



**Agenda Item B.2  
PUBLIC HEARING**

**Meeting Date: January 26, 2009**

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**TO:** Planning Commission Chair and Members

**FROM:** Steve Chase, Director of Planning and Environmental Services

**CONTACT:** Patricia S. Miller, Manager, Current Planning  
Scott Kolwitz, Senior Planner

**SUBJECT:** 08-157-OA, -DP RV 01, Towbes/ATK Space Systems located at 600 Pine Avenue; APN 071-130-040

**RECOMMENDATION:**

The Planning Commission's action should include the following:

1. Adopt Planning Commission Resolution 09-\_\_\_ (Attachment 1), entitled "A Resolution of the Planning Commission of the City of Goleta, California, Recommending to the Goleta City Council Approval of Various Actions Related to the ATK Space Systems Project; Case No. 08-157-OA, -DP RV 01; 600 Pine Avenue; APN 071-130-040".

Refer back to staff if the Planning Commission decides to make another recommendation to the City Council.

**PROPERTY OWNER**

The Towbes Group, Inc.  
Craig Zimmerman  
21 East Victoria Street,  
Suite 200  
Santa Barbara, CA 93101

**AGENT**

Suzanne Elledge Planning and Permitting Services  
Laurel Perez and Heidi Jones  
800 Santa Barbara Street  
Santa Barbara, CA 93101

**APPLICANT**

ATK Space Systems  
600 Pine Avenue  
Goleta, CA 93117

## REQUEST

A hearing on the request of Suzanne Elledge Planning and Permitting Services, agent for the property owner, The Towbes Group, Inc, for approval of an Ordinance Amendment (08-157-OA) to the Goleta Growth Management Ordinance (GGMO), pursuant to Chapter 35, Article III, §35-325 to exempt the proposed project from GGMO requirements subject to the condition that the property owner execute and deliver and Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwil Street; for approval of a Development Plan Revision (08-157-DP RV01) for construction of a 25,026-square foot addition to an existing 59,535-square foot research and development building, parking lot expansion, landscaping and grading in the M-RP zone district, including modifications to required landscape coverage and setbacks for the building and parking, pursuant to Chapter 35, Article III, §35-317; and adoption of the Mitigated Negative Declaration (MND, 08-MND-003), pursuant to the Guidelines for the Implementation of the California Environmental Quality Act (CEQA).

Application Filed: August 20, 2008  
Application Complete: September 18, 2008  
Processing Deadline: 180 days from adoption of the Mitigated Negative Declaration

## JURISDICTION

Pursuant to State Planning Law, final action on any request for an ordinance amendment is the responsibility of the City Council pursuant to Section 35-325 of the City's Inland Zoning Ordinance. Development Plans are under the jurisdiction of the Planning Commission.

Pursuant to Section 35-292d, when multiple applications are under the jurisdiction of more than one decision maker, the decision maker with the highest jurisdiction is the decision maker for all of the applications. Therefore, the Planning Commission acts in an advisory capacity and is charged with the responsibility for making a recommendation to the City Council.

## PROJECT DESCRIPTION

### Ordinance Amendment (08-157-OA):

The proposal includes a request to amend the Goleta Growth Management Ordinance (GGMO) to exempt the project from its provisions subject to the condition that the property owner execute and deliver and Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwil Street.

### Development Plan Revision (08-157-DP RV01):

The property includes a 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-

floor mezzanine, a 475-square foot detached masonry building, an 875-square foot storage building, an 850 square foot storage building a 2,500-square foot mechanical yard, two existing liquid nitrogen tanks, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350 square feet of landscaping on a 6.58-acre parcel.

The two, existing storage buildings on site located on the southeast corner of the property are unpermitted and as such, these two as-built structures are included as a part of the proposed project.

Also, the two existing liquid nitrogen tanks on-site (one measuring 8 feet in diameter, 20 feet vertical and one measuring 10 feet in diameter and 25 feet horizontal - screening is provided by an approximately 10 foot high fence) were installed without permits. As such, they are also included as a part of the proposed project.

The applicant proposes to construct a 23,376-square foot manufacturing/office addition (18,694-square foot first-floor & 4,682-square foot second-floor mezzanine) on the east end of the building and a 1,650-square foot "airlock" addition on the north side of the building. The application also includes a parking lot expansion from 165 to 226 parking spaces including 43 compact stalls (19.7%) and seven (7) accessible spaces. 218 of these spaces will be permanent while 8 spaces will be demolished when the future Ekwill extension is installed by the City. The percentage of compact stalls (19.7%) is based on the final 218 permanent parking spaces. The existing 3 loading zones and the 20 indoor bicycle parking spaces would be retained.

The resulting 2-story structure would be 84,561 square feet with a maximum height of 35 feet, consisting of a 63,219-square foot first-floor & a 21,342-square foot second floor mezzanine. Landscaping would be reduced to 33,994 square feet and would require the removal of 18 trees (2 Jacaranda, 1 Liquidambar, 2 Lophostemon, 3 Brazilian Pepper, 5 Tipuana, 1 mature Coast Live Oak, 3 oak tree saplings, and an Island oak tree sapling). However, 78 new trees (25 Jacaranda/Purple-Leaf Plum, 45 Australian Willow/Brisbane Box, 8 Queen Palm) and additional shrubs and ground cover are proposed. Grading would consist of 3,500-cubic yards of cut and 300-cubic yards of fill. Stormwater would be directed to two detention basins prior to reaching Old San Jose Creek.

## **BACKGROUND**

The proposed project is located within the Redevelopment Area overlay (RDA). The property has a General Plan Business Park land use designation and is zone M-RP (Industrial – Research Park).

Although no parcel or tract map was found for the subject parcel two Records of Survey (Book 30, Page 147 in 1951 and Book 87, Page 60 in 1974) identify the project parcel in its current configuration.

A Land Use Rider (LUR), following architectural review and the adoption of a CEQA Negative Declaration (72-ND-102), to construct an office and manufacturing building and install associated landscaping was issued on February 6, 1973. On June 11, 1975, a Partial and Final Development Plan (DP) 75-DP-11 was approved recognizing an office and manufacturing building and associated landscaping and to construct 144 parking spaces and a 540-square foot masonry mixing and storage building. On June 12, 1975, a LUR for 75-DP-11 was issued.

On January 7, 1976, 75-DP-34 was approved, following architectural review and the adoption of a CEQA Negative Declaration (74-ND-181), recognizing an existing 27,280-square foot office and manufacturing building, a 540-square masonry building, associated landscaping and 206 parking spaces, and to construct a 12,783-square foot addition with a maximum height of 29-feet to be used for industrial purposes for a total of 40,063-square feet, to revise 38,090-square feet of landscaping, to reduce parking from 206 parking spaces to 190 parking spaces, to add a loading ramp, and to add an employee patio area. On January 8, 1976, a LUR for 75-DP-34 was issued.

On June 27, 1979, 79-DP-9 was approved, following architectural review and the adoption of a CEQA Negative Declaration (79-ND-43), to construct a 10,400-square foot addition to the east side of the existing building where parking existed for storage use for a total of 50,463-square feet, to increase landscaping to 43,900-square feet, and to add 79 additional parking spaces to retain 190 parking spaces onsite. Subsequently, numerous minor permits were issued for accessory structures.

**PROJECT INFORMATION**

<b>Site Information</b>	
General Plan Land Use Designation	Business Park
Zoning Ordinance, Zone District	Article III (Inland Zoning Ordinance), Zoned M-RP Industrial Research Park within the Redevelopment Area overlay
Site Size	6.58 acres
Present Use and Development	Research-manufacturing facility / 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-floor mezzanine, a 540-square foot detached masonry building, a 2,500-square foot mechanical yard, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350 square feet of landscaping on a 6.58-acre parcel.
Surrounding Uses/Zoning	North: Old San Jose Creek, University Mobile Home Park and Research/Manufacturing (DR-20 and M-RP Industrial Research Park, respectively) South: General Industrial (M-1 Light Industry) East: Agriculture (C-V Regional/Visitor Serving Commercial) West: Pine Avenue, United Parcel Service, and General

Site Information	
	Industrial (M-RP and M-1 Light Industry, respectfully)
Access	Existing: Two driveways off of Pine Avenue: one is a two-way driveway and the other is a one-way driveway. Proposed: Two, one-way access driveways off of Pine Avenue
Utilities and Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: SB County, Fire Station 12 School Districts: N/A

## ANALYSIS

### Environmental Analysis

An original Mitigated Negative Declaration was prepared for the Towbes/ATK Space systems Project and released in December 2008. The Draft MND was issued for a 20-day review period in December 2008. Comments received during the review period indicated the need for a 30-day review period as a result of "Trustee Agency" jurisdiction over the project by responding public agencies. This resulted in the issuance of a Revised Draft MND on January 21, 2009 and recirculation for a 30-day period.

The Revised Draft MND is provided as Attachment 2 to this staff report, and all applicable mitigation measures have been incorporated into recommended conditions of approval set forth in Attachment 1, Exhibit 2.

The following potentially significant impacts are identified:

**Aesthetics:** The proposed project includes a 23,376 SF addition that could impact views towards the Santa Ynez Mountains and could affect the visual quality and character of the existing neighborhood. The MND identifies mitigation measures that address the project landscaping and landscaping maintenance, lighting, utilities, trash enclosure area, mechanical equipment, and Design Review Board review and approval of project plans prior to LUPs. With implementation of these mitigation measures, residual project specific and project contributions to cumulative Aesthetic impacts would be considered less than significant.

**Air Quality:** The proposed project would result in both short-term and long-term mobile and stationary air quality emissions. With incorporation of mitigation measures, including implementation of APCD dust mitigation and construction equipment control measures, compliance with all other APCD rules and regulations, limited idling of diesel trucks, and recommended use of energy conserving techniques and materials in the project construction, Air Quality impacts would be reduced to less than significant levels. With implementation of the above mitigation measures, residual project specific as well as project contributions to cumulative Air Quality impacts involving ROG<sub>s</sub>, NO<sub>x</sub> and

PM<sub>10</sub> would be considered less than significant. Project contributions to GHG emissions, would be reduced through implementation of the recommended mitigation measures noted above.

**Biological Resources:** The subject property is adjacent to Old San Jose Creek. This creek is considered an environmentally sensitive habitat area (ESHA) and is mapped as such in the Conservation Element of the City's General Plan. The creek corridor area includes riparian woodland habitat and oak trees. Wildlife associated with the corridor includes primarily common species. The potential exists for certain sensitive plant and wildlife species such as saltbush, southern tarplant, monarch butterfly, least Bell's vireo, and raptor nests. The creek corridor is also upstream from the Goleta Slough, which is habitat for numerous common and sensitive plant and wildlife species, including the tidewater goby. The area of construction includes existing paving, landscaping, and nonnative grassland habitat.

The MND identified mitigation measures to reduce impacts to the Old San Jose Creek and associated water quality. Mitigation includes implementation of a riparian buffer zone, replacement landscaping, temporary fencing, bird breeding surveys/redirection of construction activity, approval of final drainage and grading design, Best Management Practices/erosion control, identification of appropriate wash off areas during the construction period on the project plans, and stormwater system maintenance program. With implementation of these mitigation measures, residual project specific and cumulative impacts on Biological Resources would be considered less than significant.

**Cultural Resources:** The project site has been the subject of a Phase 1 archaeological survey (Dudek; 2008). The study did not reveal any cultural resources and concluded that it is highly unlikely that any intact prehistoric or historical archaeological deposits exist onsite. In the event that currently unknown sensitive archaeological resources are encountered during project development, mitigation is identified to require evaluation of the resource and appropriate measures to protect and/or mitigate impacts to the resource. With implementation of the above mitigation measure, the project's residual impacts on Cultural Resources would be less than significant.

**Geology and Soils:** The property includes soil and geologic conditions that could become unstable. Additionally, grading and excavation would result in erosion and sediment loss from stockpiled soils and graded areas. The MND identifies mitigation measures to address constrained soils on the project site and potential for drainage impacts include compliance with the Geotechnical Engineering Reports for ATK and Liquefaction Evaluation Report. With implementation of the mitigation measure, residual project specific and cumulative impacts on Geology and Soils would be considered less than significant.

**Hazards and Hazardous Materials:** The proposed project would involve the routine transport, use, or disposal of hazardous materials. This poses a potentially significant public health risk and/or environmental impact. Mitigation identified to reduce hazards and hazardous material impacts includes compliance with Santa Barbara County Fire

Department conditions regarding the handling and storage of hazardous materials. Upon implementation of this mitigation measure, residual project specific and cumulative Hazards and Hazardous Materials impacts would be less than significant.

**Hydrology and Water Quality:** The proposed project would result in potentially significant impacts associated with grading/erosion, an increase in impervious surfaces and associated stormwater runoff, and flooding impacts. Mitigation measures include the submittal of a drainage and hydrology study for review and approval by the City that identifies how the site drainage meets the City's Storm Water Management Plan and retention and/or detention of stormwater on site to the maximum extent feasible, submittal of engineered details on stormwater filtration elements, limit excavation and grading to the dry season, and obtain proof of exemption or proof that a National Pollutant Discharge Elimination System Storm Water Permit from the California Regional Water Quality Control Board has been applied. With implementation of these measures, project specific and cumulative impacts would be reduced to less than significant levels.

**Noise:** The proposed project would result in the generation of noise during the construction phase of the project and long-term operational noise could increase ambient noise levels in the vicinity. The nearest sensitive noise receptor includes a mobile home park adjacent to the north. The MND identifies mitigation to address short-term construction noise and long-term exposure to noise. Mitigation measures identified to reduce short and long-term exposure to excessive noise levels limitations on construction activity and site preparation to limited hours, shielding of particularly loud stationary construction equipment, adequately maintain new and existing HVAC equipment and commercial/industrial equipment, and installing noise shielding or insulation for equipment if equipment results in objectionable noise levels at adjacent properties. Noise impacts would be reduced to less than significant levels with incorporation of these measures. With implementation of the required mitigation measures, the residual project specific and project contribution to cumulative noise impacts would be less than significant.

**Public Services:** The project would result in the potential need for increased fire protection services. Mitigation identified to reduce such impacts includes installation of five fire hydrants to serve the proposed project meeting all applicable Santa Barbara County Fire Department requirements. Upon implementation of this mitigation measure, residual project specific impacts on fire protection services would be less than significant. All other residual project specific and project contributions to cumulative impacts on public services would be less than significant.

**Transportation/Traffic:** The proposed ATK addition would result in 306 new average daily trips, 42 AM peak hour trips, and 43 PM peak hour trips. These new trips would not result in any significant project-specific or cumulative impacts at area intersections. Proposed parking includes 218 spaces, which exceeds the ordinance requirement of 170 spaces. Potentially significant impacts could occur if driveways and drive aisles are not constructed to support emergency vehicle access and if construction vehicle parking is not controlled.

Mitigation identified to reduce project-related traffic impacts, includes a prohibition of construction vehicle parking and/or staging of construction equipment or materials, including vehicles of construction personnel, along Pine Avenue. With implementation of the mitigation measure listed above and through payment of traffic mitigation fees established by the Goleta Transportation Improvement Plan, residual project specific and cumulative traffic impacts would be less than significant.

***Utilities and Service Systems:*** The proposed ATK addition would increase service by the Goleta Sanitary District and the Goleta Water District. The project would also result in the generation of increased solid waste. Mitigation identified to reduce utilities and service system impacts includes obtaining a Can and Will Serve letter from the Goleta Sanitary District, obtaining a Can and Will Serve letter from the Goleta Water District, submittal of a Waste Reduction and Recycling Plan for Community Services review and approval, and onsite separation of demolition and/or excess construction materials for reuse/recycling or proper disposal. With implementation of the above mitigation measures, residual project specific and cumulative impacts on utilities and service systems would be considered less than significant.

### **General Plan Consistency Analysis**

A summary of the project's consistency with all applicable General Plan policies is provided in Attachment 3 of this staff report. The proposed project (Specific Plan Amendment and Development Plan) was found to be consistent with all applicable policies. The following policy issues are highlighted:

#### ***Good Cause Finding to Exceed Recommended Standards for Building Intensity:***

As identified in Attachment 4 (Zoning Ordinance Consistency), the proposed research and development building coverage, maximum height, and parking are consistent with Zoning Ordinance requirements; however, the proposed project exceeds the Maximum FAR of 0.40 and doesn't meet the minimum Open Space/Landscaping Ratio of 0.30 as found within the *Recommended Standards for Building Intensity* for the I-BP land use designation in General Plan Land Use Table 2-3. These recommended standards may be exceeded based on the "good cause" finding:

*"defined as a better site, or architectural design, will result in better resource protection, will provide a significant community benefit and/or does not create an adverse impact to the community character, aesthetics or public views."*

The Design Review Board (DRB) reviewed the project on September 23, 2008, October 28, 2008, and November 12, 2008. The DRB's review considered the site plan, neighborhood compatibility, and the *Recommended Standards for Building Intensity*. At the end of the DRB's November 12, 2008, meeting, the DRB gave the project's architecture, landscaping and grading favorable comments. See the DRB section below for more details.



It is recognized that project does not comply with the Maximum FAR or Minimum Open Space/Landscaping Ratio of the *Recommended Standards for Building Intensity* due to the proposed dedication of the Irrevocable Offer to Dedicate the right of way for the extension of Ekwil Street. If the dedication right of way for the extension of Ekwil Street was not accepted, the proposed project would handily meet both the Maximum FAR and Minimum Open Space/Landscaping Ratio.

The project site is essentially a developed, infill lot, with a majority of its vegetation along Pine Avenue and Old San Jose Creek. The proposed structural changes will not likely be seen from Pine Avenue but would be seen from the future Ekwil Street extension. The proposed architecture is appropriate for the land use and in context with the variety of architectural styles and building sizes surrounding the project site. The project, as conditioned, will not create an adverse impact to community character, aesthetics or public views. Therefore, the good cause finding can be made in this instance.

***Old San Jose Creek (Conservation Policies 1.8, 3.5 and 8.2)***

The parcel's northern parcel is nearly coterminous with a drainage channel known as Old San Jose Creek. This drainage is the relic channel for San Jose Creek was a historical creek prior to the creek being realigned and channelized to its current location adjacent to Ward Memorial Boulevard. Old San Jose Creek receives surface water runoff from urban areas of Goleta and flows ephemerally, but Old San Jose Creek is not a USGS Blue-line stream and is not mapped by the General Plans' Conservation Element (CE); however, the Old San Jose Creek channel is mapped as Environmental Sensitive Habitat Area (ESHA) due to the presence of native and nonnative riparian vegetation. As such CE Policies apply, and in particular, CE Policies 1.8, 3.5, and 8.2 apply.

As Old San Jose Creek is not identified as a USGS Blue-line stream, CE Policy 3.5 Protection of Wetlands Outside the Coastal Zone applies. This policy reads "Generally a wetland buffer shall be 100 feet, but in no case shall a wetland buffer be less than 50 feet." The project maps a 50-foot buffer from the top of Old San Jose Creek's bank instead of a 100-foot buffer. This reduced buffer is justified for the following four reasons: 1) the project site is currently a developed site, 2) the project does not disturb the riparian/wetland ESHA, 3) the project includes improving the habitat quality of the buffer through removal of non-native species, and 4) the project includes restoring the buffer with native species.

***Ekwil Street Extension (TE 3.5, 5.3, 10.1, 11.1; Transportation Improvement Plan Map Figure 7-3)***

The proposed project includes a request to exempt the project from the provisions of the Goleta Growth Management Ordinance subject to the condition that the property owner execute and deliver and Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwil Street. The Ekwil Street extension is part of the City's General Plan and

Capital Improvement Plan. The dedication includes sufficient right-of-way for travel lanes, Class II bikeway, sidewalks and/or trail along Old San Jose Creek). The exact details and environmental impacts associated with implementation of this extension would be analyzed as part of the processing and environmental review associated with the Ekwil Street Extension public improvement. However, the dedication would be consistent with City standards

### **Zoning Ordinance Consistency Analysis**

The proposed project would be consistent with all applicable requirements of the M-RP (Industrial Research Park) zone district, subject to approval of the modifications to allow the building and parking to encroach into the front yard (west), secondary front yard (north) and rear yard (east) setbacks and to allow a landscape coverage of 16.5% instead of 30%. Attachment 4 of this staff report provides a detailed discussion of project compliance with applicable zoning requirements and standards.

#### **Modifications to Article III Standards:**

The following modifications are proposed: pursuant to Article III, Section 35-233 and 35-317.8:

- Modification to allow 12 parking stalls and a portion of the existing building to be located within the front yard setback front yard (west) along Pine Avenue.
- Modification to allow 38 parking stalls and a portion of the existing building to be located within the secondary front yard setback (north – based upon the proposed Ekwil Street extension is constructed).
- Modification to allow 23 parking stalls to be located within the rear yard setback (east).
- Modification to allow landscaping to be reduced from 30% to 16.5%.

#### ***Parking***

Section 35-274.5 of Article III requires every part of a setback to be unobstructed from the ground to the sky. Section 35-262.2 of Article III requires parking to be located outside of the front yard setback.

The existing 12 parking stalls are completely located within the front yard setback along Pine Avenue, and southwest and northwest portions of the existing building are slightly located within the front yard setback along Pine Avenue. This modification is justified in that the physical improvements already exist. The applicant does not propose intensification of these existing conditions.

The proposed 38 parking stalls and existing building are not located within any setback per the site's current configuration. Assuming construction of the propose Ekwil Street extension, the proposed 38 parking stalls and northwest portion of the existing building would be located within the future secondary front yard setback. This modification is justified in that the project as proposed today does not have a secondary front yard

setback, but assuming dedication of land/construction of the proposed Ekwil Street extension/creation of a secondary front yard setback, the modification is still justified in that the portion of the building that would encroach into the secondary front yard setback is existing and not proposed to be intensified, and the front yard and secondary front yard setback encroachments for parking purposes are routinely granted within the M-RP zone district provided the DRB has given favorable review and screening is provided. The DRB did give favorable review and landscaping/screening in excess of the standard five-foot-wide strip is proposed.

The proposed 23 parking stalls are located 5 feet into the rear yard setback. This modification is justified as rear yard setback encroachments for parking purposes are routinely granted within the M-RP zone district provided the DRB has given favorable review and screening is provided. The DRB did give favorable review and landscaping/screening of the standard five-foot-wide strip is proposed.

### *Landscaping*

Section 35-233.13 of Article III requires not less than 30% of the net area of the property to be landscaped. The future Ekwil extension would reduce the net parcel size, essentially, increasing the site building coverage and reducing landscape coverage from 30% to 16.5%. It is recognized that project does not comply with the landscaping coverage due to the proposed dedication of the Irrevocable Offer to Dedicate the right of way for the extension of Ekwil Street. If the dedication right of way for the extension of Ekwil Street was not accepted, the proposed project would handily meet both the landscaping coverage requirement. As the extension of Ekwil Street is considered a public benefit, the modification can be justified.

### **Design Review Board**

The DRB considered the project for *Conceptual* review on September 23, 2008, October 28, 2008, and November 12, 2008. The DRB's review considered the site plan, neighborhood compatibility, and the *Recommended Standards for Building Intensity*. On September 23, 2008, the DRB commented favorably about the project as a whole, but did expressed concern with the parking layout plans moving forward without knowing more about the Ekwil Street extension project plans. In response to comments received at the first DRB meeting, the applicant revised the project plans including a revised Ekwil Street easement location.

The DRB reviewed the revised project plans on October 28, 2008, and November 12, 2008 and found no further issue with the hotel's proposed parking layout in relation to the Ekwil Street extension easement. The applicant revised the project plans in response to comments received at their first and second DRB meetings, namely in regards to architectural details, landscaping and grading. The DRB had favorable comments on the project at all three meetings, and at the end of the DRB's November 12, 2008, meeting, the DRB gave the project's overall design (including architecture, landscaping, grading and trash enclosure) favorable comments.

The DRB requested mechanical equipment screening and lighting cut-sheets that incorporates dark sky lighting principles details be provided when the project returns to DRB for Preliminary and Final Approval.

**Goleta Growth Management Ordinance (GGMO)**

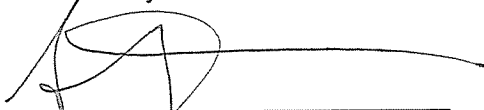
The project is subject to Ordinance 03-04, as amended by Ordinance 08-13, the GGMO. While the provisions of Section 8, Competitive System for Assigning Allocations to Non-Exempt Projects, are applicable, the applicant proposes to amend the GGMO, pursuant to Chapter 35, Article III, §35-325, to exempt the project from its provisions subject to the condition that the property owner execute and deliver and Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwill Street.

Staff supports the request for an exemption from the GGMO because of associated public benefits. These include the provision of land needed to complete the extension of Ekwill Street as identified in the General Plan in Policy TE 5.3 and as designated in the Transportation Improvement Plan Map Figure 7-3 on the subject property. Absent the GGMO exemption which would be subject to the dedication of Ekwill Street right-of-way, the right-of-way would have to be acquired at cost and/or as a credit against traffic fees owed. Therefore, the requested GGMO exemption subject to the Ekwill Street right-of-way dedication is considered a benefit that contributes to the general community welfare.

**APPEALS PROCEDURE**

A recommendation for approval to the City Council will automatically be forwarded to the Council for their consideration. The Planning Commission recommendation may be appealed to the City Council within 5 calendar days following final action.

