a result of the proposed project would be 2,732 square feet (approximately 0.062 acres). After the proposed project is completed, the buffer distance between the wetland and the two closest corners of the residence will be 81.8 feet and 78.5 feet, the buffer distance between the wetland and the closest point on the driveway/hardscape will be 73 feet, and the hydrant will be located within the right-of-way of Sandpoint Road. 8.7 feet from the wetland edge. ~~However, it is not feasible to maintain this 100-foot buffer for improvements required by the Carpinteria-Summerland Fire District, including widening of the existing driveway and installation of a fire hydrant. The driveway widening would result in 225 square feet (0.005 acres) of permanent disturbance in an area located approximately 60 feet from the protected wetlands area. The fire hydrant will be installed within a 100-square foot (.002 acre) area within the Sandpoint road right of way (as shown on sheet A.0.2 of the project plans) which will be approximately 8.7 feet from the edge of the existing wetland. Total permanent impacts would be 325 square feet (0.007 acres).~~ During the construction period only, the applicant will utilize a ~~15-30~~50-foot wide corridor that is located approximately 5~~6~~0 feet from the on-site wetland as well as a 15 foot wide strip located within the wetland buffer and along the existing offsite driveway, resulting in temporary disturbance to areas of non-native vegetation. Total temporary impacts for construction access and staging would be 6,816 square feet (0.15~~65~~ acres).

To mitigate for impacts associated with all disturbances of vegetation located less than 100 feet from the wetland, the applicant has submitted a proposed Native Plant Restoration and Habitat Enhancement Plan (Attachment-3, Althouse and Meade, ~~July 29, 2013~~January 6, 2018) (the "Restoration Plan"). The Restoration Plan indicates that approximately 2~~0~~4,902~~0,000~~ square feet of restoration would occur on-site in order to mitigate permanent and temporary impacts to areas located less than 100 feet from the on-site wetland. This provides for restoration at a ratio of ~~just under~~ greater than 3:1 for permanent impacts and greater than 2:1 for temporary impacts. Restoration would include removal of invasive plants, restoration using native plants appropriate to the region, and monitoring/maintenance for ~~3~~ 5 years. ~~Because the Restoration Plan was prepared prior to the knowledge of Fire Department hydrant requirements,~~In order to ensure adequate monitoring of restoration activities Mitigation Measure MM-Bio-01 requires ~~that the Restoration Plan be updated to require full 3:1 replacement of impacted vegetation~~monitoring of restoration activities 3 times a year. In addition, Mitigation Measure MM-Bio-02 requires the posting of an installation and maintenance security deposit of funds in order to ensure completion of restoration activities. Finally, the applicant provided a memorandum from their biologist, Althouse and Meade, dated May 16, 2017, which recommends the use of best practices application of herbicides in connection with the removal of the ice plant from the 100-foot buffer area, and to prevent application of herbicides within 20 feet of the existing wetland. These recommendations have been developed into Mitigation Measure MM-Bio-07. With implementation of the proposed mitigation

measures, impacts associated with the removal of non-native species from the 100-foot buffer area would be reduced to less than significant.

(b, d, e, g) The project would not result in reduction in numbers, restriction in range, or disturbance to special status plant species, would not impact non-native vegetation of habitat value and would not result in the removal of native specimen trees. The site does not support critical habitat for any unique, rare, threatened or endangered species of animal.

(f, k) The site is currently developed with a single family dwelling and is therefore already exposed to herbicides, pesticides, animal life, human habitation, non-native plants, and other factors associated with a single-family dwelling. Therefore, no new permanent impacts are expected from the proposed project. However, temporary construction activities would have the potential to adversely impact the existing wetland habitat on-site due to noise, sediment, pollutants, and use of heavy machinery. The applicant provided a memorandum from their biologist, Althouse and Meade, dated October 1, 2014 which includes recommendations for pre-construction training by a biologist, biological monitoring during ground disturbance activities, designation of equipment staging areas, and limitations on grading activities during rainy conditions. These recommendations have been developed into Mitigation Measures 3-6 and would reduce impacts associated with temporary construction activities to less than significant. In addition, Mitigation Measure Noise-02 in Section 4.12 places limitations on the hours of construction activities, reducing temporary noise-related impacts to less than significant.

(h, i, j) The property is currently developed with an existing residence, landscaping and hardscape. In addition, the proposed project would restore approximately 0.45 acres of non-native vegetation to native vegetation. Accordingly, the proposed project would not result in a reduction in the diversity of animals on-site, deterioration of existing fish or wildlife habitat, or introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife. The proposed project includes no fencing or other barriers to movement and the site is not known or expected to be used by migratory fish or wildlife species.

Cumulative Impacts:

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

Impacts associated with development occurring less than 100 feet from the wetland would be addressed in two ways: First, the applicant has proposed a Native Plant Restoration and Habitat Enhancement Plan to restore the vegetation surrounding the wetland to native vegetation (Attachment 3, the "Restoration Plan"). The Restoration Plan indicates that approximately 24,902 square feet of restoration would occur on-site in order to mitigate permanent and temporary impacts to areas located less than 100 feet from the on-site wetland. This provides for restoration at a ratio of greater than 3:1 for permanent impacts and greater than 2:1 for temporary impacts. Restoration would include removal of invasive plants, restoration using native plants appropriate to the region, and monitoring/ maintenance for 5 years. Second, the mitigation measures applied to the project would further reduce impacts. In order to ensure adequate monitoring of restoration activities Mitigation Measure MM-Bio-01 requires monitoring of restoration activities three times a year. In addition, Mitigation Measure MM-Bio-02 requires the posting of an installation and maintenance security deposit of funds in order to ensure completion of restoration activities. To ensure that construction activities do not detrimentally impact the on-site wetland, MM-Bio-03 requires biological resource training for construction workers, MM-Bio-04 requires a biological monitor during construction activities, MM-Bio-05 construction during rain events and MM-Bio-06 requires

that construction work and staging occur at the maximum feasible distance from the wetland. Finally, Mitigation Measure MM-Bio-07 requires that the Restoration Plan be updated to require the use of best practices in the application of herbicides in connection with the removal of the ice plant from the 100-foot buffer area, to require the use of permeable gravel for the driveway expansion, and to clarify the requirement for 2:1 replacement for temporary encroachments and 3:1 replacement for permanent encroachments. With implementation of the proposed mitigation measures, the on-site wetland (environmentally sensitive habitat area) would be protected against any significant disruption of habitat values. Development adjacent to the on-site wetland has been sited and designed to prevent significant impacts to the wetland, and (particularly with the proposed buffer restoration) would be compatible with the continuance of the wetland habitat area. The ultimate result of the project, with inclusion of the required mitigation measures, will be conversion of a degraded wetland area composed of non-native and invasive plant species to a restored wetland with native vegetation and improved habitat value. Therefore, the project's contribution to cumulative biological resource impacts, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, are not cumulatively considerable.

Mitigation and Residual Impact:

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

1. **MM-Bio-01 Restoration Plan.** The applicant shall implement the proposed Restoration and Habitat Enhancement Plan concurrently with construction activities. ~~The Restoration Plan shall be updated to quantify impacts to vegetation (within less than 100 feet from the on-site wetland) in association with the currently proposed fire hydrant line location and to specify a 3:1 replacement for the impacts.~~ **Plan Requirements and Timing:** The applicant shall comply with all elements of the Restoration Plan. ~~The updated plan shall be submitted to P&D prior to Coastal Development Permit issuance.~~ **Monitoring:** ~~The updated Restoration Plan shall be reviewed and approved by P&D prior to Coastal Development Permit issuance.~~ Restoration success will be monitored three times a year by a County-qualified biologist (April, July, October) during Years 1 and 2 to document weed maintenance and plant survival, and annually in October in Years 3, 4, and 5, or until native vegetation covers more than 75 percent of the restored habitat. Performance standards will be measured and monitored according to the requirements of the Restoration Plan. Monitoring reports shall be provided to P&D Permit Compliance staff annually. P&D Permit Compliance staff shall conduct site visits as-needed and prior to release of performance securities as specified in MM-Bio-02.

2. **MM-Bio-02 Restoration Plan Performance Security.** Two performance security deposits shall be provided by the applicant prior to Coastal Development Permit issuance. One security deposit shall be equal to the value of installation of all items listed in section (a) below (labor and materials). The second security deposit shall be equal to the value of maintenance and/or replacement of the items listed in section (a) for five (5) years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to the approved Restoration Plan may require a substantial conformity determination or an approved change to the plan. The first security deposit shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D shall release the maintenance

security five (5) years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may use the security deposit amounts to complete the mitigation work on the project site. The installation security shall guarantee compliance with the provision below:

a) Installation of all components of the Restoration Plan including vegetation, irrigation, and any necessary erosion control components.

b) Maintenance and/or replacement of the items listed in section (a) for five (5) years after installation.

Monitoring: P&D Permit Compliance shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

3. **MM-Bio-03 Worker Training.** The applicant shall hire a P&D-qualified biological monitor to provide pre-construction training to the contractor and construction personnel working on the driveway, fire hydrant, and associated waterlines. Training will cover wetland and biological resources to be protected in the vicinity of the work area (both sides of Sand Point Road). On-site training will include instruction about wetland plants and associated animals (especially birds, invertebrates, and fish) associated with the Carpinteria Marsh and adjacent wetlands. Training will require a minimum of 20 minutes, and will include hands-on inspection of wetland habitats that occur within 50 feet of the work area and a color hand-out that describes local wetland functions and values. **Timing:** Training shall occur prior to the initiation of grading and construction activities. **Monitoring**: The applicant shall provide documentation to P&D Permit Compliance staff to confirm completion of the training.

4. **MM-Bio-04 Biological Monitor.** The applicant shall hire a P&D-qualified biological monitor shall to be on-site during any ground disturbance within 100-feet of the on-site wetland. A record of observations must be kept on-site for examination by County staff during construction. **Timing:** During any ground disturbance within 100-feet of the on-site wetland, weekly monitoring reports shall be submitted to P&D Permit Compliance staff. The reports shall document any potential compliance issues and how they will be/were addressed. **Monitoring**: P&D Permit Compliance staff shall review reports and conduct site inspections as necessary.

5. **MM-Bio-05 No Construction During Rain Events.** The general contractor/project manager shall monitor weather reports. If the National Weather Service predicts a 25% or more chance of rain within 24 hours, all construction activities within 100 feet of Waters of the State (i.e. the on-site wetland) must cease and the applicant must install effective erosion and sediment control measures. Erosion control measures must be kept on site and immediately available for installation. Earth disturbance activities within 100 feet of Waters of the State may commence and/or resume after the rain event has passed and site conditions are dry enough to work without additional risk of discharging to Waters of the State, as determined by a P&D-qualified biologist, P&D Permit Compliance staff, or the County Grading Inspector. **Timing:** Compliance with this measure shall be documented in the weekly reports prepared by the biological monitor as specified under **MM-Bio-04.**

Monitoring: P&D Permit Compliance staff shall review reports and conduct site inspections as necessary.

6. **MM-Bio-06 Construction Staging.** The construction work area must be clearly delineated, and all work staged the maximum feasible distance from the wetland. The proposed Construction Corridor will utilize a ~~30~~50-foot wide corridor (narrowing to 15 feet wide near Sand Point Road) that is adjacent to the new residence, but is within the permanent 100-foot wide buffer area. The applicant shall not use any portion of the 100-foot buffer area other than the Construction Corridor for staging materials, parking vehicles, or as a pathway for construction workers and equipment. No refueling may occur or fuel storage or porta-johns stored within 100 feet of wetlands. Equipment clean-out and staging areas will be clearly delineated on all project plans and construction documents. Spoils must be stockpiled on non-wetland side of excavation, and stored on a tarp or removable material. Staging locations must be clearly marked in the field. **Timing:** These requirements must be included as notations and graphically shown on project plans prior to Coastal Development Permit issuance. The biological monitor and Permit Compliance staff must approve proposed work area boundaries in the field prior to the start of work. **Monitoring**: P&D Permit Compliance staff shall ensure clear delineation of work areas and staging areas prior to the start of construction and shall conduct periodic site checks.

7. **MM-Bio-07 Additional Wetland Protective Measures.** This mitigation measure amends the Best Management Practices recommended in the original Restoration Plan (Native Plant Restoration and Habitat Enhancement Plan, Althouse and Meade, ~~July 29, 2013~~January 6, 2018). The Restoration Plan shall indicate that no herbicides will be applied within 20 feet of the wetland. All ice-plant will be removed by hand-crews in areas located 100-feet or less from the on-site wetland. Only minor spot-application will be used to treat new weeds more than 20 feet from wetland habitat. The application of herbicides will be done by sponge or roller, and not sprayed. Materials proposed to be used will be approved by a licensed PCA with experience working in the Coastal Zone, familiar with wetland protection and the value of the Carpinteria Salt Marsh. The proposed 225 square feet of additional driveway at the edge of the 100-ft wetland setback shall be permeable gravel. A steel edge shall be placed along the wetland buffer side of the driveway to prevent discharge of gravel and run-off into the wetland buffer. Proposed temporary impacts for construction staging ~~(0.11 acre), small temporary (0.04 acre)~~shall be mitigated at a ratio of 2:1 and permanent driveway impacts ~~(0.005 acre)~~shall be ~~-~~will be mitigated at a ratio of~~more than~~ 3:1 ~~ratio~~. A total of ~~20,800~~24,902 square feet ~~(0.477 acre)~~ of wetland and wetland buffer area will be restored with native plants~~— the ice-plant dominated habitat will be replaced with native vegetation, significantly improving habitat functions and values around the wetland south of Sand Point Road~~. **Plan Requirements and Timing:** The applicant shall comply with all elements of the Restoration Plan. The updated plan shall be submitted to P&D prior to Coastal Development Permit issuance. **Monitoring:** The updated Restoration Plan shall be reviewed and approved by P&D prior to Coastal Development Permit issuance.

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

5.5 CULTURAL RESOURCES

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

Existing Setting:

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara) including a map and records search at the CCIC (February 12, 2014), cultural resources are located within 2,000 feet of the proposed project. However, the project is located on a disturbed, developed site, and no known archaeological or other cultural sites are located on the project site itself.

County Environmental Thresholds: The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element,* specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history." A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

Impact Discussion:

(a-g) The site is located on a sandspit which has been subject to coastal erosion and deposition over time. In addition, the site is disturbed due to existing development including a residence, driveway, and landscaping. Therefore, the potential for undiscovered cultural resources to exist onsite is low, as confirmed by the P&D staff archaeologist. A Phase I Archaeological Assessment (Brent Leftwich, P.h.D., R.P.A, May 2018) found no cultural resources on-site and

found that the potential for undiscovered cultural resources to exist onsite is low. Accordingly, potential cultural resources impacts are considered less than significant.

Cumulative Impacts:

Project specific cultural resource impacts have been identified as less than significant due to the fact that the no cultural resources have been identified on-site and the potential for undiscovered cultural resources to exist onsite is low. Therefore, the project's contribution to cumulative cultural resource impacts, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, is not cumulatively considerable.

5.6 ENERGY

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

Impact Discussion: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of demolition of an existing single-family residence and construction of a new single-family residence, and energy use is estimated as follows:

Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita[1])	41.1 million BTU per year (assuming household of 3)
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[2]	6.9 megawatt hours per year

In summary, the project would have a negligible effect on regional energy needs. No adverse impacts would result.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

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

5.7 FIRE PROTECTION

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

Impact Discussion:

The project is not located within a High Fire Hazard Area, and/or does not involve new fire hazards. The project is located in an area with an adequate response time from fire protective services and includes the installation of a new fire hydrant.

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

5.8 GEOLOGIC PROCESSES

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

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

Threshold

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

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

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

3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.

4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

a. Potential to Result in Geologic Hazards. The project site is not underlain by any known fault. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along a distant fault to a less than significant level.

Tsunami risk at the subject property was evaluated in a report entitled *Potential Tsunami Hazard* (Streamline West Engineering, January 2016). The report found that, due to the orientation of the coastline, the risk of tsunami from distant sources is low and locally generated tsunamis pose a greater risk due to the presence of major faulting throughout the region. The report also identified local landslide generated tsunamis as a risk, with the potential to result in run-up as high as 6 meters (almost 20 feet). Furthermore, tsunami inundation maps show that the subject parcel would be inundated in the event of a tsunami. However, the overall threat for local tsunami is considered moderate due to low recurrence frequencies. Large, locally generated tsunamis in California are estimated to occur once every 100 years.

Tsunami run-up is also analyzed in the County's Seismic and Safety Element (Republished February 2015). The Seismic and Safety Element designates the subject property as an area with moderate potential for tsunami inundation. The Seismic and Safety Element states, *"Since the recurrence interval for a substantial tsunami is probably greater than the life of structures, and considering the value of coastline property, prohibition of building for this reason does not appear justified"* and recognizes that, *" . . . a large number of people would frequently occupy the beach even if there were few buildings."* Due to the infrequent nature of tsunamis, the likelihood of the subject residence being subject to tsunamis during the life of the building is unlikely. In addition, the lower level of the structure has been designed with breakaway walls for flood protection purposes, further reducing the likelihood of a tsunami reaching habitable areas of the residence. Therefore, potential impacts associated with tsunami risk are considered less than significant.

The project site is subject to liquefaction due to the presence of sandy soils and a high-water table. The potential for liquefaction would be reduced to less than significant through implementation of MM-Geo-01, which requires that the building design and construction comply with the recommendations of geotechnical reports prepared for the project. MM-Geo-01 together with the normal building permit review and inspection process would ensure that all soils-related hazards would be reduced to a less than significant.

b, and i. Potential for Grading-Related Impacts. The project would involve a negligible amount of fill which would have negligible impacts on the environment.

c. Exposure to Rising Sea Level. Predictions about the long-term effects of global climate change include rising sea levels due to melting of glaciers and thermal expansion. Rising sea levels could increase the incidence of flooding in coastal areas with altitudes at or near sea level. Potential impacts to the project associated with sea-level rise were projected and evaluated in a *Sea Level Rise and Wave Run-Up Analysis* (Streamline West, ~~December~~ October 2017~~6~~) (the "Wave Study"). The Wave Study adopted the most conservative approach to the analysis by including the projected sea level changes recommended by the California Coastal Commission, and also by making the conservative assumption that the new project would exist without the protection of the existing rock revetment that now armors the property against the effects of ocean waves. Thus, the conclusions of the Wave Study are based on a conservative analysis of potential worst-case sea-level rise scenarios.

The Wave Study considered sea level rise over an assumed 75-year design life for the residence and also considered 100-year wave run-up events combined with worst case ~~in~~ sea-level rise predictions. The Wave Study analysis concluded that: *"Upon evaluation of the improvements . . . even at the end of the project life and considering the most conservative SLR [sea level rise] interpretations ~~and removal of the seawall~~, even with the seawall removed, the proposed residence can be constructed at the current site in a manner that can withstand ~~these~~ the site's extreme conditions. If the seawall remains as it is today, wave surge from extreme run-up events will be dissipated and the wave run-up will not reach the upper, inhabited level of the residence or the ocean side deck."* Under the most extreme case for sea level rise projections, the Wave Study describes that *"small amount of wave impact" . . . "[to] the inhabited upper floor of the residence would be an exceedingly rare event. For this event to occur, all of the following elements would need to combine: (1) the most conservative prediction of SLR would be as high as predicted, (2) the entire seawall would have to be removed, (3) a once in a one-hundred-year*

storm would have to occur and (4) the storm would have to occur during a once in a one-hundred-year "king" tide event." This extreme case for SLR would extend above the first floor by 3.7 inches.

~~during a 100-year storm event results in wave run-up that will extend above the first floor by six inches assuming that the existing revetment is removed. Should the revetment remain, the extreme run-up will be dissipated and will not extend to the residence.~~ In order to account for the potential scenario in which the revetment is removed and the most extreme storm event occurs, the Wave Study recommends that the residence be designed to accommodate the future addition of a curb wall around the deck to prevent an extreme run-up event from entering the residence. This recommendation has been incorporated into MM-Geo-01, which requires that the design of the proposed residence comply with the recommendations of the Wave Study as well as with the recommendations of other relevant geologic studies. In addition, the proposed project is required to meet Santa Barbara County Public Works-Flood Control Division requirements for properties located within the "Coastal High Hazard Zone," including requirements that the lowest horizontal portion of the structure be elevated to 13.6 feet (NAVD datum). The proposed new residence would be constructed at a higher elevation above sea level than the existing structure. Therefore, the proposed project would represent an improvement from current conditions with respect to sea level rise and exposure to geologic hazards. Through compliance with County Public Works-Flood Control requirements and implementation of MM-Geo-01, impacts would be mitigated to less than significant.

e, f. Potential Erosion and Sedimentation Impacts. Grading operations that would occur on the project site would remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts. However, the potential for the project to cause substantial erosion and sediment transport would be adequately mitigated by the County's standard erosion control and drainage requirements.

d, g, h, j, k, l. Other Potential Geological Hazards. There are no unique geological features located on the project site, and the project would not result in the use of septic systems. The project would not involve mining, the loss of topsoil, or construction-related vibrations.

Cumulative Impacts:

The existing environmental setting includes a single family dwelling and rock revetment located within a geographic location that is currently subject to coastal hazards, and that will be subject to future coastal hazards. Therefore, from a CEQA perspective, potential site constraints associated with sea level rise and storm events are an existing condition, are not caused by the project, and therefore do not represent a new impact under CEQA. As identified in the impact analysis above, the design of the proposed new home will be required to comply with the recommendations of geotechnical and structural engineering studies and the Sea Level Rise and Wave Run-Up Analysis consistent with Mitigation Measure MM-Geo-1 (below) as well as with County Flood Control requirements, thereby ensuring the safety of the proposed development for the life of the project, and reducing project-specific impacts to less than significant. Furthermore, the proposed new residence would be constructed at a higher elevation above sea level than the existing structure resulting in an improvement to current conditions with respect to sea level rise. Therefore, the project's contribution to cumulative geologic process impacts (including coastal hazards), with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, is not cumulatively considerable.

Mitigation and Residual Impact:

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

1. **MM-Geo-01.** Building design and construction shall comply with all recommendations of the following reports:

   1) Earth Systems Southern California"*Geotechnical Engineering Report for 755 Sand Point Drive, Sandyland Cove Area, Santa Barbara County, California,*" dated November 19, 2013;

   2) Earth Systems Southern California, "*Supplemental Vertical Pile Capacities and Lateral Pile Analyses, 755 Sand Point Drive, Sandyland Cove Area of Santa Barbara County, California,*" dated January 24, 2014;

   3) Earth Systems Southern California, "*Review of Structural Engineering Plans, 755 Sand Point Drive, Sandyland Cove Area of Santa Barbara County, California,*" dated May 5, 2015;

   4) Streamline West, *"Sea Level Rise and Wave Run-Up Analysis,"* dated ~~December 2016~~October 2017.

   Plan Requirements and Timing: Building Plans shall comply with the recommendations of the above-referenced reports. This condition shall be included as a notation on project plans prior to Coastal Development issuance and Building Permit issuance. **Monitoring:** P&D staff shall check plans for notations prior to permit issuance. B&S staff shall ensure compliance with recommendations during plan check review and in the field.

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

5.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Impact Discussion:

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

5.10 HISTORIC RESOURCES

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

Impact Discussion: The proposed project includes demolition of an existing residence that was originally constructed around 1915 and significantly modified in the 1940's and the 1980's. Due to significant modifications that occurred to the structure, the residence does not retain its integrity of design or materials and does not meet any of the County of Santa Barbara significance criteria for listing as a County Landmark or Place of Historic Merit, nor is it eligible for placement in the California Register of Historic Resources or for nomination to the Register of Historic Places (Phase I-II Historic Resources Report, Post/Hazeltine Associates, November 1, 2011). Therefore, the proposed project would result in less than significant impacts to historic resources.

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

5.11 LAND USE

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

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

Impact Discussion:

The proposed project does not cause a physical change that would conflict with adopted environmental policies or regulations. The project is not growth inducing, and does not result in the loss of affordable housing, loss of open space, or a significant displacement of people. The project does not involve the extension of a sewer trunk line, and does not conflict with any airport safety zones. The project is compatible with existing land uses.

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

5.12 NOISE

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

Impact Discussion:

(a,c) The proposed project consists of demolition of an existing residence and construction of a new residence. Long-term noise generated onsite would not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Noise sensitive uses on the proposed project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts would be less than significant.

(b) Noise generated from heavy equipment during grading and construction can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcels, temporary construction noise could significantly affect nearby residents. Application of Mitigation Measure Noise-02, limiting construction hours, would mitigate short term construction related noise impacts to a less than significant level.

Cumulative Impacts:

The project would result in no long term noise impacts. Short term noise impacts associated with construction activities would be successfully mitigated through implementation of construction hour limitations required by MM-Noise-02. This requirement would be applied to other construction projects in the vicinity as described in Section 4.0. Due to the finite and temporary nature of construction, a cumulative impact resulting from the combined effects from other projects would not be considerable. Therefore, the project's noise impacts, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, are not cumulatively considerable.

Mitigation and Residual Impact: No mitigation is required for ongoing operations of the project. During construction, with the application of the mitigation measures, potential impacts would be mitigated to be less than significant.

1. **MM-Noise-02 Construction Hours**. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive

General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **Plan Requirements:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **Timing**: Signs shall be posted prior to commencement of construction and maintained throughout construction. **Monitoring**: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

5.13 PUBLIC FACILITIES

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

Impact Discussion:

The proposed project consists of the demolition of an existing residence and the construction of a new residence, resulting in no net increase in homes in the area. This level of new development would not have a significant impact on existing police protection or health care services. Existing service levels would be sufficient to serve the proposed project. The proposed project would not generate solid waste in excess of County thresholds. The project would not cause the need for new or altered sewer system facilities as it is already in the service district, and the District has adequate capacity to serve the project. The proposed project would create new impervious surfaces that could result in greater surface runoff from the site since there would be less open ground capable of absorbing rainwater. This increased surface runoff would be accommodated within proposed underground storm water storage and dissipater system. No additional drainages or water quality control facilities would be necessary to serve the project. Therefore, the project would have no impact to public facilities, either on a project specific or cumulative basis.

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

5.14 RECREATION

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

Impact Discussion:

(a, b) No established recreational uses, including biking, equestrian or hiking trails are located within the area proposed for development. The beach area beyond the rock revetment which abuts the residence is public beach area, but would not be impacted by the proposed development. No adverse impacts would result.

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

Mitigation and Residual Impact: No mitigation is required.

5.15 TRANSPORTATION/CIRCULATION

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

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
h. Impacts to Congestion Management Plan system?				X	

Impact Discussion:

The proposed project is limited to demolition of an existing single-family residence and construction of a new single-family residence, and, as such, would not increase vehicular traffic to or from the site nor would it affect roadways; parking facilities; pedestrian, bicycle, or transit access; or any other type of transportation facility.

