



TO: Mayor and Councilmembers

FROM: Dan Singer, City Manager

CONTACT: Steve Chase, Director, Planning and Environmental Services
Patricia S. Miller, Manager, Current Planning
Laura Vlk, Associate Planner

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

RECOMMENDATION:

- A. Open the public hearing on the Towbes/ATK Space Systems project.
- B. Allow staff presentation, applicant presentation, and public testimony.
- C. Close the public hearing.
- D. Adopt City Council Resolution 09-__ entitled "A Resolution of the City Council of the City of Goleta, California Adopting the Final Mitigated Negative Declaration (08-MND-003) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Towbes/ATK Space Systems Project; Case No. 08-157-OA, -DP RV; 600 Pine Avenue; APN 073-130-040". (Attachment 1)
- E. Introduce and conduct the first reading (by title only) and waive further reading of City Council Ordinance 09-__ entitled "An Ordinance of the City Council of the City of Goleta, California Amending Ordinance 03-04 and Adopting Revised Growth Management Regulations Applicable to Non-Residential Development within the City of Goleta". (Attachment 2)
- F. Conceptually approve the Towbes/ATK Space Systems Project by conditionally adopting City Council Resolution 09-__ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Development Plan Revision for the Towbes/ATK Space Systems Project, Case No. 08-157-DP RV; 600 Pine Avenue; APN 073-130-040" (Attachment 3).
- G. Continue the item to March 17, 2009 in order to conduct the second reading and adoption of the Ordinance and to adopt a City Council Resolution thereby approving the Towbes/ATK Space Systems Project.

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 zoned M-RP (Industrial – Research Park). The property exists in its current condition through a series of planning permits that recognize an existing 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.

DISCUSSION:

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. The exemption period would be 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.

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

The two existing storage buildings on site located on the southeast corner of the property are unpermitted and are included as a part of the proposed project. Additionally, the two existing onsite liquid nitrogen tanks were installed without permits and are also included in this application.

The applicant proposes to construct 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 for a total addition of 25,026-square feet. 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 and if 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 and 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.

Project Analysis

Environmental Analysis

A Draft Mitigated Negative Declaration was prepared for the Towbes/ATK Space Systems Project and released for public review on January 21, 2009. The public review period ended on February 19, 2009 and a proposed Final Mitigated Negative Declaration has been prepared. Potentially significant impacts were identified in the following areas:

- Aesthetics (Santa Ynez mountain view impacts, visual quality and character of the existing neighborhood, landscaping, mechanical equipment and trash/storage screening and night lighting)
- Air Quality (dust control, construction equipment control)
- Biological Resources (Old San Jose Creek impacts, water quality)
- Cultural Resources (discovery of unknown resources during construction)
- Geology/Soils (erosion/liquefaction control)
- Hazards and Hazardous Materials (routine transport, use and disposal of hazardous materials)
- Hyrdology/Water Quality (increased impervious surfaces and runoff)
- Noise (construction and mechanical equipment noise)
- Public Services (need for increased fire protection services)
- Transportation/Traffic (cumulative impact at SR 217 SB Ramps/Hollister Avenue, driveway widths)
- Utilities/Service Systems (commitment for service capacity by the Goleta Water District and Goleta Sanitary District, waste reduction and recycling plan)

All potentially significant impacts can be mitigated to less than significant levels. Mitigation measures include, but are not limited to, receiving final DRB approval for structures, landscaping, lighting, and a utility plan; approval of a final grading and drainage plan; controls on construction noise; a shared parking agreement; and guarantee of service from the Goleta Water District and Goleta Sanitary District.

The proposed Final MND is provided as Attachment 5 to this staff report, and all mitigation measures have been incorporated into conditions of approval for the project.