Submitted By:

  
\_\_\_\_\_  
Scott Kolwitz  
Senior Planner

Approved By:

  
\_\_\_\_\_  
Patricia S. Miller  
Planning Commission Secretary

**ATTACHMENTS**

1. Planning Commission Resolution 09-\_\_
2. Revised Draft Mitigated Negative Declaration (MND) dated January 21, 2009
3. General Plan Consistency Analysis
4. Zoning Ordinance Consistency Analysis
5. Project Plans

**ATTACHMENT 1**

**PLANNING COMMISSION RESOLUTION 09-\_\_**

**RESOLUTION NO. 09-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GOLETA, CALIFORNIA RECOMMENDING TO THE GOLETA CITY COUNCIL APPROVAL OF VARIOUS ACTIONS RELATED TO THE TOWBES/ATK SPACE SYSTEMS PROJECT; CASE NO. 08-157-OA, -DP RV 01; 600 PINE AVENUE; APN 071-130-040**

**WHEREAS**, an application was submitted on August 20, 2008, by Suzanne Elledge Planning and Permitting Services on behalf of Pine Avenue Associates, property owner, requesting approval of a Ordinance Amendment, and Development Plan Revision; and

**WHEREAS**, the application was found complete for processing on September 18, 2008; and

**WHEREAS**, the application is for an Ordinance Amendment (08-157-OA) to exempt the proposed project from the Goleta Growth Management Ordinance requirements subject to the condition that the property owner execute and deliver and Irrevocable Offer to Dedicate the right of way for the extension of Ekwil Street; and

**WHEREAS**, the application is for a Development Plan Revision (08-157-DP RV01) for construction of a 25,026-square foot addition to an existing 59,535-square foot research and development building; and

**WHEREAS**, an Ordinance Amendment must be processed pursuant to the requirements of Section 35-325 of Chapter 35, Article III of the Goleta Municipal Code; and

**WHEREAS**, a Development Plan Revision is required pursuant to Section 35-317 of Chapter 35, Article III of the Goleta Municipal Code; and

**WHEREAS**, it was determined that the proposed project, inclusive of all of its various components, was subject to the California Environmental Quality Act and an Mitigated Negative Declaration, 08-MND-3, was prepared; and

**WHEREAS**, the procedures for processing the project application have been followed as required by state and local laws; and

**WHEREAS**, on January 26, 2009, the City of Goleta Planning Commission conducted a duly noticed public hearing on the project application, at which time all interested persons were given an opportunity to be heard; and considered the entire administrative record, including application materials, staff report, the Revsied Draft Mitigated Negative Declaration dated January 21, 2009, and oral and written testimony from interested persons; and

**WHEREAS**, the Planning Commission finds that approval of Case No. 08-157-OA, -DP RV01 would be consistent with the City's General Plan, the provisions of Article III, Chapter 35 of the Goleta Municipal Code (the Inland Zoning Ordinance); and the ability to make the required findings, including findings pursuant to the California Quality Act (CEQA).

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GOLETA AS FOLLOWS:**

**SECTION 1. Recommendation for Adoption of the Mitigated Negative Declaration 08-MND-003, dated January 21, 2009**

The Planning Commission hereby recommends that the City Council adopt the CEQA findings set forth in Exhibit 1 to this Resolution pursuant to Section 15074 of the State Guidelines for the Implementation of CEQA.

**SECTION 2. Recommendation for the Ordinance Amendment**

The Planning Commission hereby recommends that the City Council adopt the findings for an Ordinance Amendment set forth in Exhibit 1 to this resolution, pursuant to Section 35-325 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code.

**SECTION 3. Recommendation for the Development Plan Revision**

The Planning Commission hereby recommends that the City Council adopt the findings set forth in Exhibit 1 and conditions set forth in Exhibit 2 of this resolution, pursuant to Section 35-317 of Chapter 35, Article III, the Inland Zoning Ordinance, of the Goleta Municipal Code. This recommendation includes the "good cause" finding for an exception to the recommended maximum FAR and minimum Open Space/Landscaping Ratio identified in the General Plan, Land Use Element, Table 2-3, for the I-BP land use designation.

**SECTION 4. Documents**

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City Clerk, City of Goleta, 130 Cremona Drive, Suite B, Goleta, California, 93117.

**SECTION 5. Certification**

The City Clerk shall certify to the adoption of this resolution.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
BRENT DANIELS, CHAIR

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
DEBORAH CONSTANTINO  
CITY CLERK

\_\_\_\_\_  
TIM W. GILES  
CITY ATTORNEY



STATE OF CALIFORNIA                    )  
COUNTY OF SANTA BARBARA        )  
CITY OF GOLETA                        )        ss.

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Planning Commission Resolution No. 09-\_\_ was duly adopted by the Planning Commission of the City of Goleta at a regular meeting held on the \_\_\_ day of \_\_\_\_\_, 2009, by the following vote of the Commission members:

AYES:

NOES:

ABSENT:

(SEAL)

\_\_\_\_\_  
DEBORAH CONSTANTINO  
CITY CLERK

**EXHIBIT 1  
FINDINGS**

**TOWBES/ ATK SPACE SYSTEMS PROJECT  
600 PINE AVENUE; APN 071-130-040  
CASE NO. 08-157-OA, -DP RV**

**1.0 CEQA FINDINGS**

Findings pursuant to the California Environmental Quality Act Guidelines Section 15074:

*1.1 Consideration of the Mitigated Negative Declaration*

The Revised Draft Mitigated Negative Declaration (08-MND-003; dated January 21, 2009) for the ATK Space Systems Project was presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered 08-MND-003, prior to recommending that the City Council approve this proposal. In addition, all voting Planning Commissioners have reviewed and considered the testimony and additional information presented at or prior to the public hearing on January 26, 2009. 08-MND-003 reflects the independent judgment of the Planning Commission and is adequate for this proposal pursuant to Section 15074 of the State CEQA Guidelines.

*1.2 Full Disclosure and Findings Regarding No Significant Effects*

The Planning Commission finds that 08-MND-003 is a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The Planning Commission further finds that 08-MND-003 has been completed in compliance with CEQA. Mitigation measures identified in the 08-MND-003, which would avoid or reduce potentially significant impacts to less than significant levels, have been agreed to by the applicants and have been incorporated into the project. Based on the whole of the record before it, the Planning Commission finds that there is no substantial evidence that the Towbes/ATK Space Systems Project will have a significant effect on the environment. The Planning Commission recommends to the City Council adoption of 08-MND-003.

*1.3 Environmental Reporting and Monitoring Program*

Public Resources Code Section 21081.6 requires the City to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

#### 1.4 *Location of the Record of Proceedings*

The documents and other materials which constitute the record of proceedings upon which this recommendation is based are in the custody of the Secretary of the Planning Commission, Planning and Environmental Services located at 130 Cremona Drive, Suite B, Goleta, CA 93117.

### **ADMINISTRATIVE FINDINGS**

#### **2.0 Ordinance Amendment**

Pursuant to Section 35-325 of Article III, Chapter 35, of the Goleta Municipal Code (Inland Zoning Ordinance), an Ordinance Amendment shall be approved only if all of the following findings can be made:

##### *2.1 The request is in the interests of the general community welfare.*

The proposed Ordinance Amendment provides for an exemption of the proposed project from the Goleta Growth Management Ordinance requirements subject to the condition that the property owner execute and deliver an Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwill Street. The associated benefits include the provision of land needed to complete the extension of Ekwill Street as identified in the General Plan in Policy TE 5.3 and as designated in the Transportation Improvement Plan Map Figure 7-3 on the subject property. Absent the GGMO exemption which would be subject to the dedication of Ekwill Street right-of-way, the right-of-way would have to be acquired at cost and/or as a credit against traffic fees owed. Therefore, the requested GGMO exemption subject to the Ekwill Street right-of-way dedication is considered a benefit that contributes to the general community welfare.

##### *2.2 The request is consistent with the General Plan, the requirements of State planning and zoning laws, and this Article.*

The proposed Ordinance Amendment is consistent with the General Plan, the requirements of State planning and zoning laws, and Article III, as described in the staff report for the Planning Commission hearing of January 26, 2009.

##### *2.3 The request is consistent with good zoning and planning practices.*

The request is consistent with good zoning and planning practices in that it implements provides the land needed to complete the extension of Ekwill Street as identified in the General Plan in Policy TE 5.3 and as designated in the Transportation Improvement Plan Map Figure 7-3 on the subject property.

3.0 **Development Plan Revision:** Pursuant to Section 35-317 of Article III, Chapter 35, the Inland Zoning Ordinance, of the Goleta Municipal Code, a Preliminary or Final Development Plan Revision shall be approved only if all of the following findings can be made:

3.1 *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The project site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed, including structural development, landscaping, parking, and on-site circulation for pedestrians, passenger vehicles and emergency vehicles, to accommodate the project design. Overall, there is sufficient acreage onsite to accommodate the density and intensity of development proposed.

3.2 *That adverse impacts are mitigated to the maximum extent feasible.*

Potential impacts involving Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Services, Transportation/Traffic, and Utilities and Service Systems would be reduced to less than significant levels through implementation of the mitigation measures as incorporated into required conditions of approval included in Exhibit 2.

3.3 *That streets and highways are adequate and properly designed.*

All existing streets and highways serving the proposed project are adequate and properly designed. As indicated by the conclusions of the ATE traffic study for the project (and concurrence by Community Services staff regarding these conclusions), project-generated traffic would not trigger traffic thresholds or Circulation Element standards for roadways or intersections and local streets and highways can accommodate the traffic generated by the project.

Community Services review and approval of the final project plans for the new access driveways will further ensure that the project will not result in traffic safety impacts. Any potential impacts to site access and circulation changes as a result of the Ekwil Street extension will be analyzed in the Ekwil Street extension project.

The project is conditioned to execute and deliver an Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwil Street and contribute Goleta Transportation Improvement Fees to fund identified improvements to the area roadway network.

- 3.4 *That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The proposed project would be served by the Santa Barbara County Fire Department, the Goleta Water District, the Goleta Sanitary District, and the City of Goleta Police Department. These agencies and districts have adequate capacity to serve the proposed ATK Space Systems Project. Final sign-offs from these agencies will be required prior to issuance of Land Use Permits for the research and development building.

- 3.5 *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.*

The proposed project would not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and would not be incompatible with the surrounding areas. The project would be served by existing public services and would have safe and adequate primary and emergency/secondary vehicular access. The design of the project would be compatible with surrounding development and the expanded research and development use would continue to provide a transitional land use between the residential uses to the north and the industrial area to the south and the agricultural area to the east and the industrial area to the west.

- 3.6 *That the project is in conformance with 1) the General Plan and 2) the applicable provisions of this Article.*

As discussed in the Planning Commission staff report, the proposed project is consistent with the General Plan land use designation of I-BP, with the exception of the recommended building standards for Maximum Floor Area Ratio (FAR) of 0.40 and Minimum Open Space/Landscaping Ratio (OS/LR) of 0.30. The *Recommended Standards for Building Intensity* (including 0.40 FAR and 0.30 OS/LR in the I-BP land use designation) may be exceeded based on a "good cause" finding. "Good cause" is defined as a better site, or architectural design, will result in better resource protection, will provide a significant community benefit and/or does not create an adverse impact to the community character, aesthetics or public views. The DRB reviewed the project on September 23, 2008, October 28, 2008, and November 12, 2008. The DRB's review considered the site plan, neighborhood compatibility, and the *Recommended Standards for Building Intensity*. At the end of the DRB's November 12, 2008, meeting, the DRB gave the project's architecture, landscaping and grading favorable comments. It is recognized that project does not comply with the Maximum FAR or Minimum Open Space/Landscaping Ratio of the *Recommended Standards for Building Intensity* due to the proposed dedication of the Irrevocable Offer to Dedicate the right of way for the extension of Ekwil Street. If the dedication right of way for the extension of Ekwil Street was not accepted, the proposed project

would handily meet both the Maximum FAR and Minimum Open Space/Landscaping Ratio. The project site is essentially a developed, infill lot, with a majority of its vegetation along Pine Avenue and Old San Jose Creek. The proposed structural changes will not likely be seen from Pine Avenue but would be seen from the future Ekwil Street extension. The proposed architecture is appropriate for the land use and in context with the variety of architectural styles and building sizes surrounding the project site. The project, as conditioned, will not create an adverse impact to community character, aesthetics or public views. Therefore, the good cause finding can be made in this instance.

The project is consistent with all applicable General Plan policies, as specified in the policy consistency discussion of Planning Commission staff report for the hearing of January 26, 2009. The proposed project is also consistent with the M-RP zone district subject to approval of the requested modifications to allow parking and the existing building to encroach into the required set backs and to allow landscape coverage to be 16.5% instead of 30%. It is recognized that project does not comply with the landscaping coverage due to the proposed dedication of the Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwil Street. If the dedication right-of-way for the extension of Ekwil Street was not accepted, the proposed project would meet the landscaping coverage requirement. As the extension of Ekwil Street is considered a public benefit, the modification can be justified.

3.7 *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

The property does not include easements for use by the public at large, and would therefore not conflict with such easement for access through the site. The project would create an easement for use by the public at large.

**EXHIBIT 2  
CONDITIONS OF APPROVAL**

**TOWBES/ATK SPACE SYSTEMS PROJECT  
600 PINE AVENUE; APN 071-130-040  
CASE NO. 08-157-OA, -DP RV**

1. **Authorization:** Subject to the conditions set forth below, this permit authorizes implementation of Case No. 08-157-DP RV01 marked "January 26, 2009, Planning Commission Exhibit #1". Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Goleta for conformity with this approval. Deviations may require approved changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval. The exhibits associated with this permit include:

08-157-DP RV01: ATK Space Systems Plans

- A0.1 Title Sheet (dated December 3, 2008)
- A1.1 Proposed Site Plan (dated December 3, 2008)
- A1.1b Proposed Future Site Plan (Reference Only) (dated December 3, 2008)
- A2.1 Proposed Floor Plans (dated October 15, 2008)
- A3.1 Proposed Roof Plan (dated October 15, 2008)
- A4.1 Proposed Exterior Elevations (dated November 4, 2008)
- CL-1 Conceptual Landscape Plan (dated December 3, 2008)
- CL-2 Ekwil Extension Future Conceptual Landscape Plan (dated December 3, 2008)
- C0.1 Site Topographic Map (dated December 3, 2008)
- C0.2 Preliminary Grading and Drainage Plan (dated December 3, 2008)
- C0.3 Preliminary Erosion Control Plan (dated December 3, 2008)

2. **Authorized Development:**

Development Plan Revision (08-157-DP RV01):

The property includes a 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-floor mezzanine, a 475-square foot detached masonry building, an 875-square foot storage building, an 850 square foot storage building a 2,500-square foot mechanical yard, two existing liquid nitrogen tanks, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350 square feet of landscaping on a 6.58-acre parcel.

This permit authorizes construction of a 23,376-square foot manufacturing/office addition (18,694-square foot first-floor and 4,682-square foot second-floor mezzanine) on the east end of the building and a 1,650-square foot "airlock" addition on the north side of the building. The permit also includes a parking lot expansion from 165 to 226 parking spaces including 43 compact stalls (19.7%) and seven (7) accessible spaces. 218 of these spaces will be permanent while 8 spaces will be demolished when the future Ekwil extension is constructed by the City. The percentage of compact stalls (19.7%) is based on the final 218 permanent parking spaces. The existing 3 loading zones and the 20 indoor bicycle parking spaces will be retained.

Two unpermitted existing storage buildings located in the southeast corner of the property are included in this permit. Two unpermitted existing liquid nitrogen tanks (one measuring 8 feet in diameter, 20 feet vertical and one measuring 10 feet in diameter and 25 feet horizontal - screening is provided by an approximately 10 foot high fence) are also included in this permit.

The resulting 2-story structure will be 84,561 square feet with a maximum height of 35 feet, consisting of a 63,219-square foot first-floor and a 21,342-square foot second floor mezzanine.

Landscaping will be reduced to 33,994 square feet and would require the removal of 18 trees (2 Jacaranda, 1 Liquidambar, 2 Lophostemon, 3 Brazilian Pepper, 5 Tipuana, 1 mature Coast Live Oak, 3 oak tree saplings, and an Island oak tree sapling). However, 78 new trees (25 Jacaranda/Purple-Leaf Plum, 45 Australian Willow/Brisbane Box, 8 Queen Palm) and additional shrubs and ground cover are proposed. Grading would consist of 3,500-cubic yards of cut and 300-cubic yards of fill. Stormwater would be directed to two detention basins prior to reaching Old San Jose Creek.

### *Modifications*

The following modifications are granted:

The following modifications are proposed: pursuant to Article III, Section 35-233 and 35-317.8:

- Modification to allow 12 parking stalls and a portion of the existing building to be located within the front yard setback front yard (west) along Pine Avenue.
- Modification to allow 38 parking stalls and a portion of the existing building to be located within the secondary front yard setback (north – based upon the proposed Ekwil Street extension is constructed).



- Modification to allow 23 parking stalls to be located within the rear yard setback (east).
- Modification to allow landscaping to be reduced from 30% to 16.5%.

The grading, development, use and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall substantially conform to the project description in the staff report and abide by the conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the City of Goleta. Minor changes to the project description contained herein shall be subject to the approval of the Director of Planning and Environmental Services.

### MITIGATION MEASURES FROM THE REVISED DRAFT MITIGATED NEGATIVE DECLARATION DATED JANUARY 21, 2009

#### *Aesthetics*

3. The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of complete site plan, architectural floor plans, exterior elevations and landscape plans. The preliminary development plans shall be revised to address the issues raised by DRB in its Conceptual Review and shall also incorporate all applicable mitigation measures/conditions of approval. **Plan Requirements & Timing:** The preliminary development plans shall be revised and resubmitted to DRB for review and approval prior to issuance of a Land Use Permit ("LUP") for the project.

**Monitoring:** City staff shall withhold issuance of an LUP pending approval of the final development plans by DRB. City staff shall verify that the project is constructed per the final architectural plans approved by DRB prior to issuance of any certificate of occupancy.

4. The applicant shall prepare detailed landscape and irrigation plans for the project that identifies the following:
  - a. Type of irrigation proposed;
  - b. All existing and proposed trees, shrubs, and groundcovers by species;
  - c. Size of all planting materials including trees; and
  - d. Location of all planting materials.

The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately complement the project

design and integrate the site with surrounding land uses. Landscaping shall be compatible with the character of the surroundings, the architectural style of the structure and shall be adjusted necessary to: (i) provide adequate vehicle stopping sight distance at all driveway entrances (as determined by the City of Goleta); (ii) visually screen parking areas from street view to the maximum extent reasonable; and (iii) screen, through plantings and other features, loading and services areas of the proposed addition and minimize view blockages of the Santa Ynez mountains and the existing agricultural use to the east. **Plan Requirements & Timing:** The landscape plans shall be revised and resubmitted for review and approval prior to issuance of any LUP for the project. The plans shall first be submitted for review by staff of the City of Goleta, and following approval, the plans shall be submitted for Preliminary/Final Approval by DRB. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any occupancy clearance.

**Monitoring:** City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

5. To ensure installation and long-term maintenance of the approved landscape plans, the applicant shall enter into an agreement to install required landscaping and water-conserving irrigation systems as well as maintain required landscaping for the life of the project. **Plan Requirements & Timing:** Performance securities for installation and maintenance for at least three (3) years shall be subject to review and approval by City staff. A signed Maintenance Agreement and Performance Securities (in a form and in an amount acceptable to the City) guaranteeing installation of the landscaping and maintenance thereafter for a period of at least three years, shall be furnished by the applicant for review and approval by the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall photo document installation prior to occupancy clearance and shall check maintenance as needed. Release of any performance security requires City staff signature.

6. All exterior night lighting shall be of low intensity/low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and the adjacent Environmentally Sensitive Habitat Area (ESHA - Old San Jose Creek riparian corridor). Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure the public safety of employees, residents, and visitors to

the business park. All upward directed exterior lighting shall be prohibited to protect night sky views of the stars. All exterior lighting fixtures shall be appropriate for the architectural style of the proposed structure and the surrounding area. The applicant shall develop a lighting plan incorporating these requirements and provisions for dimming lights after 11:00 p.m. to the maximum extent practical without compromising public safety. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on the preliminary/final lighting plan and shall be reviewed and approved by DRB and City staff. **Timing:** The preliminary/final lighting plan shall be reviewed and approved by DRB and City staff prior to issuance of any LUP for the project.

**Monitoring:** City staff shall inspect all exterior lighting to verify that exterior lighting fixtures have been installed consistent with their depiction on the final lighting plan.

7. To prevent construction and/or employee trash from blowing offsite, covered refuse/recycling receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff. **Plan Requirements & Timing:** Prior to issuance of any LUP for the project, the applicant shall designate and provide to City staff the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

**Monitoring:** City staff shall inspect periodically throughout grading and construction activities to verify compliance.

8. The applicant shall submit a composite utility plan for DRB and City staff Preliminary/Final Review. All external/roof mounted mechanical equipment on the existing building and proposed additions (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened from public view in a manner deemed acceptable to the City. **Plan Requirements & Timing:** Detailed plans showing all external/roof mounted mechanical equipment shall be submitted for review by DRB and City staff prior to issuance of any LUP for the project.

**Monitoring:** City staff shall verify installation of all external/roof mounted mechanical equipment per the approved plans prior to the approval of any certificate of occupancy.

9. All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be screened from public view, not within the public right-of-way and painted in a soft earth-tone color(s) (red is prohibited) so as to blend in with the project. Screening may include a combination of landscaping and/or masonry or lattice walls. Whenever possible and deemed appropriate by City staff, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view. **Plan Requirements & Timing:** The site and building plans submitted for DRB Preliminary/Final Review shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.

**Monitoring:** City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved plans.

10. All new utilities on site shall be installed underground. **Plan Requirements & Timing:** All composite utility plans for the project shall note this undergrounding requirement and shall be submitted for City staff review and approval prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance in the field prior to occupancy clearance.

### ***Air Quality***

11. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
- a. Seeding and watering to revegetate graded areas; and/or
  - b. Spreading of soil binders; and/or
  - c. Any other methods deemed appropriate by City staff.

**Plan Requirements & Timing:** These requirements shall be noted on all plans submitted for issuance of any LUP for the project.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

12. Dust generated by construction activities shall be kept to a minimum with a goal of retaining dust on the site. The following dust control measures listed below shall be implemented by the contractor/builder:
  - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements & Timing:** All of the aforementioned requirements shall be noted on all plans submitted for issuance of any LUP for the project. The name and telephone number of such persons shall be provided to City staff and the APCD and shall be posted in three locations along the project site's perimeter for the duration of grading and construction activities.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

13. During all project grading and hauling, construction contracts must specify that construction contractors shall adhere to the requirements listed below to reduce emissions of ozone precursors and particulate emissions from diesel exhaust:
  - a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
  - b. Diesel powered equipment should be replaced by electric equipment whenever feasible.
  - c. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty

diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.

- d. Other diesel construction equipment, which does not meet CARB standards, shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed.
- e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- f. All construction equipment shall be maintained in tune per the manufacturer's specifications.
- g. The engine size of construction equipment shall be the minimum practical size.
- h. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- i. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

**Plan Requirements & Timing:** The construction emission requirements shall be printed all plans submitted for any LUP, building, or grading permits.

**Monitoring:** City staff shall verify compliance with requirements for printing the aforementioned construction emission requirements on all plans submitted for any LUP, building, or grading permits. APCD inspectors shall verify compliance in the field.

14. Idling of diesel trucks during loading and unloading shall be limited to a maximum of five (5) minutes. In addition, drivers of diesel trucks shall not use diesel-fueled auxiliary power units for more than five (5) minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle equipped with a sleeper berth, at any location. **Plan Requirements & Timing:** The aforementioned restrictions of diesel truck idling shall be printed on all plans submitted for any LUP, building, or grading permits.

**Monitoring:** City staff shall monitor in the field for compliance.

15. Soils stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. Gravel pads must be installed at the access points to the construction site to minimize tracking of mud on to public roads. **Plan Requirements & Timing:** All of the aforementioned requirements shall be noted on all

plans submitted for issuance of any LUP for the project. The name and telephone number of such persons shall be provided to City staff and the APCD and shall be posted in three locations along the project site's perimeter for the duration of grading and construction activities.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

16. The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City of Goleta staff:
  - a) Use of water-based paint on exterior surfaces;
  - b) Use of passive solar cooling/heating;
  - c) Use of energy efficient appliances;
  - d) Use of natural lighting;
  - e) Installation of energy efficient lighting;
  - f) Use of drought-tolerant native or Mediterranean landscaping subject to Planning and Environmental Services staff and Design Review Board (DRB) approval to shade buildings and parking lots;
  - g) Encouragement of the use of transit, bicycling, and walking by providing infrastructure to promote their use;
  - h) Provision of segregated waste bins for recyclable materials; and

**Plan Requirements & Timing:** These requirements shall be shown on applicable building plans prior to issuance of any land use permit.

**Monitoring:** City of Goleta staff shall site inspect for compliance prior to issuance of an occupancy permit.

### ***Biological Resources***

17. A 50-foot wide buffer zone shall be established around the perimeter of the City of Goleta GP/CLUP Figure 4-1 mapped ESHA starting from the outer edge of the riparian canopy (refer to Figure 2 of the Watershed Environmental Biological Report dated 10/09/08). This buffer would need to be reduced to 25-feet around the arroyo willow and locust riparian woodlands. As such, the applicant shall plant native drought-tolerant vegetation at a 2 to 1 ratio along the Old San Jose Creek (within the existing riparian canopy and, to the City's best estimate, in a location not to interfere with the future Ekwill Street extension) to mitigate the riparian woodland buffer area lost. Nonnative trees, shrubs, and herbaceous vegetation shall be removed from the 50- and 25-foot, respectfully, wide buffer zone. Management, maintenance, and fuel management activities

within ESHA and the buffer zones shall be performed in accordance with GP/CLUP Conservation Element Policy CE 1.10, which restricts the use of insecticides, herbicides, and artificial fertilizers within these areas and requires use of low-impact weed abatement and brush clearing methods. The landscape plan must also include ten new coast live oak tree saplings as mitigation for the loss of one mature coast live oak tree. **Plan Requirements & Timing:** The landscape plans shall be revised and resubmitted for review and approval prior to and as a condition precedent to issuance of any LUP for the project. The plans shall first be submitted for review by staff of the City of Goleta, and following approval, the plans shall be submitted for Preliminary/Final Approval by DRB. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any occupancy clearance.