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

54.16 WATER RESOURCES/FLOODING

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

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

Water Resources Thresholds

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

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

Water Quality Thresholds:

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses[3] of a receiving water body;

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

- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

(a,c.) The project would not change the course or direction of water movements or change the amount of water in a surface water body.

(b.) Existing impervious surfaces on-site total 3,044 square feet (.07 acres). The project would result in the addition of 5,990 square feet (.14 acres) of additional impervious surface, which exceeds the County significance threshold of an increase in impervious surfaces by 25% or more. However, a Tier 1 Stormwater Control Plan (Ashley Vance Engineering, March 14, 2014) prepared for the proposed project includes provisions for runoff to be captured and directed to vegetated areas through storm drain dissipaters.

(d.) The project would create minor amounts of additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc.). Construction activities such as grading could also potentially create temporary runoff and erosion problems. Application of standard County grading, erosion, and drainage-control measures would ensure that no significant increase of erosion or storm water runoff would occur.

(e, f.) The project is located within the "Coastal High Hazard/Repetitive Loss Zone" of the County Floodplain Management Plan and is therefore subject to coastal run-up and flooding during storm events, with the potential to impact the residence if appropriate design measures are not implemented. The property is also subject to sea-level rise and tsunami risk. Section 5.8 (Geologic Processes) discusses coastal run-up, sea-level rise, and tsunami risk in full detail. As discussed in Section 5.8, potential impacts associated with tsunami risk are considered less than significant due to the low likelihood of the residence being subject to tsunami inundation during the life of the structure. MM-Geo-01 together with the normal building permit review and inspection process would ensure that all soils-related hazards would reduce impacts associated with coastal run-up, flooding, and sea-level rise to less than significant.

(h, i, j.) The subject property is currently developed with a single-family dwelling that is served by the Carpinteria Water District and the proposed new home would continue to be served by the District. The Carpinteria Water District receives water from the Carpinteria basin. The volume extracted annually from the basin does not exceed the operational yield of the basin the therefore the basin is not overdrafted (May 30, 2014 Fugro Consultants, Carpinteria Groundwater Basin Annual Report). As the residence would be served by the Carpinteria Water District and Carpinteria Sanitary District, the project would not contribute to saltwater intrusion or regional degradation of groundwater quality.

(l.) The project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. The environmental impact of such surface water quality is measured by the difference between existing conditions and the proposed

project. The proposed project will have a negligible additional surface water runoff, and thus the proposed project would be expected to generate only minor amounts of storm water pollutants. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for water resources. Compliance with the Stormwater Control Plan (Ashley Vance Engineering, March 14, 2014) pursuant to MM-Wat-01 would ensure capture and treatment of runoff from the proposed project. As discussed above, and in detail in Section 5.8, and incorporated herein by reference, project-specific and cumulative impacts associated with coastal hazards and flooding would not be significant. Therefore, the project's contribution to cumulative coastal hazard/flooding impacts, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, is not cumulatively considerable.

Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

Mitigation and Residual Impact:

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

1. **MM-Wat-01.** Building design and construction shall comply with all recommendations of the Tier 1 Stormwater Control Plan (Ashley Vance Engineers, March 14, 2014). **Plan Requirements and Timing:** Grading and drainage plans shall comply with the recommendations of the above-referenced plan. This condition shall be included as a notation on project plans prior to Coastal Development issuance and Grading Permit issuance. **Monitoring:** P&D staff shall check plans for notations prior to permit issuance. B&S staff shall ensure compliance with recommendations during plan check review and in the field.

2. **MM-Geo-01.** Building design and construction shall comply with all recommendations of the following reports:
   1) Earth Systems Southern California"*Geotechnical Engineering Report for 755 Sand Point Drive, Sandyland Cove Area, Santa Barbara County, California*," dated November 19, 2013;
   2) Earth Systems Southern California, "*Supplemental Vertical Pile Capacities and Lateral Pile Analyses, 755 Sand Point Drive, Sandyland Cove Area of Santa Barbara County, California*," dated January 24, 2014;
   3) Earth Systems Southern California, "*Review of Structural Engineering Plans, 755 Sand Point Drive, Sandyland Cove Area of Santa Barbara County, California*," dated May 5, 2015;
   4) Streamline West, "*Sea Level Rise and Wave Run-Up Analysis,*" dated October 2017.

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

6.0 INFORMATION SOURCES

6.1 County Departments Consulted

Fire, Public Works, Flood Control, Parks, Environmental Health.

6.2 Comprehensive Plan

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

6~~5~~.3 Other Sources

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

7~~6~~.0 PROJECT SPECIFIC *(short- and long-term)* AND CUMULATIVE IMPACT SUMMARY

8~~7~~.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

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

1. Project specific biological resource impacts would be mitigated to a less than significant level through mitigation measures, as discussed in Section 4.4 (Biological Resources). Therefore, the project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Further, as discussed in sections 4.3 (Air Quality), Section 4.6 (Energy) and Section 4.5 (Cultural Resources), the project would not contribute significantly to greenhouse gas emissions, to increased energy consumption, nor would it eliminate important examples of the major periods of California history or prehistory.

2. The project would not have the potential to achieve short-term to the disadvantage of long-term environmental goals, because proposed mitigation measures would reduce all potentially significant impacts to less than significant and because, where appropriate, proposed mitigation measures apply to both the currently proposed map as well as future Coastal Development Permits for build-out of the proposed parcels.

3. As discussed in the "cumulative impacts" section under each issue area of this document, the project would not result in any impacts which are cumulatively considerable.

4. The project does not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There is no excessive noise, no known or expected hazardous materials and no other factors associated with the project that would cause substantial adverse effects on human beings.

5. There is no known disagreement among experts regarding the projects impacts.

9~~8~~.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Coastal Plan Policy 201 and 2-6, Coastal Act Policy 30211, Coastal Act Policy 30240, Coastal Plan Policy 9-1, Coastal Plan Policy 9-9, Coastal Plan Policy 9-14, Coastal Act Policy 30231 and 30230, Coastal Act Policy 30251, Coast Plan Policies 3-1, 3-8, 3-19, 4-3, and 4-4, Coastal Act Policy 30253(3), Coastal Act Policy 30251(1), Coastal Plan Policy 10-2

10.0 RECOMMENDATION BY P&D STAFF

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

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

_____ With Public Hearing _____ Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: **Nicole Lieu** **DATE:**

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

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

SIGNATURE:_____ **INITIAL STUDY DATE**: _____

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

SIGNATURE:_____ **REVISION DATE:** _____

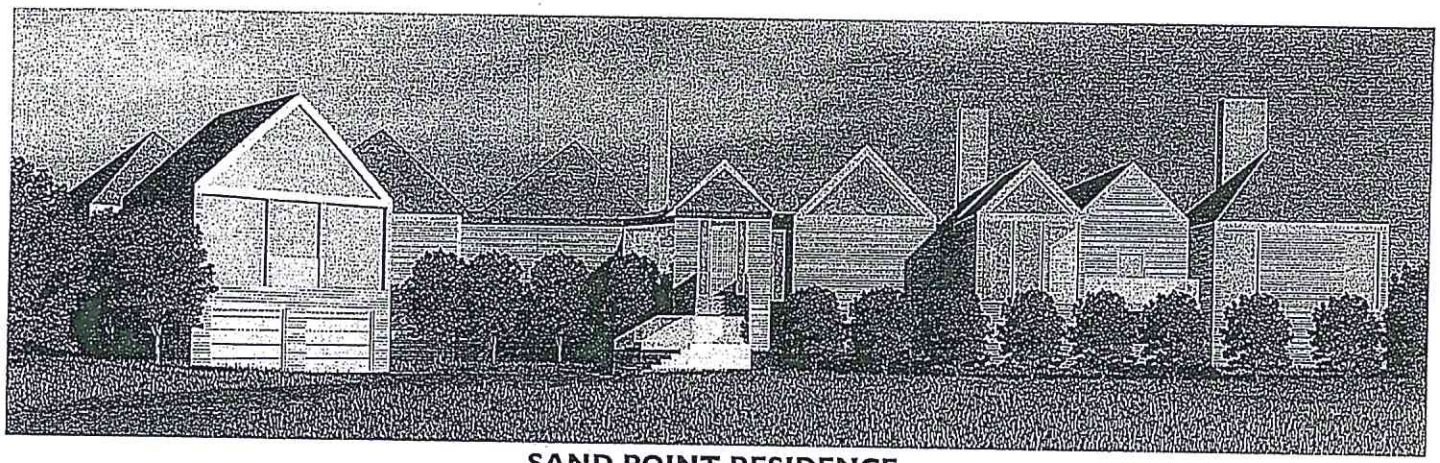
SIGNATURE:_____ **FINAL NEGATIVE DECLARATION DATE:** _____

~~12~~ 13.0 ATTACHMENTS

1. Project Plans
2. South Board of Architectural Review Minutes
3. Native Plant Restoration and Habitat Enhancement Plan, Althouse and Meade, ~~July 29, 2013~~January 6, 2018
4. Tier 1 Stormwater Control Plan Ashley Vance Engineers, March 14, 2014
5. Comment Letters Received
6. Visual Simulations from HWY 101 and UPRR

7. Wave Run-Up Study, Streamline West, October 2017

G:\GROUP\PERMITTING\Case Files\APL\2010s\18 cases\18APL-00000-00011 Raemer Crest Brilliant Appeal of Feldman\Board Letter and Attachments\Attach 6 Feldman Draft MND Jan 2018 Revised Project June 2018 Edits for appeal.docx



SAND POINT RESIDENCE
755 SAND POINT ROAD
CARPINTERIA, CA 93013

APN 005-460-043

13CDH-00000-00001

PLANNING COMMISSION REVISION 10.04.2017

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CONTACT: ANN E. KALE
ANN@ANNKALE.COM

FINISH SCHEDULE

SIDING	DESCRIPTION:	FIBER CEMENT LAP SIDING w/ 4" EXPOSURE + SMOOTH FINISH, PAINTED
	COLOR:	SHERWIN-WILLIAMS "EXTRA WHITE" 7006
TRIM	DESCRIPTION:	1" THICK PVC, PAINTED
	COLOR:	SHERWIN-WILLIAMS "EXTRA WHITE" 7006
	SIZES:	2 1/2" x 1" AT CORNERS ADJACENT TO LAP SIDING
		11 1/2" x 1" AT CORNERS ADJACENT TO FULL HEIGHT GLAZING
		12" x 1" AT SPRING LINE, TYPICAL
		1'-3" x 1" RAKE AT GLASS PEDIMENTS
		5 1/2" x1" RAKE AT SOLID PEDIMENTS
ROOFING	DESCRIPTION:	STANDING SEAM ZINC ROOFING
	COLOR	PRE-PATINA BLUE-GREY
GLAZING	DESCRIPTION:	CLEAR INSULATED GLASS UNIT WITH LOW E COATING
STONE	DESCRIPTION:	MARGARETA BEIGE GRANITE w/SANDBLASTED FINISH
BRICK	DESCRIPTION:	EXTRUDED THIN BRICK, RUNNING BOND, PAINTED
	COLOR	SHERWIN-WILLIAMS "EXTRA WHITE" 7006
RAILING	DESCRIPTION:	2"x2" STAINLESS STEEL TUBE WITH S.S. MESH INFILL, NOT PAINTED
TRELLIS	DESCRIPTION:	ALUMINUM, POWDER COATED
	COLOR:	SHERWIN-WILLIAMS "EXTRA WHITE" 7006
LANDSCAPE STONE		CRUSHED OYSTER SHELL

HEIGHT CALCULATION SUMMARY

ALL HEIGHTS BASED ON NGVD 29 DATUM

ALLOWABLE HEIGHT ABOVE (E) GRADE:

28.0' HEIGHT LIMIT (12 IN 12 ROOF SLOPE)

+ 2.8' = 10% INCREASE FOR MODIFICATION

30.8' HEIGHT LIMIT ABOVE (E) GRADE

RIDGE/PEAK HEIGHTS

EXPRESSED AS HEIGHT ABOVE (E) GRADE

PEAK A: 29.6'

RIDGE B: 24.5' - 26.6'

RIDGE C: 24.1' - 25.9'

RIDGE D: 25.4' - 28.25'

PEAK G: 25.0'

RIDGE F: 25.25' - 27.25'

PEAK G: 30.0'

PEAK H: 30.0'

PEAK I: 28.5'

RIDGE J: 29.5' - 30.75'

SITE STATISTICS SUMMARY

SITE SIZE: 6.15 ACRES

AREA BETWEEN SAND POINT RD + SEAWALL: 1.15 ACRE

BASE FLOOD ELEVATION = 11.0' (NGVD 29 DATUM)

BFE TO BE ADOPTED IN 2018 = 13.4' (NGVD 29 DATUM)

STRUCTURES:

EXISTING:

1,774 S.F. SINGLE FAMILY RESIDENCE TO BE DEMOLISHED

PROPOSED:

5,937 S.F. LOWER LEVEL = 8.0' FF (NGVD 29 DATUM)

5,955 S.F. UPPER LEVEL = 13.0' FF (NGVD 29 DATUM)

11,892 S.F. TOTAL

5,260 S.F. PERMEABLE TERRACE

62 S.F. PERMEABLE DECK

638 S.F. SWIMMING POOL + SPA

2.2% LOT COVERAGE

4.4% FAR

755 SAND POINT DRIVEWAY COVERAGE

2,757 S.F. (E) DRIVEWAY

2,490 S.F. PROPOSED DRIVEWAY

267 S.F. REDUCED COVERAGE

ACCESS EASEMENT DRIVEWAY COVERAGE

1,619 S.F. (E) DRIVEWAY

1,902 S.F. PROPOSED DRIVEWAY TO MEET FIRE DEPT. REQMTS.

283 S.F. INCREASED COVERAGE

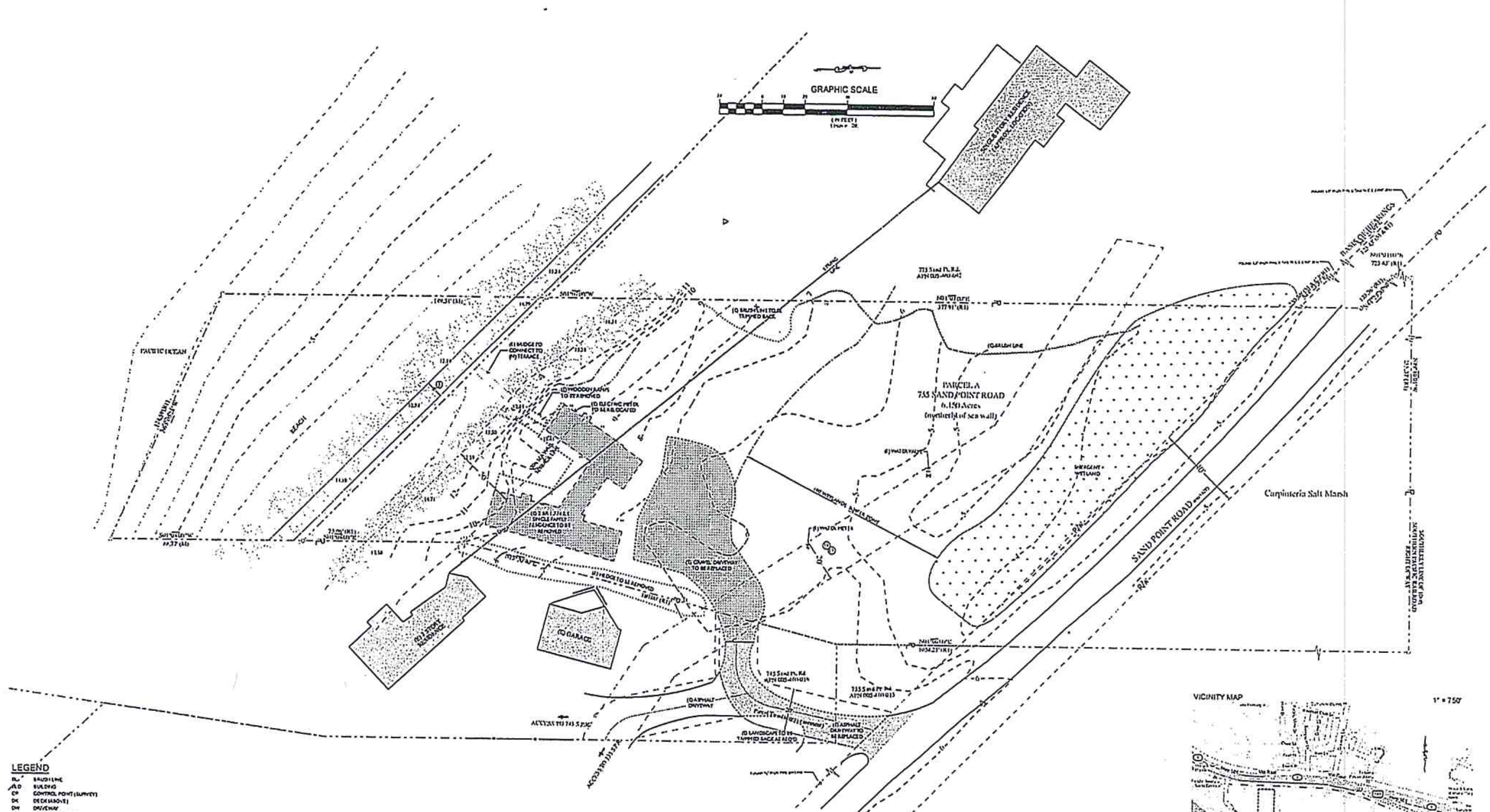
WETLAND BUFFER

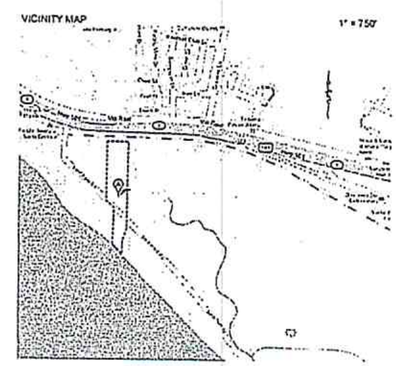
VARIABLE PER PROPOSED RELOCATION OF STRUCTURE ON SITE

PROPOSED EARTHWORK

- SEE SITE IMPROVEMENT PLAN FOR ESTIMATED EARTHWORK QUANTITIES

SHEET INDEX:





LEGEND

BL	BRUSH LINE
BLD	BUILDING
CP	CONTROL POINT (SURVEY)
DK	DECK (ABOVE)
DW	DRIVEWAY
EG	EDGE OF GRAVEL
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
FD	FOUND
FF	FINISH FLOOR
FOB	FACE OF BUILDING
FS	FINISH SURFACE
H	HEDGE
G	GRADE
GM	GAS METER
OF	ORANGE FLAG (IN MARSH)
P	PIPE
RW	RIGHT OF WAY (PRIVATE)
T	TOP OF *
TCN	TOP OF CONCRETE
TS	TOP OF STEPS
TW	TOP OF WALL
UP	UTILITY POLE
WD	WOOD
WF	WHITE FLAG (IN MARSH)
WL	WALL
WM	WATER METER
WV	WATER VALVE

EASEMENT LINE
FD FOUND SURVEY MONUMENT
M MEASURED DATA
PL PROPERTY LINE

LEGAL DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA, CITY OF CARPINTERIA, AND IS DESCRIBED AS FOLLOWS.

THAT CERTAIN PORTION OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO HARWOOD A. WHITE, A MARRIED MAN, RECORDED APRIL 22, 1941 AS INSTRUMENT NO. [illegible] IN BOOK [illegible], PAGE [illegible] OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY, BEING A PORTION OF LOTS 1 AND 2 OF THE PACKARD, DOUR AND SCHLAPPNER TRACT, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF.

EXCEPTING THEREFROM THAT PORTION DEEDED TO EVANTS ZIEGLER AND SALLY M. ZIEGLER, HUSBAND AND WIFE, BY DEED RECORDED FEBRUARY 4, 1979, AS INSTRUMENT NO. [illegible] IN BOOK [illegible], PG [illegible] OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO [illegible] WHITE, BY DEED RECORDED MARCH 8, 1957, AS INSTRUMENT NO. [illegible], IN BOOK [illegible], PAGE [illegible] OF OFFICIAL RECORDS.

A PORTION OF THE ABOVE TRACT OF LAND IS ALSO SHOWN AS PARCEL "A" ON PARCEL MAP NO. [illegible] OF PARCEL MAPS IN THE COUNTY OF SANTA BARBARA, FILED IN BOOK 6, PAGE 33 OF PARCEL MAPS.

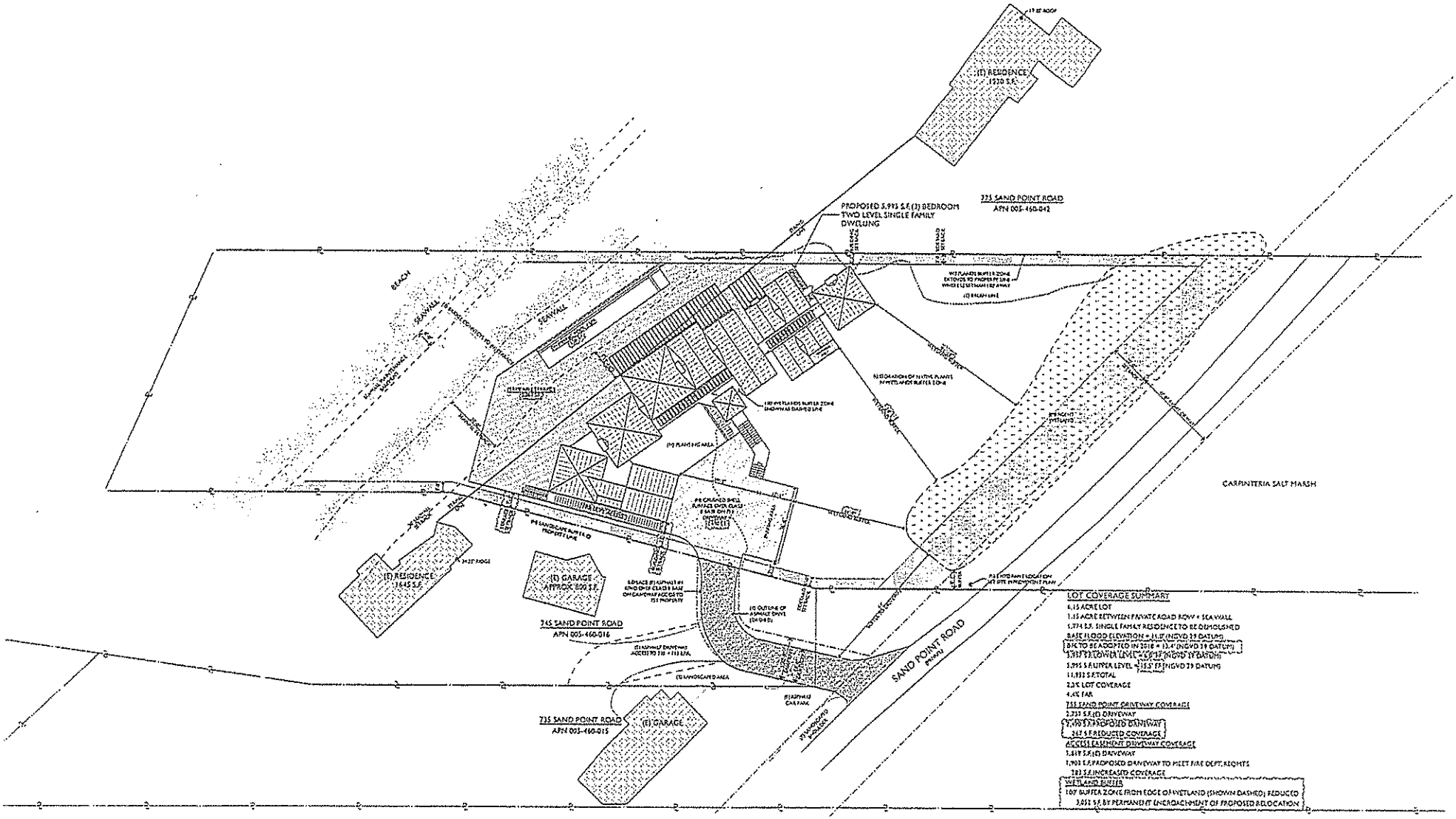
PARCEL NUMBER: [illegible]

EASEMENTS:

[illegible]

SURVEY DATED 06.14.12 BY PROBER LAND SURVEYING BASED ON NGDV 29   1" = 20'

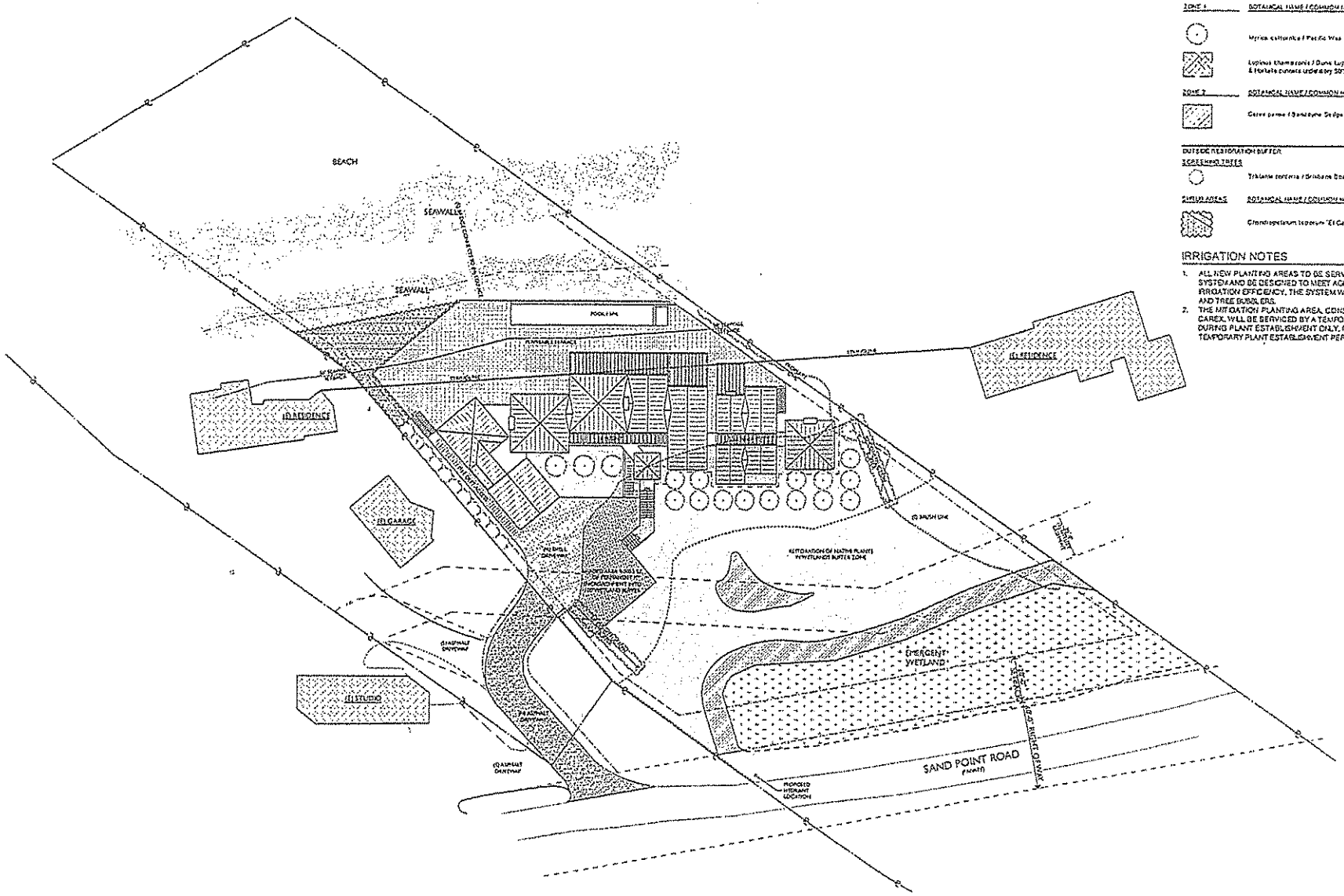
SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005460043	TOPOGRAPHIC MAP	PC REVISION
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-0.1