General Plan Consistency Analysis

The General Plan consistency analysis is included in Attachment 6 and shows that the proposed project, as conditioned, would be consistent with all applicable policies. The following policies are highlighted:

Good Cause Finding to Exceed Recommended Standards for Building Intensity:

As identified in Attachment 7 (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 Floor Area Ratio (FAR) of 0.40 (the proposed project would have a FAR of 0.42) and does not meet the minimum Open Space/Landscaping Ratio of 0.30 (the proposed project would have a ratio of 0.165) that are included in 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 the 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 of right of way for the extension of Ekwil Street was not accepted, the proposed project would meet both the Maximum FAR and Minimum Open Space/Landscaping Ratio (both standards would be at 0.30).

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 boundary is nearly coterminous with a drainage channel known as Old San Jose Creek. This drainage is the relic channel for San Jose Creek which 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.

Ekwill 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. The exemption would be 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 Ekwill 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 Ekwill Street Extension public improvement prior to approval. However, the dedication would be consistent with City standards.

HE 3.2 Mitigation of Employee Housing Impacts from Nonresidential Uses. [GP]

Housing Element, Policy 3.2 requires new nonresidential development to contribute to the provision of affordable housing. The contribution may include in-lieu fees, provision of onsite housing, housing assistance as part of employee benefit packages, or other alternatives of similar value. The fulfillment of affordable housing requirements is presently established by policy/administrative practice, whereas an ordinance has not yet been adopted.

Options that may be considered include average rates currently used by other California jurisdictions. Some jurisdictions have adopted rates for nonresidential uses by using a per square foot fee amount. Council should refrain from comparing data from any other city to Goleta and rather use this data as an appropriate range within which to set Goleta rates. The rates are as follows:

JURISDICTION	RATE/SF	CORRESPONDING FEE
City of Palo Alto	15.58	389,905
City of Menlo Park	10.00	250,260
City of Mountain View	6.00	150,156
County of Marin	7.19	179,937
Town of Corte Madera	3.20	80,083
City of Sunnyvale	8.00	200,208
City of Cupertino	2.25	56,309
City of Pleasanton	2.31	57,810
Average	\$6.82	\$170,677

Staff recommends applying the average factors from the above generation rates, resulting in an in-lieu fee of \$170,677 (25,026 SF x \$6.82 = \$170,677).

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) and secondary front yard (north) setbacks and to allow a landscape coverage of 16.5% instead of 30%. Attachment 7 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 (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 when the proposed Ekwil Street extension is constructed).
- 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 proposed 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.

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 meet 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*. 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.

Goleta Growth Management Ordinance (GGMO)

The project is subject to Ordinance 03-04, as amended by Ordinance 08-13, the Goleta Growth Management Ordinance (GGMO). The applicant proposes to amend the GGMO in order 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.

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 Ekwil 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. The GGMO exemption which would expire within three years and would be subject to the Irrevocable Offer to Dedicate the Ekwil Street right-of-way, which would otherwise have to be acquired at cost and/or as a credit against traffic fees owed. Therefore, the requested GGMO exemption subject to the Irrevocable Offer to Dedicate Ekwil Street right-of-way is considered a benefit that contributes to the general community welfare. However, it should be noted that the City may decline the Offer of Dedication and if that occurs, the project would still benefit from the GGMO exemption.

At its core, the project represents job retention/creation within the Old Town Revitalization Plan area. The project is consistent with the planning endeavors that were forecast for several key sites in Old Town whose GGMO exemptions were not utilized and have since expired. This is an opportunity whereby an Old Town project is ripe for consideration to utilize such exemptions which were intended to facilitate revitalization and provide needed capital improvements.

Summary

All project impacts can be mitigated to a less than significant level, all mitigations have been included as conditions of approval, and all findings can be made (CEQA and administrative findings). Therefore, staff recommends approval of the proposed Towbes/ATK Space Systems project.

GOLETA STRATEGIC PLAN:

The Towbes/ATK Space Systems project would be consistent with the following Goal in the Strategic Plan entitled: "Promote a Healthy Business Climate" and moves the City closer towards realizing its vision as defined within the City's Strategic Plan.

ALTERNATIVES:

None are recommended.

LEGAL REVIEW:

This staff report has been reviewed by the City Attorney.

FISCAL IMPACTS:

The processing costs associated with the Towbes/ATK Space Systems Project are paid by the applicant.