**Monitoring:** City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

18. Temporary fence protection (marking the extent of allowed disturbance and the 25-foot and 50-foot habitat buffer areas) shall be provided within the creek/buffer area during and grading and construction. Fencing material shall be approved by the City of Goleta, shall be a minimum of six (6) feet high, and shall include staking every six (6) feet. Additionally, silt/sediment fencing or other appropriate erosion control structures (as determined by the City's Community Services Department) shall be installed to prevent construction related silt/sediment from entering Old San Jose Creek. The silt/sediment fencing shall be attached to the 6-foot chain link fence and placed in other locations as appropriate as determined by the City's Community Services Department). **Plan Requirements and Timing:** Fence protection shall be identified on the final grading plan (and on future building plans as applicable) and shall be reviewed and approved by the City of Goleta prior to the approval of a land use permit. Fencing shall be in place prior to commencement of grading/construction activities.

**Monitoring:** The City of Goleta shall site inspect to ensure fencing and sediment fencing or other appropriate erosion control structure (as determined by the City's Community Services Department) is installed and maintained throughout grading/construction activities.

19. Should construction of the new asphalt parking lot occur during the bird breeding season (March - September), a City-approved biologist shall perform bird breeding surveys at least one month prior to construction and on a weekly basis until the start of construction to identify any active raptor



or least Bell's vireo nests within 300-foot of the project area. In the event that active raptor nest(s) are found, construction shall be delayed and/or redirected to an area more than 300-foot from the active bird nest(s) and surveys shall continue on a weekly basis until the chicks have fledged and the adults have abandoned their nest. Construction activities shall resume as soon as surveys confirm that nesting activity has been completed. The 300-foot buffer from an active nest site may be adjusted by the monitoring biologist downward with City of Goleta approval based on the location of the nest relative to the construction site, the type of construction activity scheduled to occur, and susceptibility of the particular species to disturbance. **Plan Requirements and Timing:** Mitigation shall be implemented prior to construction and during construction.

**Monitoring:** A City qualified/approved biologist shall be used for pre-construction surveys and construction monitoring as necessary.

20. Applicant shall submit drainage and grading plans with a Storm Water Management Plan for review and approval by Community Services and Building staff and the Regional Water Quality Control Board. The plan shall incorporate appropriate Best Management Practices to minimize storm water impacts in accordance with the City's Storm Water Management Plan and the City's General Plan. **Plan Requirements and Timing:** The plans shall also include an erosion control plan for review and approval by Community Services staff prior to the issuance of any LUP for the project. After installation of any drainage improvements or erosion control measures, the applicant shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications, the approved plans and conditions of approval.

**Monitoring:** City staff shall verify construction of all stormwater water quality/control facilities per the City approved final grading and erosion control plans prior to issuance of any LUP.

21. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified on the plans submitted for issuance of any LUP for the project. The washoff area shall be in place throughout construction. **Plan Requirements & Timing:** The wash off area shall be designated on all plans and shall be reviewed and approved by City staff prior to LUP issuance.

**Monitoring:** City staff shall site inspect throughout the construction period to ensure compliance and proper use.

22. To ensure that the City approved stormwater water quality protection improvements are adequately maintained for the life of the project, the applicant shall prepare a stormwater system maintenance program for review and approval by City staff. **Plan Requirements & Timing:** Said maintenance program shall be reviewed and approved by City staff prior to issuance of any LUP for the project. The plan shall include provisions for the submittal of an annual maintenance report to City staff outlining all system maintenance measures undertaken by the applicant in the prior year reporting period for a period of five (5) years after issuance of the final certificate of occupancy for the project. Subsequent to this five year reporting period, the applicant shall maintain records of all yearly maintenance measures for review by City staff on demand for the life of the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project. City staff shall review each yearly maintenance report for the required five year reporting period as well as all subsequent maintenance records if problems with the installed system are observed.

### **Cultural Resources**

23. In the event that cultural resources are uncovered during grading/construction activities, work shall be ceased immediately and the applicant shall bear the cost of the immediate evaluation of the find's importance and any appropriate Phase 2 or Phase 3 investigations and mitigation. **Plan Requirements and Timing:** The project grading plans and improvement plans shall include provisions in the Notes/Specifications to recover cultural resources as described above. Cultural resource investigations/recovery shall be conducted by an archaeological, paleontological, historic or ethnographic expert acceptable to the Planning and Environmental Services Department.

**Monitoring:** Planning and Environmental Services staff shall check all plans prior to issuance of grading and construction permits and shall spot check during field investigations as necessary.

### **Geology and Soils**

24. The project shall comply with the conclusions and recommendations contained in the Update of Geotechnical Engineering Reports for ATK Space Systems, October 16, 2008 **Plan Requirements & Timing:** Said plan must be reviewed and approved by the Fire Department and Planning and Environmental Services Department prior to issuance of any Land Use Permit for the project.

**Monitoring:** Santa Barbara County Fire Department and City staff shall perform periodic site inspections to verify compliance.

25. The project shall comply with the conclusions and recommendations contained in the Liquefaction Evaluation Report prepared by Earth Systems dated November 06, 2007. **Plan Requirements & Timing:** Said plan must be reviewed and approved by the Fire Department and Planning and Environmental Services Department prior to issuance of any Land Use Permit for the project.

**Monitoring:** Santa Barbara County Fire Department and City staff shall perform periodic site inspections to verify compliance.

### ***Hazards and Hazardous Materials***

26. The applicant shall comply with the Santa Barbara County Fire Department conditions regarding the handling and storage of hazardous materials pursuant to the letter from County Fire dated September 10, 2008 as well as the site's HMBP under the Fire Department's jurisdiction. **Plan Requirements and Timing:** Prior to the issuance of any land use or building permits, the applicant shall provide written verification from the SBCFD that all conditions related to hazardous materials use and storage pursuant to the Fire Department's letter of September 10, 2008 and the site's existing HMBP have been complied with and that the applicant has clearance from County Fire to commence project construction.

**Monitoring:** City staff shall not final the building permit until verification of compliance with this mitigation measure is received from SBCFD.

### ***Hydrology and Water Quality***

27. Applicant shall submit a drainage and hydrology study for review and approval by Community Services and Building staff. The drainage or hydrology study shall provide information on how the site drainage meets City's Storm Water Management Plan and General Plan requirements to provide for retention and/or detention of stormwater on site to the maximum extent feasible. **Plan Requirements:** The scope of improvements for the project shall include but not be limited to bio-swales, permeable paving, on site detention, fossil filters and other operational features. The study shall include calculations showing that the post construction stormwater runoff is at or below the pre-construction storm water runoff, and the percent of effective impervious. The study shall include the Water Quality Detention Volume per Appendix G of the City's Stormwater Management Plan. **Timing:** City staff shall verify compliance prior to the issuance of any LUP for the project.

**Monitoring:** City staff shall verify construction of all drainage/hydrology facilities per the final drainage and hydrology study prior to issuance of any certificate of occupancy.

28. To ensure adequate onsite filtration of all stormwater runoff prior to discharge into the City's stormdrain system and ultimately Old San Jose Creek/Goleta Slough, the applicant shall provide engineering details on the stormwater filtration elements of the proposed stormwater control system (stormdrains in landscaped planters and subsurface retardation facilities) as well as capacity specifications for such improvements for review and approval by City staff. **Plan Requirements & Timing:** Said specifications and engineering details shall be submitted to the City for staff review and approval prior to any LUP issuance for the project.

**Monitoring:** City staff shall verify construction of all stormwater water quality/control facilities per the City approved final drainage and grading plan prior to issuance of any certificate of occupancy.

29. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan, incorporating appropriate BMPs identified in the EPA guidelines for construction site runoff control (EPA Fact Sheet 2.6, Construction Site Runoff Minimum Control Measures, 01/00), is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

**Monitoring:** City staff shall site inspect during grading to monitor dust generation and four (4) weeks after grading to verify reseeding and to verify the construction has commenced in areas graded for placement of structures.

30. The applicant shall obtain proof of exemption or proof that a National Pollutant Discharge Elimination System Storm Water Permit from the California Regional Water Quality Control Board has been applied for by registered mail. **Plan Requirements & Timing:** The applicant shall submit proof and City staff shall review and approve documentation prior to LUP issuance.

**Monitoring:** City staff shall review the documentation prior to LUP issuance.

## Noise

31. Construction activity for site preparation and for future development shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4<sup>th</sup> of July, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Services. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. **Timing:** The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.

**Monitoring:** City staff shall spot to verify compliance and/or respond to complaints.

32. The following measures shall be incorporated to reduce the impact of construction noise:
- a. All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.
  - b. Contractors shall implement appropriate additional noise mitigation measures including but not limited to changing the location of stationary construction equipment, shutting off idling equipment, and install acoustic barriers around significant sources of stationary construction noise.

**Plan Requirements and Timing:** The above measures shall be incorporated into grading and building plan specifications.

**Monitoring:** Planning and Environmental Services staff shall review the grading and building permits prior to issuance to verify compliance. The Planning and Environmental Services Building & Safety Division Inspector shall verify compliance on the construction site via periodic inspections.

33. New and existing HVAC equipment and other commercial/industrial equipment shall be adequately maintained in proper working order so that noise levels emitted by such equipment remain minimal. Noise shielding or insulation for such equipment will be required if such equipment results in objectionable noise levels at adjacent properties. To be considered

effective, such shielding should provide a 5-dBA-CNEL noise reduction.  
**Plan Requirements and Timing:** The above measures shall be incorporated into grading and building plan specifications.

**Monitoring:** Planning and Environmental Services staff shall review the grading and building permits prior to issuance to verify compliance. The Planning and Environmental Services Building & Safety Division Inspector shall verify compliance on the construction site via periodic inspections.

### **Public Services**

34. The composite utility plan to be prepared by the applicant shall include the installation of five fire hydrants to serve the proposed project meeting all applicable Santa Barbara County Fire Department requirements. **Plan Requirements & Timing:** The composite utility plan identifying the location and specifications of the required fire hydrant shall be submitted for review and approval by the Santa Barbara County Fire Department as well as City staff and the DRB prior to LUP issuance. The required fire hydrants shall be installed and approved in the field by the Santa Barbara County Fire Department prior to any occupancy clearance.

**Monitoring:** City staff shall verify compliance with the requirement to prepare a Fire Department approved composite utility plan prior to DRB preliminary/final review of the project. City staff shall verify Fire Department approval of the installed fire hydrant prior to any occupancy clearance.

### **Transportation/Traffic**

35. Construction vehicle parking and/or staging of construction equipment or materials, including vehicles of construction personnel, is prohibited along Pine Avenue. **Plan Requirements & Timing:** The applicant shall prepare a construction vehicle parking plan, including provisions for construction personnel parking and construction equipment/materials staging, for both on and offsite locations in the vicinity of the project site that precludes the need for any construction related parking or equipment/materials staging on Pine Avenue. Said plan shall be reviewed and approved by City staff prior to issuance of any LUP for the project.

**Monitoring:** City staff shall ensure compliance with this requirement prior to Planning Commission consideration of the project. City staff shall periodically monitor in the field to verify compliance throughout all construction activities.

### **Utilities and Service Systems**

36. The applicant shall obtain a Can and Will Serve letter from the Goleta Sanitary District (GSD). **Plan Requirements & Timing:** The Can and Will Serve letter shall be submitted to the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project.

37. The applicant shall obtain a Can and Will Serve letter from the Goleta Water District (GWD). **Plan Requirements & Timing:** The Can and Will Serve letter shall be submitted to the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project.

38. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. Said plan shall indicate how a 50% diversion goal shall be met during construction including but not limited to the following:

- a. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt).
- b. During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite.
- c. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. The copy of the contract is to be provided to the City. Recoverable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall.

**Plan Requirement and Timing:** This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

**Monitoring:** At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.

39. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on the grading and construction plans, and the applicant shall submit a post-construction waste reduction and recycling summary to the Community Services Department. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. The post-construction waste reduction and recycling summary shall be submitted within ten (10) days of waste disposal and recycling activities.

**Monitoring:** City staff shall verify compliance prior to occupancy clearance.

#### PROJECT SPECIFIC CONDITIONS

40. Compliance with Agency Letters:
- a. Fire Department letter dated September 10, 2008
  - b. Air Pollution Control District letter dated September 11, 2008
  - c. Community Services memorandum dated January 16, 2009
41. All drainage control facilities as noted in the Project Description and shown on sheets C0.1 Site Topographic Map (dated December 3, 2008), C0.2 Preliminary Grading and Drainage Plan (dated December 3, 2008), and C0.3 Preliminary Erosion Control Plan (dated December 3, 2008), and within the Preliminary Drainage Analysis by Penfield and Smith dated October 23, 2008, and associated plans shall be maintained for the life of the project by the applicant and/or operator. **Plan Requirements:** Maintenance of all drainage facilities for two (2) years from occupancy clearance of the last building shall be ensured through a performance security provided by the applicant. **Timing:** All drainage control facilities shall be installed (landscaped and irrigated subject to City inspection and approval) prior to approval of the first Land Use Permit for a building. The performance security shall be released upon expiration of the two (2) year period provided such facilities have been installed per plans and maintained in good working order.

**Monitoring:** City staff shall verify installation of all drainage improvements and posting of the required maintenance security prior to approval of the first Land Use Permit for a building. City staff shall field inspect to verify adequate drainage system maintenance by the applicant/property owner in perpetuity.



42. All geotechnical and liquefaction conditions specified within the Geotechnical Reports and Liquefaction Evaluation Reports by Earth Systems Southern California dated October 16, 2008, and October 21, 2008 shall be indicated on all plans submitted to Building & Safety.

**Monitoring:** City staff shall verify conditions on all plans submitted to Building & Safety.

43. The applicant shall pay all applicable development impact fees under the City of Goleta Development Impact Fee program in full. **Plan Requirements and Timing:** Payment amounts are estimated below, and shall be based on the fees in effect and applicable at the time fees are due.

Recreation C&I	\$2,072/1000 square feet	Due at Final Inspection
Transportation	\$14,445/1000 square feet	Due at Land Use Permit
Fire Protection	\$0.20/ square foot	Due at Final Inspection
Fire Facility	\$700/1000 square feet	Due at Final Inspection
Library	\$190/1000 square feet	Due at Final Inspection
Public Admin	\$841/1000 square feet	Due at Final Inspection
Sheriff	\$433/1000 square feet	Due at Final Inspection

**Monitoring:** The City of Goleta shall ensure payment is made as required.

44. The applicant shall pay all applicable affordable housing in-lieu fees as determined by the City of Goleta City Council prior to Final Inspection.

**DEVELOPMENT PLAN REVISION CONDITIONS**

45. Approval of this Development Plan Revision is subject to the City Council approving the required Ordinance Amendment or granting a Goleta Growth Management Ordinance Allocation.
46. Approval of the Development Plan Revision shall expire five (5) years after approval, unless prior to the expiration date, substantial physical construction has been completed on the Development Plan Revision or a Time Extension has been applied for by the applicant. The decision maker with jurisdiction over the project may, upon good cause shown, grant a time extension for one year.
47. If the applicant requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or

additional identified project impacts. Fees shall be those in effect at the time of issuance of a Land Use Permit.

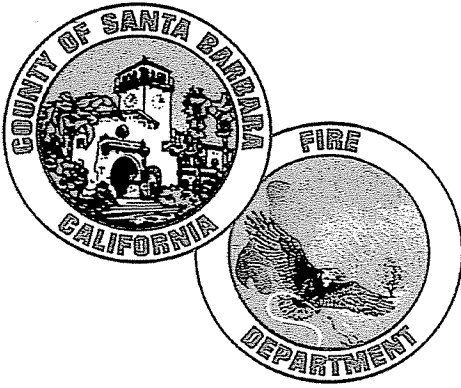
48. No permits for development, including grading, shall be issued until the Irrevocable Offer to Dedicate the right of way for the extension of Ekwill Street has been recorded to the satisfaction of the City of Goleta.
49. No permits for development, including grading, shall be issued except in conformance with the approved Development Plan Revision. The size, shape, arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas shall be developed in substantial conformity with the approved Development Plan Revision marked City Council Hearing Exhibits \_\_\_\_, dated January \_\_, 2009. Substantial conformity shall be determined by the Director of Planning and Environmental Services.
50. The Development Plan Revision approval runs with the land and the rights and obligations thereof, including responsibility to comply with conditions of approval shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned.
51. On the date a subsequent Preliminary or Final Development Plan or Development Plan Amendment or Revision is approved for this site, any previously approved but unbuilt plans shall become null and void.
52. Planning and Environmental Services Compliance Review shall be required. The applicant agrees to pay Compliance Review fees prior to Land Use Permit issuance to cover full costs of compliance monitoring. The decision of the Director shall be final in the event of any dispute.
53. Prior to approval of the first Land Use Permit for general grading and/or buildings for development, the applicant shall pay all applicable City of Goleta permit processing fees in full. Prior to the start of any work on-site, the applicant shall request and attend a preconstruction meeting that includes monitor(s), project superintendent, architect, subcontractors, as well as City representatives including staff from Planning and Environmental Services and Community Services.
54. The applicant shall pay the statutory school fees in effect at the time of issuance of each building permit to the appropriate school districts and/or shall mitigate school impacts by other measures consistent with State law. The applicant shall submit final square footage calculations and a copy of the fee payment to the school districts prior to issuance of each building permit.

55. All work within the public right-of-way, including but not limited to utilities and grading, shall be explicitly noted on the building plans. The applicant shall obtain all necessary encroachment permits from the City of Goleta Community Services Department prior to issuance of building permits for all work and construction that encroach within or over the public right-of-way, including, but not limited to, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
56. Any temporary building, trailer, commercial coach, etc. installed or used in connection with construction of this project shall comply with the requirements of Section 35-281, Article III of the City's Municipal Code.
57. The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements herein in the City of Goleta Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City.

#### **GENERAL CONDITIONS**

58. No signs are authorized with this permit. All signs require separate permits and shall comply with City of Goleta Chapter 35, Article I, Sign Regulations, with setbacks specified in Article III, Inland Zoning Ordinance.
59. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the applicant shall obtain a Land Use Permit (LUP) and Building Permit(s) if required from the Planning & Environmental Services Department. These permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Director of Planning & Environmental Services.
60. All applicable final conditions of approval shall be printed in their entirety on applicable pages of all plans submitted for approval of any LUP and/or building permit for the proposed project.
61. This permit is granted for the property described in the application on file with the Planning & Environmental Services Department and may not be transferred from one property to another.
62. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval shall prevail.

63. If the applicant, owner or tenant fails to comply with any of the conditions of this permit, the applicant, owner or tenant may be subject to a civil fine pursuant to the City Code and/or permit revocation.
64. The applicant shall be responsible for the completeness and accuracy of all forms and supporting materials submitted in connection with any application. Any errors or discrepancies found therein may constitute grounds for the revocation of any approvals.
65. Any new or changed use on the site shall be subject to appropriate review by the City, including building code compliance and environmental review if applicable.
66. Revised plans and building elevations incorporating all conditions of approval for this project shall be coordinated and submitted to Planning and Environmental Services as one package in accordance with plan check requirements. All plans, including site, grading, landscape, irrigation, mechanical, and street improvement plans shall be reviewed for condition compliance prior to issuance of any permits such as grading, building, or encroachment permits. Any change to the size, colors, construction materials, design or location of any structure onsite, or other site or landscape improvements, except to the extent such changes are deemed in substantial conformity, shall not be made without prior City approval.
67. Applicant agrees, as a condition of this approval, at applicant's expense, to defend, indemnify and hold harmless the City of Goleta or its agents, officers and employees from any claim, action or proceeding against the City of Goleta or its agents, officers or employees, to attack, review, set aside, void, or annul, in whole or in part, the City of Goleta approval of the Development Plan or any condition attached thereto or any proceedings, acts, or determinations taken, done or made prior to the approval that were part of the approval process.
68. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City of Goleta and substitute conditions may be imposed.



# Fire Department

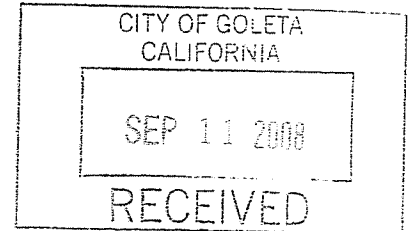
*"Serving the Community Since 1926"*

4410 Cathedral Oaks Road  
Santa Barbara, CA 93110-1042  
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei  
Fire Chief  
County Fire Warden

September 10, 2008

Mr. Scott Kolwitz  
City of Goleta Planning Dept.  
130 Cremona Drive  
Goleta, CA 93117



Dear Mr. Kolwitz:

SUBJECT: APN: 071-130-040; Permit #: 08-157-OA-DP RV  
Site: 600 Pine Avenue, Goleta  
Project Description: 25,026 Square Foot Addition to Existing Commercial Building

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

## GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

### PRIOR TO ERECTION OF COMBUSTIBLE BUILDING MATERIALS THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Driveway width shall as shown on plans dated August 18, 2008.

3. Five (5) new commercial fire hydrants shall be installed. The hydrants shall be located per fire department specifications and shall flow 1,250 gallons per minute at a 20 psi

residual pressure. Prior to installation, plans showing locations, size and type of hydrants, valves, main lines and lateral lines shall be approved by the fire department.

- One fire hydrant shall be located on Pine Avenue at the north driveway to the property. Four more hydrants shall also be added—one hydrant on the north side; one hydrant on the south side of the building approximately 250 feet in (east) from Pine Avenue on the property; one hydrant at the south driveway to the property; and one hydrant on the northeast corner of the property.

**PRIOR TO OCCUPANCY CLEARANCE  
THE FOLLOWING CONDITIONS MUST BE MET**

4. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.
5. Portable fire extinguisher(s) are required and shall be in accordance with the Santa Barbara County Code Chapter 15, Article 1.
6. Building address numbers shall be posted in conformance with fire department standards.
7. When access ways are gated a fire department approved locking system shall be installed.
8. A Knox Box entry system shall be installed. If one is already in place, confirm that all required access keys are located in the Knox Box entry safe.
9. If the proposed project modifies the storage, handling or dispensing of hazardous material, engineered drawings of the hazardous materials process shall be submitted for approval prior to installation and/or modifications.
10. Permits for the use and storage of hazardous and/or flammable materials/wastes are required.
11. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems
  - (25,026 square feet = \$2,502.60)
- Goleta Fees at \$723 per 1000 square feet of non-retail
  - (25,026 square feet = \$18,093.80)

**ESTIMATED TOTAL FEE DUE = \$20,596.40**

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

A copy of this letter will be placed in your Assessor's Parcel File in this office and the fire department advises that these conditions be listed as a disclosure item should your property ever be sold.

As always, if you have any questions or require further information please call 681-5500.

In the interest of life and fire safety,



Brian Hayden, Inspector

BH:jmd

Attachment: Knox Box Application to Bermant Development Company

c: Bermant Development Company, 5383 Hollister Ave, Ste 150, Santa Barbara, CA 93111  
Poliquin Kellogg Design Group, 6400 Canoga Ave, Ste 215, Woodland Hills, CA 91367  
Penfield & Smith, 111 E Victoria St, Santa Barbara, CA 93101  
Suding Design Landscape Architects, 10 E Islay, Santa Barbara, CA 93101  
Goleta Water District, 4699 Hollister Ave, Goleta, CA 93110  
APN

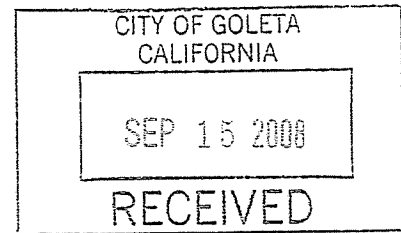


**Santa Barbara County  
Air Pollution Control District**

Our Vision  Clean Air

September 11, 2008

Scott Kolwitz, Project Planner  
City of Goleta Planning & Environmental Services  
130 Cremona Drive, Suite B  
Goleta, CA 93117



**Re: ATK Space Systems, #08-157-OA-DP RV: Recommended Conditions of Approval.**

Dear Scott,

The Santa Barbara County Air Pollution Control District (APCD) has reviewed project information related to ATK Space Systems' construction of an additional 23,375 square foot manufacturing building, a 1,650-square foot "airlock" addition, expanded parking and modified landscaping at this existing R&D building at 600 Pine Avenue in the City of Goleta. For all land-use projects, APCD recommends including measures that support alternative modes of transportation (e.g., transit, biking, and pedestrian improvements) and the application of energy efficiency measures to offset the impacts of greenhouse gas emissions. In addition, we recommend the following conditions of approval for the proposed project:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. All portable diesel-fired engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
3. Applicant is required to complete the "Asbestos Demolition/Renovation Notification" form (available online at <http://www.sbcapcd.org/biz/asbestos.htm>) for each regulated structure to be demolished or renovated, regardless of whether asbestos is present or not. The completed form should be mailed to the Santa Barbara County Air Pollution Control District no later than 10 working days prior to starting work on the regulated structure.

Please contact me at 961-8893 ([mmp@sbcapcd.org](mailto:mmp@sbcapcd.org)) if you have questions.