N

1" = 20'

SAND POINT RESIDENCE 735 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005-460-042	SITE PLAN	A-0.2
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		



PLANT SCHEDULE

INSIDE WETLANDS RESTORATION BUFFER PER ALTHOUSE + MEADE NATIVE PLANT PALETTE

ZONE 1	BOTANICAL NAME / COMMON NAME	CONT		QTY
	Myrica californica / Pacific Wax Myrtle	36"box		18
	Lupinus chamissonis / Dune Lupine & Horkelia cuneata ssp sericea 50/50	1 gal	30" o.c.	1,774
ZONE 2	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Carex pansa / Sand dune Sedge	1 gal	12" o.c.	2,828

OUTSIDE RESTORATION BUFFER

SCREENING TREES

	Tristania conferta / Brisbane Box	36"box		18
RIPARIAN AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Chondropetalum tectorum "El Campo" / Cape Rush cal	36" o.c.		197

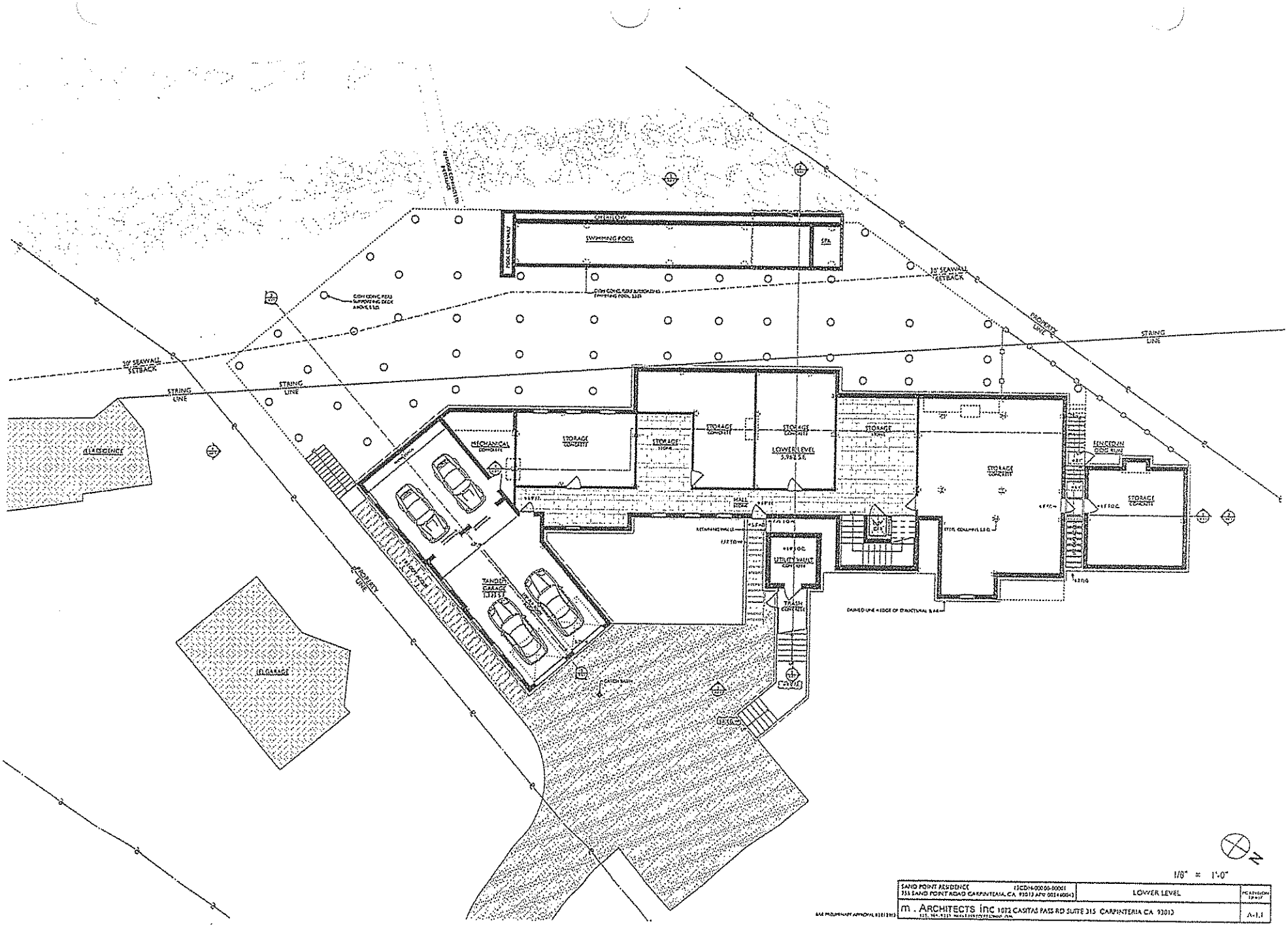
IRRIGATION NOTES

1. ALL NEW PLANTING AREAS TO BE SERVICED BY AUTOMATIC IRRIGATION SYSTEM AND BE DESIGNED TO MEET AGENCY REQUIREMENTS FOR IRRIGATION EFFICIENCY. THE SYSTEM WILL CONSIST OF DRIP EMITTERS AND TREE BUBBLERS.
2. THE MITIGATION PLANTING AREA, CONSISTING OF LUPINE, HORKELIA AND CAREX, WILL BE SERVICED BY A TEMPORARY IRRIGATION SYSTEM FOR USE DURING PLANT ESTABLISHMENT ONLY. IT IS ESTIMATED THAT THIS TEMPORARY PLANT ESTABLISHMENT PERIOD WILL LAST THREE YEARS.

N

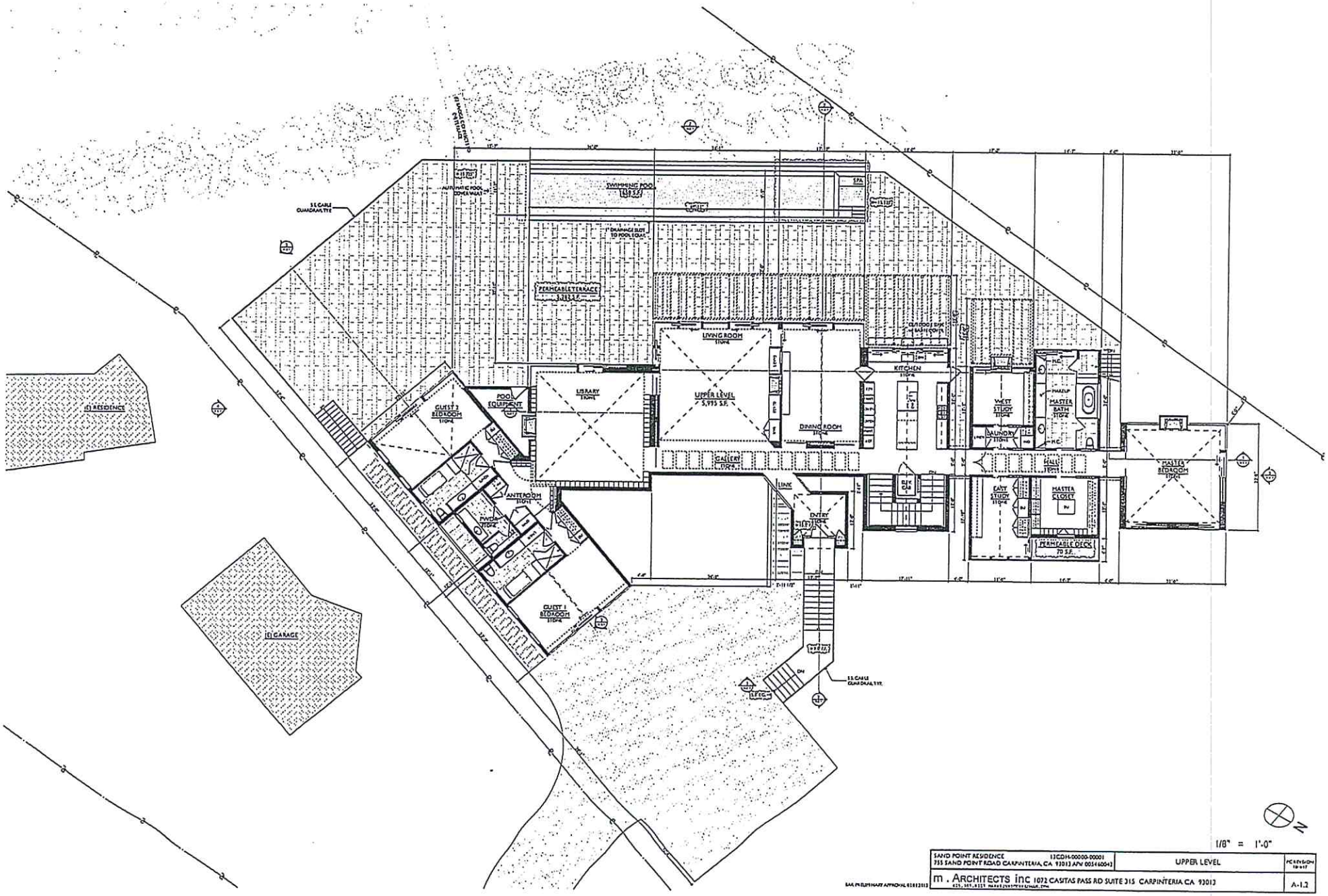
1" = 20'

SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA. 93013 APN 005-160-043	LANDSCAPE PLAN	REVISION NO. 1
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA. 93013		A-0.3



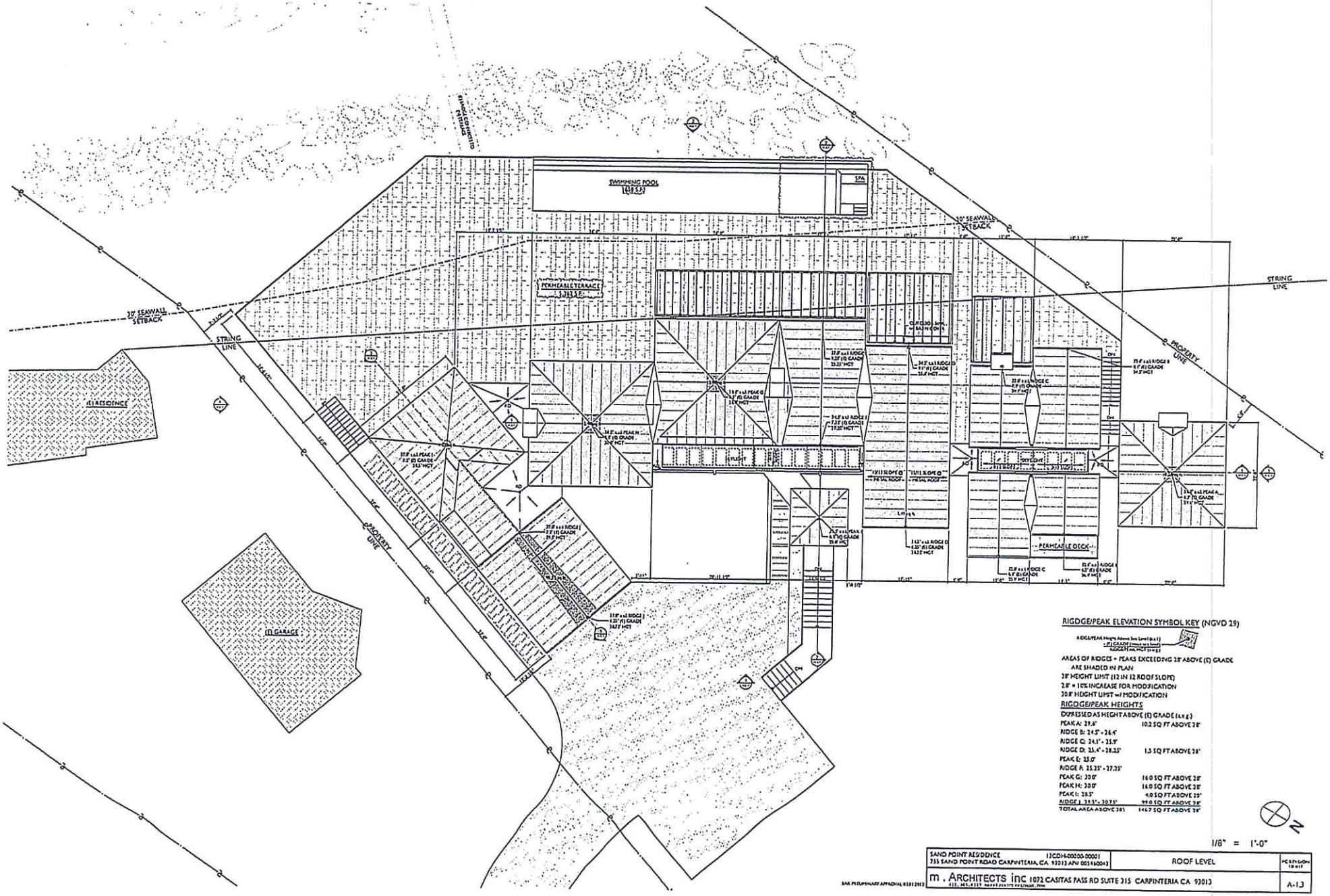
1/8" = 1'-0"

SAND POINT RESIDENCE 733 SAND POINT ROAD CARPINTERIA, CA 93013 APN 001-160-043	13CDH-00000-00001	LOWER LEVEL
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-1.1



1/8" = 1'-0"

SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005-460-043	UPPER LEVEL	REVISION 10-17
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-1.2



RIDGE/PEAK ELEVATION SYMBOL KEY (NGVD 29)

AREAS OF RIDGES + PEAKS EXCEEDING 28' ABOVE (E) GRADE ARE SHADED IN PLAN

28' HEIGHT LIMIT (12 IN 12 ROOF SLOPE)

2.8' = 10% INCREASE FOR MODIFICATION

30.8' HEIGHT LIMIT w/ MODIFICATION

RIDGE/PEAK HEIGHTS

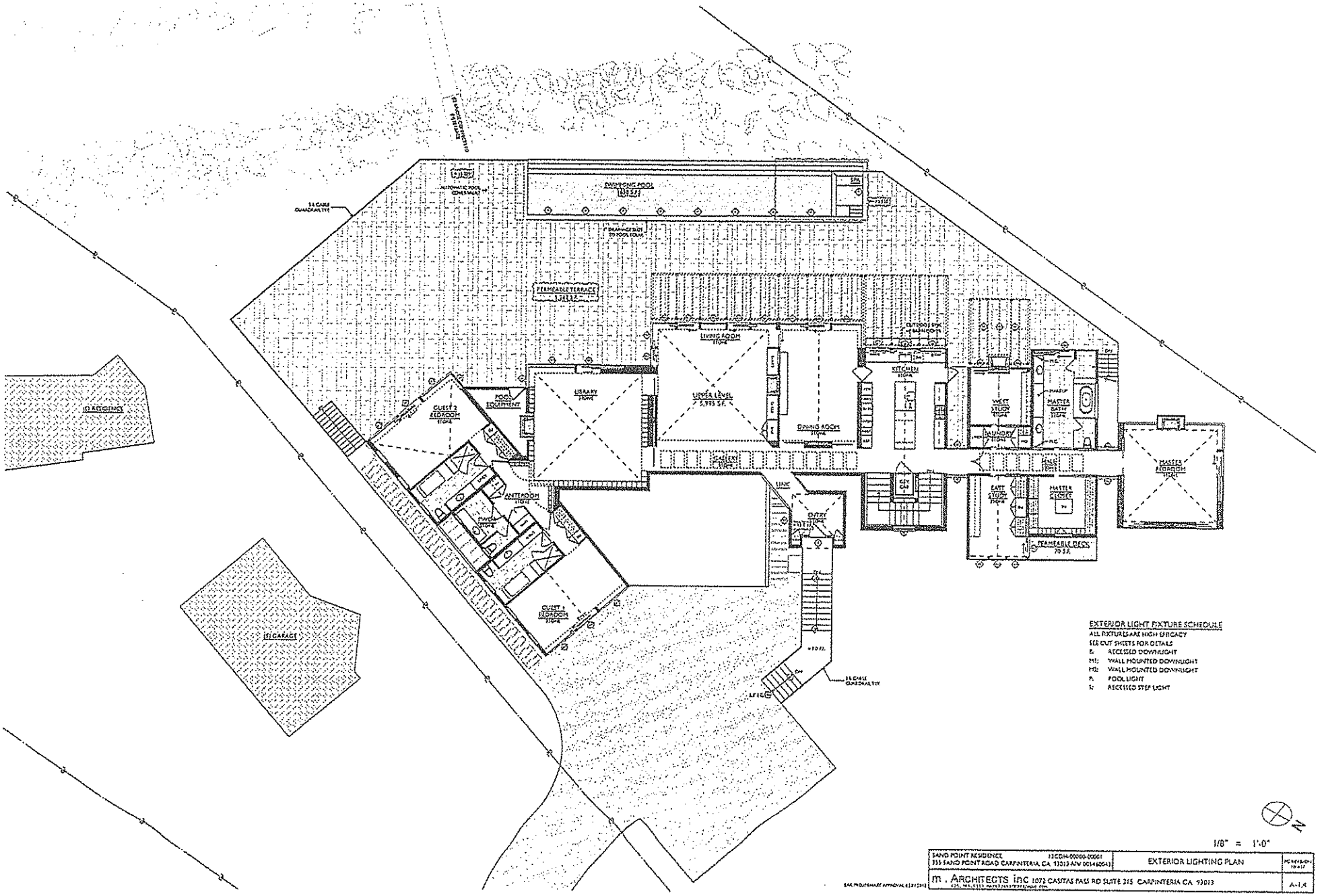
EXPRESSED AS HEIGHT ABOVE (E) GRADE (NGVD 29)

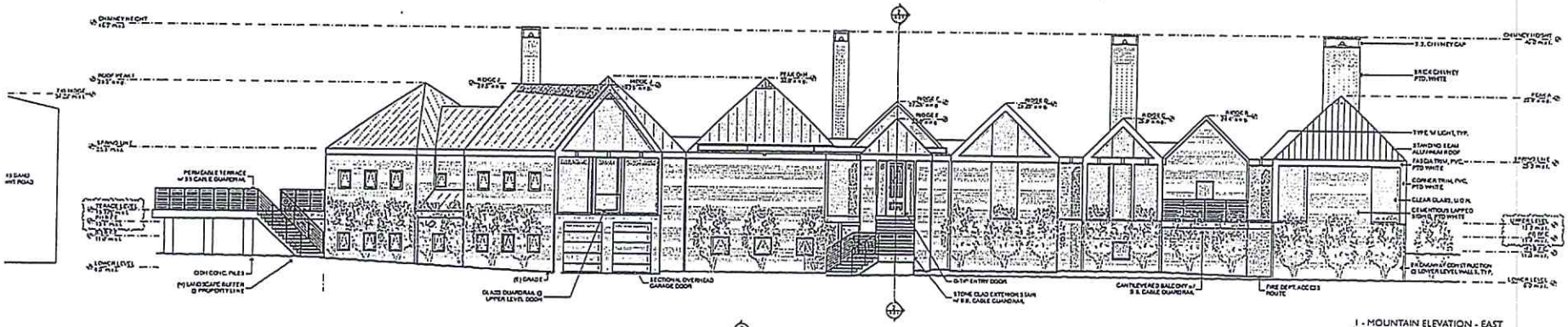
PEAK A: 29.6'	10.2 SQ FT ABOVE 28'
RIDGE B: 24.5' - 26.4'	
RIDGE C: 24.1' - 25.9'	
RIDGE D: 25.4' - 28.25'	1.5 SQ FT ABOVE 28'
PEAK E: 25.0'	
RIDGE F: 25.25' - 27.25'	
PEAK G: 30.0'	16.0 SQ FT ABOVE 28'
PEAK H: 30.0'	16.0 SQ FT ABOVE 28'
PEAK I: 28.5'	4.0 SQ FT ABOVE 28'
RIDGE J: 29.5' - 30.75'	99.0 SQ FT ABOVE 28'
TOTAL AREA ABOVE 28'	146.7 SQ FT ABOVE 28'

N

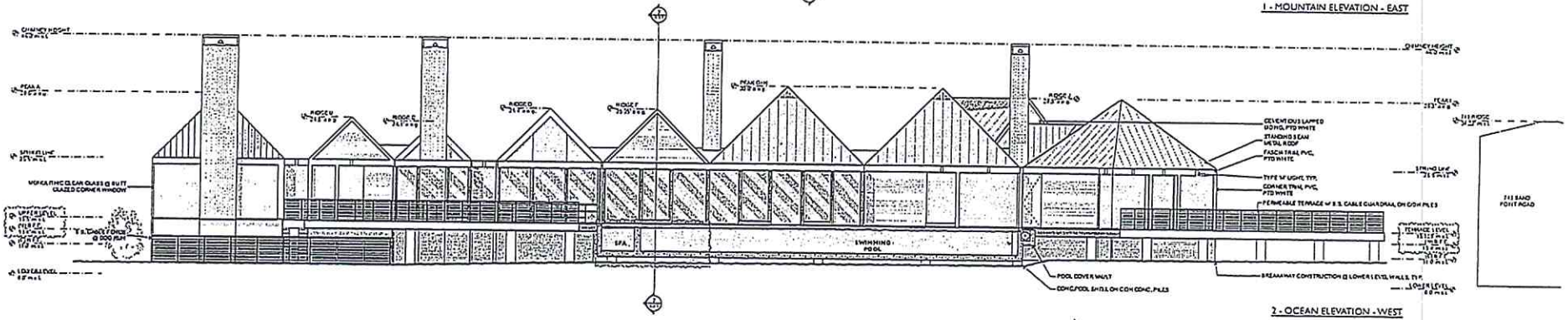
1/8" = 1'-0"

SAND POINT RESIDENCE 735 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005-160-043	13CDH-00000-00001	ROOF LEVEL
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-1.3

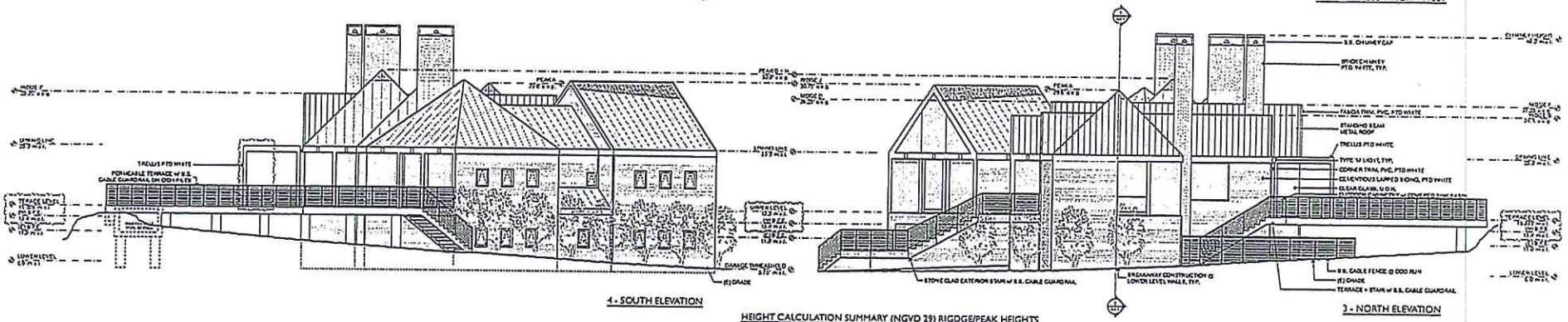

(E) RESIDENCE
(E) GARAGE
SWIMMING POOL
PERMEABLE TERRACE
LIVING ROOM
LIBRARY
UPPER LEVEL
DINING ROOM
KITCHEN
GUEST 2 BEDROOM
GUEST 1 BEDROOM
MASTER BEDROOM
MASTER CLOSET
PERMEABLE DECK
LINK
EXTERIOR LIGHT FIXTURE SCHEDULE
ALL FIXTURES ARE HIGH EFFICACY
SEE CUT SHEETS FOR DETAILS
R: RECESSED DOWNLIGHT
M1: WALL MOUNTED DOWNLIGHT
M2: WALL MOUNTED DOWNLIGHT
P: POOL LIGHT
S: RECESSED STEP LIGHT
1/8" = 1'-0"
SAND POINT RESIDENCE
755 SAND POINT ROAD CARPINTERIA, CA. 93013 APN: 005-162-043
EXTERIOR LIGHTING PLAN
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 215 CARPINTERIA CA 93013
A-1.1



1 - MOUNTAIN ELEVATION - EAST



2 - OCEAN ELEVATION - WEST



4 - SOUTH ELEVATION

3 - NORTH ELEVATION

HEIGHT CALCULATION SUMMARY (NGVD 29)