Submitted By:

Reviewed by:

Approved By:

Steve Chase, Director
Planning and Environmental
Services

Michelle Greene, Director
Administrative Services

Daniel Singer
City Manager

ATTACHMENTS:

1. Resolution of the City Council of the City of Goleta, California Adopting the Final Mitigated Declaration (08-MND-003) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Towbes/ATK Space Systems Project; Case No. 08-157-OA, -DP RV; 600 Pine Avenue; APN 073-130-040”.
2. City Council Ordinance 09-___ entitled “An Ordinance of the City Council of the City of Goleta, California Amending Ordinance 03-04 and Adopting Revised Growth Management Regulations Applicable to Non-Residential Development within the City of Goleta”.
3. City Council Resolution 09-___ entitled “A Resolution of the City Council of the City of Goleta, California Approving a Development Plan Revision for the Towbes/ATK Space Systems Project, Case No. 08-157-DP RV; 600 Pine Avenue; APN 073-130-040”
4. Planning Commission Resolution 09-___ 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 Towbes/ATK Space Systems Project ; Case No. 08-157-OA, -DP RV;600 Pine Avenue; APN 071-130-040
5. Proposed Final Mitigated Negative Declaration (08-MND-003)
6. General Plan Policy Consistency Analysis
7. Zoning Ordinance Consistency Analysis
8. Project Plans

ATTACHMENT 1

Resolution of the City Council of the City of Goleta, California Adopting the Final Mitigated Declaration (08-MND-003) and Adopting CEQA Findings and a Mitigation Monitoring and Reporting Program for the Towbes/ATK Space Systems Project; Case No. 08-157-OA, - DP RV; 600 Pine Avenue; APN 073-130-040”.

RESOLUTION NO. 09-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA ADOPTING THE FINAL MITIGATED NEGATIVE DECLARATION (08-MND-003) AND ADOPTING CEQA FINDINGS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE TOWBES/ATK SPACE SYSTEMS PROJECT; CASE NO. 08-157-OA, - DPRV AT 600 PINE AVENUE; APN 071-130-040

WHEREAS, an application was submitted on August 20, 2008 by Laurel Perez, of Suzanne Elledge Planning and Permitting Services, agent for Towbes Group, Property Owner, and ATK Space Systems, Tenant, requesting approval of an 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 to amend the Goleta Growth Management Ordinance 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 Ekwill Street; the application is also for a Development Plan Revision to add 25,026-square feet in additions to the existing manufacturing/research building; and

WHEREAS, it was determined that the proposed project, inclusive of all of its various components, was subject to the California Environmental Quality Act, that one or more significant effects on the environment may occur, and that preparation of a Mitigated Negative Declaration would be required; and

WHEREAS, a Draft Mitigated Negative Declaration was prepared by the City of Goleta, and was released for a 20-day public review between December 19, 2008 and January 7, 2009; and

WHEREAS, a total of five letters or written statements were received on the Draft Mitigated Negative Declaration; and

WHEREAS, 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; and

WHEREAS, a Revised Draft Mitigated Negative Declaration was released for a 30-day public review between January 21, 2009 and February 19, 2009, pursuant to the requirements of the State and City CEQA Guidelines; 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 Draft and Final Mitigated Negative Declaration, and oral and written testimony from interested persons; and

WHEREAS, on January 26, 2009, the City of Goleta Planning Commission adopted Resolution 09-02, recommending that the City Council adopt the Final Mitigated Negative Declaration (08-MND-003) pursuant to the State CEQA Guidelines and approve Case 08-157-OA, -DP RV01, with recommended findings and conditions of approval; and

WHEREAS, a total of two letters were received on the Revised Draft Mitigated Negative Declaration; and

WHEREAS, in response to written public comments received, a proposed Final Mitigated Negative Declaration was released on February 19²⁰, 2009, pursuant to the requirements of the State and City CEQA Guidelines; and