Sincerely,

Molly Pearson  
Air Quality Specialist  
Technology and Environmental Assessment Division

cc: Project File: ATK Space Systems (electronic copy)  
TEA Chron File





**ATTACHMENT A**  
**FUGITIVE DUST CONTROL MEASURES**

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

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

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

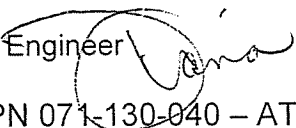
**MONITORING:** Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



## MEMORANDUM

DATE: January 16, 2009

TO: Scott Kolwitz, Senior Planner  
Laura Vik, Associate Planner

FROM: Diana White, Assistant Engineer 

SUBJECT: 600 Pine Avenue, APN 071-130-040 – ATK Space Systems  
Case No. 08-157-OA-DP RV

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Thank you for transmitting the Draft Mitigated Negative Declaration 08-MND-003, dated December 19, 2008 for the ATK Space Systems Project.

Community Services recommended Conditions of Approval for the ATK Space Systems project at 600 Pine Avenue are as follows:

A. PRIOR TO LAND USE PERMIT

1. Payment of Development Impact Fees for Transportation (GTIP Fees).
2. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. Said plan shall indicate how a 50% diversion goal shall be met during construction.
3. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. (Copy of Contract to be provided to the City). Recoverable construction material shall include but not be limited to: asphalt, lumber, concrete, glass, metals, and drywall.

B. PRIOR TO BUILDING PERMIT ISSUANCE

1. Project plans shall demonstrate that internal traffic circulation system is adequate for trucks to be able to get around the building/out of the parking lot in a manner and location that does not conflict with the future Ekwil extension, for approval by Community Services. Specifically, show that trucks delivering to the new airlock can exit to the rear of the sight as far a possible from the new Ekwil round-about location.
2. Applicant shall provide an offer of dedication of public right of way for the Ekwil Extension project along the northerly property boundary, as determined by the Community Services Staff, and as shown in general on plans prepared by Poliquin Kellogg Design Group, dated 8/18/08.

January 21, 2009

3. All existing survey monuments shall be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.

B. PRIOR TO C OF O:

1. Applicant shall relocate the backflow prevention device, other utility connections, or private improvements along Pine Avenue and the future Ekwill extension to outside of the right-of-way and/or dedication area.
2. At the completion of all permitted construction, the owner shall provide the City's Solid Waste Coordinator with a Construction Phase - Final Waste Reduction and Recycling Report. Said report shall designate all materials landfilled and recycled, broken down into material types. The final report shall be approved by the Community Services Department prior to C of O.
3. Payment of Parks and Recreation Fees, as required.
4. All existing survey monuments that were preserved and/or tied out shall be reset in coordination with the County of Santa Barbara's Surveyor's Office.
5. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) caused by construction subject to the review and approval of the Community Services Department.

If you have any questions, please contact me at x7564.

DW/

cc: Steve Wagner, Community Services Director  
Marti Schultz, Principal Civil Engineer

**ATTACHMENT 2**

**REVISED DRAFT  
Mitigated Negative Declaration**

**Dated January 21, 2009**

(w/o project plans, which are included as Attachment 5 to this Planning Commission staff report)



**CITY OF GOLETA**  
**REVISED DRAFT MITIGATED NEGATIVE DECLARATION**  
**08-MND-003**  
**JANUARY 21, 2009**

1. **PROJECT TITLE:** Towbes/ATK Space Systems Project; Case No. 08-157-OA, -DP RV01.
2. **LEAD AGENCY NAME and ADDRESS:** City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117

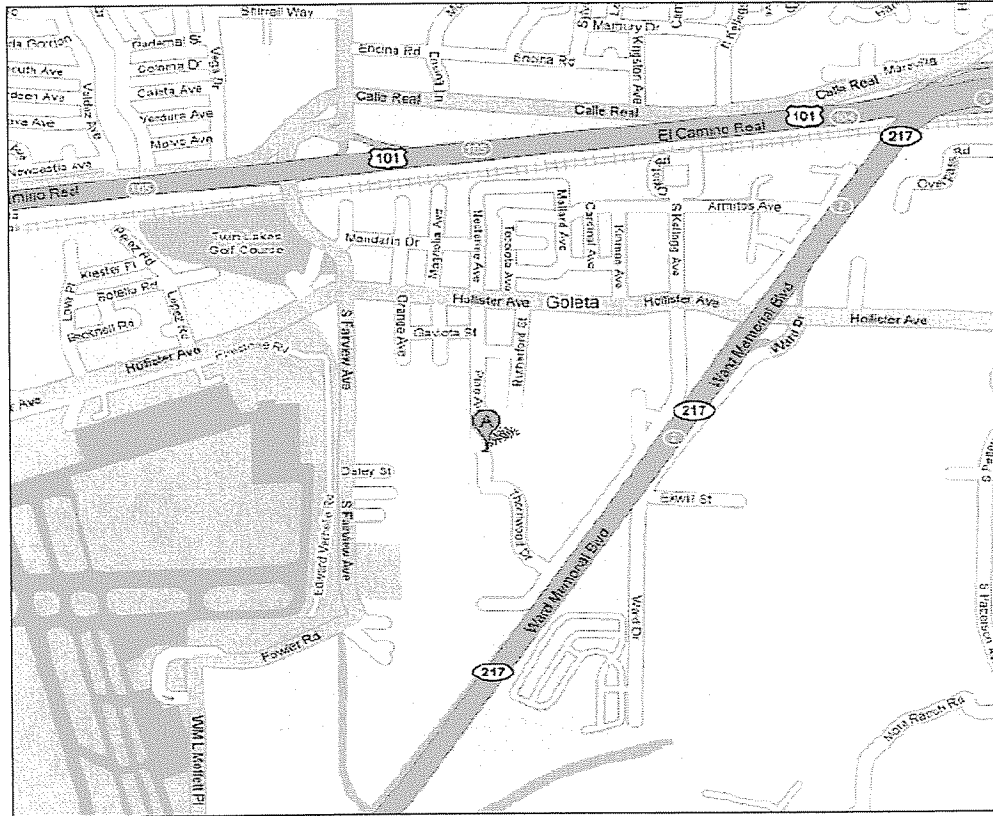
An original Mitigated Negative Declaration was prepared for the Towbes/ATK Space systems Project and released in December 2008. The Draft MND was issued for a 20-day review period in December 2008. Comments received during the review period indicated the need for a 30-day review period as a result of "Trustee Agency" jurisdiction over the project by responding public agencies. This resulted in the issuance of a Revised Draft MND on January 21, 2009 and recirculation for a 30-day period.

3. **CONTACT PERSON and PHONE NUMBER:**  
Laura Vlk, Associate Planner, (805) 961-7546.
4. **APPLICANT:**  
ATK Space Systems  
600 Pine Avenue  
Goleta, CA 93117

**PROPERTY OWNER:**  
The Towbes Group Inc.  
21 East Victoria Street, Suite 200  
Santa Barbara, CA 93101

**AGENT:**  
Laurel Perez/Heidi Jones  
Suzanne Elledge Planning and  
Permitting Services  
800 Santa Barbara Street  
Santa Barbara, CA 93101

**5. PROJECT LOCATION: 600 Pine Avenue**



6. **PROJECT DESCRIPTION:** The application requests approval of an Ordinance Amendment (OA) and a Development Plan Revision (DP RV) for ATK Space Systems (ATK). The OA proposes that the City amend the Goleta Growth Management Ordinance (GGMO) to exempt the proposed project from its requirements. The development plan revision includes a proposal to construct a clean room and office addition located at 600 Pine Avenue. The property has a General Plan land use designation of Business Park, a zoning designation of M-RP Industrial Research Park and is within the Goleta Old Town Redevelopment Area overlay. It should be noted that the City is currently processing an extension to Ekwil St., which is projected to encroach into, approximately, the northern 100-feet of the project site. Specific elements of proposed project include the following:

Ordinance Amendment (08-157-OA):

The proposal includes a request to amend the Goleta Growth Management Ordinance (GGMO) to exempt the project from its provisions subject to the condition that the property owner execute and deliver an Irrevocable Offer to Dedicate the right of way for the extension of Ekwil Street.

Development Plan Revision (08-157-DP RV01):

The property includes a 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-floor mezzanine, a 475-square foot detached masonry building, an 875-square foot storage building, an 850 square foot storage building a 2,500-square foot mechanical yard, two existing liquid nitrogen tanks, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350 square feet of landscaping on a 6.58-acre parcel.

The two, existing storage buildings on site located on the southeast corner of the property were both previously approved under 06-091 -SCD and 07-1 90-SCD. However; these approvals were never effectuated with a building permit. As such, these two as-built structures are included as a part of the proposed project.

Also, the two existing liquid nitrogen tanks on-site (one measuring 8 feet in diameter, 20 feet vertical and one measuring 10 feet in diameter and 25 feet horizontal - screening is provided by an approximately 10 foot high fence) were installed without permits. As such, they are also included as a part of the proposed project.

The applicant proposes to construct a 23,376-square foot manufacturing/office addition (18,694-square foot first-floor & 4,682-square foot second-floor mezzanine) on the east end of the building and a 1,650-square foot "airlock" addition on the north side of the building. The application also includes a parking lot expansion from 165 to 226 parking spaces including 43 compact stalls (19.7%) and seven (7) accessible spaces. 218 of these spaces will be permanent while 8 spaces will be demolished when the future Ekwill extension is installed by the City. The percentage of compact stalls (19.7%) is based on the final 218 permanent parking spaces. The existing 3 loading zones and the 20 indoor bicycle parking spaces would be retained.

The resulting 2-story structure would be 84,561 square feet with a maximum height of 35 feet, consisting of a 63,219-square foot first-floor & a 21,342-square foot second floor mezzanine. Landscaping would be reduced to 33,994 square feet and would require the removal of 18 trees (2 Jacaranda, 1 Liquidambar, 2 Lophostemon, 3 Brazilian Pepper, 5 Tipuana, 1 mature Coast Live Oak, 3 oak tree saplings, and an Island oak tree sapling). However, 78 new trees (25 Jacaranda/Purple-Leaf Plum, 45 Australian Willow/Brisbane Box, 10 Coast Live Oaks, and 8 Queen Palm) and additional shrubs and ground cover are proposed. Grading would consist of 3,500-cubic yards of cut and 300-cubic yards of fill. Stormwater would be directed to two detention basins prior to reaching Old San Jose Creek.



*Requested Modifications*

The proposed addition would be contained within the required set backs; however, the existing building encroaches into the front-yard (west) setback and parking encroaches into the setbacks in the front-yard (west), sideyard (south) and rear yard (east). With the future Ekwil extension, additional setback encroachments into the newly created secondary front yard (north) along the Ekwil extension will occur. These future encroachments include: northwesterly portions of the existing building and existing and proposed parking located on the north side of the parking lot. Therefore, we are requesting a modification to the setback requirements for the existing building and proposed parking.

The future Ekwil extension would reduce the net parcel size, essentially, increasing the site building coverage and reducing landscape coverage. The Zoning Ordinance requires landscape coverage of 30%. With the proposed Ekwil extension, a modification will be required to allow landscape coverage to be 16.5 %.

- 7. APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES:** None.

**8. SITE INFORMATION:**

<b>Site Information</b>	
General Plan Land Use Designation	Business Park
Zoning Ordinance, Zone District	Article III (Inland Zoning Ordinance), Zoned M-RP Industrial Research Park within the Redevelopment Area overlay
Site Size	6.58 acres
Present Use and Development	Research-manufacturing facility / 59,535-square foot 28.25-foot tall research and development building, consisting of a 42,875-square foot first-floor and a 16,660-square foot second-floor mezzanine, a 540-square foot detached masonry building, a 2,500-square foot mechanical yard, 165 automobile parking spaces, 3 loading zones, 20 indoor bicycle parking spaces and 161,350 square feet of landscaping on a 6.58-acre parcel.
Surrounding Uses/Zoning	North: Old San Jose Creek, University Mobile Home Park and Research/Manufacturing (DR-20 and M-RP Industrial Research Park, respectively) South: General Industrial (M-1 Light Industry) East: Agriculture (C-V Regional/Visitor Serving Commercial) West: Pine Avenue, United Parcel Service, and General Industrial (M-RP and M-1 Light Industry, respectfully)
Access	Existing: Two driveways off of Pine Avenue: one is a two-way driveway and the other is a one-way driveway. Proposed: Two, one-way access driveways off of Pine Avenue
Utilities & Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: SB County, Fire Station 12 School Districts: N/A

**9. ENVIRONMENTAL SETTING**

*Slope/Topography*

The project site is relatively flat with slight surface drainage to the south for an overall slope of less than 1% across the property.

*Fauna and Flora*

The property is bounded by Old San Jose creek on the northern edge of the property, and an undeveloped field is located on the property between the existing parking lot and Old San Jose Creek (reference Figure 1 below). The developed portion of the site contains ornamental trees, shrubs and turfgrass. The undeveloped portion of the site contains cottonwood riparian woodland, locust riparian woodland, arroyo willow riparian

woodland, and nonnative grassland/ruderal (Watershed Environmental Biological Analysis, October 9, 2008).

Figure 1



#### *Archaeological Sites*

The Phase I Archaeological Investigation for the site prepared by David Stone, M.A., RPA of Dudek (October 2008) concludes that no prehistoric or cultural materials were identified within any of the proposed development areas.

#### *Surface Water Bodies*

The existing drainage currently flows into two different areas. The improved area north of the building flows into an existing storm drain system and outlets into Old San Jose Creek. This drainage is the relic channel for San Jose Creek and flows in a west-to-east direction. This channel was the historic creek channel prior to the creek being realigned and channelized to its current location adjacent to (west of) Ward Memorial Boulevard. The old creek channel currently receives surface water runoff from urban areas of Goleta and flows ephemerally (during and immediately after rainfall events) into the current San Jose Creek channel via a combination of surface channels and buried storm drain pipes. Old San Jose Creek is not a USGS blue-line stream and is not mapped by the City of Goleta General Plan/Coastal Land Use Plan Conservation

Element Figure 4-1 as a creek (Watershed Environmental Biological Analysis, October 9, 2008). The southern portion of the site is collected by inlets and transported into and underground sump pump. (Preliminary Drainage Analysis for ATK Space Systems, Penfield & Smith, August, 2008).

*Surrounding Land Uses*

The project site is bordered north by Old San Jose Creek, University Mobile Home Park and industrial/manufacturing uses, on the south by general industrial uses, on the east by an agricultural use and on the west by Pine Avenue, and a general industrial use (United Parcel Service).

*Existing Structures*

The property is currently developed with a 59,535-square foot research and development building, a 540-square foot detached masonry utility building, a 2,500-square foot mechanical yard.

**10. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist and analysis on the following pages:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

## 11. DETERMINATION

On the basis of this environmental checklist/initial study:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or mitigated negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier environmental document, including revisions or mitigation measures that are imposed upon the proposed project and that a subsequent document containing updated and/or site specific information should be prepared pursuant to CEQA Sections 15162/15163/15164.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or mitigated negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier environmental document, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*Patricia S. Miller*

Patricia S. Miller, Manager  
Current Planning Division

*20 January 2009*

Date

## **12. EVALUATION OF ENVIRONMENTAL IMPACTS:**

- (a) All answers must take into account the whole action involved, including project specific, cumulative, construction, operational, onsite, offsite, direct, and indirect impacts. The explanation of each issue should identify the existing setting, any applicable threshold of significance, impacts, mitigation measures, and residual impact statement.
- (b) A brief explanation is required for all answers except "No Impact." The discussion must be supported by appropriate information sources. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to requests such as the proposed project.
- (c) The checklist answers must indicate whether the impact is: Potentially Significant, Less than Significant with Mitigation Incorporated, Less than Significant, or No Impact.
- (d) A "Potentially Significant" response is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant" entries when the determination is made, then an EIR is required.
- (e) A "Less than Significant with Mitigation Incorporated" response is appropriate where such incorporation of mitigation would reduce a potentially significant impact to a less than significant level. If there are one or more "Less than Significant with Mitigation Incorporated" entries when the determination is made, then a Mitigated Negative Declaration may be prepared.
- (f) Supporting Information Sources: References and sources should be attached, including but not limited to, reference documents, special studies, other environmental documents, and/or individuals contacted.

**13. ISSUE AREAS:**

**AESTHETICS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Have a substantial adverse effect on a scenic vista?		■			
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				■	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		■			
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		■			

Existing Setting

The project site is surrounded by a mix of residential, general industrial, industrial/manufacturing and agricultural uses. Surrounding structures range from one to two stories, and this area of the City does not exhibit any particular architectural theme. The setbacks of the developed portion of the property are lined with short hedges and trees, which contribute to the screening Pine Avenue and neighboring properties from the development on site.

Thresholds of Significance

A significant Aesthetic impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, the City's *Environmental Thresholds & Guidelines Manual* instructs the project evaluator to assess visual/aesthetic impacts through a two step process. First, the visual resources of the project site must be evaluated including the physical attributes of the site, its visual uniqueness, and its relative visibility from public viewing areas. Of particular concern are visibility from coastal and mountain areas, as well as its visibility from the urban fringe and travel corridors. Secondly, the potential impact of the project on visual resources located onsite and on views in the project vicinity which may be partially or wholly obstructed must be determined. This step includes an evaluation of the project's consistency with City and State policies on the protection of visual resources.

Project Specific Impacts

- a) Although more expansive views of the surrounding area from Pine Avenue are limited due to existing development and landscaping in the vicinity of the project site, views of the Santa Ynez Mountains are available from many vantage points in the area including from the front of the project site along Pine Avenue. Furthermore, development of the vacant portion of the property could obstruct views of the existing agricultural use on the adjacent property to the east. However, that property is designated and zoned as Resort/Visitor Serving Commercial and Visitor Serving, respectfully. As currently proposed, the vacant portion of the site would be developed with a parking lot and associated landscaping and would provide an approximately 130-foot buffer from the northern property line. This buffer could provide continued views of the agricultural lands, however obstructed. As such, project impacts to scenic vistas are potentially significant.
  
- b) The proposed project does not lie within, or affect any views from, a Scenic Highway as designated by the State of California. As such, the project would not result in any impacts on scenic resources within a Scenic Highway
  
- c) Existing development surrounding the project site is comprised of manufacturing/industrial buildings of both one (1) and two (2) stories, a mobile home park, and an agricultural use. The proposed addition would have a maximum height of 35-feet. This proposed height would meet the maximum height allowed the M-RP zoning designation height of 35-feet as well as the Business Park land use designation's recommended height, also 35-feet. Moreover, the project includes architectural detailing that will blend the proposed additions into the existing architectural theme of the existing building. This includes use of the same materials and colors for the proposed additions, and the use of parapet walls to match the existing parapet wall. If the proposed additions are not built in conformance with the existing project description, they could be visually obtrusive and create an adverse visual impact on the visual character and quality of both the project site as well as the surrounding neighborhood. Such visual impacts are considered potentially significant.

Project landscaping is an integral component of any development proposal to ensure minimization of adverse visual impacts and effects on neighborhood compatibility. The submitted preliminary landscape plan includes perimeter and parking area landscaping covering 16.5% of the lot area; hence, a modification would be required as the zoning ordinance required amount of landscaping is 30% of the lot area. If the proposed modification is not approved, and if the additions are not built in conformance with the existing project description, the proposed project could be visually obtrusive and create an adverse visual impact on the visual character and quality of both the project site as well as the



surrounding neighborhood. Such visual impacts are considered potentially significant.

Signage is also an important element of development projects. The proposed project is an expansion of an existing use via additions to an existing building occupied by ATK. ATK has two existing signs, 1) a non-illuminated wall sign on the front of the existing building, and 2) a monument sign along the property's Pine Avenue frontage. The City's current sign regulations (Article I, Chapter 35 of the Municipal Code) requires that signs in commercial and industrial districts are subject to the limitations and restrictions set forth in Section 35-17 to ensure that all such signage is designed to "harmonize by regulations the legitimate private purpose of signs; that is, the identification and promotion of the seller to the buyer, with the public purpose of public safety, health, and welfare (Section 35-2). Signage that is not carefully designed and located can have a significant adverse effect on the visual quality of an area or neighborhood. Since the project does not include a request for any additional signage or changes to the existing sign, the project does not create a visual impact related to signage.

Finally, the project may require both roof mounted heating, ventilating and air conditioning (HVAC) equipment as well as ground mounted utility connections. If not properly screened and/or integrated into the project design and landscaping plan, such roof-mounted equipment and above ground utility connections can be visually obtrusive and create an adverse visual impact on the visual character and quality of both the project site as well as the surrounding neighborhood. Such visual impacts are considered potentially significant.

### Cumulative Impacts

Due to the project specific visual impacts on scenic views, night lighting, and the visual character of the surrounding area, project contributions to cumulative visual/aesthetic impacts would also considered to be potentially significant.

### Required Mitigation Measures

1. The proposed project shall be resubmitted for Preliminary/Final Review by DRB consisting of complete site plan, architectural floor plans, exterior elevations and landscape plans. The preliminary development plans shall be revised to address the issues raised by DRB in its Conceptual Review and shall also incorporate all applicable mitigation measures/conditions of approval. **Plan Requirements & Timing:** The preliminary development plans shall be revised and resubmitted to DRB for review and approval prior to issuance of a Land Use Permit ("LUP") for the project.

**Monitoring:** City staff shall withhold issuance of an LUP pending approval of the final development plans by DRB. City staff shall verify that the project is

constructed per the final architectural plans approved by DRB prior to issuance of any certificate of occupancy.

2. The applicant shall prepare detailed landscape and irrigation plans for the project that identifies the following:
  - a. Type of irrigation proposed;
  - b. All existing and proposed trees, shrubs, and groundcovers by species;
  - c. Size of all planting materials including trees; and
  - d. Location of all planting materials.

The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species which adequately complement the project design and integrate the site with surrounding land uses. Landscaping shall be compatible with the character of the surroundings, the architectural style of the structure and shall be adjusted necessary to: (i) provide adequate vehicle stopping sight distance at all driveway entrances (as determined by the City of Goleta); (ii) visually screen parking areas from street view to the maximum extent reasonable; and (iii) screen, through plantings and other features, loading and services areas of the proposed addition and minimize view blockages of the Santa Ynez mountains and the existing agricultural use to the east. **Plan Requirements & Timing:** The landscape plans shall be revised and resubmitted for review and approval prior to issuance of any LUP for the project. The plans shall first be submitted for review by staff of the City of Goleta, and following approval, the plans shall be submitted for Preliminary/Final Approval by DRB. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any occupancy clearance.

**Monitoring:** City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

3. To ensure installation and long-term maintenance of the approved landscape plans, the applicant shall enter into an agreement to install required landscaping and water-conserving irrigation systems as well as maintain required landscaping for the life of the project. **Plan Requirements & Timing:** Performance securities for installation and maintenance for at least three (3) years shall be subject to review and approval by City staff. A signed Maintenance Agreement and Performance Securities (in a form and in an amount acceptable to the City) guaranteeing installation of the landscaping and maintenance thereafter for a period of at least three years, shall be furnished by the applicant for review and approval by the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall photo document installation prior to occupancy clearance and shall check maintenance as needed. Release of any performance security requires City staff signature.

4. All exterior night lighting shall be of low intensity/low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and the adjacent Environmentally Sensitive Habitat Area (ESHA - Old San Jose Creek riparian corridor). Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure the public safety of employees, residents, and visitors to the business park. All upward directed exterior lighting shall be prohibited to protect night sky views of the stars. All exterior lighting fixtures shall be appropriate for the architectural style of the proposed structure and the surrounding area. The applicant shall develop a lighting plan incorporating these requirements and provisions for dimming lights after 11:00 p.m. to the maximum extent practical without compromising public safety. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on the preliminary/final lighting plan and shall be reviewed and approved by DRB and City staff. **Timing:** The preliminary/final lighting plan shall be reviewed and approved by DRB and City staff prior to issuance of any LUP for the project.

**Monitoring:** City staff shall inspect all exterior lighting to verify that exterior lighting fixtures have been installed consistent with their depiction on the final lighting plan.

5. To prevent construction and/or employee trash from blowing offsite, covered refuse/recycling receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by City staff. **Plan Requirements & Timing:** Prior to issuance of any LUP for the project, the applicant shall designate and provide to City staff the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by City staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

**Monitoring:** City staff shall inspect periodically throughout grading and construction activities to verify compliance.

6. The applicant shall submit a composite utility plan for DRB and City staff Preliminary/Final Review. All external/roof mounted mechanical equipment on the existing building and proposed additions (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened from public view in a manner

deemed acceptable to the City. **Plan Requirements & Timing:** Detailed plans showing all external/roof mounted mechanical equipment shall be submitted for review by DRB and City staff prior to issuance of any LUP for the project.

**Monitoring:** City staff shall verify installation of all external/roof mounted mechanical equipment per the approved plans prior to the approval of any certificate of occupancy.

7. All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be screened from public view, not within the public right-of-way and painted in a soft earth-tone color(s) (red is prohibited) so as to blend in with the project. Screening may include a combination of landscaping and/or masonry or lattice walls. Whenever possible and deemed appropriate by City staff, utility transformers shall be placed in underground vaults. All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view. **Plan Requirements & Timing:** The site and building plans submitted for DRB Preliminary/Final Review shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.

**Monitoring:** City staff shall verify that all above-ground utility connections and equipment is installed, screened, and painted per the approved plans.

8. All new utilities on site shall be installed underground. **Plan Requirements & Timing:** All composite utility plans for the project shall note this undergrounding requirement and shall be submitted for City staff review and approval prior to and as a condition precedent to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance in the field prior to occupancy clearance.