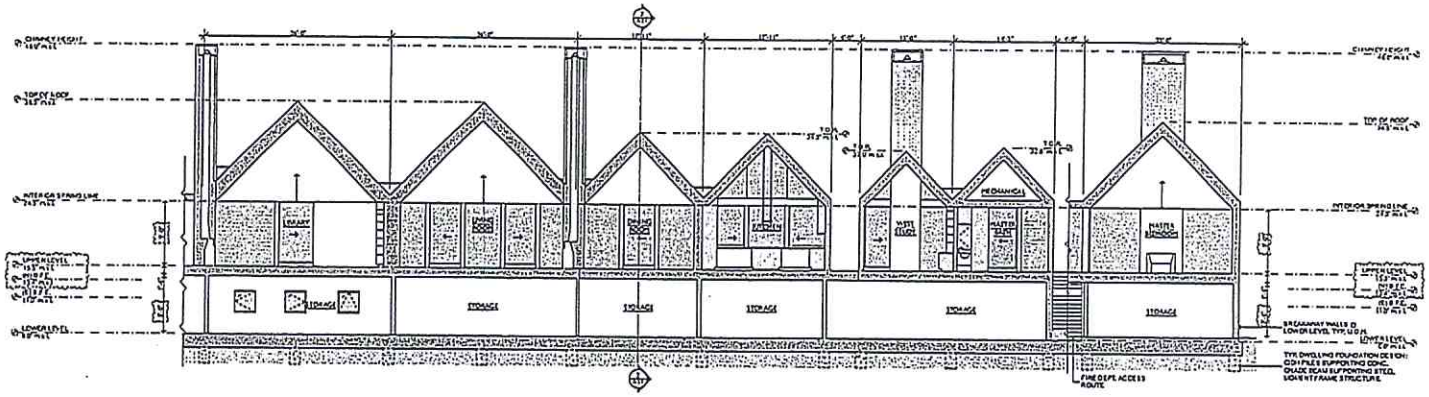
28' HEIGHT LIMIT (12 IN 12 ROOF SLOPE)
28' + 10% INCREASE FOR MODIFICATION
30'8" HEIGHT LIMIT w/ MODIFICATION
ELEVATIONS ARE EXPRESSED AS HEIGHT ABOVE MEAN SEA (m.s.l.) LEVEL EXCEPT FOR RIDGE/PEAK HEIGHTS
AREAS OF RIDGES + PEAKS EXCEEDING 28' ABOVE (E) GRADEARE SHADED

RIDGE/PEAK HEIGHTS

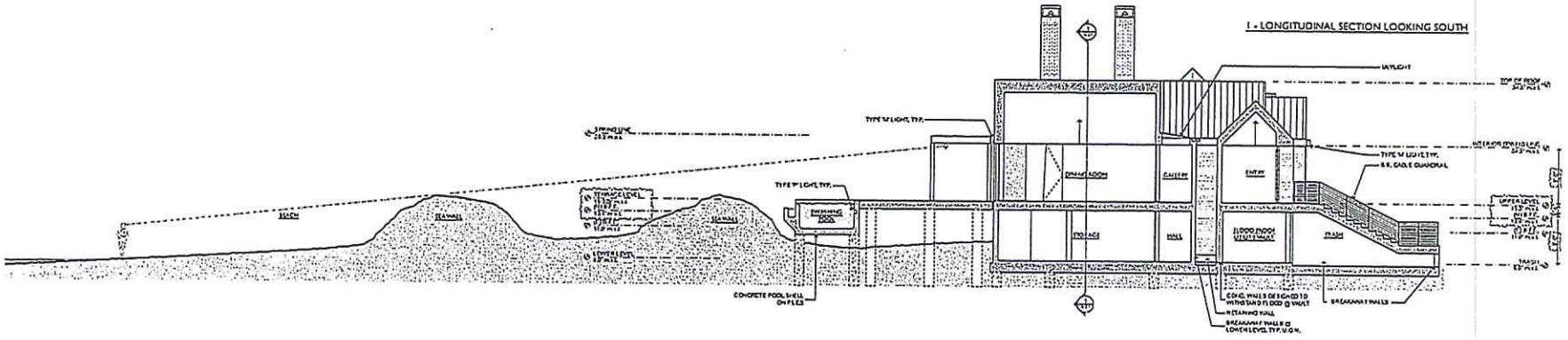
EXPRESSED AS HEIGHT ABOVE (E) GRADE (n.g.c)	
PEAK A: 29.6'	10.2 SQ FT ABOVE 28'
RIDGE B: 24.5' - 26.4'	
RIDGE C: 24.1' - 25.9'	
RIDGE D: 23.4' - 24.25'	1.5 SQ FT ABOVE 28'
PEAK E: 25.0'	
RIDGE F: 25.25' - 27.25'	
PEAK G: 30.0'	16.0 SQ FT ABOVE 28'
PEAK H: 30.0'	16.0 SQ FT ABOVE 28'
PEAK I: 28.5'	4.0 SQ FT ABOVE 28'
RIDGE J: 29.5' - 30.75'	99.0 SQ FT ABOVE 28'
TOTAL AREA ABOVE 28':	146.7 SQ FT

1/8" = 1'-0"

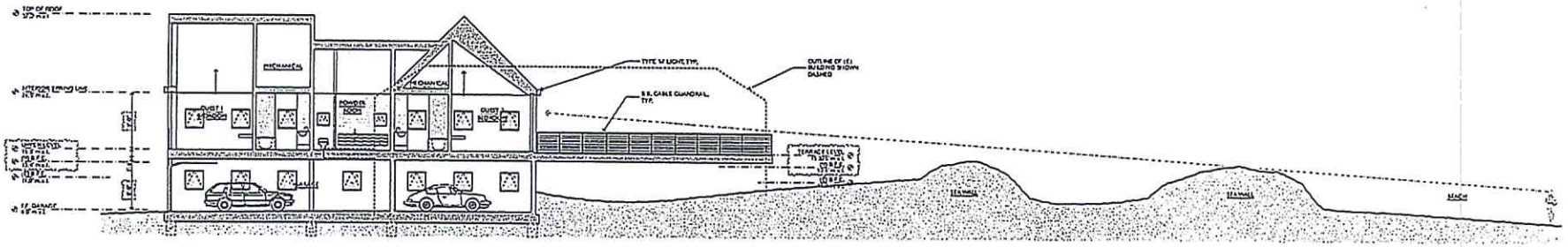
SAND POINT RESIDENCE 13CDH-00050-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 0054-0043	ELEVATIONS	PC REVISION 10-11-13
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-2.1



1 - LONGITUDINAL SECTION LOOKING SOUTH



2 - CROSS SECTION THROUGH ENTRY

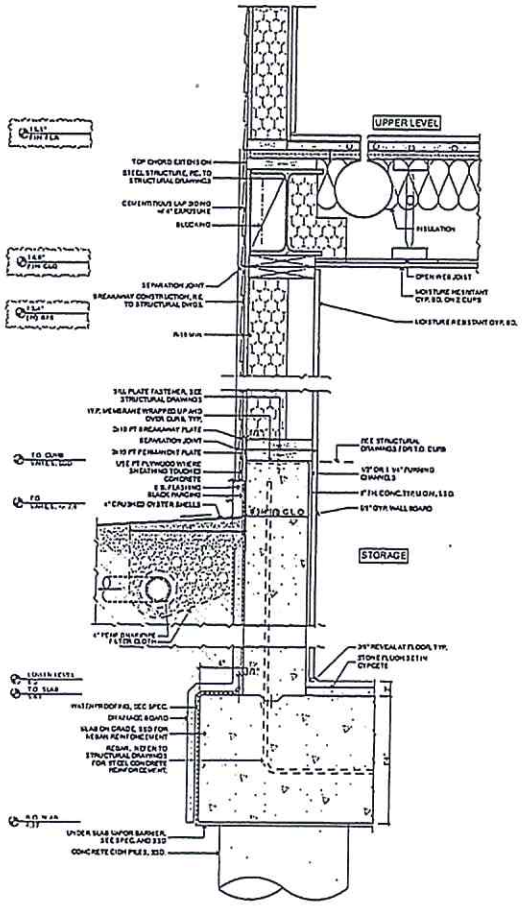


3 - SECTION THROUGH GUEST WING

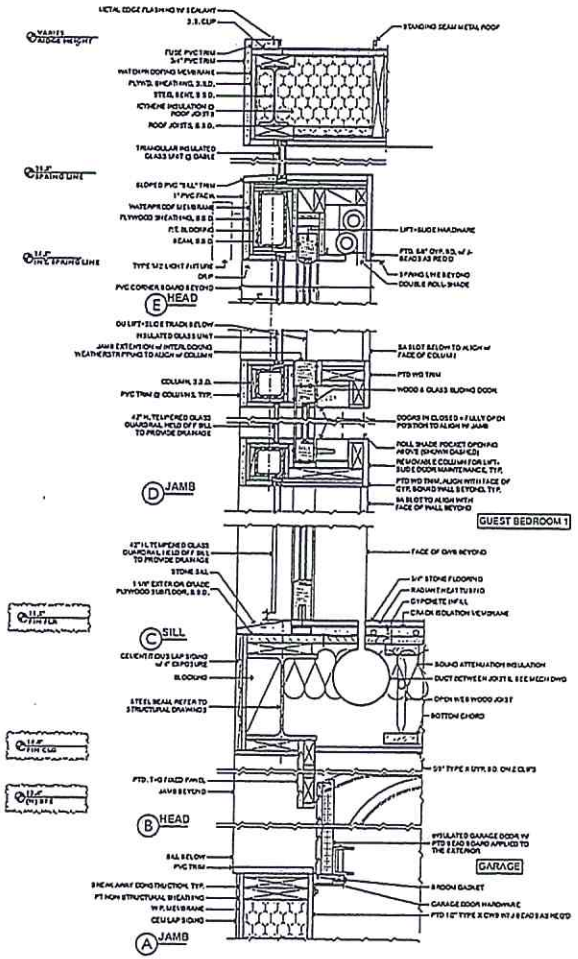
1/8" = 1'-0"

SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005-460-043	BUILDING SECTIONS	REVISION DATE
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-3.1

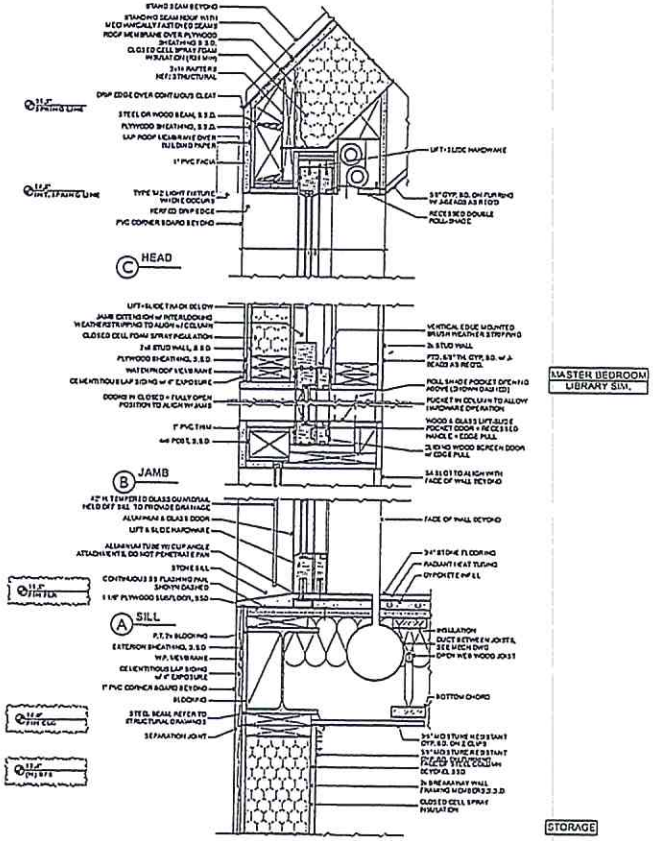
SAR PRELIMINARY APPROVAL 03/01/2013



3 TYPICAL BREAKAWAY WALL AT EAST SIDE
SCALE: 1 1/2" = 1'-0"



2 SECTION @ GUEST 1 BEDROOM GABLE
SCALE: 1 1/2" = 1'-0"

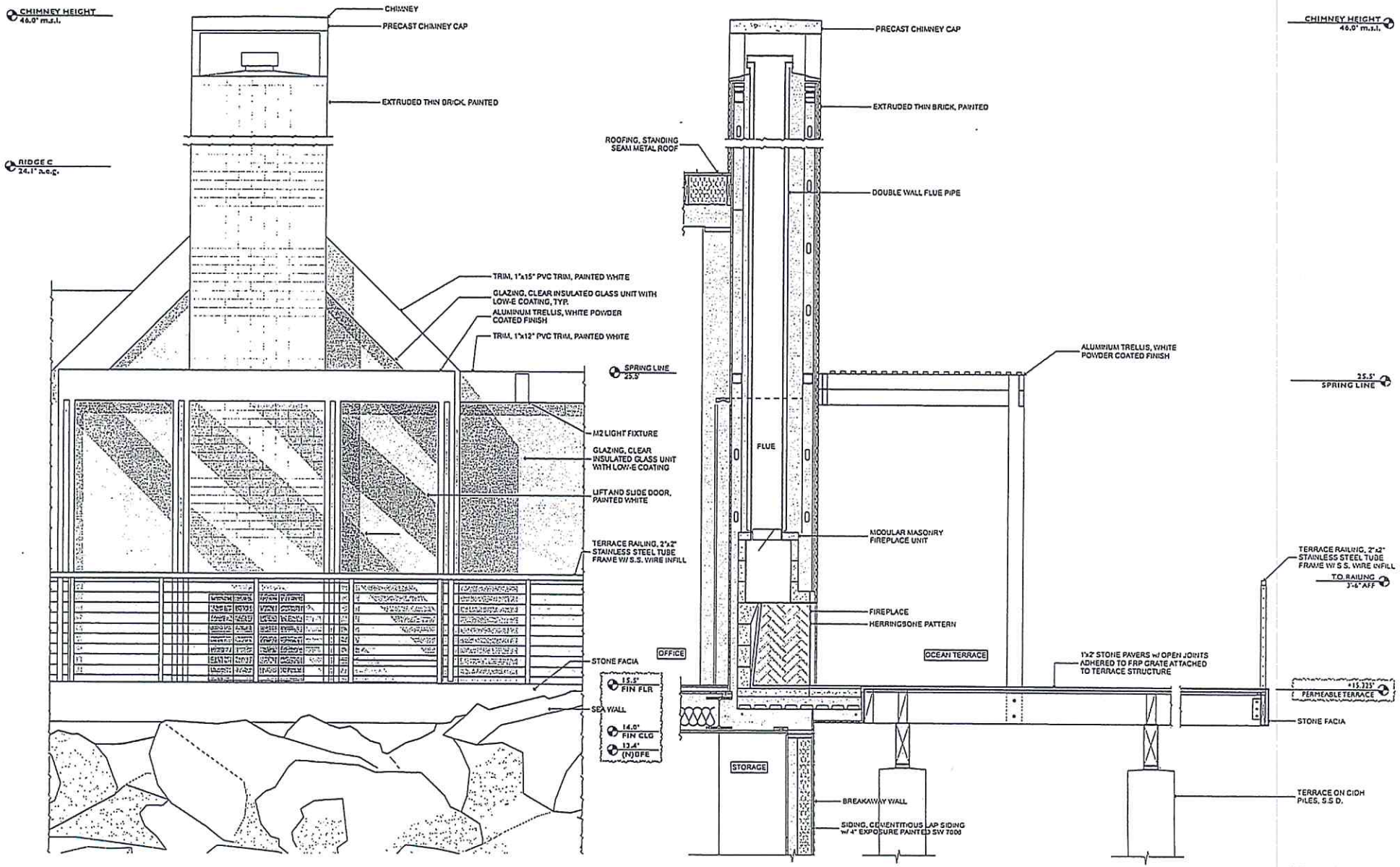


1 SECTION @ MASTER BEDROOM EAVE (LIBRARY SIM.)
SCALE: 1 1/2" = 1'-0"

1 1/2" = 1'-0"

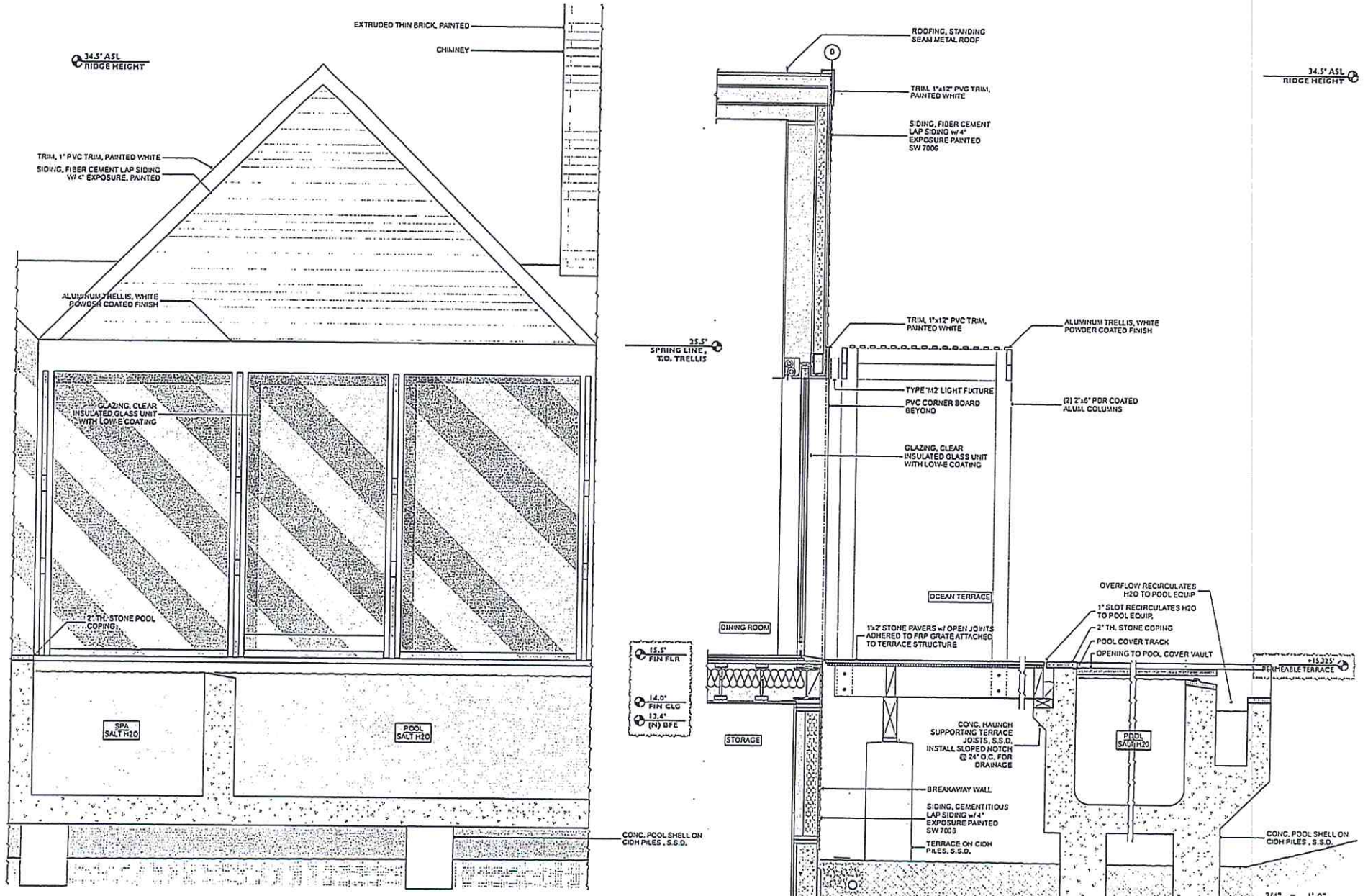
SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005460043	WALL SECTIONS	REVISION
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-4.1

SAR PRELIMINARY APPROVAL 05.01.2013



3/4" = 1'-0"

SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005146004	CHIMNEY DETAILS	PLANNING 10-19
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-4.2



SAND POINT RESIDENCE 13CDH-00000-00001
755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005-160-043

POOL + TERRACE DETAILS

m. ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013

A-4.3

3-1-13

12BAR-00000-00201 Feldman New Residence Demolition/Rebuild Carpinteria
13CDH-00000-00001/13MOD-00000-00001 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of Jacobsen Architecture LLC, Hugh Newell architect, and Jennifer Siemens agent for the owner, Janice Feldman, to consider Case No. 12BAR-00000-00201 for **further conceptual review/preliminary approval of a demolition of a residence of approximately 1,774 square feet and rebuild residence with 4 car tandem garage of approximately 5,995 square feet and lower level of storage (non-habitable space) of approximately 5,800 square feet.** The following structure currently exists on the parcel: a residence to be demolished of approximately 1,774 square feet. The proposed project will require 477 cubic yards of cut and no fill. The property is a 6.15 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-460-043, located at **755 Sand Point Road** in the Carpinteria area, First Supervisorial District. **(Continued from 11/16/12 & 2/01/13)**

COMMENTS:

- **Appreciate presentation. Helps explain the building. SBAR feels more comfortable with project following presentation.**
- **Really like the massing of the pavilions and how they relate to the mountains in the background.**
- **Successful design because even though it's a large building, it's broken up. Strong piece of architecture.**
- **Like purity of form and timelessness of design**
- **Need to study from beach side for materials; needs to reflect California informality from the beach. Formality of front elevation is perfect.**
- **Glass railings at beach are inappropriate, too formal and too commercial.**
- **Project received preliminary approval with the condition that there be no glass screen walls on the beach side of the house but rather cable railings where necessary.**
- **Some members of the SBAR had concerns about the height of the chimneys.**

ACTION: Pujo moved, seconded by Ettinger and carried by a vote of 4 to 1 (Romano opposed) to grant preliminary approval of 12BAR-00000-00201. Applicant may return for final approval full board.

2-1-13

12BAR-00000-00201 Feldman New Residence Demolition/Rebuild Carpinteria
13CDH-00000-00001/13MOD-00000-00001 (Nicole Lieu, Planner) **Jurisdiction: Coastal**

Request of Jacobsen Architecture LLC, Hugh Newell architect, and Jennifer Siemens agent for the owner, Janice Feldman, to consider Case No. 12BAR-00000-00201 for **further conceptual review of a demolition of a residence of approximately 1,774 square feet and rebuild residence with 4 car tandem garage of approximately 5,995 square feet and lower level of storage (non-habitable space) of approximately 5,800 square feet.** The following structure currently exists on the parcel: a residence to be demolished of approximately 1,774 square feet. The proposed project will require 477 cubic yards of cut and no fill. The property is a 6.15 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-460-043, located at **755 Sand Point Road** in the Carpinteria area, First Supervisorial District. **(Continued from 11/16/12)**

COMMENTS:

a. **Elevations are hard to evaluate from two dimensional drawings. The architecture is pure and apparently all about massing; return with a massing model. 3-D is acceptable. Need more information to understand the proposal.**
b. **One member felt that the architectural design is appropriate to the beach setting.**
c. **Another member felt that the program was too large for the site as it fills the lot from side yard to side yard.**
d. **Glass perforations don't appear to break up the mass. Looks too busy, too much going on. Chimneys are way too high.**
e. **Pavilions are taller than adjacent residences, challenging its compatibility in the neighborhood.**

Project received conceptual review and a site visit, no action was taken. Applicant may return for further conceptual review/preliminary approval.

11-16-12

12BAR-00000-00201 Feldman New Residence Demolition/Rebuild Carpinteria

(No Assigned Planner) **Jurisdiction: Coastal**

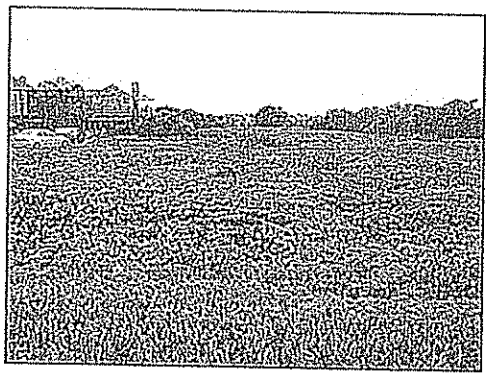
Request of Jacobsen Architecture LLC, Hugh Newell architect, and Jennifer Siemens agent for the owner, Janice Feldman, to consider Case No. 12BAR-00000-00201 for **conceptual review of a demolition of a residence of approximately 1,774 square feet and rebuild residence with 4 car tandem garage of approximately 5,995 square feet and lower level of storage (non-habitable space) of approximately 5,800 square feet.** The following structure currently exists on the parcel: a residence to be demolished of approximately 1,774 square feet. The proposed project will require 477 cubic yards of cut and no fill. The property is a 6.15 acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 005-460-043, located at **755 Sand Point Road** in the Carpinteria area, First Supervisorial District.

COMMENTS:

a. **The SBAR likes the purity of the design but does not have enough information to understand it and see how it fits into the context of the site.**
b. **Provide additinoal information regarding the site, photos from the beach with neighbors' lots. Suggests a similar oblique aerial as provided at the hearing but zoomed into the site plus about four houses on either side, with a visual simulation of the proposed house on the site.**
c. **Provide a simple three-dimensional model/sketch.**
d. **Provide sections through the house in both directions (i.e., through to the beach and lengthwise through the house to the adjacent houses).**
a. **Style appears very rural, but restudy the entrance path/stairs/entry. It might be better if less formal.**

Project received conceptual review only, no action was taken. Applicant to return for further conceptual review and a site visit.

Native Plant Restoration and Habitat Enhancement Plan for 755 Sand Point Road



Prepared for:

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Attention: Jennifer Siemens

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January 6, 2018

745.03

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1.0 Introduction

The Project Applicant proposes to replace an existing single-family residence at 755 Sand Point Road, Carpinteria, with a new single-family residence and appurtenant hardscape and landscape (Project). The proposed project occurs on a parcel that extends northward into Carpinteria Salt Marsh, however, the proposed project would be limited to activities south of Sand Point Road; property north of Sand Point Road, including the salt marsh, would not be affected.

An existing emergent wetland immediately adjacent to Sand Point Road meets criteria to be considered an Environmentally Sensitive Habitat (ESH). Section 35-97.9.4 of the Article II Coastal Zoning Ordinance provides an exemption to the 100-foot Wetland buffer for lots abutting El Estero. The 2017 update to the Santa Barbara County Article II Coastal Zoning Ordinance states:

> *4. Except for lots which abut the El Estero (Carpinteria Slough), a buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in Paragraph 5 of this Section, below. The upland limit of a wetland shall be defined as: a. The boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; or b. The boundary between soil that is predominantly hydric and soil that is predominantly nonhydric; or c. In the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not. Where feasible, the outer boundary of the wetland buffer zone should be established at prominent and essentially permanent topographic or manmade features (such as bluffs, roads, etc.). In no case, however, shall such a boundary be closer than 100 feet from the upland extent of the wetland area, nor provide for a lesser degree of environmental protection than that otherwise required by the plan. The boundary definition shall not be construed to prohibit public trails within 100 feet of a wetland.*

The subject property is exempt from the 100-foot buffer requirement in the Coastal Zoning Ordinance. This report assesses portions of the proposed project that will result in permanent structures, hardscape, and driveway and stairway improvements to be located within the theoretical 100-foot buffer area. Some existing improvements already occur within the 100-foot buffer, including an access driveway. To meet current safety standards, some work is required (i) offsite on the neighbor's property but within the buffer to widen an existing driveway to 755 Sand Point and (ii) offsite in the Sand Point Road right of way but within the buffer to install a fire hydrant.