WHEREAS, on March 3, 2009 the City Council 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 Draft, Revised Draft and Final Mitigated Negative Declaration, and oral and written testimony from interested persons; and

WHEREAS, the City Council finds that adoption of the Mitigated Negative Declaration for the Towbes/ATK Space Systems Project would be based on its ability to make the required findings, including findings pursuant to the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Adoption of the Final Mitigated Negative Declaration (08-MND-003)

The City Council has examined the proposed Final Mitigated Negative Declaration, including the comments on the Draft and Revised Draft MND received during the public review process, and finds that the Final Mitigated Negative Declaration has been prepared in compliance with the requirements of CEQA, including direct, indirect, and cumulatively significant effects and proposed mitigation measures; and hereby certifies that the Final Mitigated Negative Declaration constitutes a complete, accurate, adequate, and good faith

effort at full disclosure, and reflects the City of Goleta's independent judgment and analysis pursuant to Section 15074 of the State CEQA Guidelines.

SECTION 3. CEQA Findings

The City Council finds that the proposed project mitigates environmental impacts to the maximum extent feasible, and changes and alterations intended to avoid or substantially lessen the significant environmental effects identified in the Final Mitigated Negative Declaration (08-MND-003) have been incorporated as required conditions of approval where feasible, pursuant to Section 15074 of the State CEQA Guidelines.

SECTION 4. Mitigation Monitoring and Reporting Program

State CEQA Guidelines Section 15097 requires that the City adopt reporting or monitoring programs 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 procedures for mitigation monitoring and verification are described for each mitigation measure in the Final MND. The approved project description, the mitigation measures as described in the Final MND, and the 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.

SECTION 5. 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 6. Certification

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

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2009.

ROGER S. ACEVES, MAYOR

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 City Council Resolution No. 09-__ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the ___ day of _____, 2009, by the following vote of the Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

ATTACHMENT 2

City Council Ordinance 09-____ entitled "An Ordinance of the City Council of the City of Goleta, California Amending Ordinance 03-04 and Adopting Revised Growth Management Regulations Applicable to Non-Residential Development within the City of Goleta".

ORDINANCE NO. 09-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA AMENDING ORDINANCE 03-04 AND ADOPTING REVISED GROWTH MANAGEMENT REGULATIONS APPLICABLE TO NON-RESIDENTIAL DEVELOPMENT WITHIN THE CITY OF GOLETA

WHEREAS, the City of Goleta was incorporated on February 1, 2002; and

WHEREAS, on February 1, 2002, the City Council adopted Ordinance 02-01 entitled "An Ordinance of the City Council of the City of Goleta, California, Adopting by Reference the Santa Barbara County Code and Other Relevant Non-Codified Santa Barbara County Ordinances as City Ordinances," which code and ordinances remain in effect except as expressly repealed or amended by the City; and

WHEREAS, the ordinances adopted by the City included Ordinance No. 4350, as amended, titled "Ordinance Repealing and Replacing Chapter 35A of the County Code Establishing a Growth Management Plan and a Restricted Resource Overlay District for the Goleta Planning Area;" and

WHEREAS, Ordinance No. 4350 established regulations to manage the quantities of both residential and non-residential development allowed annually within the Goleta Valley; and

WHEREAS, the regulations set forth in Ordinance No. 4350 were specifically written to apply to lands within the entire Goleta Valley, including the unincorporated territory as well as the City of Goleta, and such regulations have not been amended to establish appropriate growth management standards and regulations that would apply exclusively to those land areas within the City of Goleta; and

WHEREAS, on May 5, 2003, the City Council adopted Ordinance No. 03-04, a revised growth management ordinance that regulates the rate of non-residential development in a manner that correlates the amount of floor area allowed with new residential development intended to assure maintenance and protection of the environment; and

WHEREAS, on December 2, 2008 the City Council adopted Ordinance No. 08-13 adding Goleta Valley Cottage Hospital to the list of projects exempt from the requirement to obtain a growth management allocation; and

WHEREAS, on March 3, 2009, the City Council held a duly noticed public hearing to consider a revised growth management ordinance and various related matters, at which times all interested persons were given an opportunity to be heard; and