### Residual Impact

With implementation of these mitigation measures, residual project specific and project contributions to cumulative Aesthetic impacts would be considered less than significant.

**AGRICULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?				■	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			■		

Existing Setting

The project site is located within a developed area of Old Town Goleta, and a portion of the site has been developed for many years (the initial building on site was approved in 1973). The vacant portion of the site has been called out in the City of Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report (GP/CLUP FEIR) as fallow agricultural land containing prime agricultural soils. The last known agricultural use on this portion of the property occurred between 1970 and 1974 (based upon aerial imagery). The adjacent site to the east of the project site contains an existing agricultural use and prime soils. The City's GP/CLUP designates this adjacent property Visitor Serving and the property has a zoning designation of Resort/Visitor Serving Commercial.

Thresholds of Significance

A significant impact to Agricultural Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, a project may pose a significant environmental effect on agricultural resources if it conflicts with adopted environmental plans and goals of the City or converts prime agricultural land to non-agricultural use or impairs the agricultural productivity of prime agricultural land.

### Project Specific Impacts

- a-b) The proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as mapped by the California Resources Agency. The maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency indicate that the entirety of the property is urban and built-up land (vacant and nonagricultural land surrounded on all sides by urban development and is less than 40 acres in size). There are no agriculturally zoned properties or properties under a Williamson contract in the vicinity of the project site (the adjacent property to the east with an existing agricultural use is zoned and designated Visitor Serving). As such, the proposed project poses no impacts related to the conversion of farmland mapped by the California Resources Agency.
- c) The proposed project would result in the conversion of 2.37-acres of land containing prime soils (City of Goleta General Plan/Coastal Land Use Plan Final EIR) to a non-agricultural use.

The City of Goleta Environmental Thresholds Manual states that, as a general guideline, an agricultural parcel of land should be considered viable if it is of sufficient size and capacity to support an agricultural enterprise independent of any other parcel. To qualify as agriculturally viable, the area of land in question need only be of sufficient size and/or productive capability to be economically attractive to an agricultural lessee. This productivity standard should take into consideration the cultural practices and leasehold production units in the area, as well as soil type and water availability.

This property does contain Class II, prime soils and is partially surrounded by agriculture/open space; however, the adjacent property with the agricultural use is zoned and designated as Visitor Serving. Also, the ATK property is less than five (5) acres, has not been farmed since the 1970's, is part of an already developed research/manufacturing site, is zoned M-RP Industrial Research Park and designated Business Park, cannot qualify for an agricultural preserve, and is not a part of any combined farming operations. Moreover, this parcel would not qualify for the Goleta Water District's agricultural water rate as it is less than 3-acres and not used exclusively for agricultural purposes (Section 1.04.020 Water service classifications, GWD code). As such, this property cannot be considered viable agricultural land and therefore, the project presents less than significant impacts to the conversion of farmland.

### Cumulative Impacts

Viable agricultural land is becoming scarcer and scarcer in California, and the South Coast is one of the most important regions economically and physically for agricultural production in the State. The competing growth pressures in the region have led to rapid

conversion of agricultural lands in the City, County and throughout the South Coast. The build out of the GP/CLUP would result in the conversion of approximately 29 acres of important farmland that are either currently in active agricultural productions or may be able to support agricultural operations, the latter including the undeveloped portion of the project site. However, as stated above, this property is not agriculturally viable, and the GP/CLUP FEIR has already brought the level of significance of the conversion of this (and other) agricultural lands within the City to below a level of significance. Therefore, cumulative impacts are less than significant.

#### Required Mitigation Measures

No mitigation measures are identified.

#### Residual Impact

Residual project specific and project contributions to cumulative Agricultural Resources impacts would be considered less than significant.

**AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Unclassifiable
a. Conflict with or obstruct implementation of the applicable air quality plan?		<input checked="" type="checkbox"/>			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		<input checked="" type="checkbox"/>			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			<input checked="" type="checkbox"/>		
d. Expose sensitive receptors to substantial pollutant concentrations?		<input checked="" type="checkbox"/>			
e. Create objectionable odors affecting a substantial number of people?			<input checked="" type="checkbox"/>		
<b>Greenhouse Gases</b>					
f. Emissions equivalent to or greater than 25,000 metric tons of CO <sub>2</sub> from both stationary and mobile sources during long-term operations.					<input checked="" type="checkbox"/>

Existing Setting: Criteria Pollutants

To protect human health, State and Federal air quality standards have been established for 11 pollutants. According to the Air Pollution Control District (APCD), Santa Barbara County is currently considered in attainment of the federal eight-hour ozone standard, and in attainment of the state one-hour ozone standard. The County does not meet the state eight-hour ozone standard or the state standard for particulate matter less than ten microns in diameter (PM<sub>10</sub>); and does meet the federal PM<sub>10</sub> standard. There is not yet enough data to determine the attainment status for the state standard for particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>), although the County has been designated as "unclassifiable/Attainment" by the U.S. Environmental Protection Agency (EPA) for the federal 24-hour PM<sub>2.5</sub> standard (Molly Pearson, SBCAPCD, 01/05/09 comment letter on the DMND for this project).

Ozone air pollution is formed when nitrogen oxides (NO<sub>x</sub>) and reactive organic compounds (ROCs) react in the presence of sunlight. According to the APCD, the major sources of ozone precursor emissions in Santa Barbara County are motor vehicles, the petroleum industry, and solvent usage (paints, consumer products, and certain industrial processes). Sources of PM<sub>10</sub> include grading, demolition, agricultural tilling, road dust, mineral quarries, and vehicle exhaust.



### Existing Setting: Global Climate Change/Greenhouse Gases

Emissions of greenhouse gases (GHGs) accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. These impacts stem from reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

GHGs include water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Combustion of fossil fuels constitutes the primary source of GHGs. Projects can directly release GHGs, or indirectly increase GHGs by increasing combustion of fossil fuels via increased energy consumption or vehicular trips. Some projects can also exacerbate climate change by significantly reducing Albedo or sequestration of carbon dioxide (i.e., removal of many trees). California emitted 484 million metric tons of GHGs in 2004 (California Air Resources Board, *California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit*, November, 2007: p.7).

The California Global Warming Solutions Act of 2006 (Assembly Bill 32, Health and Safety Code, §§ 38500 *et. seq.*) requires reduction of California's GHG emissions to 1990 levels by 2020. While neither the California Air Resources Board (CARB) nor the Santa Barbara County Air Pollution Control District has estimated CEQA criteria or threshold for GHGS, CARB has established California's 1990 level at 427 million metric tons of CO<sub>2</sub> equivalent emissions.

### Thresholds of Significance: Criteria Pollutants

A significant Air Quality impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. The City's *Environmental Thresholds & Guidelines Manual* has identified a long term quantitative emission threshold of significance of 25 pounds/day (PPD) for ozone precursors nitrogen oxides (NO<sub>x</sub>) and reactive organic gases (ROGs). In addition, the City's thresholds establish criteria for conducting carbon monoxide (CO) emission modeling. However, the Santa Barbara County APCD has indicated that due to the relatively low background ambient CO levels in Santa Barbara County, localized CO impacts associated with traffic at congested intersections are not expected to exceed the CO health-related air quality standards. As a result, "hotspot" analyses are not required anymore. (Vijaya Jammalamadaka, SBCAPCD, 08/05/08)

Short term thresholds for NO<sub>x</sub> and ROG emissions have not been established by the City. Under prior modeling by the County of Santa Barbara, such emissions were determined to account for only 6% of total NO<sub>x</sub> and ROG emissions. However, due to the fact that Santa Barbara County is not in compliance with State standards for

airborne particulate matter (PM<sub>10</sub>), construction generated fugitive dust (50% of total dust) is subject to the City's standard dust mitigation requirements.

#### Thresholds of Significance: Global Climate Change/Greenhouse Gases

Currently, neither the State of California nor the City of Goleta has established CEQA significance thresholds for greenhouse gas emissions. However, the California Air Pollution Control Officers Association (CAPCOA) has issued a Technical Advisory titled *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review* (dated June 19, 2008, available at the OPR website, [www.opr.ca.gov](http://www.opr.ca.gov)). This advisory provides guidance to land use agencies in the interim period, until the state CEQA Guidelines are revised. The advisory states on page 4, in the third paragraph, "*Public agencies are encouraged but not required to adopt thresholds of significance for environmental impacts. Even in the absence of clearly defined thresholds for GHG emissions, the law requires that such emissions from CEQA projects must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact.*" Furthermore, the advisory document indicates in the third bullet item on page 6 that "*in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a 'significant impact', individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice.*"

The City's methodology to address Global Climate Change in CEQA documents is evolving. The current methodology entails three steps: (1) quantification of the project's GHG emissions, or provide a qualified discussion where quantification is not yet feasible, (2) identification of opportunities to reduce the project's GHG emissions, and (3) identification of global climate change impacts on the project, such as increased incidence of wildfires, increased bluff erosion, and rising sea levels. The first two steps are addressed below; while step 3 is addressed in the Geology/Soils, Hydrology/Water Quality, and Public Services sections of this document.

Furthermore, the City has reviewed much of the available subject analysis including the CAPCOA paper on CEQA and climate change and the California League of Cities Review of SB 375. Based on this review, the City believes the intent of the stakeholder agencies at this time is to target the larger sources of GHG emissions rather than every potential project with regards to CEQA analysis and subsequent impact discussion. To that end, until a good threshold is determined, the City believes it is safe to say that any project with GHG emissions (inclusive of construction and operational emissions as estimated by APCD's latest URBEMIS software program – URBEMIS 2007, Version 9.2.4) greater than the GHG reporting requirement required under ARB Resolution 07-54 (25,000 metric tons or more of CO<sub>2</sub> equivalent per year) should be considered

significant.<sup>1</sup> Projects below these levels remain unclassifiable until more evidence becomes available.

### Project Specific Impacts

#### *Short Term Construction Impacts*

- a-d) Short term air quality impacts generally occur during project grading. Preliminary earthwork quantities are estimated at 3,500 yd<sup>3</sup> of cut and 300 yd<sup>3</sup> of fill (3,200 yd<sup>3</sup> of excess fill material to be removed from the site). As a result of this much proposed grading, and the air basin's current non-attainment of State PM<sub>10</sub> standards, any project generated fugitive dust would be considered to pose a potentially significant air quality impact associated with PM<sub>10</sub> emissions.

Although the City has not established short-term quantitative thresholds for NO<sub>x</sub> and ROG emissions generated by construction equipment, fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. As such, project specific impacts on air quality standards or existing air quality violations as well as project contributions to the exposure of sensitive receptors to substantial pollutant concentrations in the City as a result of construction activities would be considered potentially significant.

- e) Construction of a new parking lot would require application of aggregate concrete (AC aka asphalt) that could create objectionable odors. Such odors would be temporary and localized. Because the City has no adopted thresholds of significance for such impacts, odors associated with AC paving would be considered adverse but not significant. However, APCD Rule 339, a prohibitory rule governing the application of cutback and emulsified asphalt paving materials in the County, would apply to all project paving activities. Therefore, impacts related to objectionable odors affecting a substantial number of people are considered potentially significant.
- f) The proposed project would generate GHGs including water vapor, CO<sub>2</sub> and fluorocarbons which absorb infrared radiation in the atmosphere. Because different GHGs have varying levels of heat absorption, CO<sub>2</sub> is commonly used as a "reference gas" to relate the amount of heat absorbed to the level of GHGs emitted. As such, project generated levels of CO<sub>2</sub> would be considered the project's contribution to cumulative GHGs and global climate change. Using URBEMIS 2007 Version 9.2.4 air quality modeling software, it is anticipated that project generated CO<sub>2</sub> emission levels (vehicular & source) would be 2,573.86 pounds-per-day (PPD) or 426.13 metric tons per year, and construction CO<sub>2</sub>

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

emissions would be 6,144.53 PPD or 1,017.3 metric tons per year. As both the project and construction generated levels of CO<sub>2</sub> would be less than the City's interim threshold for GHG's of 25,000 metric tons per year threshold, the project's contribution to GHG emissions is not classifiable.

#### *Long Term Operational Impacts*

- a-e) Traffic from future use of the proposed clean room and office space would lead to a corresponding increase in vehicular emissions in the area. To determine whether vehicular emissions resulting the proposed project would likely exceed the City's significance threshold of 25 PPD for stationary and mobile sources combined of reactive organic gases (ROGs) or nitrous oxides (NO<sub>x</sub>), the APCD Land Use Screening Table (June 2008) was consulted. Based on such screening criteria, the proposed project falls below the thresholds identified in the table based on project size. APCD's latest URBEMIS software program (URBEMIS 2007, Version 9.2.4) was also used to calculate long term emissions from both project generated motor vehicle trips and stationary emissions from the project itself (e.g. water heaters, space heaters, landscape maintenance, consumer products, architectural coatings, etc). Using this air quality modeling software (using trip generation numbers from the project's traffic study – Associated Transportation Engineers 10/21/08) it is estimated that project generated vehicular emissions would be approximately 2.20 PPD of ROGs and 2.74 PPD NO<sub>x</sub>, while stationary emissions would be 0.46 PPD of ROGs, and 0.93 PPD of NO<sub>x</sub> for a total estimated project generated air emission load of 2.66 PPD of ROGs and 3.67 PPD of NO<sub>x</sub>, well below the 25 PPD threshold for either ozone precursor. Furthermore, due to the relatively low background ambient CO levels in Santa Barbara County, localized CO impacts associated with traffic at congested intersections are not expected to exceed the CO health-related air quality standards. Therefore, criteria pollutant project impacts are considered less than significant.
- f) As stated above in the project specific air quality impacts, the significance of the proposed project's contribution to long term operational impacts to global GHG emissions and thereby climate change, pursuant to CEQA, cannot be classified as the project would emit less than the City's interim significance threshold for GHG's of 25,000 metric tons per year.

#### Cumulative Impacts

Per the City's *Environmental Thresholds & Guidelines Manual*, a project's contribution to cumulative air quality impacts is considered significant if the project's total emissions of either NO<sub>x</sub> or ROG exceed the long term threshold of 25 PPD. The proposed project's contribution to overall emissions associated with buildout of the new clean room and office building would be less than this threshold, and therefore the project's contribution to cumulative air quality impacts involving NO<sub>x</sub> and ROC would be

considered less than significant. However, as noted above, the project's contribution to cumulative PM<sub>10</sub> emissions would be considered potentially significant as a result of the area's current non-attainment status regarding the State standard.

As stated above in the project specific air quality impacts, the significance of the proposed project's contribution to cumulative global GHG emissions and thereby climate change, pursuant to CEQA, cannot be classified as the project would emit less than the City's interim significance threshold for GHG's of 25,000 metric tons per year.

#### Required Mitigation Measures

1. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
  - a) Seeding and watering to revegetate graded areas; and/or
  - b) Spreading of soil binders; and/or
  - c) Any other methods deemed appropriate by City staff.

**Plan Requirements & Timing:** These requirements shall be noted on all plans submitted for issuance of any LUP for the project.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

2. Dust generated by construction activities shall be kept to a minimum with a goal of retaining dust on the site. The following dust control measures listed below shall be implemented by the contractor/builder:
  - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods

when work may not be in progress. **Plan Requirements & Timing:** All of the aforementioned requirements shall be noted on all plans submitted for issuance of any LUP for the project. The name and telephone number of such persons shall be provided to City staff and the APCD and shall be posted in three locations along the project site's perimeter for the duration of grading and construction activities.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

3. During all project grading and hauling, construction contracts must specify that construction contractors shall adhere to the requirements listed below to reduce emissions of ozone precursors and particulate emissions from diesel exhaust:
  - a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
  - b. Diesel powered equipment should be replaced by electric equipment whenever feasible.
  - c. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
  - d. Other diesel construction equipment, which does not meet CARB standards, shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed.
  - e. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
  - f. All construction equipment shall be maintained in tune per the manufacturer's specifications.
  - g. The engine size of construction equipment shall be the minimum practical size.
  - h. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
  - i. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

**Plan Requirements & Timing:** The construction emission requirements shall be printed all plans submitted for any LUP, building, or grading permits.

**Monitoring:** City staff shall verify compliance with requirements for printing the aforementioned construction emission requirements on all plans submitted for any LUP, building, or grading permits. APCD inspectors shall verify compliance in the field.

4. Idling of diesel trucks during loading and unloading shall be limited to a maximum of five (5) minutes. In addition, drivers of diesel trucks shall not use diesel-fueled auxiliary power units for more than five (5) minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle equipped with a sleeper berth, at any location. **Plan Requirements & Timing:** The aforementioned restrictions of diesel truck idling shall be printed on all plans submitted for any LUP, building, or grading permits.

**Monitoring:** City staff shall monitor in the field for compliance.

5. Soils stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. Gravel pads must be installed at the access points to the construction site to minimize tracking of mud on to public roads. **Plan Requirements & Timing:** All of the aforementioned requirements shall be noted on all plans submitted for issuance of any LUP for the project. The name and telephone number of such persons shall be provided to City staff and the APCD and shall be posted in three locations along the project site's perimeter for the duration of grading and construction activities.

**Monitoring:** City staff shall perform periodic site inspections to verify compliance as well as contact the designated monitor as necessary to ensure compliance with dust control measures.

#### Recommended Mitigation Measures

6. The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City of Goleta staff:
  - a) Use of water-based paint on exterior surfaces;
  - b) Use of passive solar cooling/heating;
  - c) Use of energy efficient appliances;
  - d) Use of natural lighting;
  - e) Installation of energy efficient lighting;
  - f) Use of drought-tolerant native or Mediterranean landscaping subject to Planning and Environmental Services staff and Design Review Board (DRB) approval to shade buildings and parking lots;

- g) Encouragement of the use of transit, bicycling, and walking by providing infrastructure to promote their use;
- h) Provision of segregated waste bins for recyclable materials; and

**Plan Requirements & Timing:** These requirements shall be shown on applicable building plans prior to issuance of any land use permit.

**Monitoring:** City of Goleta staff shall site inspect for compliance prior to issuance of an occupancy permit.

### Residual Impact

With implementation of the above mitigation measures, residual project specific as well as project contributions to cumulative air quality impacts involving ROG<sub>s</sub>, NO<sub>x</sub> and PM<sub>10</sub> would be considered less than significant. Project contributions to GHG emissions, would be reduced through implementation of the recommended mitigation measures noted above.



**BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			■		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		■			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		■			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		■			
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		■			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				■	

Existing Setting

The subject site is occupied by a manufacturing/industrial use building, a detached masonry building, a mechanical yard, and associated parking, miscellaneous paving, and landscaping. The property contains 5 vegetation types: 1) cottonwood riparian woodland, 2) locust riparian woodland, 3) arroyo willow riparian woodland, 4) nonnative grassland/ruderal, and 5) ornamental landscaping trees, shrubs, and turf grass. (Watershed Environmental, Inc 10/09/08)

The site is nearly level, and a drainage channel known as Old San Jose Creek is located along the northern property line. This drainage is the relic channel for San Jose Creek and flows in a west-to-east direction. This channel was the historical creek

channel prior to the creek being realigned and channelized to its current location adjacent to (west of) Ward Memorial Boulevard. The old creek channel currently receives surface water runoff from urban areas of Goleta and flows ephemerally (during and immediately after rainfall events) into the current San Jose Creek channel via a combination of surface channels and buried storm drain pipes. Old San Jose Creek is not a USGS blue-line stream and is not mapped by the General Plan's Conservation Element (Figure 4-1) as a creek. However, the Old San Jose Creek channel, which extends northeasterly from Kellogg Way through the northern portion of the ATK property and continues south toward the airport, is mapped as ESHA due to the presence of native and nonnative riparian vegetation. This area includes approximately 39,840-square feet of the vacant portion of the ATK site. (Watershed Environmental, Inc 10/09/08)

A total of 62 different species of plants were observed on the property. Approximately 74 percent of the species present are nonnative and 26 percent are native. The number of nonnative plant species is higher than normal, but reflects the fact that the site is in the middle of an urban environment and most of the property has been landscaped with nonnative ornamental vegetation. Habitat present in the undeveloped portion of the property includes native and nonnative riparian woodlands and nonnative grassland/ruderal vegetation. The riparian habitat is significantly degraded by the presence of nonnative vegetation; urban pollution (trash, noise, lighting); and lack of connectivity to any high-quality riparian or other native habitat. The riparian habitat on the property does, however, provide shelter for roosting and nesting birds and shelter for small mammals. (Watershed Environmental, Inc 10/09/08)

Wildlife use of the nonnative grassland habitat is limited to small, burrowing mammals, foraging by raptors, and seed- and insect-eating birds. The lack of tree and shrub cover within the grasslands and periodic disturbance (i.e., mowing and use of the volleyball court) preclude wildlife from establishing residence or breeding/bird nesting in these grasslands. Wildlife use is limited to a few relatively common species that are adapted to an urban environment and can tolerate high levels of noise, night lighting, and human disturbance. The only wildlife species observed during the performance of the survey were common birds (Anna's hummingbird, northern mockingbird, house finch, yellow-rumped warbler, rock dove, American crow, black phoebe, Say's Phoebe, red-tailed hawk, scrub jay, California towhee, and turkey vulture); western fence lizards; and pocket gophers. Other species not observed but expected to occur include raccoon, Virginia opossum, striped and spotted skunks, black rat, domestic and feral cats and dogs, alligator lizards, and Pacific tree frogs. (Watershed Environmental, Inc 10/09/08)

The only species records with a potential to occur in the project area are: Coulter's saltbush (*Atriplex coulteri*), southern tarplant (*Centromadia parryi* ssp. *australis*), monarch butterfly (*Danaus plexippus*) winter aggregation sites, raptors, the least Bell's vireo and tidewater goby. There are two known monarch butterfly aggregation (roosting) sites within one mile of the property located in eucalyptus groves adjacent to Atascadero Creek (approximately 2,500-feet south of the project site) and a eucalyptus

grove along San Jose Creek on the north side of the 101 Freeway (approximately 4,000-feet north of the project site). While there are groves of eucalyptus trees growing along the banks of Old San Jose Creek east and west of the 600 Pine Avenue property, these are not known to serve as roosting sites for overwintering monarch butterflies. (Watershed Environmental, Inc 10/09/08)

There are also two known raptor nest sites in the project vicinity, both within the Old San Jose Creek channel. One is a red-tailed hawk nest that was mapped by the City in 2006; it lies approximately 500-feet east of the project site in a grove of eucalyptus. The other is a red-tailed hawk nest identified by Watershed Environmental in 2005 in the same grove approximately 75-feet from the northeast corner of the 600 Pine Avenue property. (Watershed Environmental, Inc; 10/09/08)

A survey was also conducted for vernal pool branchiopod species (fairy shrimp). It was determined that there is no potential for the existence of fairy shrimp at this location, as no suitable habitat exists in or adjacent to the area where development is proposed. The majority of the proposed project would occur on land that is already developed (asphalt parking lots and existing structures). The only portion of the project that would occur in an undeveloped area is the expansion of 41,468 SF (0.95 acres) of new asphalt parking into an area that currently supports annual grassland habitat. This area is relatively flat, has no depressions (or swales, tire ruts, earthen slumps, etc), and the soil consists of Elder Sandy Loam (EaA), which is classified by the Soil Conservation Service as being well drained with moderate permeability, and which is not underlain by hardpan or impermeable layer. The proposed development area lacks the properties necessary for water to pond, pools to form, or standing water to persist for the minimum duration required (3 weeks) to support vernal pool branchiopods (Watershed Environmental, Inc; 1/15/09).

### Thresholds of Significance

A significant impact on Biological Resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additionally, per the City's *Environmental Thresholds & Guidelines Manual* a project would pose a significant environmental impact(s) on biological resources in any of the following would result from project implementation:

- a) A conflict with adopted environmental plans and goals of the community where it is located;
- b) Substantial effect on a rare or endangered plant or animal species;
- c) Substantial interference with the movement of any migratory or resident fish or wildlife species;
- d) Substantial diminishment of habitat for fish, wildlife, or plants.

### Project Specific Impacts

- a) The loss of 41,468-square feet of nonnative grassland/ruderal vegetation will occur during the construction of the parking lot, and will cause wildlife that forage in this area to relocate to adjacent areas not affected by construction. It will also likely result in the loss of a few small burrowing mammals (i.e., gopher, California vole, and ground squirrel). Since there are no special-status species in this habitat and the wildlife species that use it for foraging are generalists adapted to a variety of habitats, including agricultural fields, vacant lots, and landscaped areas, the long-term effect to wildlife resulting from the conversion of this nonnative grassland/ruderal vegetation to asphalt pavement is considered to be less than significant. (Watershed Environmental, Inc 10/09/08)

However, there are two known historic red-tail hawk nests near the 600 Pine Avenue property. These nests are located on the adjacent properties to the east along the Old San Jose Creek drainage. The nearest historic nest is located approximately 75-feet from the northeast corner of the 600 Pine Avenue property. The other is located approximately 500-feet from the northeast corner of 600 Pine Avenue (refer to Figure 3). Raptor nests are protected by the California Department of Fish and Game (CDFG) Code (Section 3503.5, 1992) and by the GP/CLUP Conservation Element Policy CE 8.4. Section 3503.5 states it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Disturbance that causes nest abandonment and/or loss of reproductive effort is considered a "take" by the CDFG (Watershed Environmental, Inc 10/09/08).