Attached to this report as Exhibit C is a site plan, color coded to show the elements of the proposed project that will be constructed within the buffer area. The proposed project will result in some portions of the residence, driveway/hardscape and stairway improvements being within a 100-foot buffer area surrounding the on-site wetland. The portions of the proposed residence structure within that buffer would be 1,409 square feet (0.03 acres). The existing dwelling currently has driveway/hardscape that extends 790 square feet into a 100-foot buffer. The portions of the proposed new driveway/hardscape and stairway improvements that would extend the existing hardscape

improvements into a 100-foot buffer would be 985 square feet (0.02 acres) (i.e. 676 sf additional driveway [in excess of the 790 sf existing driveway in the buffer area], 90 sf of hardscape, and 219 square feet of stairway). After the proposed project is completed, the buffer distance between the wetland and the two closest corners of the residence will be 81.8 feet and 78.5 feet. After the proposed project is completed, the buffer distance between the wetland and the closest point on the driveway, hardscape and stairway improvements will be 73 feet. All of these items are shown on Exhibit C.

In addition, there will be off-site improvements that are required by the Carpinteria-Summerland Fire District, including widening of the existing driveway and installation of a fire hydrant, which off-site improvements will also be less than 100 feet from the wetland. The driveway widening would result in 238 square feet (0.005 acres) of permanent disturbance development in three areas located no closer than 64 feet from the protected wetlands area. The fire hydrant will be installed within a 100-square foot (0.002 acre) area within the Sand Point road right of way, which will be approximately 8.7 feet from the edge of the existing wetland.

Accordingly, the 1,409 square feet of residential structure and the net new 985 square feet of driveway, hardscape and stairway improvements will result in an aggregate of 2,394 square feet (0.05 acres) of permanent on-site improvements within the 100-foot buffer area. The 238 square feet of off-site driveway and 100 square feet of off-site fire hydrant improvements will result in an aggregate of 338 square feet (0.05 acres) of permanent off-site improvements within the 100-foot buffer area.

Temporary access for construction equipment and staging are required along the south edge of the buffer during construction. Staging and construction access would be limited to the outer 50 feet of the buffer, and measures would be implemented to minimize temporary disturbance and to prevent impacts to the wetland.

The project applicant recognizes the significance and beauty of natural habitats in the vicinity of Sand Point Road, and the limited buffering capabilities and aesthetic and habitat appeal of ice plant-dominant landscapes. Restoration is proposed as part of the project to replace low-functioning ice plant habitat in the buffer with native vegetation. Restoration of the Wetland buffer will provide improved habitat for small wildlife and better aesthetic appeal, as well as reducing extent of ice plant, an aggressive non-native species prevalent along the Carpinteria coast. Restoration would include compensation for temporary disturbances necessary for construction of the project. Permanent structures will be constructed within the 100-foot buffer as allowed by Section 35-97.9.4 of the Article II Coastal Zoning Ordinance.

2.0 Resource Specialists

Contributors to this Plan include Resource Specialists listed in Table 1. Brief summaries of each Specialist's credentials are also provided.

TABLE 1. CONTRIBUTING RESOURCE SPECIALISTS.

Specialty	Contributor, Company
Biologist/Restoration Specialist	LynneDee Althouse, M.S., Althouse and Meade, Inc.
Botanist/Soil Scientist	Meg Perry, B.S., Althouse and Meade, Inc.
Landscape Architect	Ann Sever, PLA, LEED AP, Wallace Group

Biologist/Restoration Specialist: LynneDee Althouse, M.S., Principal Scientist, is a consulting biologist, restoration ecologist, botanist, soil scientist, and Clean Water Act specialist with extensive experience. Ms. Althouse has conducted hundreds of surveys and designed restoration projects in 15 California Counties and is an expert botanist. She conducted the floristic survey of Vandenberg Air Force Base with Dr. David Keil, and floristic surveys throughout central California. Ms. Althouse has taught biological principals of conservation planning at UC Santa Barbara, worked with the UC Extension on water quality in San Luis Obispo County, and as Principal Scientist for Althouse and Meade, has worked with the State Water Resource Control Board, California Department of Fish and Game, and on biological opinions with the U.S. Fish and Wildlife Service and the National Marine Fisheries Service.

Botanist/Soil Scientist: Meg Perry, staff botanist and soil scientist at Althouse and Meade, Inc., graduated Summa Cum Laude from Cal Poly State University's College of Agriculture, Food, and Environmental Sciences in 2005. She worked in horticulture of California native plants at the Santa Barbara Botanic Garden before joining Althouse and Meade, Inc. in January 2006. Since joining the company, Ms. Perry has performed wetland delineations, biological assessments, and restoration plans, including restoration plans for riparian corridors, grasslands, wetlands, oak woodlands, and coastal scrub habitats in San Luis Obispo and Santa Barbara Counties. She has collaborated on creation of native plant habitats, creek bank restorations, and worked on mitigation and restoration plans for properties in San Luis Obispo and Santa Barbara Counties.

Landscape Architect: Ann Sever, PLA, LEED AP, is a licensed Professional Landscape Architect (PLA #4038) who has practiced in California for over 20 years (from Sacramento, the Bay Area, the Central Coast, Los Angeles Area, and as far South as El Centro). Ann's expertise includes habitat restoration, Leadership in Energy & Environmental Design (LEED)-sensitive design and documentation, Low Impact Development (LID) techniques, Cal Green requirements, recycled water irrigation design. Restoration projects Ann has worked on include: Pismo Estuary Dune Stabilization Project (CSLRCD, Pismo Beach, CA); Bluff Stabilization (Point San Luis Lighthouse, Avila Beach, CA); Pennington Creek Bank Stabilization (San Luis Obispo Office of Education) Branch Mill Road Oak Tree Mitigation Project (Arroyo Grande, CA); Bluff Stabilization Project (Nipomo, CA); Willow Road Oak Woodland Mitigation (San Luis Obispo County); Margarita Area Wetland creation (San Luis Obispo, CA); Chorro Creek Bank Stabilization (Cuesta Community College); Guadalupe School Lake Wetland Habitat Restoration (Guadalupe, CA); Creek Habitat Restoration (Dove Creek Development, Atascadero, CA); Los Vaqueros Wetland Creation Project (Contra Costa Water District). She has worked on public projects such as streetscapes, regional parks, and educational facilities, as well as private residential and business developments. Ann has specific technical expertise in mitigation plans, irrigation design (including recycled water), construction document preparation, Low Impact Development technologies, interpretive sign design, and construction observation.

3.0 Restoration Project Description

3.1 Project Location and Site Description

The 6.15-acre property (Property) at 755 Sand Point Road, Assessor's Parcel Number 005-460-043, is in Carpinteria, Santa Barbara County, California, within the Carpinteria USGS 7.5-minute

topographic quadrangle. Elevation on the Property varies from 0 to approximately 15 feet above mean sea level. A figure showing the Property location is attached in Section 11.0.

The construction project site (Project Site) is shown on the attached site plan (m.Architects Inc. *DRAFT* 12/11/2017). Construction would require driveway improvements, fire hydrant improvements, removal of the existing single family home, and construction of a new home. Driveway improvements include work offsite on an access easement. Storm water improvements would include underground retention, metered out through a bio-filter vegetated strip into landscape and natural areas. Storm water would not negatively impact wetlands on the property.

The restoration area (Restoration Area) would consist of all onsite areas within the 100-foot wetland buffer south of Sand Point Road that do not contain structural improvements, driveway improvements, other hardscape, or stairway improvements, approximately 24,902 square feet, including approximately 8,023 square feet of wetland. The undisturbed wetland will be enhanced by removing invasive plant species including ice plant followed by planting of native species within the wetland area. No activities would be conducted north of Sand Point Road.

3.2 Existing Vegetation

South of Sand Point Road between the road and existing sea wall, habitats on the Property include ruderal/landscaped areas (ice plant dominant), emergent brackish wetland, and anthropogenic. Ice-plant is dominant in ruderal areas surrounding the existing residence and actively landscape areas. A line of Myoporum shrubs separates the property from the neighboring residential property to the west.

The Project Area has supported an existing single family for several decades, and has had regular human activity on and in the vicinity of the Project Site. Neighboring homes to the west and east are regularly occupied, and vehicle traffic on Sand Point Road occurs daily. Photos provided in Section 12.0 illustrate current condition of the property in the Restoration Area. Wetland occurs close to Sand Point Road, distant from the proposed home.

4.0 Purpose of the Plan

4.1 Goals and Objectives

The goal is to identify a clear approach for replacement of degraded ice plant landscaped/ruderal areas in the 100-foot wetland buffer with native vegetation to improve aesthetics, native plant habitat function, and provide increased opportunity for small native wildlife.

The objectives are to identify best management practices for the construction phase of the project to minimize temporary impacts in the buffer, protect the wetland, facilitate invasive plant removal, and restore the buffer with native vegetation:

1. Identify practices to clearly define construction work areas and temporary impact boundaries.
2. Identify and implement appropriate timelines for restoration work concurrent with construction where appropriate.
3. Remove invasive plants, particularly ice plant and pampas grass.
4. Replace non-native, low function and value ice plant areas with native plants suitable for sandy coastal habitat that provide important food and shelter for native wildlife.
5. Create a transition between native habitat areas nearest the wetland and landscaped areas outside the buffer by providing some native tree screening.
6. Provide information for long-term site maintenance within the wetland buffer.

4.2 Summary of Construction Phase Disturbances to the Buffer

No direct impacts to the wetland would occur. All disturbances are limited to the buffer outside the existing wetland. Thus a restoration ratio of 2:1 is proposed as sufficient for this project.

An existing driveway on an access easement offsite is approximately 60 feet east of the emergent wetland. Where the existing driveway enters the property, it is approximately 75 feet from the wetland. The driveway requires some improvements on and off the Property, thus some work will be required within 100 feet of the emergent wetland. This work is constrained to the area immediately adjacent to the existing driveway to widen the access for emergency vehicles, and replace asphalt with a pervious gravel surface. This work would temporarily impact the buffer, but would not directly impact the wetland. Temporary impacts to existing low quality ice plant buffer can be offset.

Approximately 1,000 square feet of offsite wetland buffer would be temporarily impacted for construction of driveway improvements (a strip approximately 15 feet wide along existing driveway). Of this, permanent impacts would consist of approximately 238 square feet of additional driveway within the buffer offsite. Temporarily disturbed areas affected by driveway construction will be stabilized. Compensatory restoration for direct impacts will occur onsite.

The proposed project will result in some portions of the residence, driveway/hardscape and stairway improvements being within a 100-foot buffer area surrounding the on-site wetland. The portions of the proposed residence structure within that buffer would be 1,409 square feet. The existing dwelling currently has driveway/hardscape that extends 790 square feet into the 100-foot buffer. The portions of the proposed new driveway/hardscape and stairway improvements that would extend the existing hardscape improvements into a 100-foot buffer would be 985 square

feet comprised of 676 square feet additional driveway (in excess of the 790 sf existing driveway in the buffer area), 90 square feet of hardscape, and 219 square feet of stairway. All driveway materials will be pervious. Project construction will extend 22 feet into the southern end of the 100-foot Wetland buffer. Total permanent encroachment into the on-site Wetland buffer by the building footprint and all hardscape, driveway and stairway improvements will be 2,394 square feet. Total permanent encroachment into the off-site Wetland buffer by the fire hydrant and driveway improvements will be 338 square feet.

Approximately 5,816 square feet of onsite wetland buffer would be temporarily impacted for construction access, in a 50-foot wide strip along the south edge of the buffer. The entire 50-foot wide area would be restored following construction (excluding any portions of the residence and hardscape, driveway and stairway improvements that will be permanently located within such 50-foot wide construction area. Best management practices are provided in Section 5 for construction phase work to minimize other temporary impacts to the wetland buffer and prevent impacts to the wetland itself. No direct impacts would occur to the wetland.

TABLE 2. SUMMARY OF IMPACTS TO THE 100-FOOT BUFFER AROUND AN EMERGENT WETLAND.

Impact	Impact Area sq. ft.	Impact Comments	Restoration Location	Minimum Restoration Area (2:1 ratio) sq. ft.	Comments
Permanent increased driveway width in offsite (easement) buffer	238	Offsite (easement) driveway improvement would be wider than existing driveway.	Compensatory restoration will be onsite via replacement of ice plant with natives.	476	In addition to restoration of native vegetation, client must stabilize offsite disturbed soils.
Permanent fire hydrant in offsite (road right of way) buffer	100	Offsite (Sand Point Road) fire hydrant to be installed.	Compensatory restoration will be onsite via replacement of ice plant with natives.	200	
Permanent home development	1,409	Building footprint extended into Wetland buffer.	Compensatory restoration will be onsite via replacement of ice plant with natives.	2,818	In addition to restoration of native vegetation, client must stabilize offsite disturbed soils.
Permanent driveway, hardscape and stairway development	985	Expansion of existing driveway area, new hardscape, and new stairway improvements.	Compensatory restoration will be onsite via replacement of ice plant with natives.	1,970	
Temporary disturbance for construction access in offsite buffer	1,000	15' wide strip east of existing driveway edge for construction access to offsite improvements (minus permanent impact area)	Compensatory restoration will be onsite via replacement of ice plant with natives.	2,000	In addition to restoration of native vegetation, client must stabilize offsite disturbed soils.
Temporary disturbance for construction access in onsite buffer	5,816	Construction access, 50-foot wide strip along the south edge of the buffer (minus permanent impact area)	Compensatory restoration will be onsite via replacement of ice plant with natives.	11,632	
Total Impact	9,548	Temporary and Permanent impact areas.	Total Onsite Restoration Area Required	19,096	2:1 ratio – minimum restoration required.

At a 2:1 ratio, the minimum required restoration would be 19,096 square feet, plus stabilization of 1,225 square feet of temporary disturbance offsite. Restoration would occur over approximately 24,902 square feet of wetland buffer and 8,023 square feet of wetland. Proposed restoration would compensate for impacts within the wetland buffer at an approximately 2.6 to 1 ratio (24,902 square feet: 7,773 square feet) of habitat restored to degraded buffer impacted, more than the required 2:1 mitigation ratio.

4.3 Restoration Components

The proposed restoration would occur in three phases.

4.3.1 *Invasive Plant Removal Phase*

Ice plant removal is the first step of restoration. In areas not temporarily impacted by construction, ice plant removal can commence during project construction under supervision of a qualified biologist. Ice plant is invasive and removal may require repeated effort for complete control. Ice plant removal plans are detailed in Section 6.1.

4.3.2 *Native Plant Restoration Phase*

Ice plant-dominant areas would be replaced with native coastal species, with an emphasis on dune plants and coastal small trees. Plant palettes would be selected by proximity to the wetland, with species tolerating more moisture occurring closer to wetlands and low areas; upland and dune plants would occur further from wetlands. Some small trees and large shrubs would be used to provide some screening and bird habitat.

4.3.3 *Monitoring and Maintenance Phase*

Maintenance recommendations are provided to assist in short- and long-term management of the site. Monitoring would be required for a few years to determine that the project has successfully compensated for temporary and permanent impacts to the wetland buffer. Methods and performance criteria to evaluate success of the plan are provided in Sections 7.0 and 8.0.

5.0 Construction Phase Best Management Practices

General best management practices for spill prevention, trash containment, and site cleanliness must be followed. Additionally the following measures must be incorporated into the Plan:

5.1 Biological Monitoring and Resource Protection

A biological monitor shall be retained prior to project implementation. The biological monitor will ensure compliance with project requirements and permit conditions. The monitor must be a qualified biologist with knowledge of the Santa Barbara County coast.

- Special status plants were not observed in the Restoration Area during site surveys conducted between 2010 and 2013. No additional measures are required.
- Nesting birds may utilize the Project Area during nesting season (March 1-August 31). Take of nesting birds is not permissible except in the case of non-native starling and house sparrow. The biological monitor will provide pre-construction surveys as needed, and will prescribe protective measures to be implemented. The monitor will ensure protective measures are satisfactorily installed and maintained.
- Erosion control fabric that is at the ground surface or may become exposed must consist of natural biodegradable fibers only. This measure is intended to reduce risk of entrapping small wildlife. The monitor will coordinate with the Engineer or Erosion Control Specialist to ensure only appropriate, wildlife-friendly erosion control materials are used.

- Temporary fencing is required to prevent unauthorized access into the wetland buffer. The biological monitor shall periodically verify appropriate condition of the fence, and provide monitoring for any temporary access required within the buffer.

5.2 Regulatory Oversight

Activities will not require direct impacts to wetlands, and best management practices will minimize impacts within the wetland buffer.

The proposed remedial grading area is less than one acre in size and therefore may not require a Stormwater Construction permit under the National Pollutant Discharge Elimination System (NPDES) through the California State Water Resources Control Board. However, temporarily disturbed areas, particularly offsite areas, should be stabilized upon completion of work to prevent dust blowing and erosion.

5.3 Work Area Fencing

Temporary exclusion fencing shall be provided at the margins of the wetland buffer wherever possible. Along the west edge of the project, exclusion fencing can be installed 15 feet from current edge of driveway during offsite work. When driveway improvements are complete, the offsite temporary disturbance must be stabilized, and the exclusion fence should be moved to the edge of the driveway or as close to the driveway as is feasible to accommodate construction equipment.

Along the north edge of work, exclusion fencing can be installed 50 feet north of the 100-foot buffer limit to provide for construction work access. To prevent soil movement into the wetland buffer, a silt fence or other sediment containment measure should also be installed along the edge of the exclusion fence. A biological monitor will check initial placement of the fences and periodically check site conditions for compliance with this plan. If work is unavoidable more than 50 feet into the buffer, a biological monitor must be onsite during work inside the fence.

Exclusion fencing shall be fitted with signs indicating the site is a buffer around a sensitive habitat. Fencing should have access points to allow commencement of invasive species removal work in the restoration area concurrent with construction. Invasive species removal work would be coordinated with the project biologist if it commences during construction.

Restoration planting does not require full-time monitoring. A biological monitor shall train the landscape contractor on appropriate measures within the buffer, and identify wetland boundaries and sensitive work areas (within 20 feet of the wetland). The biological monitor shall periodically check progress of restoration work.

5.4 Stabilization of off-site temporary disturbance areas.

Off-site temporary disturbances along the driveway easement must be stabilized and revegetated. A seed mix recommendation is provided below. If geotextiles, erosion control fabrics, or fiber rolls are used, they must contain natural fiber only to prevent potential entrapment of small wildlife.

TABLE 3. OFFSITE SITE STABILIZATION SEED MIX. The following native species may be appropriate for restoration planting via seed application.

Scientific Name	Common Name
Wildflowers and small shrubs	
Eriogonum parvifolium	Coastal Buckwheat
Eriophyllum confertiflorum	Golden yarrow
Lasthenia gracilis	Gold fields
Layia platyglossa	Tidy tips
Lupinus nanus	Sky lupine
Grasses	
Elymus glaucus	Blue wild rye
Elymus triticoides	Creeping wild rye
Stipa (Nassella) pulchra	Purple needlegrass

California poppies are not recommended unless seed is locally sourced.

5.5 Monitoring and Success Criteria for Off-site Temporary Disturbance.

Off-site temporary disturbances for construction of the driveway and construction access must be monitored annually until success criteria are met. Each year, the monitor will assess vegetative cover, trash, and erosion. The site will be considered successfully stabilized when vegetation has recovered to 75 percent of natural cover, erosion problems are not present, and all temporary erosion control measures, trash, and non-biodegradable materials have been removed from the temporary disturbance site.

6.0 Restoration Implementation

Revegetation will restore temporarily disturbed areas affected by construction access needs. Areas in which ice plant has been removed will be restored with native plants more consistent with natural vegetation typically found in coastal vegetation, and will provide habitat for birds, pollinators, and other small wildlife.

Habitat enhancement will compensate for temporary impacts and improve habitat conditions in the Restoration Area. Native vegetation will be more diverse and provide more habitat and buffer functions than the current near-monoculture of ice plant. The project biologist will monitor revegetation work to verify materials are installed appropriately to meet habitat goals.

After invasive species are controlled, temporary irrigation will be installed. When irrigation is available, native plants will be installed. The plant palette will consist of native non-invasive, plant species, with an emphasis on locally native species. A conceptual planting plan is included in this document in Exhibit C; the placement of each species within the Restoration Area shall be according to final landscape plans. A brief summary of revegetation components is provided in this subsection, with more detailed instructions in subsequent subsections.

Restoration planting can commence upon completion of invasive species control and installation of temporary irrigation.

6.1 Invasive Plant Removal

6.1.1 *Species Overview*

Non-native myoporum (*Myoporum laetum)* bushes are a toxic plant classified by the California Invasive Plant Council as a moderate threat to plant ecosystems, and are currently growing along the west property line. Because the visual screen is shared with the neighboring property, removal of myoporum may not be feasible at this time. Two non-native invasive species in the Project Area will be targeted for removal: ice plant (*Carpobrotus edulis, C. chilensis*), and pampas grass (*Cortaderia selloana*).

Ice plant (*Carpobrotus* species) According to the California Invasive Plant Council, "ice plant has invaded foredune, dune scrub, coastal bluff scrub, and other communities. It competes directly with native plant species for nutrients, water, light, and space. In many natural areas it has formed nearly impenetrable mats…and can suppress the growth of both native seedlings and mature native shrubs." [DiTomaso and Healy 2007; Bossard et. al. 2000, summarized.] Photos are provided in Attachment 12.0.

Cortaderia selloana

According to California Invasive Plant Council, "Pampas grass (*C. selloana*) can also be weedy in California. Pampas grass creates a fire hazard with excessive build-up of dry leaves, leaf bases, and flowering stalks. In addition, heavy infestations can block access and pose a significant fire hazard. Pampas grass competes with native vegetation, reduces the aesthetic and recreational value of these areas, and also increases the fire potential." [Bossard et. al. 2000, summarized.] Photos are provided in Attachment 12.0.

6.1.2 *Options for control*

During preparation for construction, remove or control non-native invasive species within the temporary access zone. Specifically ice plant (*Carpobrotus* spp.) and pampas grass (*Cortaderia selloana*) must be removed where they occur in the work area. Specific instructions for removal and long term control are provided below. During construction, invasive plant removal can commence in the restoration area, because some treatment options require longer periods of waiting, and some options require more follow-up work.

The landowner will be provided with laminated cards illustrating pampas grass and ice plant seedlings, adults, leaves, and flowers to aide in long-term management of the site. The cards may be used by the owner's landscape maintenance contractors.

Pampas grass

Pampas grass should be mechanically removed, bagged and hauled to a landfill. Monitor spring and fall for shoots and seedlings, and remove promptly if found. After three years, monitoring can stop if no additional shoots are found.

Ice plant

Three options are presented for ice plant removal and control. Techniques can be used in combination as appropriate.

1. **Solarization.** Ice plant can be killed via soil solarization. In this technique, black plastic is secured over the infested area. Solarization typically requires several months, preferably during warmer weather, to kill ice plant. This technique has been used successfully in combination with manual removal at Campus Lagoon by UCSB researchers (CCBER 2011). This method is feasible for areas not immediately surrounding the wetland. An advantage of this technique is that soils are not immediately exposed; dead plants provide some soil stability until restoration planting can commence.
2. **Manual removal.** Ice plant can be hand pulled. Seedlings tend to be predated, and rooting at nodes of mature plants is the primary invasion mechanism of ice plant. Ice plant can be allowed to dry and then composted or disposed of as green waste. Plants must be composted at hot temperatures or allowed to dry out prior to chipping as they can root at stem nodes. A roll-off bin may be the easiest means of disposal. We recommend manual removal around the wetland (within 20 feet), under supervision of the biological monitor. Manual removal elsewhere onsite does not require a monitor.
3. **Herbicide.** Glyphosate herbicides are effective on ice plant when used in concentrations of at least 2 percent, in combination with a surfactant. Herbicide application would need to be guided by a licensed pest control advisor and applied by a qualified applicator with the appropriate local and state licenses/ certificates. If herbicide is used near wetlands, it must be approved for use in aquatic habitat. We recommend herbicide use be limited to areas at least 20 feet away from wetlands. An advantage of herbicide treatment would be that soils are not immediately exposed; dead plants provide some soil stability until restoration planting can commence.

After initial treatment or manual removal, follow-up monitoring is necessary to remove seedlings. The biological monitor can train a qualified landscape contractor on site maintenance rules and

identification of target seedlings. We recommend monthly checks during the growing season for the first year to ensure seedlings and re-sprouts are quickly removed.

If invasive species removal commences during construction, water trucks may be used to keep soil moist in the restoration area as needed. Supplemental moisture can also speed the process of identifying and removing seedlings and sprouts from the restoration area.

Non-native vegetation removed during the invasive plant removal step would be replaced with natives as described below and shown on landscape plans.

6.2 Preparation Phase – During Construction

6.2.1 *Finalize Plant Palette and Planting Plans*

The Restoration Area is approximately 24,902 square feet (0.57 acre) in size, surrounding an approximately 8,000 square foot brackish wetland. A preliminary plant palette (Table 4) lists species appropriate for the range of conditions present in the restoration area. The preliminary species list identifies plants known to grow around edges of coastal herbaceous wetlands, as well as species that inhabit dunes and coastal bluffs. Ice plant currently in the Restoration Area forms a continuous mat with limited food and nectar for wildlife and pollinators, and limited structure for nesting birds. The preliminary list was developed to include species that provide habitat for pollinators, more diverse community structure to provide better songbird habitat. The proposed plant palette also creates a better transition between important natural habitats such as Carpinteria salt marsh north of Sand Point Road and existing and proposed residential uses to the south by utilizing native plants in place of invasive non-natives.

Final plant selection will be determined during preparation of final landscape plans. Not all species will necessarily be included in the final plan, but at least a few species from each group will be used.

TABLE 4. PRELIMINARY PLANT PALETTE (CONTAINER STOCK). The following native species may be appropriate for restoration planting at Sand Point Road. This list is conceptual; not all species will necessarily be included in the final plan.

Scientific Name	Common Name
Perennial Herbs and Subshrubs	
Abronia umbellata	Sand verbena
Achillea millefolium	Yarrow
Camissoniopsis [=Camissonia] cheiranthifolia	Beach suncups
Corethrogyne [=Lessingia] filaginifolia	California aster
Erigeron glaucus	Seaside daisy
Eriophyllum confertiflorum	Golden yarrow
Helianthemum scoparium	Rush rose
Horkelia cuneata	Horkelia
Verbena lilacina	Island verbena
Grasses and Sedges	
Carex pansa	Dune sedge

Scientific Name	Common Name
Juncus balticus	Baltic rush
Shrubs and Trees	
Arbutus menziesii	Pacific madrone
Eriogonum parvifolium	Coast buckwheat
Heteromeles arbutifolia	Toyon
Linanthus [=Leptodactylon] californicus	Prickly phlox
Lupinus chamissonis	Silver bush lupine
Morella [Myrica] californica	Wax myrtle
Prunus illicifolia	Catalina cherry
Rosa californica	California wild rose

6.2.2 *Order Plant Materials*

While construction and invasive species control activities are in progress, check availability of plant materials. As needed, coordinate propagation of native plant materials as necessary to ensure sufficient material is present and of appropriate size for restoration planting. Nurseries may require up to one year of lead time for slower-growing species. Widely available materials may be ordered later. Materials shall be grown out to provide locally native container stock wherever possible.

- Propagation medium shall be determined by the horticulturist. When potted up to one gallon size, the soil shall either contain fifty percent local soil, or be designed to imitate the drainage and water-holding capacity of the native soil. Inoculation with local topsoil or mycorrhizal fungi is highly recommended if local soil is not used in potting media. Local soil may be collected on site where cultural resources are not affected.
- All container stock shall be hardened off under natural conditions if kept in a greenhouse during the establishment period.

6.2.3 *Install valve box for temporary irrigation*

Following control of invasive species, the landscape contractor shall verify that no new sprouts or seedlings are present in the planting area. Water lines to supply temporary irrigation shall be installed prior to installation of plants. Water line system must be completed up to a valve box suitable for temporary irrigation prior to installing plant materials.

Timing: During or immediately after invasive species removal.

6.3 Plant Installation

Seed can be applied immediately upon completion of grading work for offsite temporary disturbances. Container stock installation must be timed to take advantage of fall rains or when water line installation is complete.

6.3.1 *Irrigation System*

Main water lines to supply irrigation must be run to the Restoration Area during the construction phase of the project. Temporary irrigation can be plumbed and installed during the planting phase. A temporary irrigation plan will be provided by the landscape architect.

Install valves. Establish temporary irrigation controller. Prepare site for installation of temporary drip irrigation or overhead impact sprinklers as specified by the landscape architect.

For the first year, irrigation will be provided year round. Subsequently, irrigation will be used to artificially "extend" the rainy season, by providing irrigation into May and beginning irrigation early in October. Schedule irrigation for approximately one hour weekly, as needed, March through June and October through November, or as recommended by the landscape architect.

Scheduling of irrigation is rain dependent: if rains stop in February, begin irrigation in March. If rains do not begin in October, irrigate until fall rains begin. Consult with the project biologist on irrigation timing.

All temporary irrigation lines, including flexible and above ground hard pipe, shall be removed from the Restoration Area when the project is complete. Valves and underground pipe may remain.

6.3.2 *Planting*

Refer to final planting plans for the list of container stock to be installed and for planting instructions. In the event of conflicts between this written plan and the landscape plan, the landscape plan takes precedence. All plant species to be used in the restoration effort, container size, and quantities will be listed on final landscape plans provided by the landscape architect. Any deviation from the plans must be approved in writing by the landscape architect and project biologist. Any revisions to success criteria resulting from changes made to the plant palette, container size, or material type must also be specified in writing at that time.

Species are grouped in a manner that mimics the vegetation composition of the surrounding habitat, and provides habitat features for butterflies and other small wildlife. Native shrubs and trees will be grouped near the south edge of the buffer to create a screen and transition between the residential area and the Wetland buffer.

Planting shall be overseen by the project biologist to verify that planting locations are appropriate.

Timing: Immediately upon completion of invasive species control/removal activities, if irrigation systems are complete.

6.3.3 *Plant protection*

While deer and other rodents may move through the Restoration Area on occasion, they are not expected to be abundant enough to cause serious browse damage. Protective cages for roots and plants are not recommended given the size of the Restoration Area and quantity of appropriate forage immediately adjacent to the site.

6.3.4 *Fertilizer*

Fertilizers shall not be used at the Restoration Area.

6.3.5 *Weed Control*

Control of non-native invasive plants is critical to success of a restoration project. In planted areas, weed control will target non-native vegetation that is directly competing with desired plantings, particularly ice plant seedlings and re-sprouts. Photos are provided to aide in identification of ice plant.

Seasonally, non-native weeds would be controlled around desired plantings via hand pulling. The landscape contractor will be trained in recognition of desired species and target weeds.

6.4 Final Cleanup and Project Completion

When plants are successfully installed and restoration success criteria have been met (see Sections 7.0 and 8.0), final cleanup shall include the following items to complete the project. Completion will be reported in the final monitoring report.

Remove temporary erosion control measures. Any remaining temporary, non-biodegradable erosion control measures, such as silt fence and any non-natural erosion control products, shall be removed from the project.

Remove temporary irrigation lines. Remove all above-ground hard pipe, flexible pipes, emitters, valves, and other irrigation parts.

7.0 Maintenance and Monitoring

The Restoration Area will be maintained and monitored for three years. If performance criteria are not met, a remediation plan will be prepared and implemented, followed by an additional three years of monitoring.

7.1 Maintenance

Regular inspection and maintenance is essential to success of a restoration project. The Restoration Area shall be maintained at least once per month during the first year. Maintenance prescriptions for subsequent years will depend on outcomes in Year 1, and any necessary adjustments will be made in the Year 1 report. The following regular maintenance tasks are required.

7.1.1 *Weed Control*

Invasive plant species are abundant in the vicinity of the Restoration Area and we anticipate removal of invasive species will be on-going throughout the first year of the monitoring period. As needed, the site must be inspected and weeds controlled as appropriate.

Herbicides may be used to clear the Restoration Area of invasive species prior to initial planting efforts and control target species where hand pulling or mechanical removal is not advised. Herbicides used near wetlands must be approved for use near aquatic habitats.

During nesting season, care must be taken to avoid disruption of nests.

7.1.2 *Irrigation*

Check irrigation valves and all lines for proper function, no leaks, and sufficient water, such that irrigation is always available during the designated months.

Make repairs as needed. Adjust irrigation annually to taper watering until Year 3, when no supplemental irrigation should be required.

7.1.3 *Plant Survival*

Inspect for plant survival, predation and erosion problems. Immediately notify the project biologist if problems are noted so issues can be addressed in a timely fashion.

7.1.4 *Documentation and Communication*

Landscaper shall provide a periodic update to the project biologist, at least once a week during installation work, and once per quarter during the first year of maintenance. Implement corrective measures set out by the project biologist within two weeks of receiving instructions.

7.2 Monitoring

It is expected to take three years to successfully restore and enhance habitat at the Restoration Area. A qualified restoration biologist must monitor the restoration area during the establishment period. Monitoring results will be compared with Performance Standards listed in Section 8.0 to determine if the site is performing sufficiently.

7.2.1 *Monitoring and Reporting Schedule*

The proposed project may take several months to implement, as final planting in the southern restoration area cannot be completed until construction of the residence is complete. Year 1 for monitoring begins when all irrigation and plants are installed according to plans.

The Restoration Area shall be monitored by a qualified restoration biologist quarterly for the first year to determine if adaptive management is necessary and to track progress of the site.

Site visits can be reduced to twice annually (spring and fall) provided that restoration is on target for success in year three, or until the primary performance standard is achieved (refer to Section 8.0).

Monitoring of vegetation shall be completed at least twice each year: in the spring between April 1 and June 30 and fall between September 21 and December 30.

Annual summary monitoring reports with reference site photographs and tabulated data shall be submitted to the County, and other involved agencies by February 28th of each year. All data shall be included in the monitoring report. Include a general description of the vegetation condition in the Restoration Area and changes from previous years.

The Year 2 monitoring report shall indicate whether or not the Restoration Area is expected to meet Year 3 performance standards. If the project is not expected to meet the performance standards, an adaptive management strategy shall be implemented immediately (see Section 12.0).

The Year 3 final monitoring report shall summarize all data collected during the previous monitoring periods. The Year 3 report shall also document condition of off-site stabilized areas along the improved driveway (see Section 5.0). If Year 3 performance standards are met, the final monitoring report shall include a notice of project completion.

If the Restoration Area does not meet the required performance standards by Year 3, a remediation plan shall be prepared and annual monitoring of the site shall be continued until success is achieved (see Section 8.0). Adaptive management recommendations will be summarized in the annual report.

7.2.2 *Monitoring Methods:*

Photo documentation: Pre-installation photographs shall be used as a reference of baseline conditions at the site. In Year 1, set monitoring photo points for maintenance and monitoring work use. A minimum of ten photo points shall be established at the Restoration Area by the project restoration biologist prior to plant installation.

Photographs from the designated points shall be taken at least once a year, and included in the annual monitoring report.

Assess vegetation. The restoration biologist who prepares the annual report shall use the following methods to measure parameters on the site (Table 5). All other parameters stated below are to be included in the annual report to document native shrub growth, and general condition of the Restoration Area.

Annually in late spring, assess vegetation recovery in restoration area. Compare species composition by compiling a checklist of species present and abundance class for each species compared with baseline conditions. In addition, survival can be monitored by establishing two linear transects across the Restoration Area and counting surviving individuals annually.

Annually document site condition issues such as weeds, trash, erosion, vandalism, or pests, and what was done to correct these issues during monthly maintenance communications.

TABLE 5. MONITORING METHODS. Methods are outlined for measuring each of the performance criteria. Year to year comparisons will be included with each annual report.

Feature	Performance Criteria	Monitoring Method
Site Stability	Restored areas are not showing signs of unusual erosion.	Walk site and assess for signs of erosion.
Vegetative Cover in Native Habitat areas	At least 75 percent of the revegetated soil will be covered with native and naturalized species.	Visually assess cover. Tabulate a species list in the restoration area compared with pre-project condition. Assess species composition, cover, and survival along two linear transects. The same transects shall be used annually, with endpoints documented using map-grade sub-meter GPS.
Photo-documentation	Photo points illustrate increased cover of native species and reduced cover of ice plant.	Set 5 photo points around the Restoration Site and monitor annually.
Weeds	Manage incidence of ice plant and pampas grass.	Assess the site for ice plant seedlings and coordinate control/removal with the landscape contractor.

7.3 Adaptive Management

Updates from landscape contractor/landscape maintenance staff will be reviewed and any immediate corrective actions prescribed within two weeks. Summaries of updates and corrective actions will be provided in the annual report. For the first year, quarterly site visits by the project biologist will determine if corrective action is needed; thereafter, twice annual visits by the project biologist will verify restoration is on track.

If Year 1 performance standards are not met, the annual monitoring report shall indicate the source(s) of problem(s) and recommend remediation. The monitoring report shall indicate additional steps that would lead to better plant survival in the following year (e.g. additional water, weeding, mulch, weed mats).

The Year 2 annual monitoring report shall indicate whether or not the Restoration Area is expected to meet the Year 3 final performance standards. If the performance standards are not expected to be met, the report shall provide details on problem areas and make recommendations for remediation. If additional plantings are required during Year 3 to meet the performance standards,

the monitoring period shall be extended for another year to document survival of new plants and continue to assess vegetative cover.

Should the restoration project fail to meet the performance standards outlined in this document by Year 3, the restoration biologist shall prepare a remediation report outlining the work that would need to be implemented for project success, including replanting, irrigation, maintenance, and continued monitoring. The site shall be monitored annually until the primary performance standard is met.

8.0 Performance Criteria

The goal of the project is to replace low-function and value ice plant habitat in the wetland buffer with native plants that provide habitat for pollinators and small wildlife. Therefore, in order to quantify the progress of the restoration project on an annual basis, project-specific performance standards were developed and are outlined in Table 6.

Survival and native plant cover are the primary performance standard for this project. If both standards are not met by Year 2, an alternative performance standard is provided to gauge the overall progress of the restoration project.

Success rates that are below the stated minimum target for each criterion indicates the need for additional revegetation, plant protection, irrigation, or weed eradication. An adaptive management strategy for failure to meet the performance standards is provided in Section 7.3. Approximately four years (after completion of installation) is expected to attain restoration success.

TABLE 6. PERFORMANCE STANDARDS. Success criteria are outlined for three representative years through the four year monitoring period. Monitoring assessment methods are provided in previous table.

Feature	Performance Criteria	Year 1	Year 2	Year 3
Vegetative Cover in Native Habitat areas	At least 75 percent of the revegetated soil will be covered with native and naturalized species and/or mulch as compared to pre-project conditions	Large patches of naturalized or weedy species with 30 percent native and naturalized species	Small patches of weedy species with 50 percent native and naturalized species	Performance criterion (75% native and naturalized cover) met
Survival	Along transects, at least 70% of prescribed materials have survived	90% survival	75% survival	70% survival
Weeds	Low- or No-incidence of ice plant and Pampas grass	Ice plant seedlings and resprouts up to 20 percent	Ice plant seedlings and resprouts up to 10 percent	Ice plant seedlings and resprouts fully controlled

Feature	Performance Criteria	Year 1	Year 2	Year 3
Site Stability	Restored areas are not showing signs of unusual erosion	Revegetation may be sparse at 50% cover	Revegetation should approach 70% cover	Revegetation should meet or exceed 75% cover

9.0 Long-term Management

After the Restoration Project is complete, the property owner will be responsible for long-term management of the wetland buffer. Laminated cards identifying non-native invasive species, especially ice plant and pampas grass, will be provided. Long term management of the wetland buffer should focus on maintaining cover of native and non-invasive species, and controlling infestations of invasive plants.

10.0 References

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Hickman, James C. 1993. The Jepson Manual. University of California Press, Berkeley and Los Angeles, California.

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Holloran, Pete et al. 2004. The Weed Workers' Handbook: A Guide to Techniques for Removing Bay Area Invasive Plants. The Watershed Project, Richmond, California, and California Invasive Plant Council, Berkeley, California.

Jacobsen Architecture LLC. 2017. Site Plan for 755 San Point Road. September 12, 2017.

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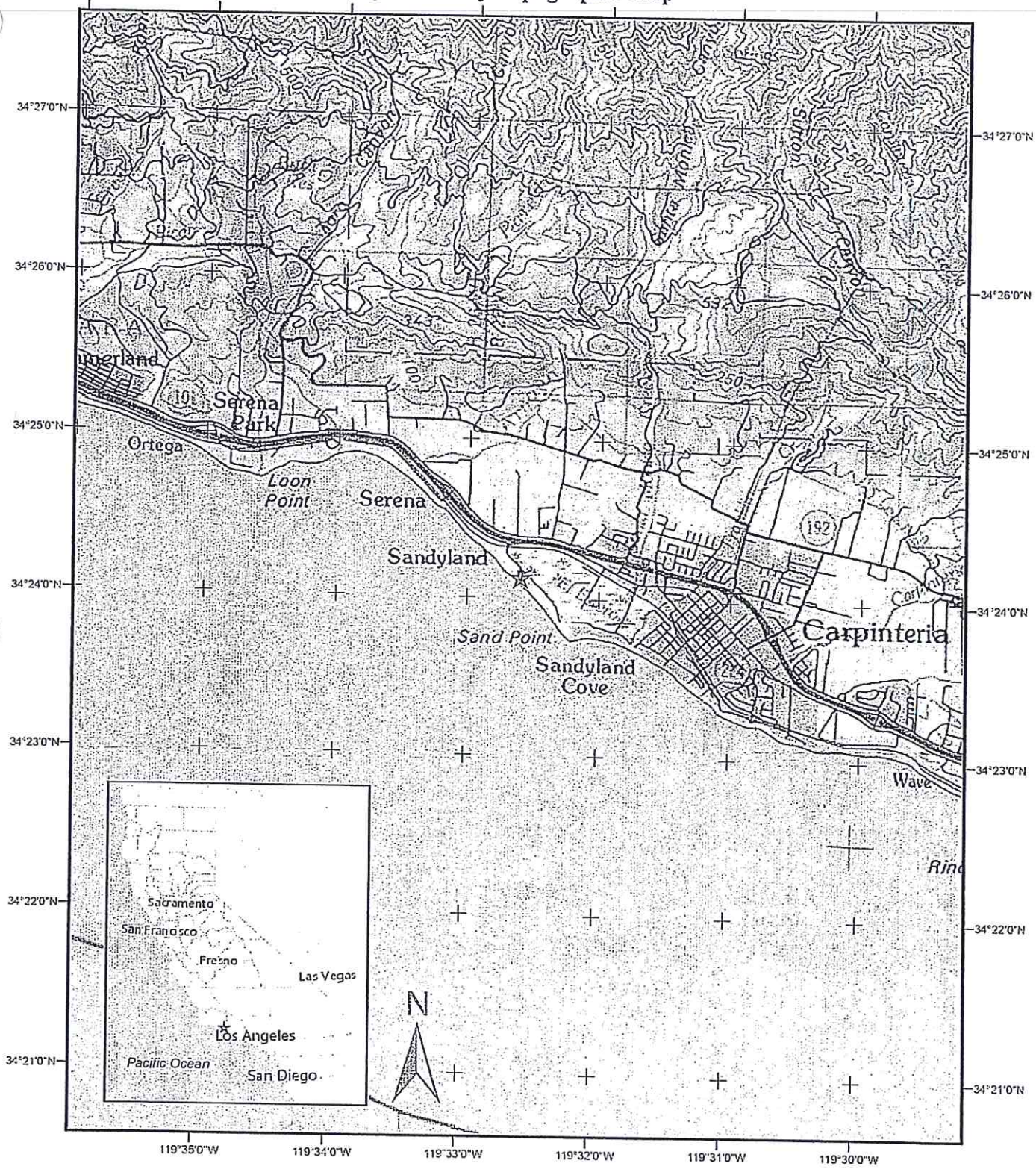
Wallace Group. 2013. Conceptual Landscape and Restoration Plans for 755 Sand Point Road, Dated 7/25/2013.

11.0 Exhibit A. Maps and Aerials

- Figure 1. Location Map
- Figure 2. Aerial Photo

Figure 1. United States Geological Survey Topographic Map



Legend

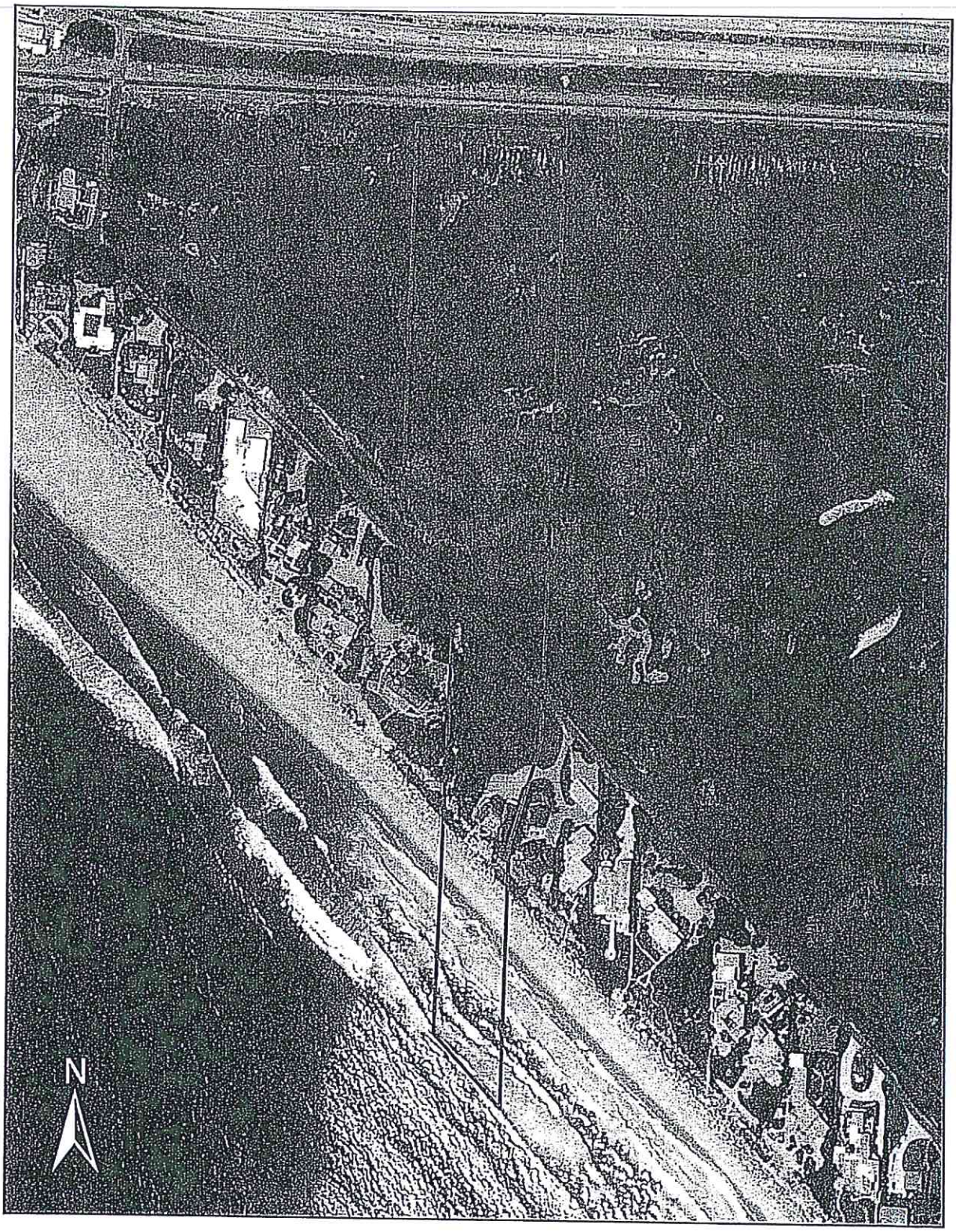
☆ Project Location

1 inch = 1 mile

0 0.5 1 2 Miles

Updated: September 11, 2017 04:04 PM by JET

Figure 2. Aerial Photograph



Legend

Property Boundary

1 inch = 250 feet

0 100 200 400 Feet

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12.0 Exhibit B. Site Photographs

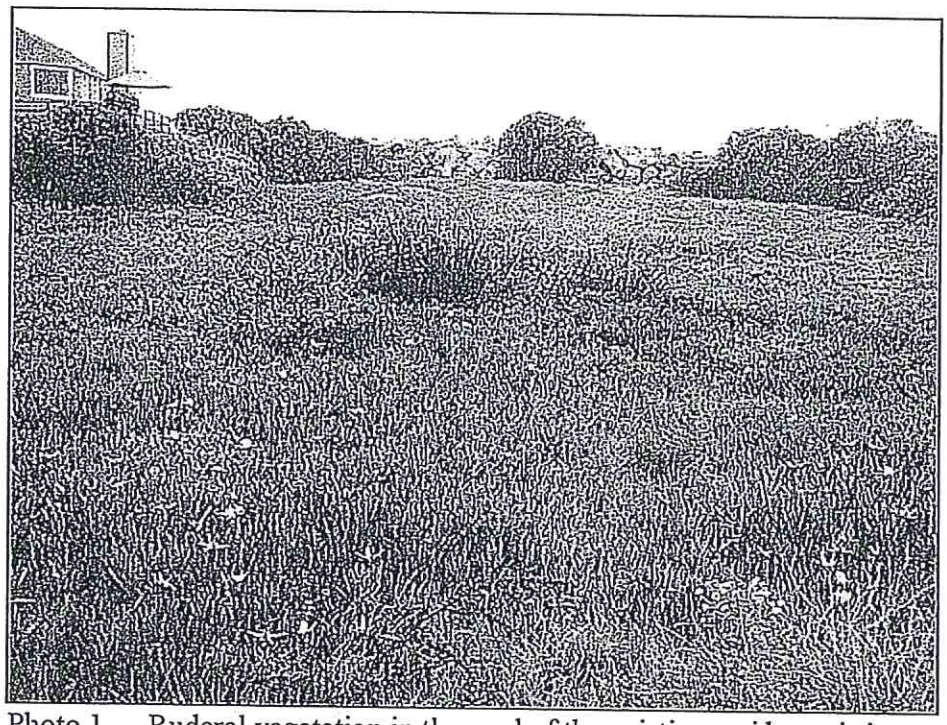


Photo 1. Ruderal vegetation in the yard of the existing residence is ice-plant dominant. December 2010.

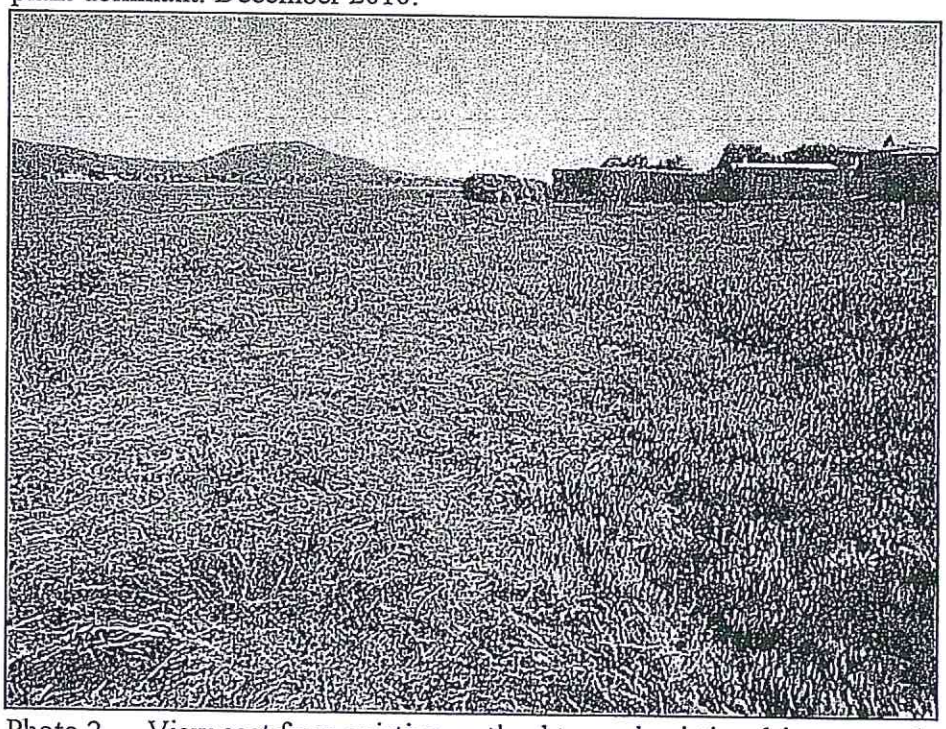


Photo 2. View east from existing wetland toward existing driveway and neighboring residence, March 2013.