Furthermore, the riparian willows in the Old San Jose Creek corridor could provide nesting habitat for the least Bell's vireo, a federally listed species, hence, protected by the Endangered Species Act of 1973, as amended (Act), including section 7, 9 and 10. The Act is administered by the Fish and Wild Service. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines take to mean harass, harm, pursue, hunt, shoot, would, kill, trap, capture, or collect, or attempt to engage in any such conduct. Service regulations (50 CFR 17.3) define harm to include significant habitat modifications or degradation which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or negligent action that crates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to breeding, feeding, or sheltering (Roger P. Root, Fish and Wildlife Service, 1/07/09).

The GP/CLUP Conservation Element Raptor Nest Protection Policy CE 8.4 requires development to “be designed to provide a 100-foot buffer around active and historical nest sites for protected species or raptors when feasible” and states that if an “active raptor nest site exists on the subject property, whenever feasible no vegetation clearing, grading, construction or other development activity shall be allowed within a 300-foot radius of the nest site during the nesting and fledging seasons.” The proposed project does not encroach within the 100-foot wide buffer zone of these raptor nests, but the northeast corner of the new parking area is within 300-foot (radius) of a historic raptor nest (Watershed Environmental, Inc 10/09/08) While no least Bell’s vireo nests were identified in the project’s biological report, if any exist during project construction, impacts to this federally listed species could occur. Hence, such impacts are considered potentially significant.

- b) The northern portion of the 600 Pine Avenue property contains three types of riparian woodlands: cottonwood, arroyo willow, and locust. The cottonwood and arroyo willow riparian woodlands contain native tree species and as such are subject to the City’s Native Woodland Protection Policies (Conservation Element 9.1, 9.2, 9.3). The locust riparian woodland contains nonnative locust (*Robinia* sp.) trees and is not subject to these policies. However, a portion of the new parking lot component of the proposed project would encroach into the required 50-foot buffer of an arroyo willow riparian woodland, and construction equipment could be staged in the required buffer areas. Ephemeral flows in the Old San Jose Creek can attract amphibians, which could potentially be affected by project constructions.

Additionally, construction related sediment could enter Old San Jose Creek. The Old San Jose Creek drains into Goleta Slough, which provides habitat for the federally listed tidewater goby. Fine sediment from construction runoff could degrade tidewater goby habitat and smother tidewater goby eggs. (Roger P. Root, Fish and Wildlife Service, 1/07/09 comment letter for this project’s DMND). Such impacts are considered potentially significant.

- c) The proposed project would cover the project site with approximately 41.7% of the lot area with impervious surface. Most of these impervious surfaces would be comprised of a parking lot for employees on site. Runoff from large parking areas is often contaminated with a mix of petroleum products and other pollutants resulting from vehicular use. In addition, tailwater from landscape irrigation is often contaminated with fertilizers, pesticides, fungicides, and herbicides resulting from improper application methods and/or over-application. All such contaminants can pose potentially significant, adverse effects on sensitive riparian systems, surface water quality, and wetlands such as Goleta Slough.

Currently, all stormwater runoff flows into two different areas. The improved area north of the building flows into an existing storm drain system and outlets into Old San Jose Creek. The southern portion of the site is collected by inlets and transported into an underground sump pump. The proposed project would install two detention basins on site and replace the storm drain system along the north side of the site as the existing drainage system is undersized. Such improvements, if properly designed and maintained, can provide for significant runoff filtration which could ensure that stormwater discharged into the City's stormdrain system would not pose a significant threat to water quality in Old San Jose Creek and ultimately Goleta Slough. However, project impacts on surface water quality are considered potentially significant.

In addition, construction activities such as washing of concrete trucks, painting equipment, etc can result in the introduction of significant levels of pollutants into neighboring surface waterbodies. The potential for such activities to affect surface water quality in the area is especially heightened in this instance due to the fact that the project site drains directly into Old San Jose Creek and the City's stormdrain system. Such short term impacts would be considered potentially significant.

- d) Since the Old San Jose Creek is not a USGS blue-line stream and is not mapped by the GP/CLUP Conservation Element Figure 4-1 as a creek, the Old San Jose Creek is not habitat to any native resident or migratory fish species, and therefore, would not have any effect on the movement of such fish species. As stated above in a), the proposed project, would not have a significant effect on established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with the exception of excessive exterior night lighting. Hence, the project poses a potentially significant impact to wildlife corridors.
- e) The project as currently proposed would require the removal of one mature coast live oak tree (CLO4), three oak tree saplings (CLO1-3), and an Island Oak tree sapling. These trees may have been planted as part of the landscaping of the property or could be volunteers that were allowed to grow. In either case, GP/CLUP Conservation Element Policies 9.4 and 9.5, Tree Protection Standards and Native Tree Mitigation Policies, respectively, apply. These policies stipulate that removal of native trees shall be avoided if possible and that if removal of mature native trees cannot be avoided, replacement trees shall be planted at a 10:1 ratio. Watershed Environmental, Inc 10/09/08). If this mitigation is not properly applied, the project would pose potentially significant impacts related to consistency with the City's tree preservation policies.
- f) There are no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that either affect the project site or would be in conflict with the proposed

manufacturing/industrial center. Therefore, the proposed project poses no potential to generate such impacts.

### Cumulative Impacts

Projects that result in potentially significant, project specific biological impacts, are generally considered to also make a potentially significant contribution to corresponding cumulative biological impacts. As such, the proposed project would result in a potentially significant contribution to water quality degradation and the resulting effects on riparian systems and wetlands associated Old San Jose Creek and the Goleta Slough.

### Required Mitigation Measures

1. A 50-foot wide buffer zone shall be established around the perimeter of the City of Goleta GP/CLUP Figure 4-1 mapped ESHA starting from the outer edge of the riparian canopy (refer to Figure 2 of the Watershed Environmental Biological Report dated 10/09/08). This buffer would need to be reduced to 25-feet around the arroyo willow and locust riparian woodlands. As such, the applicant shall plant native drought-tolerant vegetation at a 2 to 1 ratio along the Old San Jose Creek (within the existing riparian canopy and, to the City's best estimate, in a location not to interfere with the future Ekwil Street extension) to mitigate the riparian woodland buffer area lost. Nonnative trees, shrubs, and herbaceous vegetation shall be removed from the 50- and 25-foot, respectfully, wide buffer zone. Management, maintenance, and fuel management activities within ESHA and the buffer zones shall be performed in accordance with GP/CLUP Conservation Element Policy CE 1.10, which restricts the use of insecticides, herbicides, and artificial fertilizers within these areas and requires use of low-impact weed abatement and brush clearing methods. The landscape plan must also include ten new coast live oak tree saplings as mitigation for the loss of one mature coast live oak tree. **Plan Requirements & Timing:** The landscape plans shall be revised and resubmitted for review and approval prior to and as a condition precedent to issuance of any LUP for the project. The plans shall first be submitted for review by staff of the City of Goleta, and following approval, the plans shall be submitted for Preliminary/Final Approval by DRB. All elements of the final landscape plan, including irrigation improvements, shall be installed prior to any occupancy clearance.

**Monitoring:** City staff shall withhold issuance of an LUP pending Final Approval of the landscape plans by DRB. City staff shall also field verify installation of all landscaping and irrigation system improvements per the approved final landscape plan prior to issuance of any certificate of occupancy for the project.

2. Temporary fence protection (marking the extent of allowed disturbance and the 25-foot and 50-foot habitat buffer areas) shall be provided within the creek/buffer

area during and grading and construction. Fencing material shall be approved by the City of Goleta, shall be a minimum of six (6) feet high, and shall include staking every six (6) feet. Additionally, silt/sediment fencing or other appropriate erosion control structures (as determined by the City's Community Services Department) shall be installed to prevent construction related silt/sediment from entering Old San Jose Creek. The silt/sediment fencing shall be attached to the 6-foot chain link fence and placed in other locations as appropriate as determined by the City's Community Services Department). **Plan Requirements and Timing:** Fence protection shall be identified on the final grading plan (and on future building plans as applicable) and shall be reviewed and approved by the City of Goleta prior to the approval of a land use permit. Fencing shall be in place prior to commencement of grading/construction activities.

**Monitoring:** The City of Goleta shall site inspect to ensure fencing and sediment fencing or other appropriate erosion control structure (as determined by the City's Community Services Department) is installed and maintained throughout grading/construction activities.

3. Should construction of the new asphalt parking lot occur during the bird breeding season (March through September), a City-approved biologist shall perform bird breeding surveys at least one month prior to construction and on a weekly basis until the start of construction to identify any active raptor or least Bell's vireo nests within 300-feet of the project area. In the event that active nest(s) are found, construction shall be delayed and/or redirected to an area more than 300-feet from the active bird nest(s) and surveys shall continue on a weekly basis until the chicks have fledged and the adults have abandoned their nest. Construction activities shall resume as soon as surveys confirm that nesting activity has been completed. The 300-foot buffer from an active nest site may be adjusted by the monitoring biologist downward with City of Goleta approval based on the location of the nest relative to the construction site, the type of construction activity scheduled to occur, and susceptibility of the particular species to disturbance. **Plan Requirements and Timing:** Mitigation shall be implemented prior to construction and during construction.

**Monitoring:** A City qualified/approved biologist shall be used for pre-construction surveys and construction monitoring as necessary.

4. Applicant shall submit drainage and grading plans with a Storm Water Management Plan for review and approval by Community Services and Building staff and the Regional Water Quality Control Board. The plan shall incorporate appropriate Best Management Practices to minimize storm water impacts in accordance with the City's Storm Water Management Plan and the City's General Plan. **Plan Requirements and Timing:** The plans shall also include an erosion control plan for review and approval by Community Services staff prior to the issuance of any LUP for the project. After installation of any drainage



improvements or erosion control measures, the applicant shall be responsible for on-going maintenance of all improvements in accordance with the manufacturer's specifications, the approved plans and conditions of approval.

**Monitoring:** City staff shall verify construction of all stormwater water quality/control facilities per the City approved final grading and erosion control plans prior to issuance of any LUP.

4. During construction, washing of concrete, paint, or equipment shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified on the plans submitted for issuance of any LUP for the project. The washoff area shall be in place throughout construction. **Plan Requirements & Timing:** The wash off area shall be designated on all plans and shall be reviewed and approved by City staff prior to LUP issuance.

**Monitoring:** City staff shall site inspect throughout the construction period to ensure compliance and proper use.

5. To ensure that the City approved stormwater water quality protection improvements are adequately maintained for the life of the project, the applicant shall prepare a stormwater system maintenance program for review and approval by City staff. **Plan Requirements & Timing:** Said maintenance program shall be reviewed and approved by City staff prior to issuance of any LUP for the project. The plan shall include provisions for the submittal of an annual maintenance report to City staff outlining all system maintenance measures undertaken by the applicant in the prior year reporting period for a period of five (5) years after issuance of the final certificate of occupancy for the project. Subsequent to this five year reporting period, the applicant shall maintain records of all yearly maintenance measures for review by City staff on demand for the life of the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project. City staff shall review each yearly maintenance report for the required five year reporting period as well as all subsequent maintenance records if problems with the installed system are observed.

Further mitigation measures to address night lighting are described under the discussion of Aesthetics.

#### Residual Impact

With implementation of these mitigation measures, residual project specific and cumulative impacts on biological resources would be considered less than significant.

**CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			■		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		■			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		■			
d. Disturb any human remains, including those interred outside of formal cemeteries?		■			

Existing Setting

As provided in Section 3.5 *Cultural Resources* of the City's General Plan Final EIR, the city is known to contain prehistoric, ethnographic, historical and paleontological resources. The GP/CLUP identifies areas where known archaeological resources exist. Figure 3.5-1 of the GP/CLUP FEIR shows areas containing sensitive historic/cultural resources, identifying 46 historic resource locations. The project site is not shown to contain significant archaeological, paleontological or historical resources.

Thresholds of Significance

A significant impact on cultural resources would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds are contained in the City's *Environmental Thresholds & Guidelines Manual*. The City's adopted thresholds indicate that a project would result in a significant impact on a cultural resource if it results in the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of such a resource would be materially impaired.

Project Specific Impacts

- a) The project site is not shown to contain significant archaeological, paleontological or historical resources (GP/CLUP Figure 6-2). The nearest identified resource occurs approximately 550-feet to the west on assessors parcel number 071-130-130 (469 Kellogg Way), which has been identified as the John Begg Family House dating back to 1885. Furthermore, a Phase 1 archaeological survey of the site was conducted by David Stone, M.A., R.P.A. of Dudek in October of 2008. The study did not reveal any cultural resources, and concluded that it is highly unlikely that any intact prehistoric or historical archaeological deposits

exist on site. As such, the project poses a less than significant impact to any historical resource as defined in §15064.5

- b-d) Due to past grading activities the project site has been substantially disturbed, mostly the result of fill placed on top of native soil. Given the state of the site there are no unique geologic features. During construction of the project, grading activities would require the excavation of large amounts of the fill soil in order for it to be re-compacted to be suitable to support the proposed structures. Excavation on site may result in grading disturbance to the underlying native soils. Although there have been no previous archaeological or paleontological discoveries on-site, and given the historical presence of Chumash Indians in the Santa Barbara area, there remains the potential for such resources to be uncovered and adversely affected by construction activities. As such, the potential for disturbance of any remaining artifacts and/or human remains onsite while low, is considered to be potentially significant.

#### Cumulative Impacts

Continued loss of cultural resources on a project-by-project basis could result in significant cumulative impacts to such resources over time. The project's potential impact is considered a considerable contribution to this cumulative impact.

#### Required Mitigation Measures

1. In the event that cultural resources are uncovered during grading/construction activities, work shall be ceased immediately and the applicant shall bear the cost of the immediate evaluation of the find's importance and any appropriate Phase 2 or Phase 3 investigations and mitigation. **Plan Requirements and Timing:** The project grading plans and improvement plans shall include provisions in the Notes/Specifications to recover cultural resources as described above. Cultural resource investigations/recovery shall be conducted by an archaeological, paleontological, historic or ethnographic expert acceptable to the Planning and Environmental Services Department.

**Monitoring:** Planning and Environmental Services staff shall check all plans prior to issuance of grading and construction permits and shall spot check during field investigations as necessary.

#### Residual Impact

With implementation of the above mitigation measure, the project's residual impacts on cultural resources would be less than significant.

**GEOLOGY and SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
a. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			■		
b. Strong seismic ground shaking?			■		
c. Seismic-related ground failure, including liquefaction?		■			
d. Landslides?		■			
e. Result in substantial soil erosion or the loss of topsoil?		■			
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?		■			
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		■			
h. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				■	

### Existing Setting

The project site is relatively flat with slight surface drainage to the south. The site is bounded by Pine Avenue to the west, an existing industrial development to the south, and vacant land to the east, and Old San Jose Creek to the north.

The soil type on site consists primarily of Elder sandy loam (EaA), which is a gently sloping to moderately sloping soil on alluvial fans in positions that occasionally overflow during heavy rainfall. Runoff is medium and the hazard of erosion is moderate because of overflow. (1980 Soil Survey of Santa Barbara County, California: South Coastal Part).

Near-surface soils underlying the proposed building area are artificial fill overlaying alluvial deposits. Artificial fill consists of 3 to 6 feet of loose to medium dense silty sand. The alluvial deposits consist of loose to dense interbedded sandy silts and silty fine sands and some soft clays. Soils encountered at approximate bearing depths are characterized by loose to moderate in-place densities. Testing indicates that anticipated bearing soils lie in the "very low" expansion range of Table 18-I-B of the 2001 California Building Code. It appears that soils can be cut by normal heavy grading and drilling equipment. Samples for near-surface soils were tested for pH, resistivity, soluble sulfates and soluble chlorides. Testing indicates that anticipated bearing soils lie within the "negligible" sulfate exposure range in Table 19-A-4 of the 2001 California Building Code. A soil resistivity measurement indicates that the soil is "moderately corrosive" to ferrous metals. (Update of Geotechnical Engineering Reports for ATK Space Systems, October 16, 2008).

The nearest earthquake fault, the potentially active More Ranch Fault, lies approximately 0.6-miles to the south of the project site. (USGS California Preliminary Geologic Map of the Santa Barbara Coastal Plain Area; Santa Barbara County (2006) by Scott A. Minor, Karl S. Kellogg, et al.).

### Thresholds of Significance

A significant impact on geology/soils would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. The City's *Environmental Thresholds & Guidelines Manual* assumes that a proposed project would result in a potentially significant impact on geological processes if the project, and/or implementation of required mitigation measures, could result in increased erosion, landslides, soil creep, mudslides, and/or unstable slopes. In addition, impacts are considered significant if the project would expose people and/or structures to major geological hazards such as earthquakes, seismic related ground failure, or expansive soils capable of creating a significant risk to life and property.

### Project Specific Impacts

- a,b) There are no Alquist-Priolo mapped earthquake faults or zones within the City of Goleta (Safety Element of the GP/CLUP; 2006). Due to the distance between the project site and the nearest, known, active fault (the More Ranch Fault approximately .7-miles to the south) potential seismic risks are considered to be adverse but less than significant.
- c,d,f,g) Soil and geologic conditions onsite are of the type that pose a significant potential for becoming unstable as a result project implementation and could contribute to on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. This is due to the classification of soils on site as highly compressible (GP/CLUP EIR Figure 3.6-3). The Update of Geotechnical Engineering Reports for ATK Space Systems, October 16, 2008 and the Liquefaction Evaluation Report, November 6, 2007 confirms that there is potential for liquefaction on site. Therefore, soils onsite are considered to be sufficiently expansive to pose a substantial risk to life or property, and hence, such potential impacts are considered potentially significant.
- e) The proposed project does involve some grading and excavation which could result in erosion and sediment loss from stockpiled soils and graded areas onsite. Mitigation to address such potentially significant geologic impacts is discussed in detail under the Hydrology & Water Resources section.
- h) The proposed project would be connected to the Goleta Sanitary District's central sewage effluent collection system and would not involve the use of any onsite septic system, therefore no such impacts would occur as a result of the project.

### Cumulative Impacts

Project contributions to cumulative, adverse erosion and soil loss in the area would be considered potentially significant. All other project contributions to cumulative impacts on geologic processes and soils would be considered less than significant.

### Required Mitigation Measures

1. The project shall comply with the conclusions and recommendations contained in the Update of Geotechnical Engineering Reports for ATK Space Systems, October 16, 2008 **Plan Requirements & Timing**: Said plan must be reviewed and approved by the Fire Department and Planning and Environmental Services Department prior to issuance of any Land Use Permit for the project.

**Monitoring:** Santa Barbara County Fire Department and City staff shall perform periodic site inspections to verify compliance.

2. The project shall comply with the conclusions and recommendations contained in the Liquefaction Evaluation Report prepared by Earth Systems dated November 06, 2007. **Plan Requirements & Timing:** Said plan must be reviewed and approved by the Fire Department and Planning and Environmental Services Department prior to issuance of any Land Use Permit for the project.

**Monitoring:** Santa Barbara County Fire Department and City staff shall perform periodic site inspections to verify compliance.

Further mitigation measures to address erosion and sedimentation are described under the discussion of Hydrology & Water Resources.

#### Residual Impact

With implementation of the mitigation measure noted above, residual project specific and cumulative impacts on geology and soils would be considered less than significant.

### HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		■			
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		■			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and , as a result, would it create a significant hazard to the public or the environment?		■			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				■	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■	

#### Existing Setting

The site has been used as a manufacturing/industrial site since its development in 1973, and operations on site currently include the manufacture and testing of small and micro-satellites, satellite components and subsystems, missile defense and strategic missile propulsion, lightweight space deployables and solar arrays by ATK. ATK currently uses hazardous materials including, but not limited to, methyl ethyl ketone, butanone, aeroglaze, alodine chemfilm powder, acetone and typical household cleaning and building maintenance supplies. There is no known history of soil or groundwater



contamination, and the property is not within any airport safety zones or wildland fire hazard area.

### Thresholds of Significance

A significant impact with regard to hazards and hazardous materials would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds & Guidelines Manual* address public safety impacts resulting from involuntary exposure to hazardous materials. These thresholds focus on the activities that include the installation or modification to facilities that handle hazardous materials, transportation of hazardous materials, or non-hazardous land uses in proximity to hazardous facilities. The proposed project would be considered to pose a significant impact if it results in the exposure of people to a variety of hazards or hazardous materials as listed above.

### Project Specific Impacts

- a-b) The proposed additions to the existing manufacturing/industrial use development would involve the routine transport, use, or disposal of the aforementioned hazardous materials. The use of these materials is under the jurisdiction of the Santa Barbara County Fire Department's Fire Prevention Division (SBCFD), which has approved a Hazardous Materials Business Plan (HMBP) for the site. Nonetheless, the routine transport, use, or disposal of these hazardous materials pose a significant potential for the accidental release of hazardous materials into the environment, and therefore, poses a potentially significant public health risk and/or environmental impact.
- c) The proposed additions would not result in hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school as there is not a school within ¼ mile of the project site. Hence, the project would pose no impact related to hazardous emissions near schools.
- d) The project site is not listed on any hazardous materials sites compiled pursuant to Government Code 65962.5, and as such, the project would not result in any impacts that would create a significant hazard to the public or the environment.
- e,f) Although the project site does lie within two miles of the Santa Barbara Municipal Airport (SBA), it is located approximately 300-feet and 250-feet well to the north of the main runway Clear and Approach Zones, respectively. As such, the proposed project poses no safety risk or hazard resulting from its proximity to the airport for employees, residents, or visitors to the manufacturing/industrial building. There are no private airports or airstrips in the vicinity that could pose a safety hazard or risk to residents, employees, or visitors to the project.

- g,h) The proposed project would not interfere with any adopted emergency response plan or emergency evacuation plan. Due to its location within the urban core of the City, and well outside of the wildland fire hazard area (City of Goleta General Plan/Local Coastal Plan Figure 5-2), the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Hence, no such impacts would occur as a result of the proposed project.

### Cumulative Impacts

The proposed project in combination with other development anticipated in the area is not expected to result in significant cumulative impacts related to hazards and hazardous materials.

### Required Mitigation Measure

1. The applicant shall comply with the Santa Barbara County Fire Department conditions regarding the handling and storage of hazardous materials pursuant to the letter from County Fire dated September 10, 2008 as well as the site's HMBP under the Fire Department's jurisdiction. **Plan Requirements and Timing:** Prior to the issuance of any land use or building permits, the applicant shall provide written verification from the SBCFD that all conditions related to hazardous materials use and storage pursuant to the Fire Department's letter of September 10, 2008 and the site's existing HMBP have been complied with and that the applicant has clearance from County Fire to commence project construction.

**Monitoring:** City staff shall not final the building permit until verification of compliance with this mitigation measure is received from SBCFD.

### Residual Impact

Upon implementation of the above mitigation measure, residual project specific and cumulative hazards and hazardous materials impacts would be less than significant.

## HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Violate any water quality standards or waste discharge requirements?				■	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				■	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		■			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		■			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		■			
f. Otherwise substantially degrade water quality?		■			
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			■		
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			■		
j. Inundation by seiche, tsunami, or mudflow?			■		

### Existing Setting

The site is located approximately one-mile from the Pacific Ocean and bounded by Old San Jose Creek on the north side of the property. The existing drainage on site currently flows into two different areas. The improved areas north of the building flows

into an existing storm drain system and outlets into Old San Jose Creek. The southern portion of the site is collected by inlets and transported into an underground sump pump. The project site is currently within the 500-year storm event flood plain and is subject to average flood depths of less than one foot during a 100-year storm event, according to the Flood Insurance Rate Map (FIRM) dated September 30, 2005 (Preliminary Drainage Analysis for ATK Space Systems, Penfield & Smith, August 2008).

### Thresholds of Significance

A significant impact on hydrology and water quality would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds & Guidelines Manual* assume that a significant impact on hydrology and water resources would occur if a project would result in a substantial alteration of existing drainage patterns, alter the course of a stream or river, increase the rate of surface runoff to the extent that flooding, including increased erosion or sedimentation, occurs, create or contribute to runoff volumes exceed existing or planned stormwater runoff facilities, or substantially degrade water quality.

### Project Specific Impacts

- a) The proposed project would not result in any wastewater discharge violating any State or Federal water quality standards or requiring Wastewater Discharge Requirement Orders (WDRs) from the Regional Water Quality Control Board (RWQCB). All sewage effluent would be handled via connection to the Goleta Sanitary District's central sewer system. Therefore, the project poses no impact to water quality or waste discharge requirements.
- b) The project development would result in an increase of impervious surfaces, which would reduce infiltration on-site of rainwater. However, the site does not significantly contribute to groundwater basin recharge, and as such, no the project would create an impact related to groundwater recharge. Furthermore, the proposed project does not draw any water from any wells (all water supplied to the site is obtained from the Goleta Water District); therefore, the proposed project would not create any impacts related to groundwater supply.
- c,d) In an attempt to detain the difference between the pre-project and the post-project storm runoff rate, two detention basins are proposed to detain the excess peak runoff. The smaller detention basin would have a 5-inch orifice at elevation 19.5' and a 6-inch orifice at elevation 20.9. The larger detention basin would have a 4-inch orifice at elevation 19.5' and a 12-inch orifice at elevation 20.6' (Preliminary Drainage Analysis for ATK Space Systems, Penfield & Smith, August, 2008). The project's Drainage Analysis also analyzed the existing storm drain system to verify its capacity to carry a 25-year storm event. The existing

storm drain has a 16" diameter pipe outletting to Old San Jose Creek with smaller pipes completing the system. A Full Flow Storm Drain Hydraulics analysis was prepared for the existing system, and it concluded that the Energy Grade Line (EGL) was above the ground elevation at the first downstream catch basin in the system and the storm drain system upgrade would be required.