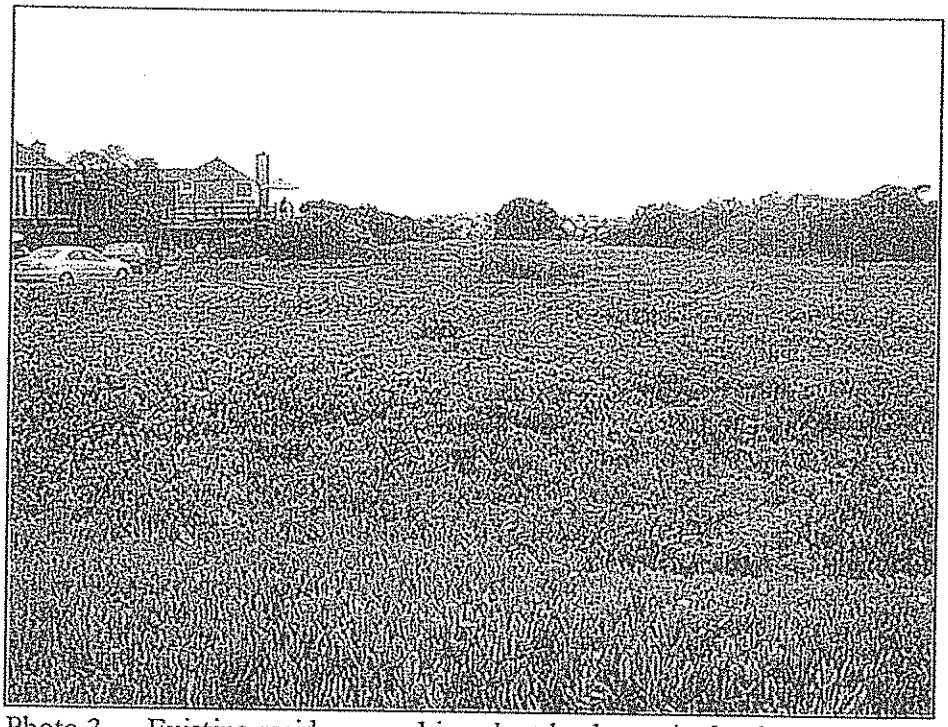


Photo 3. Existing residence and ice plant landscape/ruderal areas, December 2010.

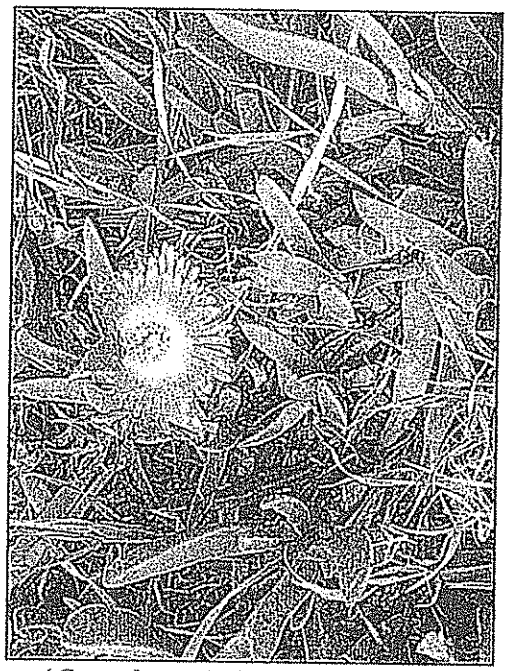


Photo 4. Ice plant (*Carpobrotus*): invasive weed to be removed.

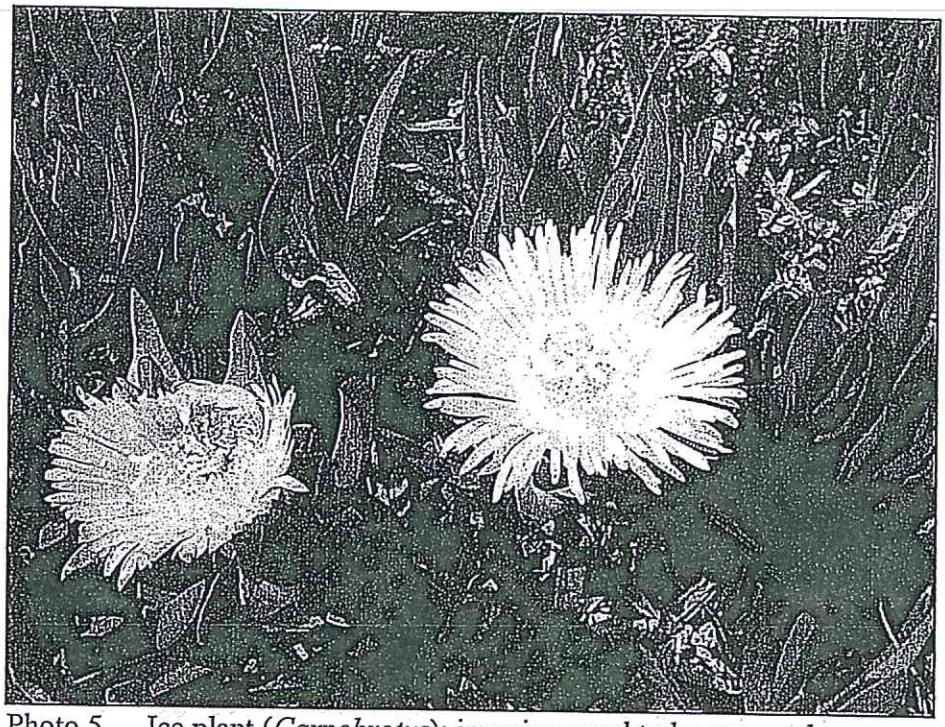


Photo 5. Ice plant (*Carpobrotus*): invasive weed to be removed.

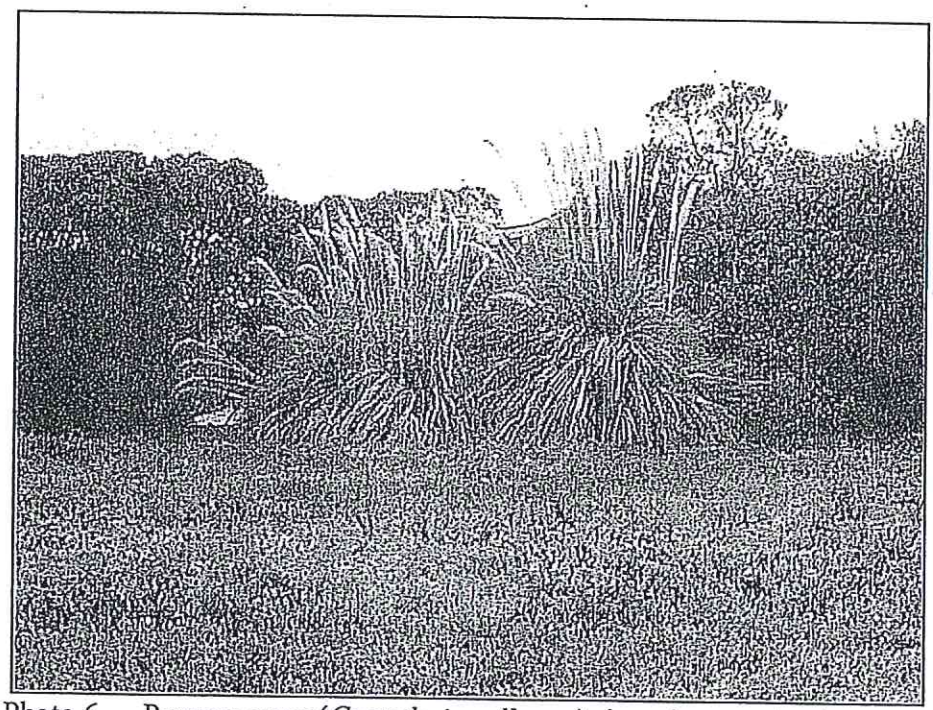


Photo 6. Pampas grass (*Cortaderia selloana*): invasive weed to be removed.

Photo 7. View of existing home, wetland species in foreground are will be protected. Ice plant near residents will be removed for proposed development extending 22 feet into vegetation. View south, July 8, 2017.

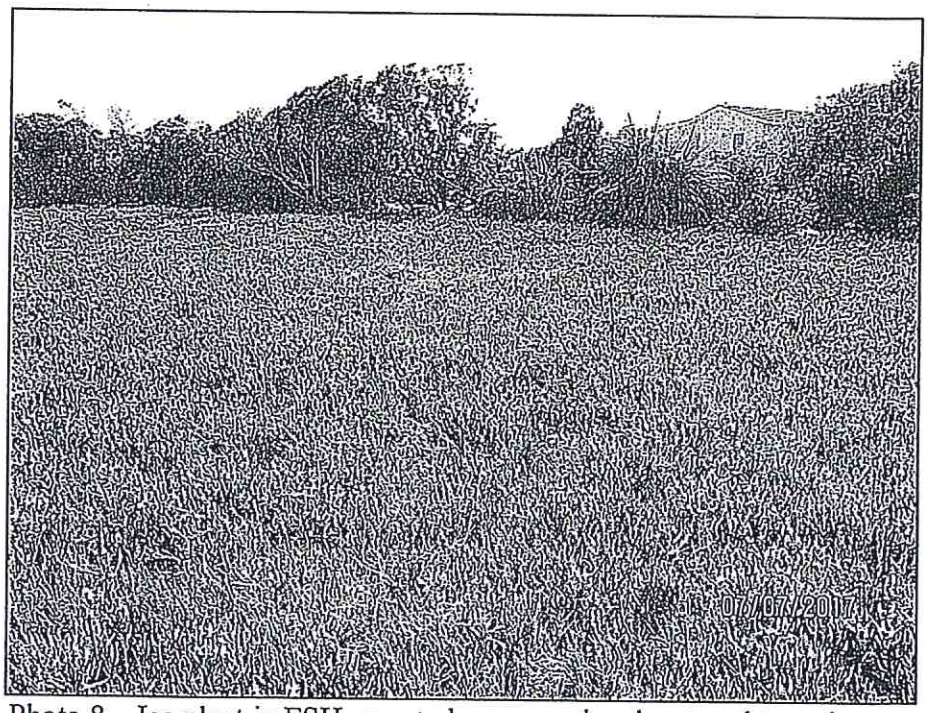
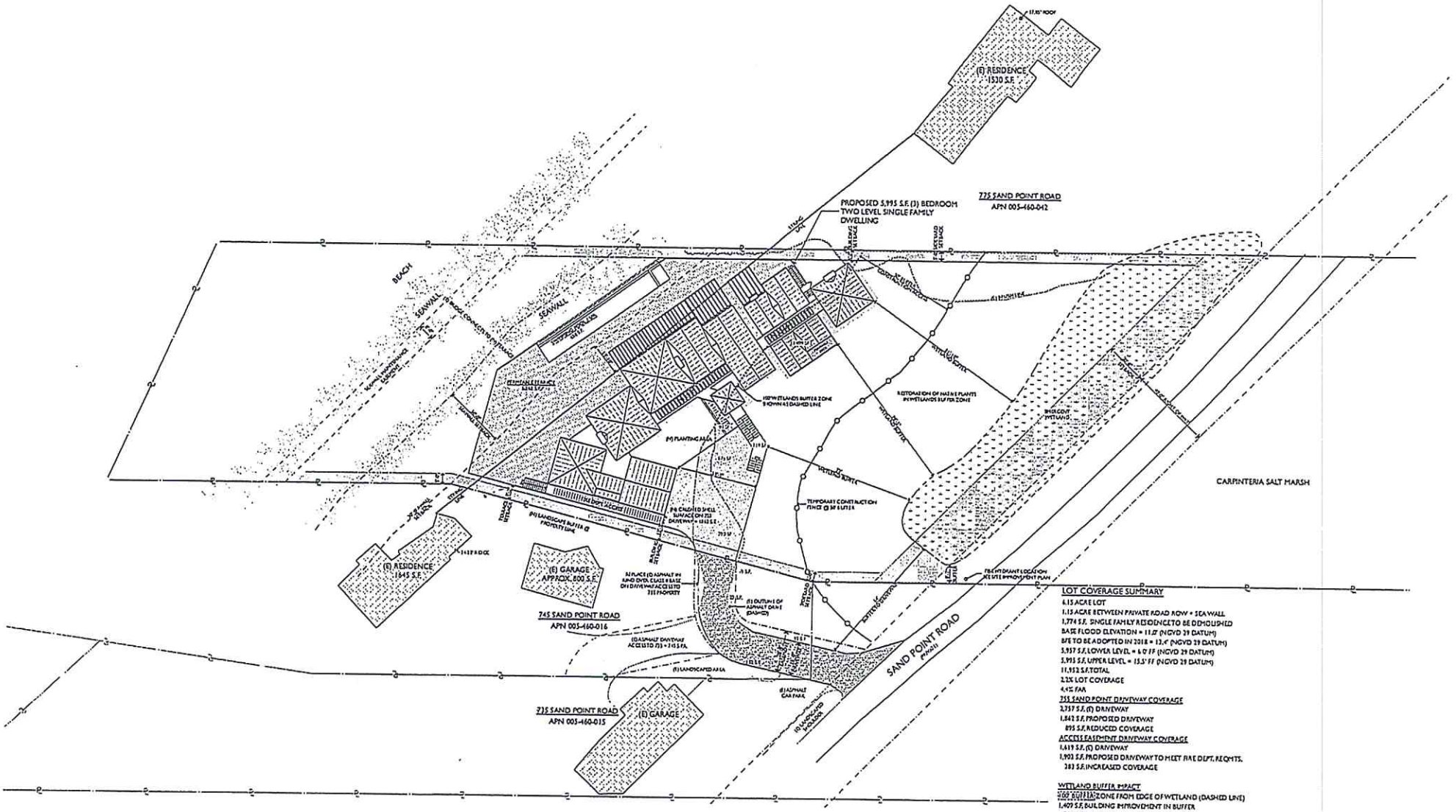


Photo 8. Ice plant in ESH zone to be removed and restored to native specise. View west, July 8, 2017.

13.0 Exhibit C. Plan Sheets

- **Site Plan** (m.Architects Inc, dated December 11, 2017)
- **Landscape Plan** (Wallace Group Dated September 20, 2017)



LOT COVERAGE SUMMARY

6.15 ACRE LOT
1.15 ACRE BETWEEN PRIVATE ROAD ROW + SEAWALL
1,774 S.F. SINGLE FAMILY RESIDENCE TO BE DEMOLISHED
BASE FLOOD ELEVATION = 11.0' (NGVD 29 DATUM)
BFE TO BE ADOPTED IN 2018 = 12.4' (NGVD 29 DATUM)
3,957 S.F. LOWER LEVEL = 6.0' FF (NGVD 29 DATUM)
3,995 S.F. UPPER LEVEL = 15.5' FF (NGVD 29 DATUM)
11,952 S.F. TOTAL
2.2% LOT COVERAGE
4.4% FAR

755 SAND POINT DRIVEWAY COVERAGE

2,757 S.F. (E) DRIVEWAY
1,842 S.F. PROPOSED DRIVEWAY
895 S.F. REDUCED COVERAGE

ACCESS EASEMENT DRIVEWAY COVERAGE

1,619 S.F. (E) DRIVEWAY
1,903 S.F. PROPOSED DRIVEWAY TO MEET FIRE DEPT. REQMTS.
283 S.F. INCREASED COVERAGE

WETLAND BUFFER IMPACT

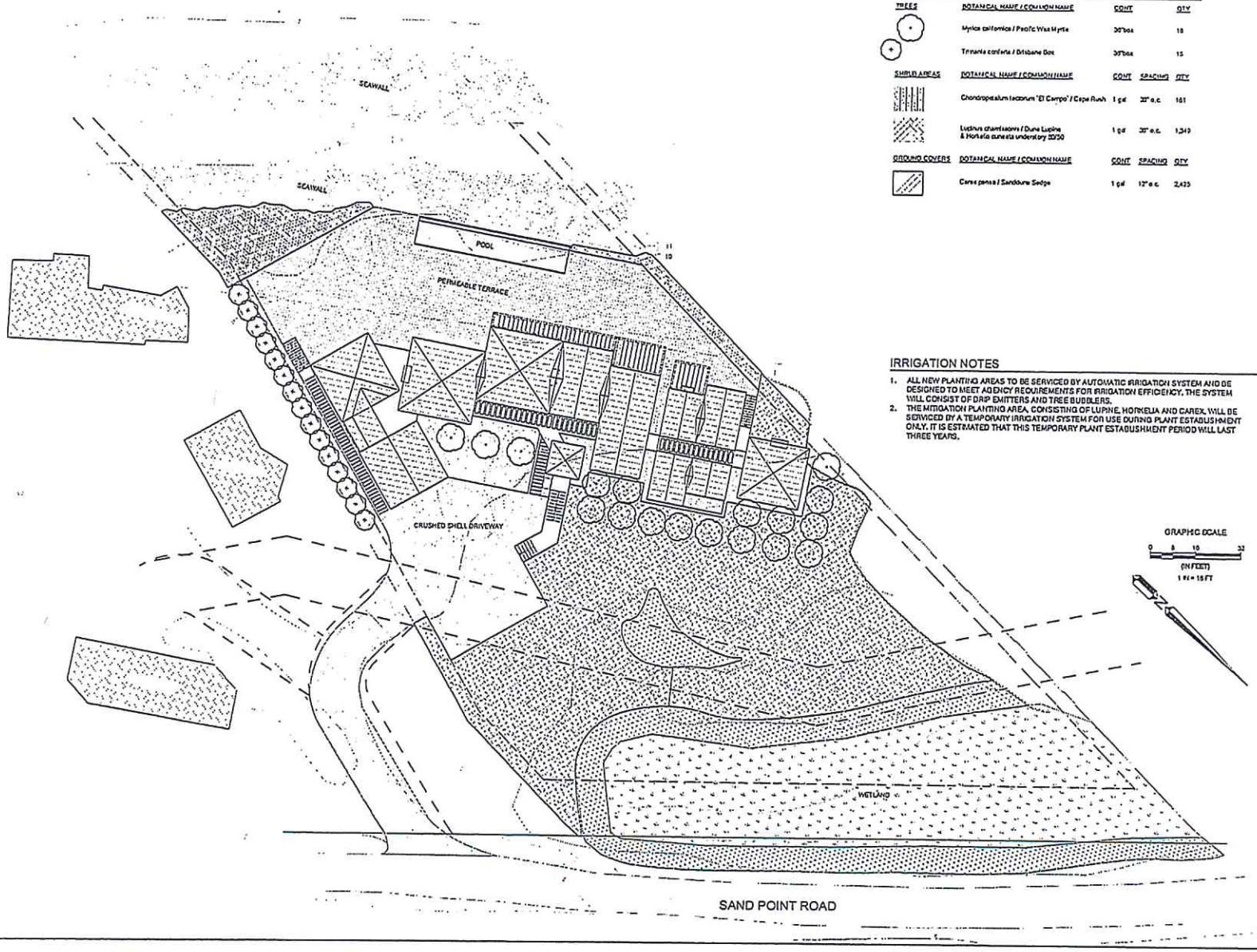
100' BUFFER ZONE FROM EDGE OF WETLAND (DASHED LINE)
1,409 S.F. BUILDING IMPROVEMENT IN BUFFER
219 S.F. STAIRWAY IMPROVEMENT IN BUFFER
676 S.F. DRIVEWAY IMPROVEMENT IN BUFFER
190 S.F. HARDSCAPE IMPROVEMENT IN BUFFER
238 S.F. ACCESS DRIVEWAY WIDENING IN BUFFER
2,633 S.F. TOTAL IMPROVEMENT IN BUFFER
790 S.F. EXISTING DRIVEWAY IN BUFFER
—o— TEMPORARY CONSTRUCTION FENCE @ 50' BUFFER

N

1" = 20'

SAND POINT RESIDENCE 13CDH-00000-00001 755 SAND POINT ROAD CARPINTERIA, CA 93013 APN 005-460-043	SITE PLAN	PRO REVISION DATES
m . ARCHITECTS inc 1072 CASITAS PASS RD SUITE 315 CARPINTERIA CA 93013		A-0.2

SAR PROJECT FILE APPROVAL 8.11.2015



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Myrica californica / Pacific Wax Myrtle	36"box	18
	Tristania conferta / Brisbane Box	36"box	15

SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Chondropetalum tectorum 'El Campo' / Cape Rush	1 gal	36" o.c.	161
	Lupinus chamissonis / Dune Lupine & Horkelia cuneata understory 30/50	1 gal	30" o.c.	1,349

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Carex pansa / Sanddune Sedge	1 gal	12" o.c.	2,425

IRRIGATION NOTES

1. ALL NEW PLANTING AREAS TO BE SERVICED BY AUTOMATIC IRRIGATION SYSTEM AND BE DESIGNED TO MEET AGENCY REQUIREMENTS FOR IRRIGATION EFFICIENCY. THE SYSTEM WILL CONSIST OF DRIP EMITTERS AND TREE BUBBLERS.
2. THE MITIGATION PLANTING AREA, CONSISTING OF LUPINE, HORKELIA AND CAREX, WILL BE SERVICED BY A TEMPORARY IRRIGATION SYSTEM FOR USE DURING PLANT ESTABLISHMENT ONLY. IT IS ESTIMATED THAT THIS TEMPORARY PLANT ESTABLISHMENT PERIOD WILL LAST THREE YEARS.

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755 SAND POINT ROAD RESIDENCE
CARPINTERIA, CA. 93013
APN# 005-460-043

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612 CLARION COURT
SAN LUIS OBISPO, CA 93401
TEL 805.544-4011
ANN SEVER Ann@wallacegroup.us

STRUCTURAL ENGINEER
PENDING

MEP ENGINEER:
PENDING

REV:	DATE:	DESCRIPTION:
	09.20.17	WETLANDS RESTORATION
	01.21.14	DESIGN DEVELOPMENT
	05.16.13	WETLANDS RESTORATION

ISSUE DATE:

DRAWN: EAS

SCALE: 1:10

PROJECT NUMBER: 25

DRAWING SHEET TITLE
LANDSCAPE PLAN

DRAWING SHEET NUMBER
LA-1.1

14.0 Exhibit D. Restoration Work Plan and Implementation Timeline

14.1 Implementation Timeline

TABLE 7. IMPLEMENTATION TIMELINE. The recommended months of implementation are provided for each of the major components of the restoration and monitoring plan.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Invasive Species Control	X	X	X	X	X	X						
Plant Propagation	X	X	X	X	X	X	X	X	X			
Plant Installation	X	X							After first rains			
Maintenance Y1 (twice/month)	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX
Maintenance Y2-5 (quarterly)		X			X			X			X	
Irrigation Y1 (year round)	X	X	X	X	X	X	X	X	X	X	X	X
Irrigation Y2-5			X	X	X	X				X	X	
Monitoring Y1 (quarterly)		X			X			X			X	
Monitoring Y2-5 (twice annually)				X						X		
Annual Monitoring Report	Due Feb 28th											

Tier 1 Stormwater Control Plan

Prepared for:
Van Acker Construction
33 Reed Boulevard
Mill Valley, CA 94941

Ashley & Vance ENGINEERING, INC

Prepared By:
Ashley & Vance Engineering, Inc.
924 Chapala St. Suite D
Santa Barbara, CA 93101
805.962.9966
Contact: Jason J. Gotsis, P.E.

Sand Point Residence

755 Sand Point Road

Carpinteria , CA

APN 005-460-043

March 14, 2014

Ashley & Vance ENGINEERING, INC

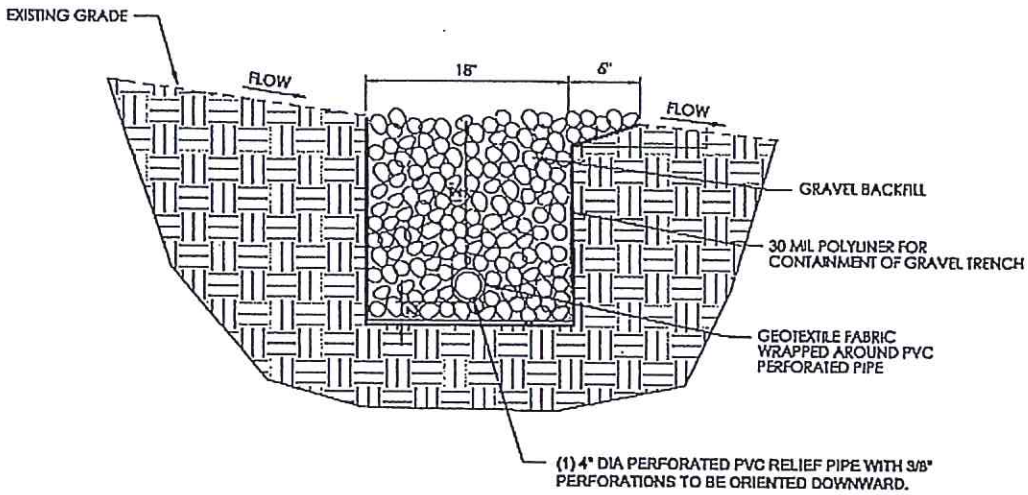
Project Data Form and runoff reduction measure selection

Complete all fields.

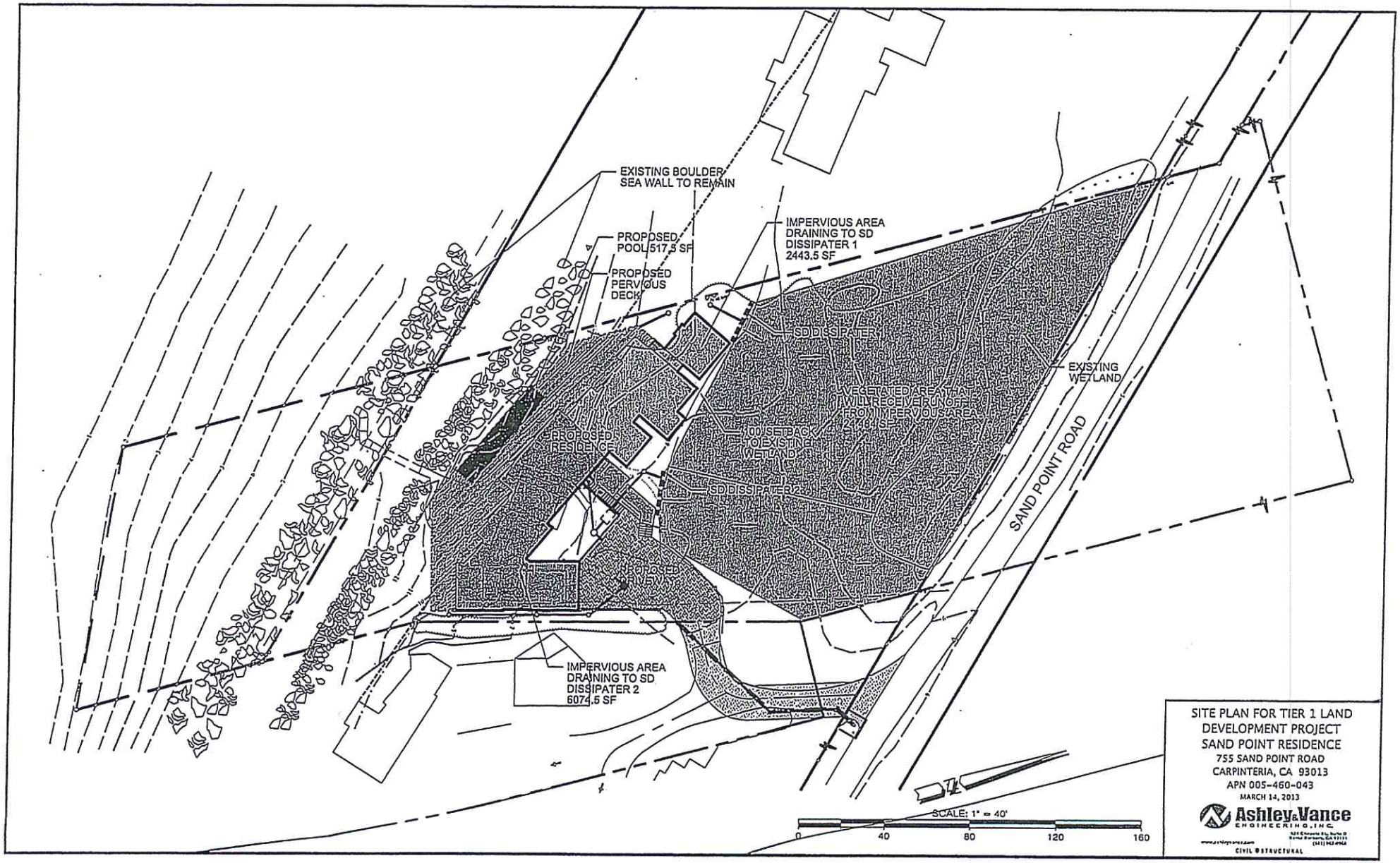
Project Name/Number	Sand Point Residence
Application Submittal Date [to be verified by municipal staff]	January 3, 2013
Project Location [Street Address if available, or intersection and/or APN]	755 Sand Point Road Carpinteria, CA 93013
Name of Owner or Developer	Janice Feldman Living Trust dated June 30, 1993
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residence
Total Project Site Area (acres)	1.87 acres
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	5990.17 square feet or 0.14 acres
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	3044 square feet or 0.07 acres
Total Pre-Project Impervious Surface Area	3044.4 square feet or 0.07 acres
Total Post-Project Impervious Surface Area	9034.6 square feet or 0.21 acres
Runoff Reduction Measures Selected (Check one or more)	✓ 1. Disperse runoff to vegetated area ☐ 2. Pervious pavement ☐ 3. Cisterns or Rain Barrels ☐ 4. Bioretention Facility or Planter Box

Runoff Reduction Measures

Measure 1: Disperse runoff from roofs or pavement to vegetated areas.