Preliminary earthwork quantities for the project are estimated at 3,500 yd<sup>3</sup> of cut and 3,00 yd<sup>3</sup> of fill (3,200 yd<sup>3</sup> of excess fill material to be removed from the site). Grading activities for project construction are estimated to occur over a several week period. If construction activities extend into the rainy season, the project site could generate a significant amount of sediment laden stormwater runoff. The discharge of sediment laden runoff from the project site could result in substantial site erosion and siltation of downstream receiving waterbodies such as the Old San Jose Creek and the Goleta Slough. Such impacts would be considered potentially significant.

- e,f) A large percentage of the project site would be impervious with 36% (approximately 103,164 ft<sup>2</sup>) consisting of paved parking, sidewalks and driveways. As noted in the discussion under Biological Resources of this document, large parking and driveway areas are prime sources for the introduction of petroleum and other vehicular pollutants to stormwater runoff while landscape irrigation tailwaters can potentially be contaminated with fertilizers, herbicides, insecticides, etc. As noted in the previous discussion, such a stormwater quality/control system has the potential to provide for significant filtration of runoff, if properly designed and maintained. Therefore, project impacts on water quality are considered potentially significant.
- g) The project does not propose any housing, and therefore the project poses no impacts to flooding of new residences.
- h,i) The virtual entirety of the project site lies within the 100-year floodplain except for a northerly portion of the site along the Old San Jose Creek lies within the regulatory floodway of Old San Jose Creek as mapped by FEMA. The 100-year floodplain is the area subject to inundation during the 100-year storm event (a storm with a 1% probability of occurring at any given time). The City's Floodplain Management Ordinance (Chapter 15 of the Municipal Code) allows structural development within the 100-year floodplain if the size of the addition is less than 50% of the existing floor area or if the finished floor elevation is raised at least two feet above the Base Flood Elevation (BFE). The regulatory floodway is defined as the portion of a floodplain designated for passage of the 100-year flood without increasing the elevation of floodwaters by more than one-foot. The proposed first floor elevation of the addition would be at 21.3 feet above MSL. The BFE for the 100-year event on site is 22.5 feet above MSL; however, since the proposed addition is less than 50% of the existing floor area, the project is permitted in the 100-year flood plain . As such, the resulting flood exposure

risk for both people and property would be considered adverse but less than significant.

- j) As shown on Figure 5-2 of the GP/CLUP, the area around Goleta Slough and the Santa Barbara Municipal Airport is subject to a moderate threat of exposure to tsunamis. However, only one tsunami has ever been well documented (1927) and only one other event (1812) is even noted in any records of the area (although poorly documented). Furthermore, due to topography of the ocean floor in the Santa Barbara Channel, presence of the blocking offshore Channel Islands, and lack of any near-shore oceanic trench that facilitates tsunami wave heights in other regions of the world (abrupt shallowing of coastal waters), tsunami wave heights are not expected to be significant in this area. Based on the very low frequency of previously recorded tsunamis as well as the limited potential for tsunamis of large height in this area, potential risks posed by future tsunamis on property and people in the vicinity of the project site is considered less than significant.

### Cumulative Impacts

The City's *Environmental Thresholds & Guidelines Manual* assumes that projects resulting in significant, project specific, hydrologic and water quality impacts are also considered to result in a significant contribution to cumulative hydrologic and water quality impacts. As such, the proposed project's contribution to cumulative hydrologic and water quality impacts, especially to Old San Jose Creek and the Goleta Slough, would be considered potentially significant.

### Required Mitigation Measures

1. Applicant shall submit a drainage and hydrology study for review and approval by Community Services and Building staff. The drainage or hydrology study shall provide information on how the site drainage meets City's Storm Water Management Plan and General Plan requirements to provide for retention and/or detention of stormwater on site to the maximum extent feasible. **Plan Requirements:** The scope of improvements for the project shall include but not be limited to bio-swales, permeable paving, on site detention, fossil filters and other operational features. The study shall include calculations showing that the post construction stormwater runoff is at or below the pre-construction storm water runoff, and the percent of effective impervious. The study shall include the Water Quality Detention Volume per Appendix G of the City's Stormwater Management Plan. **Timing:** City staff shall verify compliance prior to the issuance of any LUP for the project.

**Monitoring:** City staff shall verify construction of all drainage/hydrology facilities per the final drainage and hydrology study prior to issuance of any certificate of occupancy.

2. To ensure adequate onsite filtration of all stormwater runoff prior to discharge into the City's stormdrain system and ultimately Old San Jose Creek/Goleta Slough, the applicant shall provide engineering details on the stormwater filtration elements of the proposed stormwater control system (stormdrains in landscaped planters and subsurface retardation facilities) as well as capacity specifications for such improvements for review and approval by City staff. **Plan Requirements & Timing:** Said specifications and engineering details shall be submitted to the City for staff review and approval prior to any LUP issuance for the project.

**Monitoring:** City staff shall verify construction of all stormwater water quality/control facilities per the City approved final drainage and grading plan prior to issuance of any certificate of occupancy.

3. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan, incorporating appropriate BMPs identified in the EPA guidelines for construction site runoff control (EPA Fact Sheet 2.6, Construction Site Runoff Minimum Control Measures, 01/00), is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

**Monitoring:** City staff shall site inspect during grading to monitor dust generation and four (4) weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

4. The applicant shall obtain proof of exemption or proof that a National Pollutant Discharge Elimination System Storm Water Permit from the California Regional Water Quality Control Board has been applied for by registered mail. **Plan Requirements & Timing:** The applicant shall submit proof and City staff shall review and approve documentation prior to LUP issuance.

**Monitoring:** City staff shall review the documentation prior to LUP issuance.

### Residual Impact

With implementation of these mitigation measures, residual project specific and cumulative hydrology and water quality impacts would be considered less than significant.

**LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Physically divide an established community?				■	
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 purpose of avoiding or mitigating an environmental effect?				■	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				■	

Existing Setting

The project site lies on the east side of Pine Avenue and south of the Old San Jose creek in the Old Town district of the City, and is surrounded by other similar manufacturing/industrial development, a mobile home park and a parcel currently used for agricultural purposes (zoned and designated for a visitor serving use). The project site is subject to the goals, policies, and objectives of the City’s General Plan/Coastal Land Use Plan as well as the Article III of the City of Goleta Municipal Code (the Inland Zoning Ordinance).

Thresholds of Significance

A significant land use and planning impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

Project Specific Impacts

- a) The proposed project would be constructed on the east side of the existing manufacturing/industrial building. It would not divide nor introduce an incompatible use within the already existing manufacturing/industrial development in the area. No such associated impacts would occur as a result of project implementation.
- b) The proposed addition would be contained within the required set backs. However, the existing building encroaches into the front-yard (west) setback and parking encroaches into the setbacks in the front-yard (west), sideyard (south) and rear yard (east). With the future Ekwil extension, additional setback encroachments into the newly created secondary front yard (north) along the Ekwil extension will occur. These future encroachments include: northwesterly



portions of the existing building and existing and proposed parking located on the north side of the parking lot. As such, a modification to the setback requirements for the existing building and proposed parking is proposed with this application.

Also, the future Ekwill extension would reduce the net parcel size, essentially increasing the site building coverage and reducing landscape coverage. The Zoning Ordinance requires landscape coverage of 30%. With the proposed Ekwill extension, a modification will be required to allow landscape coverage to be 16.5 %. The City's Planning Commission (as a recommending body), and ultimately the City Council (as decision maker) would approve or deny these modification requests.

The proposed project is also subject to the regulations within the Goleta Growth Management Ordinance (GGMO), which in summary, is in place to ensure an appropriate balance between the rate of development of commercial-industrial space and the rate of housing growth in the City. The project as proposed includes a request amend Section 6.1 of the GGMO to grant an exemption to the Project, subject to a condition that the property owner(s) execute and deliver an Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwill Street. The City's Planning Commission (as a recommending body), and ultimately the City Council (as decision maker) would approve or deny this request.

If the GGMO exemption request is approved, the project would not create any GGMO policy impacts as there are expired floor area exemptions/reservations in the GGMO that could account for the proposed square footage. The Floor area exemptions/reservations Items b – f in Section 6.1 and Item A in Section 7.1 of the GGMO expired leaving approximately 264,569 square feet that were intended to be allocated, unused. No other City projects have claimed use of this floor area for GGMO exemption purposes.

If the request is denied, again, the project would not create any GGMO policy impacts as the applicant would be subject to the competitive system for assigning allocations as set forth in the GGMO.

Also, the proposed project complies with applicable policies for land designated as "Business Park" under the City's General Plan/Coastal Land Use Plan.

As such, no impacts to consistency with applicable land use plans would occur as a result of project implementation.

- c) There are no habitat or natural community conservation plans covering property in the vicinity of the project site nor would this proposal conflict with any other such plans in the City of Goleta. Therefore, project implementation has no conservation policy inconsistency impacts.

Cumulative Impacts

The project's contribution to cumulative land use and planning impacts would be considered less than significant.

Required/Recommended Mitigation Measures

No mitigation measures are required or recommended.

Residual Impact

Residual project and cumulative impacts on land use and planning would be considered less than significant.

**MINERAL RESOURCES**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>See Prior Document</b>
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				■	
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				■	

Existing Setting

There are no known mineral resources onsite of any significance. The project site has been developed with the existing, main, industrial/manufacturing building on site, and prior to that, was land used for agricultural operations.

Thresholds of Significance

A significant impact on mineral resources would be expected to occur if the proposed project resulted in any of the impacts noted in the checklist above.

Project Specific Impacts

a,b) The proposed project would not result in the loss of availability of any known mineral resource or identified resource recovery site. No such impacts would occur.

Cumulative Impacts

The proposed project would have no impact on any cumulative loss of mineral resources or resource recovery sites.

Required/Recommended Mitigation Measures

No mitigation measures are required or recommended.

Residual Impact

The proposed project would not result in any residual impacts on mineral resources.

**NOISE**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			■		
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				■	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		■			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		■			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			■		
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				■	

Existing Setting

A portion of the project site lies within the 60dB Community Noise Equivalent Level (CNEL) railroad and airport noise exposure contour within the City. Noise exposure contours map points of equal average noise levels in the same way that topographic contours map points of equal elevation. The primary sources of noise in the area are vehicular traffic on Pine Avenue and aircraft operations at the Santa Barbara Municipal Airport.

Noise is defined as unwanted or objectionable sound. The measurement of sound takes into account three variables; 1) magnitude, 2) frequency, and 3) duration. Magnitude is the measure of a sound's "loudness" and is expressed in decibels (dB) on a logarithmic scale. Decibel levels diminish (attenuate) as the distance from the noise source increases. For instance, the attenuation rate for a point noise source is 6dB every time the distance from the source is doubled. For linear sources such as Highway 101 or the railroad tracks, the attenuation is 3 dB for each doubling of distance to the source.

The frequency of a sound relates to the number of times per second the sound vibrates. One vibration/second equals one hertz (Hz). Normal human hearing can detect sounds ranging from 20 HZ to 20,000 Hz.

Duration is a measure of the time to which the noise receptor is exposed to the noise. Because noise levels in any given location fluctuate during the day, it is necessary to quantify the level of variation to accurately describe the noise environment. One of the best measures to describe the noise environment is the Community Noise Equivalent Level or CNEL. CNEL is a noise index that attempts to take into account differences in the intrusiveness of noise between daytime hours and nighttime hours. Specifically, CNEL weights average noise levels at different times of the day as follows:

Daytime—7 am to 7 pm    Weighting Factor = 1 dB  
Evening—7 pm to 10 pm    Weighting Factor = 5 dB  
Nighttime—10 pm to 7 am    Weighting Factor = 10 dB

### Thresholds of Significance

A significant noise impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds are contained in the City's *Environmental Thresholds & Guidelines Manual*. The City's adopted thresholds assume that outdoor CNEL noise levels in excess of 64 dB are considered to pose significant noise impacts on sensitive receptors.

### Project Specific Impacts

- a) As noted above, the project site lies within the 60 dB CNEL noise contour of the City. Since the project site lies within an area of the City where the CNEL does not exceed 65 dB, the exposure of the employees and employees on the project site, and employees located at adjacent properties, to such noise levels would be considered an adverse but less than significant impact.
  
- b,f) The proposed project would not result in the exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels. There are no private airports or airstrips in the vicinity of the project site. Such impacts are not anticipated as a result of this project.

- c) The proposed addition to the existing manufacturing/industrial use would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. However, the project would increase the amount of mechanical equipment on site, which would increase ambient noise levels in the project vicinity. Such an impact would be considered potentially significant.
- d) The project site is adjacent to a mobile home park sensitive receptor, and therefore, noise associated with heavy equipment operation and construction activities, which can average as high as 95 dB or more measured 50 feet from the source would be considered to pose a potentially significant impact on sensitive receptors in the area. Also, the construction noise could affect employees of ATK and farm workers at the adjacent agricultural use to the east, and employees located at adjacent and nearby buildings. Hence, construction noise would be considered a potentially significant impact.
- e) Although the project site does lie within the area of influence of the Santa Barbara Municipal Airport as defined by the Santa Barbara County Airport Land Use Plan, it is outside of any airport noise contour of greater than 65 dB. As such, noise impacts from airport operations on the proposed project would be considered less than significant

#### Cumulative Impacts

Short term project construction noise would result in a less than significant cumulative noise impact on employees within the surrounding business park.

#### Required Mitigation Measures

1. Construction activity for site preparation and for future development shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Christmas, Thanksgiving, Memorial Day, 4<sup>th</sup> of July, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Exceptions to these restrictions may be made in extenuating circumstances (in the event of an emergency, for example) on a case by case basis at the discretion of the Director of Planning and Environmental Services. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site prior to commencement of construction. **Timing:** The signs shall be in place prior to beginning of and throughout all grading and construction activities. Violations may result in suspension of permits.

**Monitoring:** City staff shall spot to verify compliance and/or respond to complaints.

2. The following measures shall be incorporated to reduce the impact of construction noise:
  - a. All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.
  - b. Contractors shall implement appropriate additional noise mitigation measures including but not limited to changing the location of stationary construction equipment, shutting off idling equipment, and install acoustic barriers around significant sources of stationary construction noise.

**Plan Requirements and Timing:** The above measures shall be incorporated into grading and building plan specifications.

**Monitoring:** Planning and Environmental Services staff shall review the grading and building permits prior to issuance to verify compliance. The Planning and Environmental Services Building & Safety Division Inspector shall verify compliance on the construction site via periodic inspections.

3. New and existing HVAC equipment and other commercial/industrial equipment shall be adequately maintained in proper working order so that noise levels emitted by such equipment remain minimal. Noise shielding or insulation for such equipment will be required if such equipment results in objectionable noise levels at adjacent properties. To be considered effective, such shielding should provide a 5-dBA-CNEL noise reduction. **Plan Requirements and Timing:** The above measures shall be incorporated into grading and building plan specifications.

**Monitoring:** Planning and Environmental Services staff shall review the grading and building permits prior to issuance to verify compliance. The Planning and Environmental Services Building & Safety Division Inspector shall verify compliance on the construction site via periodic inspections.

### Residual Impact

With implementation of the required mitigation measures, the residual project specific and project contribution to cumulative noise impacts would be less than significant.

**POPULATION AND HOUSING**

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			■		
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■	

Existing Setting

The project site lies within a predominantly manufacturing/industrial area centered on the east side of Pine Avenue in the Goleta Old Town district. The property is zoned Industrial Research Park M-RP, and designated as Business Park per the Land Use Element of the City’s General Plan/Coastal Land Use Plan. The project site has been approved for a manufacturing/industrial use since 1973.

Thresholds of Significance

A significant impact on Population & Housing would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

Project Specific Impacts

- a) The proposed additions would not create any new residential units, but the additions would contribute the GP/CLUP projected buildout of the City (GP/CLUP FEIR Population and Housing Element), and hence, the increase in employment opportunities as well. The anticipated increase in employees resulting from the proposed project would be so minimal that no measurable impact on population growth in the area would occur. No new roads or infrastructure that could support other new development would be required. As such, impacts resulting from potential inducement of population growth in the City would be considered less than significant.
- b,c) The proposed project would not displace any existing housing units or require the displacement of any people thereby necessitating the construction of replacement housing. Therefore, no such impacts would occur.



### Cumulative Impacts

The project's contribution to cumulative population growth as well as adverse impacts on the area's housing supply would be less than significant (population growth) or non-existent (housing supply).

### Required/ Recommended Mitigation Measures

No mitigation measures are required or recommended.

### Residual Impact

Residual impacts on population growth and the area's housing supply, as well as the project's contribution to such cumulative impacts would be less than significant (population) or non-existent (housing).

**PUBLIC SERVICES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of these public services:					
a. fire protection?		■			
b. police protection?				■	
c. schools?				■	
d. parks?				■	
e. other public facilities?				■	

Existing Setting

Police and fire protection services would be provided by the City of Goleta Police Department and Santa Barbara County Fire Department. Employees of ATK Space Systems could avail themselves of a variety of parks and other public services such as the Goleta Branch of the County Library and a mix of City, County, and privately owned parks in the Goleta Valley.

Thresholds of Significance

A significant impact on Public Services would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, the City's *Environmental Thresholds & Guidelines Manual* includes thresholds of significance for potential impacts on area schools. Specifically, under these thresholds any project that would generate enough students to generate the need for an additional classroom using current State standards, would be considered to result in a significant impact on area schools.<sup>2</sup>

<sup>2</sup> Current State standards for classroom size are as follows:  
 Grade K-2—20 students/classroom  
 Grade 3-8—29 students/classroom  
 Grades 9-12—28 students/classroom

### Project Specific Impacts

- a) Fire Department emergency vehicle access requirements for the project include a minimum width of 20 feet minimum width for all driveways and interior drive aisles, with the exception of a portion of the driveway fronting the utility equipment across from the loading area along the southern property line, which is approximately 16.5-feet in width. (Johnson, October 21, 2008). Therefore, all driveways and interior drive aisles comply with these requirements, and as such, adequate emergency and fire vehicle access is provided for the proposed project.

The minimal increase in the number of employees working at the project site would not generate the need for any additional fire fighting facilities and/or fire fighting personnel in the City. The primary responding County Fire Station for the proposed project would be Station 12 on Calle Real. Response times from this station are within County Fire Department guidelines (five minutes or less).

The existing fire hydrant infrastructure in the area is substandard and does not meet the 300-foot spacing requirement for commercial areas. Five new fire hydrants at the project site would be required to ensure adequate fire protection for the proposed project (Bryan Hayden, September 10, 2008 Preliminary Condition Letter). If the fire hydrants are not installed per Fire Department requirements, the project would pose a potentially significant impact to fire services.

- b-e) The minimal increase in the number of employees working in the area would have no impact on the County Sheriff Department's ability to adequately serve the citizens of the City. As no residential units are proposed as a part of this application, there would be no adverse impact on enrollment in either the Goleta Union or Santa Barbara School & High School Districts. Any potential demand generated by the project for parks and other public facilities/services would be so minimal as to be immeasurable. No such impacts would occur as a result of project implementation.

### Cumulative Impacts

The proposed project would make no measurable contribution to cumulative impacts on fire or police protective services or the demand for parks and other public facilities and services.

### Required Mitigation Measures

1. The composite utility plan to be prepared by the applicant shall include the installation of five fire hydrants to serve the proposed project meeting all applicable Santa Barbara County Fire Department requirements. **Plan Requirements &**

**Timing:** The composite utility plan identifying the location and specifications of the required fire hydrant shall be submitted for review and approval by the Santa Barbara County Fire Department as well as City staff and the DRB prior to LUP issuance. The required fire hydrants shall be installed and approved in the field by the Santa Barbara County Fire Department prior to any occupancy clearance.

**Monitoring:** City staff shall verify compliance with the requirement to prepare a Fire Department approved composite utility plan prior to DRB preliminary/final review of the project. City staff shall verify Fire Department approval of the installed fire hydrant prior to any occupancy clearance.

### Residual Impact

Upon implementation of this mitigation measure, residual project specific impacts on fire protection services would be less than significant. All other residual project specific and project contributions to cumulative impacts on public services would be less than significant.

**RECREATION**

	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			■		
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			■		

Existing Setting

According to the General Plan inventory of existing parks and open space, as of 2005, the City contains approximately 526 acres of parkland and open space areas available for recreational purposes. The 526 acres equates to approximately 17 acres of recreational area per 1,000 residents.

Thresholds of Significance

A significant impact on Recreation would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist.

Project Specific Impacts

a,b) There are no park facilities proposed as a part of this project. As provided in Figure 3.10-3 of the GP/CLUP FEIR, there are several existing neighborhood open space areas, neighborhood parks, and community parks within the vicinity (i.e. one mile) of the project that could accommodate local recreational demands of the project employees. Given the available supply of recreational facilities and the small number of employees added to the area as a result of the proposed project, the project's recreation impacts are considered less than significant.

Cumulative Impacts

The proposed project in combination with other proposed manufacturing/industrial uses within the City could increase the City's population which would result in a cumulative increase in impacts to the City's recreational capacity. Given the small number of employees added to the area as a result of the proposed project, the project's contribution to cumulative impacts are considered less than significant.

Required/Recommended Mitigation Measures

The proposed project's contribution to cumulative demand for parks and recreational facilities would be addressed through the payment of park and recreation development impact fees. Therefore, no other recreational impact mitigation measures are required or recommended.

Residual Impact

The proposed project's residual recreation impacts would be less than significant.

**TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			■		
b. Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?		■			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■		
e. Result in inadequate emergency access?		■			
f. Result in inadequate parking capacity?		■			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				■	

Existing Setting

The site is bound on the north by Old San Jose Creek and then the University Mobile Home Park and an existing industrial use, to the south by a commercial/industrial facility, to the east by a vacant field currently used for agricultural purposes (designated and zoned for visitor serving development), and to the west by Pine Avenue and then other manufacturing/industrial facilities. Access to the site is proposed via two existing one-way driveways off of Pine Avenue. The driveway on the northwestern side of the

site is an exit only driveway (26'11" wide), and the one-way driveway on the southwestern side of the site is an enter only driveway (28.5-foot wide).

As noted in the project description, a request to amend the GGMO to exempt the project from its provisions would require the property owner to execute and deliver an Irrevocable Offer to Dedicate the right-of-way (approximately the northern 100' of the property) for the extension of Ekwil Street. Access to the site would be provided via the two existing driveways. The northwestern driveway would serve the main entrance and main parking area and the southwestern enter-only driveway would provide access to the rear of the building and the existing and new loading dock area.

Also, upon construction of the proposed Ekwil Street extension by the City, access to this site will change. The Ekwil Street project is currently projected to encroach onto the subject property, which would thereby necessitate the removal of the northwestern driveway. This driveway will need to be replaced with a two-way driveway along the Ekwil Street right-of-way (precise location to be determined by the City's Community Services Department and the property owner during the processing of the Ekwil project).

There is no sidewalk along the Pine Avenue project frontage, and the installation of any sidewalk in this location will be determined during the Ekwil Street extension project by the City's Community Services Department. Parking for the proposed project would be provided on site in a total of 226 surface parking spaces, including 43 compact stalls (19.7%) and seven (7) accessible spaces. Eight (8) parking stalls will be demolished once the Ekwil Street extension is installed. The percentage of compact stalls (19.7%) is based on the final 218 permanent parking spaces.

Thresholds of Significance

A significant project generated traffic impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. Additional thresholds of significance are set forth in the City's *Environmental Thresholds & Guidelines Manual* and include the following:

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

<u>LEVEL OF SERVICE</u> (including the project)	<u>INCREASE IN V/C</u> (greater than)
A	.20
B	.15
C	.10



OR THE ADDITION OF

D	15 trips
E	10 trips
F	5 trips

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

Project Specific Impacts

- a) To facilitate assessment of potential traffic impacts resulting from project implementation, Associated Transportation Engineers prepared and submitted a traffic study dated October 21, 2008. That study was (ATE) reviewed and approved by the City. Per this traffic study, project trip generation was developed by considering estimation techniques contained in Trip Generation (7<sup>th</sup> Edition) prepared by the Institute of Transportation Engineers. Roadway segments expected to be affected by the proposed project include Fairview Avenue north of Hollister Avenue, Hollister Avenue east of Fairview Avenue and Pine Avenue south of Hollister Avenue. Project trip generation is shown in Table 2; trip generation is shown in Table 3, and existing roadway plus project roadway volumes for each of these road segments are shown in Table 3.

**Table 2  
 Project Trip Generation**

Land Use	Size	Average Daily		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Research & Development	12,513 SF	10.53	132	1.42	18	1.36	17
General Office	12,513 SF	13.87	<u>174</u>	1.94	<u>24</u>	2.05	<u>26</u>
<b>Total</b>			<b>306</b>		<b>42</b>		<b>43</b>

**Table 3  
 Project Trip Generation**

Origin/Destination	Direction	Distribution %
U.S. Hwy 101(a)	East	45%
	West	10%
Hollister Avenue	East	20%
	West	15%
Fairview Avenue	North	5%
SR 217	South	5%
<b>Total</b>		<b>100%</b>

(a) Trips to/from east via SR 217 interchange. Trips to/from west via Fairview Avenue interchange.

**Table 4  
 Existing Plus Project Roadway Volumes**

Roadway Segment	Acceptable Capacity	Existing ADT	Project Added ADT	% Change	Impact?
Fairview Avenue n/o Hollister Avenue	34,000	26,500	46	0.2%	No
Hollister Avenue e/o Fairview Avenue	34,000	24,000	92	0.4%	No
Pine Avenue s/o Hollister Avenue	14,300	5,400	306	5.7 %	No

Tables 2 through 4 indicate that all of the roadway segments likely to be affected by the proposed project would operate at acceptable levels of service upon project implementation and traffic volumes that would not exceed design capacity or degrade existing levels of service significantly. As such, project specific impacts on roadway operations within the project travelshed would be considered less than significant.