Runoff from roof drains and area drains will be collected and directed to the two storm drain dissipaters similar to the one shown; above, in order to convey the runoff in a non-erosive manner. The vegetated area is double the square footage of the impervious area to that which it is draining. The vegetated area is a flat undulating area with relative lower elevations along the southerly edge of Sand Point Road. Per the preliminary soils report the upper 8' of this area consists of poorly-graded fine sand. See the attached site plan for additional information.



SITE PLAN FOR TIER 1 LAND DEVELOPMENT PROJECT
SAND POINT RESIDENCE
755 SAND POINT ROAD
CARPINTERIA, CA 93013
APN 005-460-043
MARCH 14, 2013

Ashley & Vance ENGINEERING, INC.
CIVIL ◆ STRUCTURAL

JOB NO. 13374

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

February 21, 2018

Nicole Lieu
Santa Barbara County
123 E. Anapamu Street
Santa Barbara, CA 93101

Subject: Feldman Residence
SCH#: 2017061037

Dear Nicole Lieu:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on February 20, 2018, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL 1-916-445-0613 FAX 1-916-558-3164 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH#	2017061037
Project Title	Feldman Residence
Lead Agency	Santa Barbara County

Type	Neg Negative Declaration
Description	Demolition of an existing 1,774 sf dwelling and the construction of a new 5,995 sf dwelling, with 5,800 sf of lower level storage area, an attached garage pool and hot tube. The driveway access to the proposed dwelling would be widened by a total of 225 sf and 25 sf of the existing driveway would be removed. A new fire hydrant would be installed in the Sandpoint Rd ROW in accordance with CFD requirements. The project would be set back between 60 and 100 ft from an on-site wetland. No wetland vegetation would be removed. Vegetation removed in any area less than 100 ft from the wetland is proposed to be removed and replaced with native vegetation pursuant to a proposed a restoration and habitat enhancement plan. The project will require 477 cy of cut and no fill. No native or specimen trees would be removed.

Lead Agency Contact

Name	Nicole Lieu		
Agency	Santa Barbara County		
Phone	(805) 884-8068	*Fax*	
email			
Address	123 E. Anapamu Street		
City	Santa Barbara	*State* CA	*Zip* 93101

Project Location

County	Santa Barbara				
City	Carpinteria				
Region					
Lat / Long					
Cross Streets	Santa Claus Lane and Sandpoint Rd				
Parcel No.	005-460-043				
Township	4N	*Range* 25W	*Section* 30	*Base* SB	

Proximity to:

Highways	101
Airports	
Railways	UPRR
Waterways	Pacific Ocean
Schools	
Land Use	Res, 10-R-1

Project Issues	Coastal Zone; Flood Plain/Flooding; Geologic/Seismic; Noise; Wetland/Riparian
Reviewing Agencies	Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 5; Regional Water Quality Control Board, Region 3; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received	01/19/2018	*Start of Review*	01/19/2018	*End of Review*	02/20/2018

Note: Blanks in data fields result from insufficient information provided by lead

STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

February 15, 2018

Santa Barbara County Planning & Development
Attn: Nicole Lieu, Senior Planner
123 East Anapamu Street
Santa Barbara, CA 93101

RE: Second Draft Mitigated Negative Declaration (Draft MND) 15NGD-00000-00006 Feldman Residence at 755 Sand Point Road, Santa Barbara County

Dear Ms. Lieu:

We have reviewed the second Draft MND, dated January 16, 2018, associated with the proposed project at 755 Sand Point Road in Santa Barbara County, and we would like to offer the following comments to be considered in addition to the comments contained in our July 7, 2017 letter (attached) on the subject project. As provided in the second Draft MND, the revised proposed project includes the demolition of an existing 1,774 sq. ft. single family dwelling and construction of a new 5,995 sq. ft. single family dwelling with a 5,800 sq. ft. lower level storage area, 1,335 sq. ft. attached garage, pool/hot tub, driveway modifications, and 350 cu. yds. of grading (cut). The project is located on a 1.15 acre beachfront property at 755 Sand Point Road, which is bordered by the Carpinteria Marsh to the north, the Pacific Ocean to the south, and residentially developed properties to the east and west.

As detailed in our previous letter concerning the subject proposed development, an existing rock revetment is situated on the property, which is part of a larger rock revetment extending from 539 to 845 Sand Point Road that was initially constructed in 1964 to protect the existing residences. Over time, this revetment has been fortified, enlarged, and repaired without the necessary coastal development permits, and Commission Enforcement staff continues to work with the County and affected property owners to address these revetment violations. Although the project does not include any new development associated with the subject rock revetment on the property, the proposed pool and decking associated with the development would be sited further seaward of the existing residence and existing deck, and immediately adjacent to the rock revetment, such that future permitting actions taken to address the rock revetment would be unable to relocate the revetment further landward should that be determined to be necessary to avoid adverse impacts to coastal resources. Also, given the history of shoreline protective devices being constructed in order to protect existing residences, the proposed project to demolish and redevelop one of these residences raises significant issues regarding the reliance on shoreline protective devices and known adverse impacts caused by such devices upon shoreline processes, sand supply, and public access.

In addition, the proposed residence is significantly larger than the existing residence and occupies a greater lineal extent of the property that would be vulnerable to coastal hazards. The second draft MND indicates that a Sea Level Rise and Wave Run-up Analysis was prepared for

the proposed project which analyzed the development in relation to coastal hazards under the worst case sea level rise projections, combined with a 100 year storm and wave run-up events, over the 75 year design life and without reliance on existing or new shoreline protective devices. Although the second draft MND states that the Wave Study concluded that "[u]pon evaluation of the improvements...the proposed residence can be constructed at the current site in a manner that can withstand the site's extreme conditions", the draft MND goes on to state that a confluence of the worst case sea level rise projections with a 100 year storm and a 100 year wave run-up event would result in wave run-up extending above the second story of the residence to the first habitable floor of the proposed residence (after having entirely flooded the first uninhabitable story of the residence) by 3.7 inches. Further, the first uninhabitable story of the proposed residence has been designed to include break-away walls which have the potential to become marine debris should the residence be subjected to wave run-up. This design raises significant concerns regarding adverse impacts to coastal waters, including the Pacific Ocean and the Carpinteria marsh, from such debris.

Therefore, this project raises significant issues concerning coastal hazards given that, based on the information contained in the County's second Draft MND, the proposed project is expected to be subject to wave action and shoreline erosion over the structures expected life. The second draft MND does not adequately address siting and design alternatives that would be most appropriate given the degree of risk posed by possible sea level rise scenarios and how long the development might be free from risk without relying on existing or new shoreline protective structures. A range of siting and design alternatives need to be analyzed in this case in order to determine which project design would minimize hazards from the identified sea level rise scenarios for as long as possible without relying on existing or new protective structures and while avoiding or minimizing impacts to coastal resources. These alternatives should include locating the residence further landward, reducing its size and footprint, and other options that would minimize shoreline hazard risk for as long as possible without additional shoreline armoring and would not preclude removal or landward relocations of the existing rock revetment. Once the appropriate siting and design alternative is selected, adaptation measures need to be identified and conditions of development need to be imposed on the permit to address issues regarding triggers for relocation or removal of the development as site conditions change, provision for lateral public access, and other strategies to reduce risk and/or impacts to coastal resources and public access over time.

The proposed project also raises significant concerns regarding temporary and permanent impacts to on-site wetlands. The second draft MND states that "[a] 100 foot buffer from wetland vegetation is generally recommended in order to separate sensitive areas from human activity, pollutant runoff, invasive plants, etc.", however, the project proposes to include 3,522 square feet of development (1,704 sq. ft. of driveway, 1,409 sq. ft. of the new residence, 90 sq. ft. of new hardscape area, 219 sq. ft. of new stairways, and 100 sq. ft. for a new fire hydrant) or 0.08 acres of development within the 100 foot buffer area between the new development and the on-site wetlands. In addition, the residence is proposed to be sited 78.5 feet from the on-site wetlands and a new fire hydrant is proposed for installation 8.7 feet from the on-site wetlands edge. The project also proposes construction to occur within 50 feet of the on-site wetlands. Although a Native Plant Restoration and Habitat Enhancement Plan is proposed for the project, the second

draft MND should first analyze avoidance of impacts to wetland environmentally sensitive habitat areas by providing a minimum buffer of 100 feet before mitigation is considered, consistent with the requirements of Policies 2-11, 3-19, and 9-9 of the County's certified Land Use Plan and Sections 30230, 30231, and 30240 of the Coastal Act. Accordingly, the second draft MND does not adequately address siting and design alternatives that would be most appropriate given the substantial amount of proposed development within 100-feet of the on-site wetlands. A range of siting and design alternatives need to be analyzed in order to determine which project design would avoid adverse impacts to on-site wetlands to the greatest extent feasible. These alternatives should include modifying and/or reducing the size and footprint of proposed development to avoid on-site wetlands and wetlands buffer areas and thus avoid both temporary and permanent adverse impacts to environmentally sensitive habitat.

Thank you for your continued consideration of our comments. We would also like to note that these comments are preliminary based upon the limited information available in the Draft MND and we will provide more specific comments when the County's CDP staff report is available for the proposed project. Please feel free to contact me if you have questions.

Sincerely,

Megan Sinkula
Coastal Program Analyst

STATE OF CALIFORNIA – NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., *Governor*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

July 7, 2017

Santa Barbara County Planning & Development
Attn: Nicole Lieu, Senior Planner
123 E. Anapamu Street
Santa Barbara, CA 93101

RE: Draft Mitigated Negative Declaration (Draft MND) 15NGD-00000-00006 Feldman Residence at 755 Sand Point Road, Santa Barbara County

Dear Ms. Lieu:

We have reviewed the subject Draft MND associated with the proposed project at 755 Sand Point Road in Santa Barbara County and would like to offer the following comments. The proposed project includes the demolition of an existing 1,774 sq. ft. single family dwelling and construction of a new 5,995 sq. ft. single family dwelling with a 5,800 sq. ft. lower level storage area, 1,335 sq. ft. attached garage, pool/hot tub, driveway modifications, and 477 cu. yds. of grading (cut). The project is located on a 1.15 acre beachfront property at 755 Sand Point Road, which is bordered by the Carpinteria Marsh to the north, the Pacific Ocean to the south, and residentially developed properties to the east and west. An existing rock revetment is situated on the property, which is part of a larger rock revetment extending from 539 to 845 Sand Point Road that was initially constructed in 1964 to protect the existing residences. This revetment was then was fortified and enlarged further seaward in 1983 without the benefit of a coastal development permit. Repair work to replace areas of the 1983 revetment was performed in 1994 and 1998, also without the necessary coastal development permits. As the County is aware, Commission Enforcement staff is working with the County and affected property owners in order to address these revetment violations.

The proposed project does not include any new development associated with the existing and unpermitted rock revetment(s) on the property. However, given the unique site constraints along this stretch of coast and the history of shoreline protective devices being constructed in order to protect existing residences, the proposed project to demolish and redevelop one of these residences raises issues regarding shoreline hazards, shoreline processes and sand supply, as well as public access. Even though the proposed residence does not extend further seaward than the existing residence, the proposed new residence is significantly larger than the existing residence and would occupy a greater lineal extent of the property that would be vulnerable to coastal hazards. In addition, the proposed deck appears to be extending further seaward than the existing residence and deck.

The draft MND states that a Sea Level Rise and Wave Run-up Analysis was prepared for the proposed project which looked at the proposed development in relation to coastal hazards under a range of sea level rise projections, combined with 100 year storm and wave runup events, over the 75 year design life of the development and without relying on existing or new shoreline protective devices. The MND states that the analysis concluded that: "Upon evaluation of the improvements…even at the end of the project life and considering the most conservative SLR [sea level rise] interpretations and removal of the seawall, the proposed residence can be constructed at the current site in a manner that can withstand these extreme conditions." It also states that for the most extreme sea level rise projection during a 100-year storm event (9.7 feet or 15.5 elevation NGVD29 at year 2090), wave run-up would

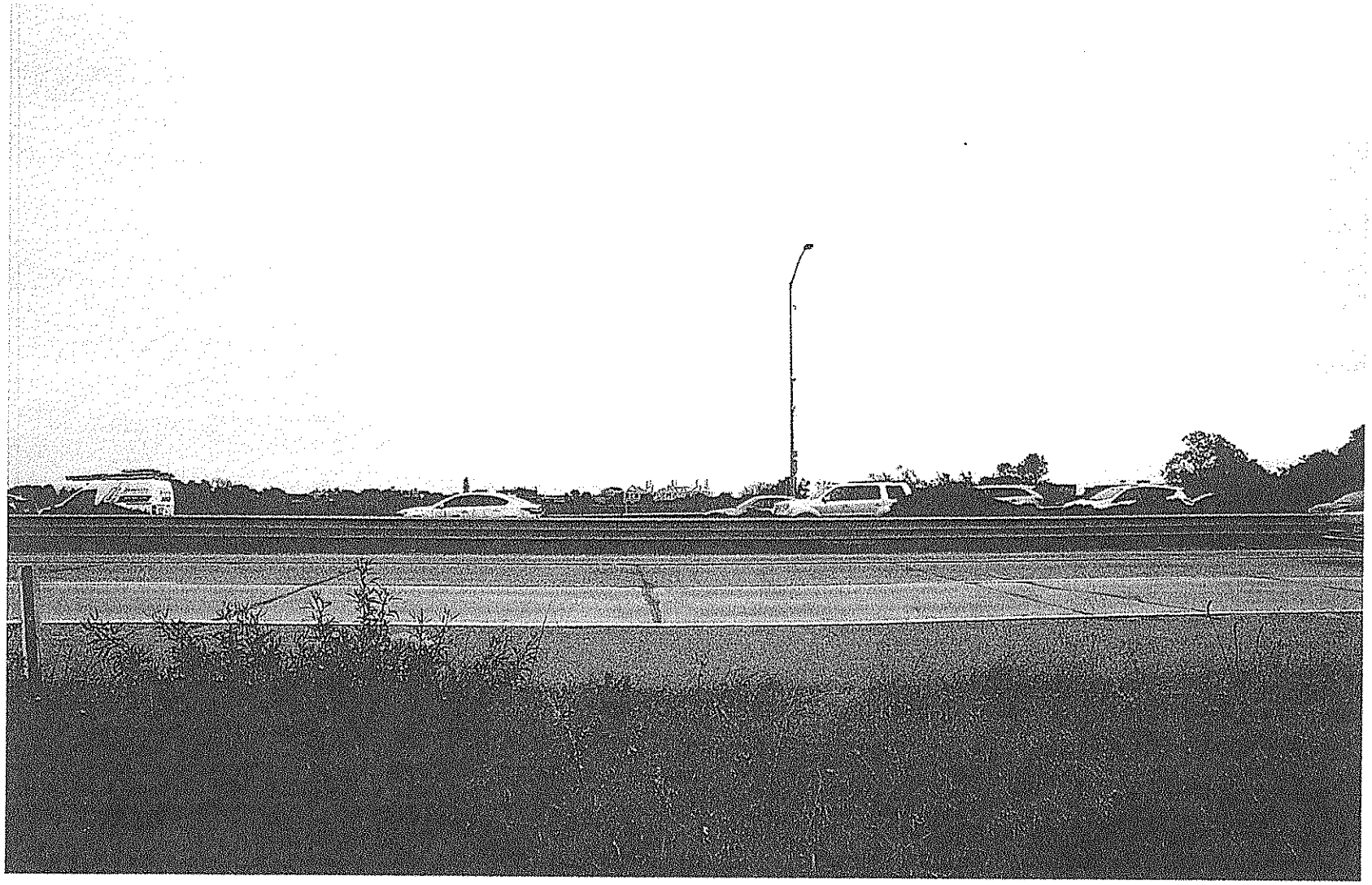
extend above the first habitable floor of the proposed residence by about six inches assuming that the existing revetment is removed. In addition, the lower storage area level of the proposed residence that would be about ten feet below the projected extreme scenario run-up elevation has been designed as uninhabited space with break-away walls.

As such, the primary issue raised by this project is that, based on the information contained in the County's Draft MND, although the analysis indicates that the structure would likely be safe from wave action in the immediate future, given sea level rise, the proposed project is expected to be subject to wave action and shoreline erosion over the structure's expected life. The draft MND does not adequately address siting and design alternatives that would be most appropriate given the degree of risk posed by possible sea level rise scenarios and how long the development might be free from risk without relying on existing or new protective structures. Hazard minimization may be the only feasible option for development on such a hazard constrained-site between a slough and the ocean. As such, a range of siting and design alternatives need to be analyzed in this case in order to determine which project design would minimize hazards from the identified sea level rise scenarios for as long as possible without relying on existing or new protective structures and while avoiding or minimizing impacts to coastal resources. These alternatives should include locating the residence further landward, reducing its size and footprint, and other options that would minimize shoreline hazard risk for as long as possible and would not preclude removal or landward relocations of the existing rock revetment, while not conflicting with other resource protection policies of the LCP. Once the appropriate siting and design alternative is selected, adaptation measures need to be identified and conditions need to be imposed on the permit to address issues regarding triggers for relocation or removal of the development as site conditions change, provision for lateral public access, and other strategies to reduce risk and/or impacts to coastal resources and public access over time.

Thank you for your consideration of our comments. Please feel free to contact me if you have questions.

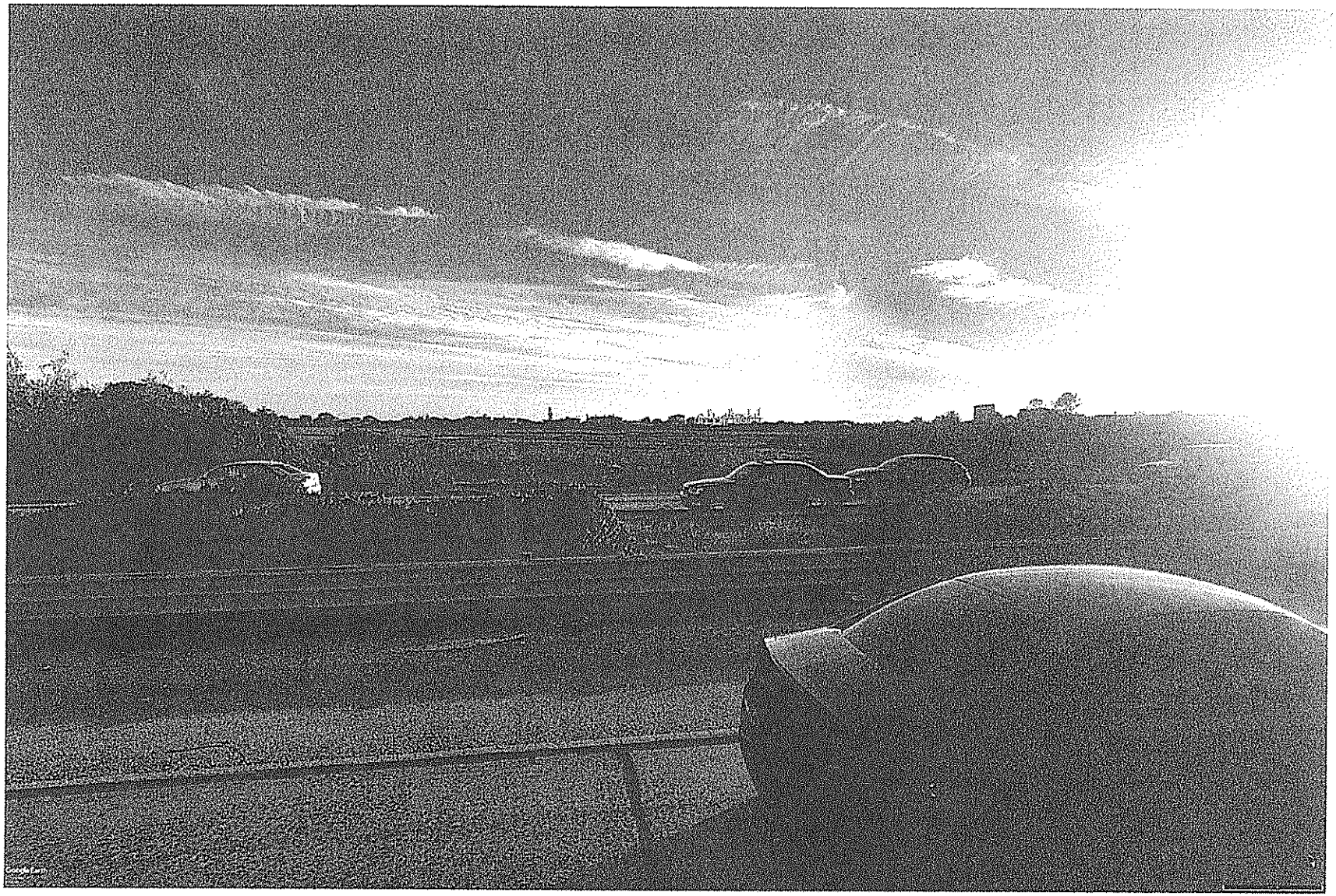
Sincerely,

Deanna Christensen
Supervising Coastal Program Analyst



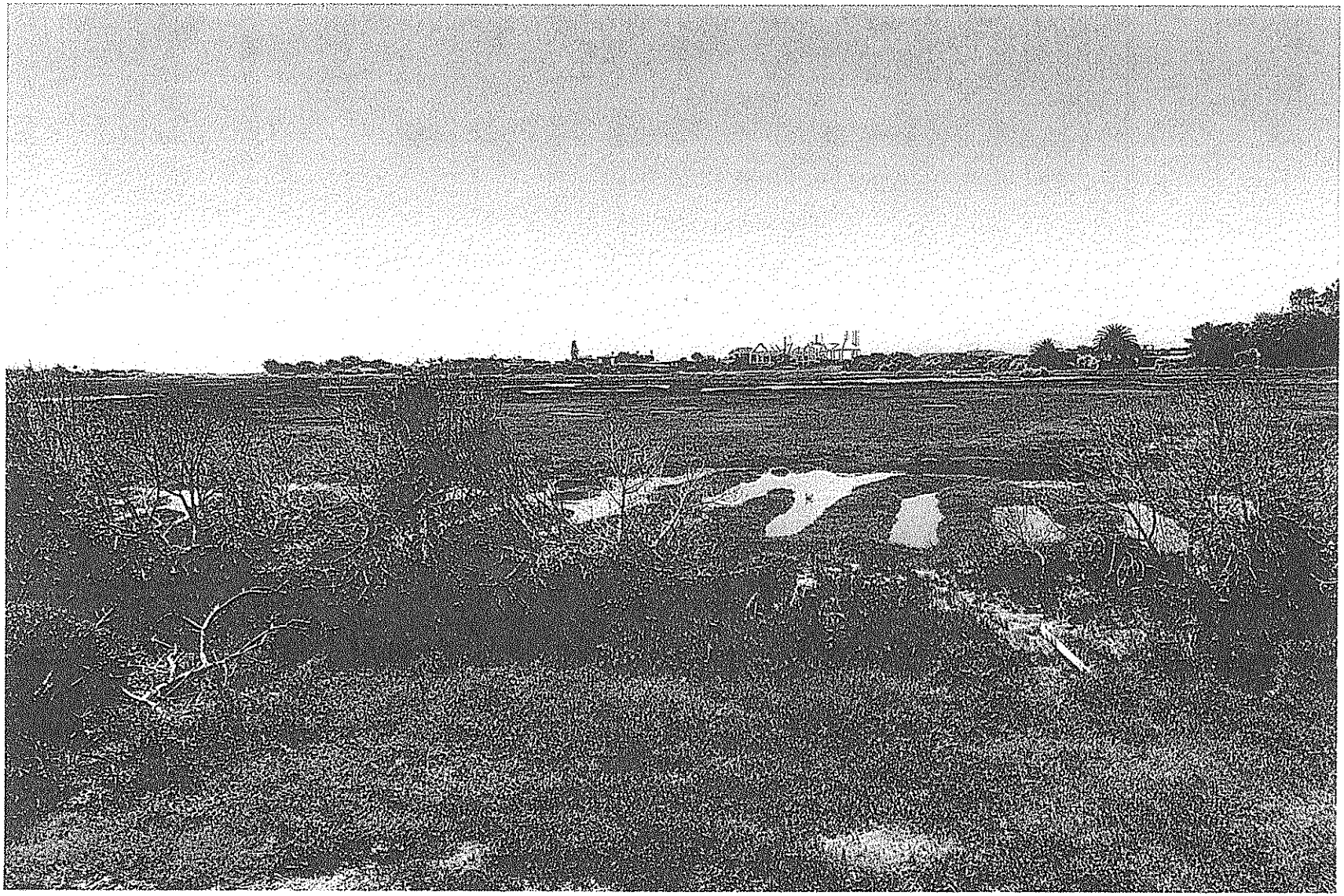
755 SAND POINT DRIVE

HIGHWAY NORTHBOUND - CAR LEVEL



755 SAND POINT DRIVE

HIGHWAY NORTHBOUND - CAR LEVEL



755 SAND POINT DRIVE

SURF LINER - TOP LEVEL