Tables 5 and 6 compare the existing and existing plus project levels of service:

**Table 5  
 Existing Plus Project A.M. Peak Hour Levels of Service**

Intersection	Existing		Existing + Project		Project-Added Trips	Impact?
	ICU	LOS	ICU	LOS		
U.S. 101 NB Ramps/Fairview Avenue	0.71	LOS C	0.71	LOS C	3	No
U.S. 101 SB Ramps/Fairview Avenue	0.52	LOS A	0.52	LOS A	7	No
Hollister Avenue/Fairview Avenue	0.43	LOS A	0.43	LOS A	13	No
Hollister Avenue/Pine Avenue	0.45	LOS A	0.48	LOS A	42	No
Hollister Avenue/Kellogg Avenue	0.53	LOS A	0.53	LOS A	29	No
SR 217 SB Ramps/Hollister Avenue	0.61	LOS B	0.62	LOS B	29	No
SR 217 NB Ramps/Hollister Avenue	0.42	LOS A	0.42	LOS A	13	No

**Table 6  
 Existing Plus Project P.M. Peak Hour Levels of Service**

Intersection	Existing		Existing + Project		Project-Added Trips	Impact?
	ICU	LOS	ICU	LOS		
U.S. 101 NB Ramps/Fairview Avenue	0.71	LOS C	0.71	LOS C	6	No
U.S. 101 SB Ramps/Fairview Avenue	0.56	LOS A	0.56	LOS A	7	No
Hollister Avenue/Fairview Avenue	0.60	LOS A	0.60	LOS A	13	No
Hollister Avenue/Pine Avenue	0.50	LOS A	0.52	LOS A	43	No
Hollister Avenue/Kellogg Avenue	0.56	LOS A	0.57	LOS A	30	No
SR 217 SB Ramps/Hollister Avenue	0.72	LOS C	0.73	LOS C	30	No
SR 217 NB Ramps/Hollister Avenue	0.62	LOS B	0.63	LOS B	24	No

The data presented in Tables 5 and 6 indicate that the study-area intersections would continue to operate at LOS C or better with the addition of project traffic. As such, intersection impacts are considered less than significant.

b) The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the Congestion Management Program (CMP) roadway system. The

following guidelines were developed by SBCAG to determine the significance of project-generated traffic impacts on the regional CMP system.

1. For any roadway or intersection operating at "Level of Service" (LOS) A or B, a decrease of two levels of service resulting from the addition of project-generated traffic.
2. For any roadway or intersection operating at LOS C, project-added traffic that results in LOS D or worse.
3. For intersections within the CMP system with existing congestion, Table 7 (below) defines significant impacts.

**Table 7**  
**CMP System Definition of Significant Impacts on Intersections**

Level of Service	Project-Added Peak Hour Trips
LOS D	20
LOS E	10
LOS F	10

4. For freeway or highway segments with existing congestion, Table 8 (below) defines significant impacts.

**Table 8**  
**CMP System Definition of Significant Impacts on Freeways/Highways**

Level of Service	Project-Added Peak Hour Trips
LOS D	100
LOS E	50
LOS F	50

The Fairview Avenue/U.S.101 northbound (NB) ramps, Fairview Avenue/U.S. 101 southbound (SB) ramps, Fairview Avenue/Hollister Avenue, Hollister Avenue/SR 217 NB Ramps, and the Hollister Avenue/SR 217 SB Ramps intersections are located within the CMP network. As shown on Tables 5 and 6, the CMP intersections are forecast to operate at LOS C or better under Existing plus Project traffic conditions. The project would not generate a significant project impact to the CMP network based on CMP impact criteria.

Tables 9 and 10 (below) indicate that the Fairview Avenue/U.S. 101 NB Ramps are forecast to operate at LOS F during the A.M. peak hour and at LOS D during the P.M. peak hour. The project is forecast to generate less than 10 peak hour trips (3 A.M./6 P.M.) to this intersection. The project would not generate a significant impact to this intersection based on CMP impact criteria.

**Table 9  
 Cumulative and Cumulative Plus Project A.M. Peak Hour Levels of Service**

Intersection	Cumulative		Cumulative+ Project		Change in V/C	Impact?
	ICU	LOS	ICU	LOS		
U.S. 101 NB Ramps/Fairview Avenue	1.003	LOS F	1.003	LOS F	0.00	No
U.S. 101 SB Ramps/Fairview Avenue	0.80	LOS C	0.80	LOS C	0.00	No
Hollister Avenue/Fairview Avenue	0.57	LOS A	0.57	LOS A	0.00	No
Hollister Avenue/Pine Avenue	0.52	LOS A	0.52	LOS A	0.00	No
Hollister Avenue/Kellogg Avenue	0.77	LOS C	0.78	LOS C	0.01	No
SR 217 SB Ramps/Hollister Avenue	0.952	LOS E	0.959	LOS E	0.007	No
SR 217 NB Ramps/Hollister Avenue	0.79	LOS C	0.80	LOS C	0.01	No

**Table 10  
 Cumulative and Cumulative Plus Project P.M. Peak Hour Levels of Service**

Intersection	Cumulative		Cumulative+ Project		Change in V/C	Impact?
	ICU	LOS	ICU	LOS		
U.S. 101 NB Ramps/Fairview Avenue	0.86	LOS D	0.86	LOS D	0.00	No
U.S. 101 SB Ramps/Fairview Avenue	0.68	LOS B	0.69	LOS B	0.01	No
Hollister Avenue/Fairview Avenue	0.77	LOS C	0.78	LOS C	0.01	No
Hollister Avenue/Pine Avenue	0.59	LOS A	0.60	LOS A	0.01	No
Hollister Avenue/Kellogg Avenue	0.75	LOS C	0.76	LOS C	0.01	No
SR 217 SB Ramps/Hollister Avenue	0.99	LOS E	1.00	LOS E	0.01	Yes
SR 217 NB Ramps/Hollister Avenue	0.81	LOS D	0.81	LOS D	0.00	No

A CMP criteria states the minimum impact threshold for freeway segments is 50 peak hour trips. The project's traffic study (ATE, 10/21/08) indicates that the project would add less than 50 peak hour trips to any freeway segment within the study-area. The project would therefore not generate a significant freeway impact based on CMP criteria.

The SR 217 NB Ramps/Hollister Avenue intersection is forecast to LOS E during the A.M. and P.M. peak hour periods. The project is forecast to generate more than 10 peak hour trips (29 A.M./30 P.M.) to this location which would be

considered a significant impact based on CMP criteria. The SR 217 NB Ramps/Hollister Avenue intersection is forecast to operate at LOS D during the P.M. peak hour period. The project is forecast to generate more than 20 peak hour trips (24 P.M. peak hour trips) at this intersection which would be considered a potentially significant impact based on CMP criteria.

- c) The proposed project lies outside of any airport approach or clear zone and would have no impact on air traffic patterns.
- d) The traffic study for the proposed project concludes that the existing and proposed site access and circulation would not interfere with traffic on Pine Avenue as it is anticipated that vehicles entering and exiting the site's driveways would experience delays of less than 10 seconds (LOS A). Any potential impacts to site access and circulation changes as a result of the Ekwil Street extension will be analyzed in the Ekwil Street extension project. As such, project specific impacts related to circulation design features are less than significant.
- e) As noted in the discussion of fire protection services under the section on Public Services of this document, Fire Department emergency vehicle access requirements for the project include a minimum width of 20 feet for all driveways and interior drive aisles, with the exception of a portion of the driveway fronting the utility equipment across from the loading area along the southern property line, which is approximately 16.5-feet in width. (Johnson, October 21, 2008). Therefore, all driveways and interior drive aisles comply with these requirements, and as such, adequate emergency and fire vehicle access is provided for the proposed project. However, if the project is not built to the aforementioned driveway and drive aisle width specifications, the project would present a potentially significant impact to fire protection services.
- f) *Long Term Parking*  
The proposed project would provide a total of 226 surface parking spaces, including 43 compact stalls (19.7%) and seven (7) accessible spaces. 8 parking stalls will be demolished once the Ekwil extension is installed. The percentage of compact stalls (19.7%) is based on the final 218 permanent parking spaces. The property would retain the existing 3 loading zones and 20 indoor bicycle parking spaces. The proposed amount of parking exceeds the City's minimum parking requirements for the project (170 spaces) and meets the City's minimum requirement for off-street loading facilities for commercial uses.

The traffic study for this project (ATE, 10/21/08) prepared a parking analysis for two scenarios. The first scenario assumes a 50/50 split between the future office and R & D space as requested by City staff (12,513-square foot office plus 12,513-square foot research & development = 25,026 SF total). It is noted that this scenario is consistent with the methodology used to determine the project trip generation forecasts. The second scenario assumes the actual programmed

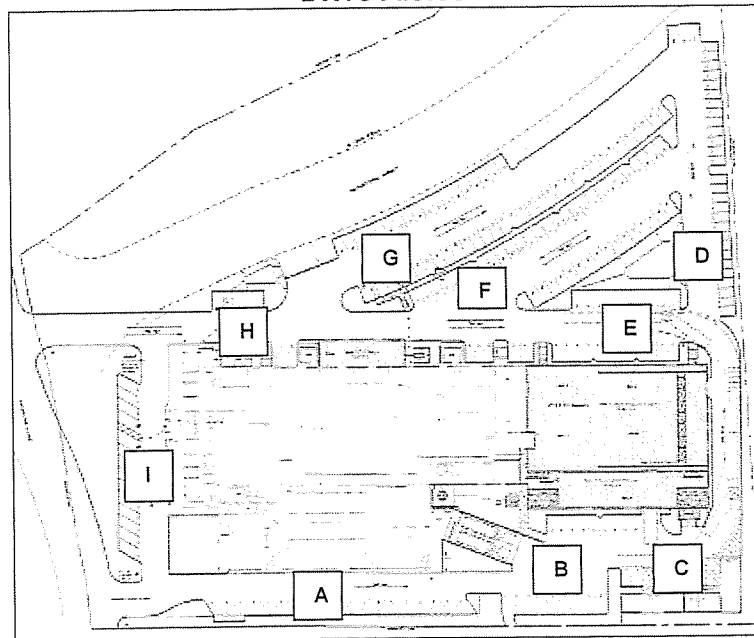
square footage for the future office and R & D space (4,682-square foot office+20,344-square foot research & development=25,026-square foot total). Scenario 1 would require 216 spaces and Scenario 2 would require 206 spaces. The proposed project exceeds the required parking calculated for both scenarios.

In addition, the City's Inland Zoning Ordinance requires minimum drive aisle widths on site to ensure adequate vehicle backing space to safely enter and exit parking spaces with a minimum of turning movements. The minimum width of the drive aisles are as shown below in Table 11 (reference Figure 2):

**Table 11**  
**Minimum Drive Aisle Widths**

Drive Aisle	Minimum Width	Proposed Width	Consistent?
A	30'	35'5"	Yes
B	60'6"	83'	Yes
C	43'6"	60'	Yes
D	39'	39'6"	Yes
E	60' 6"	60'6"	Yes
F	60' 6"	60'6"	Yes
G	60' 6"	60'6"	Yes
H	43' 6"	44'	Yes
I	43'6"	43'6"	Yes

**Figure 2**  
**Drive Aisles**



As shown in Table 11, the project as proposed is in conformance with the City's minimum drive aisle widths which ensure that the interior vehicular circulation and parking plan is fully functional. However, the current plans are conceptual and if the project is not built as currently proposed, the project could pose a potentially significant impact on parking.

#### *Short Term Construction Parking*

Vehicular access to the project site for construction activities and workers is available from Pine Avenue (classified as a collector street/road in the GP/CLUP Figure 7-2). However, because construction activities often conflict with onsite construction vehicle parking, such vehicles may have to be parked offsite for significant amounts of time. While offsite parking in the near vicinity is available, it is not on land owned by the applicant. As such, demand for construction related vehicle parking either on or offsite is considered to pose a potentially significant, short term parking impact.

- g) The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The project would not adversely affect any existing or planned bus stops in the area, lies in close proximity to bus service making public transportation access to the project substantially more feasible for employees, and would retain the existing, indoor bicycle parking spaces (20 in total) for people wishing to use bicycles for transportation purposes to and from the site. Therefore, the project does not conflict with the City's General Plan policies supporting alternative transportation, and hence, the project poses no impact in this regard.

### Cumulative Impacts

#### *Cumulative Traffic Volumes*

The ATE Traffic Study for the project (10/21/08) forecasted cumulative traffic volumes using the Goleta Traffic Model. The traffic model includes traffic generated by approved and pending projects proposed within the Goleta area (approved and pending projects list is contained in the Technical Appendix of the ATK traffic report – ATE, 10/21/08) and assumes future programmed roadway improvements to be fully constructed. The planned improvements that will have the greatest affect on traffic patterns within the study-area are the Ekwill Street and Fowler Street extensions. The extensions would create two new connections from Fairview Avenue to Kellogg Avenue which would result in new east-west travel paths that will relieve traffic loading within the Hollister Avenue corridor.

#### *Cumulative Roadway Operations*

The data in Table 12 shows the addition of project traffic would not significantly impact any of the study-area roadway segments under the Cumulative plus Project scenario based on the City's impact criteria.



**Table 12  
 Cumulative Roadway Operations**

Roadway Segment	Acceptable Capacity	Cumulative ADT	Project Added ADT	% Change	Impact?
Fairview Avenue n/o Hollister Avenue	34,000	28,400	46	0.2%	No
Hollister Avenue e/o Fairview Avenue	34,000	19,900	30	0.2%	No
Pine Avenue s/o Hollister Avenue	14,300	5,200	90	1.7%	No

*Cumulative Intersection Operations*

As discussed in project specific impact "b," and as shown in Tables 9 and 10, the project would generate a potentially significant cumulative impact at the SR 217 SB Ramps/Hollister Avenue during ht P.M. peak hour period.

Required Mitigation Measure

1. Construction vehicle parking and/or staging of construction equipment or materials, including vehicles of construction personnel, is prohibited along Pine Avenue. **Plan Requirements & Timing:** The applicant shall prepare a construction vehicle parking plan, including provisions for construction personnel parking and construction equipment/materials staging, for both on and offsite locations in the vicinity of the project site the precludes the need for any construction related parking or equipment/materials staging on Pine Avenue. Said plan shall be reviewed and approved by City staff prior to issuance of any LUP for the project.

**Monitoring:** City staff shall ensure compliance with this requirement prior to Planning Commission consideration of the project. City staff shall periodically monitor in the field to verify compliance throughout all construction activities.

Residual Impact

The City has programmed improvements to construct roundabouts at the SR 217/Hollister Avenue interchange as part of the Ekwil-Fowler Extension Project. The traffic study completed for the Ekwil-Fowler Project indicates that the installation of roundabouts would provide for LOS C operations under the Year 2030 analysis scenario. The addition of project traffic at the roundabout controlled intersections would not generate a significant impact. The installation of the roundabout would therefore mitigate the project's cumulative impact at the SR 217 SB Ramps/Hollister Avenue intersection. The project would be required to contribute to the funding of these improvements through the payment of traffic mitigation fees established by the Goleta Transportation Improvement Plan (GTIP). Therefore, with implementation of the

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mitigation measure listed above and through payment to GTIP, residual project specific and cumulative traffic impacts would be less than significant.

## UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		■			
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				■	
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			■		
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new and expanded entitlements needed?		■			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		■			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			■		
g. Comply with federal, state, and local statutes and regulations related to solid waste?				■	

### Existing Setting

#### *Sewage Disposal*

The Goleta Sanitary District (GSD) provides sewer service to the Old Town neighborhood via a system of gravity flow and pressurized lines (where required due to the area's topography). The District's wastewater treatment plant has a current capacity of 9.7 million gallons per day (MGPD) with a Regional Water Quality Control Board (RWQCB) permitted treatment capacity of 7.64 MGPD and a current throughput of 5.5 MGPD (Comstock Homes Development & Ellwood Mesa Open Space Plan EIR, 04-EIR-001; 2004). The plant currently operates under a National Pollution Discharge Elimination System (NPDES) permit issued by the U.S. Environmental Protection Agency with concurrence by the RWQCB. Although the NPDES permit calls for all wastewater to undergo at least secondary treatment, the GSD has been successful in obtaining a waiver from full secondary treatment under Section 301(h) of the Federal Clean Water Act. The GSD's continued use of a waiver is subject to ongoing approval

by the State Water Resources Control Board and the California Coastal Commission. Major GSD customers include the Goleta West Sanitary District (GWSD), University of California Santa Barbara (UCSB), and the Santa Barbara Municipal Airport (SBA). GSD has an agreement with the GWSD, UCSB, SBA and Santa Barbara County for flow capacity ownerships as follows: GSD retains 47.87 percent; GWSD is allocated 40.78 percent; UCSB is allocated 7.09 percent of the treatment plant flow capacity (GP/CLUP FEIR).

#### *Water Supply*

The Goleta Water District (GWD) is the water purveyor for the City of Goleta. The GWD currently has four sources of water: surface water from the Lake Cachuma Project; surface water from the State Water Project; ground water from the Goleta basin; and recycled water. These sources are expected to be able to provide approximately 19,172 Acre Feet per Year (AFY) to the GWD through the year 2030. The Lake Cachuma Project provides approximately 9,322 AFY, the State Water Project provides approximately 4,500 AFY, ground water sources provide approximately 2,350 AFY, and recycled water facilities provide up to 3,000 AFY (Goleta General Plan Water Supply Assessment, 05/23/08). The GWD rights to ground water were adjudicated in a lawsuit that was filed in 1973 *Wright v. Goleta Water District* and finally settled in 1989. "The Wright Judgment" stipulated a safe ground water yield from the ground water basin of 3,410 AFY and gave the GWD rights to 2,350 of that amount based on a ten-year average. (Citrus Village Final Mitigated Negative Declaration, August 15, 2008).

#### *Stormwater Control Facilities*

Stormwater runoff from the property is currently flows into two different areas. The improved area north of the building flows into an existing storm drain system and outlets into Old San Jose Creek. The southern portion of the site is collected by inlets and transported into an underground sump pump. The project proposes to construct two basins to detain the difference between the pre-project and the post-project storm runoff rate (Preliminary Drainage Analysis for ATK Space Systems, Penfield & Smith, August 2008).

#### *Solid Waste*

Solid waste generated in the City is collected by Marborg (south of Hollister Avenue) and Allied Waste (north of Hollister Avenue) and transported to the Tajiguas Landfill 20 miles to the west of Goleta on the Gaviota Coast. The County has received approval for, and is in the process of expanding the landfill to provide for an additional 15 years of solid waste disposal capacity. The landfill now has sufficient capacity to provide solid waste disposal services to the South Coast until 2020.

### Thresholds of Significance

A significant impact on utilities and service systems would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, under the City's *Environmental Thresholds & Guidelines Manual*, a project that would generate 196 tonnes of solid waste/year, after receiving a 50% credit for source reduction, recycling, and composting would result in a project specific, significant impact on the City's solid waste stream. Any project generating 40 tonnes/year, after receiving a 50% credit for source reduction, recycling, and composting would be considered to make an adverse contribution to cumulative impacts to the City's solid waste stream.

### Project Specific Impacts

- a,e) In 2006, Dudek completed an updated land use survey and future wastewater projections analysis for both the GSD and GWSD. The County of Santa Barbara, the airport, and UCSB did not participate. The study identified generation factors for use in developing projected wastewater demand. Commercial uses are evaluated at 100 gallons per day per 1,000-square feet of habitable building space (GP/CLUP FEIR). Based on the application of these wastewater generation rates, it is estimated that the proposed project would generate approximately 2,502 GPD of wastewater. This represents approximately 0.1% of the remaining available treatment capacity under the GSD's operating permit from the RWQCB. While this level of estimated demand would have no potential to increase wastewater volumes conveyed to the GSD's sewage treatment plant in excess of the Districts current operating permit from the RWQCB, the applicant has yet to provide an Intent to Serve letter from the District. Until such a commitment is given by the GSD, a final determination as to the availability of central sewer service by the GSD to serve the proposed project cannot be made. As such, the proposed project poses a potentially significant impact on the availability and adequacy of central sewage disposal service.
- b) The proposed project would not necessitate any new construction or expansion of existing wastewater or domestic water treatment facilities. Corresponding environmental impacts normally associated with such facility construction and/or expansion would not occur as a result of this project.
- c) The proposed detention basins will handle all of the stormwater runoff from the post-project condition per the City of Goleta Stormwater Management Plan. A less than 2-foot depth of water ponding will occur in the larger or smaller basin before it overtops the basin and escapes overland through the parking lot and into the storm drain system. The proposed storm drain system would need to be sized to transport a 25-year storm event to Old San Jose Creek, and as such, presents a less than significant environmental impact associated with such facility expansion.

- d) The project also would not contribute to groundwater overdraft as no wells are proposed onsite. Projects served by the GWD would not cause or contribute to groundwater basin overdraft pursuant to the requirements of the Wright vs. Goleta Water District judgment.

Based on the Water Duty Factors as noted in the City's *Environmental Thresholds & Guidelines Manual*, project water consumption would be as follows:

$$\text{Research Park MRP}—0.14 \text{ AFY}/1,000 \text{ ft}^2 * 25,026 \text{ ft}^2 = 3.50 \text{ AFY}$$

Applying these water duty factors, it is estimated that the proposed project would consume 3.50 AFY of GWD water. This represents approximately 0.023 percent of the water received by GWD in 2005 (the GWD estimated that they received 15,300 AFY in 2005), and approximately 0.018 percent of the water available to the GWD in the near future and between 2030 (The GWD estimated that they will be able to receive 19,172 AFY for the next 25 years). Given these projections, the GWD has sufficient supply to service this project. However, the applicant has yet to provide a Can & Will Serve letter from the GWD. Until such a commitment is given by the GWD, a final determination as to the availability of central water service by the GWD to serve the proposed project cannot be made. As such, the proposed project poses a potentially significant impact on the availability and adequacy of central water service.

- f) *City Solid Waste Generation Rates*  
Projects that are estimated to generate 196 tons/year or more of solid waste, after receiving a 50% credit for source reduction, recycling, and composting, are considered to pose a significant, project specific impact. Based on the solid waste generation factors noted in the City's *Environmental Thresholds & Guidelines Manual*, solid waste generation for the proposed project would be as follows:

$$\text{Manufacturing Space}—0.0026 \text{ tons/year}/\text{ft}^2 * 25,026 \text{ ft}^2 = 65.07 \text{ tons/year}$$

Based on the application of City solid waste generation rates, it is estimated that the proposed project would generate a total of 65.07 tons/year before being given a 50% source reduction, recycling, and composting credit. After being given the 50% credit, the estimated yearly solid waste volume generated by the project would be 32.54 tons. As such, project specific impacts on the solid waste flow into the Tajiguas Landfill would be considered adverse, but less than significant.

*State Solid Waste Generation Rates*

The California Integrated Waste Management Board has provided Estimated Solid Waste Generation Rates for Industrial Establishments, which includes an

estimated rate of 0.0108 tons/ ft<sup>2</sup>/year for manufacturing uses. Accordingly, solid waste generation for the proposed project based on this standard would be as follows:

$$\text{Manufacturing Space} - 0.0108 \text{ tons/ft}^2/\text{year} * 25,026 \text{ ft}^2 = 281.08 \text{ tons/year}$$

Based on the application of State solid waste generation rates, it is estimated that the proposed project would generate a total of 281.08 tons/year before being given a 50% source reduction, recycling, and composting credit. After being given the 50% credit, the estimated yearly solid waste volume generated by the project would be 140.54 tons. As such, project specific impacts on the solid waste flow into the Tajiguas Landfill would be still be considered adverse, but less than significant.

- g) The proposed project would not result in the generation of any solid waste in violation of any Federal, State, or local solid waste regulations or statutes.

#### Cumulative Impacts

Project contributions to cumulative impacts on public utilities or service systems such as wastewater collection and treatment, potable water supplies, stormdrain and runoff control infrastructure, or the Tajiguas Landfill would be less than significant.

#### Required Mitigation Measures

1. The applicant shall obtain a Can & Will Serve letter from the Goleta Sanitary District (GSD). **Plan Requirements & Timing:** The Can & Will Serve letter shall be submitted to the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project.

2. The applicant shall obtain a Can & Will Serve letter from the Goleta Water District (GWD). **Plan Requirements & Timing:** The Can & Will Serve letter shall be submitted to the City prior to issuance of any LUP for the project.

**Monitoring:** City staff shall verify compliance prior to issuance of any LUP for the project.

#### Recommended Mitigation Measure

3. A Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval. Said plan shall indicate how a 50% diversion goal shall be met during construction including but not limited to the following:

- a. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt).
- b. During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite.
- c. The applicant/property owner shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. The copy of the contract is to be provided to the City. Recoverable construction material shall include but not be limited to asphalt, lumber, concrete, glass, metals, and drywall.

**Plan Requirement and Timing:** This requirement shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

**Monitoring:** At the end of the project, applicant shall submit a Post-Construction Waste Reduction & Recycling Summary Report documenting the types and amounts of materials that were generated during the project and how much was reused, recycled, composted, salvaged, or landfilled.

4. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on the grading and construction plans, and the applicant shall submit a post-construction waste reduction and recycling summary to the Community Services Department. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. The post-construction waste reduction and recycling summary shall be submitted within ten (10) days of waste disposal and recycling activities.

**Monitoring:** City staff shall verify compliance prior to occupancy clearance.

#### Residual Impact

With implementation of the above mitigation measures, residual project specific and cumulative impacts on utilities and service systems would be considered less than significant.



**MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact.	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. 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 an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?		■			
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?				■	
c. 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.)		■			
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			■		

Attachment A: 11"x17" project plan set