WHEREAS, on March 3, 2009, the City Council adopted Resolution 09-___, adopting findings pursuant to the California Environmental Quality Act (CEQA) and adopting the Final Mitigated Negative Declaration; and

WHEREAS, the City Council has considered the entire administrative record, including the application materials, staff reports, the Draft, Revised Draft and Final Mitigated Negative Declaration and oral and written testimony from interested persons.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLETA FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines that the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Amend Ordinance No. 03-04, Section 6

This ordinance amends City Ordinance No. 03-04, Section 6 as follows:

6.1 Exempt Projects.

The following projects are exempt from the requirement to obtain a growth management allocation pursuant to this ordinance:

- a. **Public Utilities.** Physical facilities for the transmission of electricity and gas and for the provision or transmission of water, sewage collection, treatment, and reclamation, except that associated office uses are not exempt.
- b. **Hospital Overlay** – Goleta Valley Cottage Hospital, related offices and medical services which are in the vicinity of Hollister Avenue and Patterson Avenue within the designated Hospital Overlay on the General Plan land use plan map, including up to 59,835 net new square feet on APN 065-090-022 for the hospital, up to 10,776 net new square feet on APN 065-090-023 for a medical office building, and up to 87,000 square feet of additional development on APN 065-090-028 for future medical offices or related services.
- c. **Towbes/ATK Space Systems Project** – Towbes/ATK Space Systems Project additions including up to 25,026-square feet on APN 071-130-040 for a new clean room and office additions subject to the condition that the property owner execute an Irrevocable Offer to Dedicate the right-of-way for the extension of Ekwil Street.

The exemption set forth in item b shall expire and be of no further force or effect three years following the effective date of this ordinance amendment (January 3,

2009), unless the property owner and/or applicant requests a one-year extension in writing prior to the expiration date and approval of the request is granted by the City Council.

The exemption set forth in item c shall expire and be of no further force or effect three years following the effective date of this ordinance amendment (*insert date*), unless the property owner and/or applicant requests a one-year extension in writing prior to the expiration date and approval of the request is granted by the City Council.

SECTION 3. Findings

The City Council finds that revising the growth management ordinance is a matter of City-wide importance and is not directed towards nor targeting any particular parcel of property or proposed development.

SECTION 4. Effective Date

This ordinance shall take effect on the 31st day following the date of its final adoption.

SECTION 5. Certification and Publication

The City Clerk shall certify to the passage of this Ordinance and cause the same to be published and posted in the manner prescribed by California law.

INTRODUCED ON the 3rd day of March, 2009.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2009.

ROGER S. ACEVES, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

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

I, DEBORAH CONSTANTINO, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Ordinance No. 09-__ was duly adopted by the City Council of the City of Goleta at a meeting held on the __ day of _____, 2009, by the following vote of the Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

ATTACHMENT 3

City Council Resolution 09-__ entitled "A Resolution of the City Council of the City of Goleta, California Approving a Development Plan Revision for the Towbes/ATK Space Systems Project, Case No. 08-157-DP RV; 600 Pine Avenue; APN 073-130-040"

RESOLUTION NO. 09-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA
APPROVING A DEVELOPMENT PLAN REVISION FOR THE
TOWBES/ATK SPACE SYSTEMS PROJECT, CASE NO. 08-157-DP
RV01; AT 600 PINE AVENUE; APN 071-130-040**

WHEREAS, an application was submitted on August 20, 2008 by Laurel Perez, of Suzanne Elledge Planning and Permitting Services, agent for Towbes Group, Property Owner, and ATK Space Systems, Tenant, requesting approval of an 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 to amend the Goleta Growth Management Ordinance 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; the application is also for a Development Plan Revision to add 25,026-square feet in additions to the existing manufacturing/research building; and

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

WHEREAS, it was determined that the proposed project, inclusive of all of its various components, was subject to the California Environmental Quality Act, that one or more significant effects on the environment may occur, and that preparation of a Mitigated Negative Declaration would be required; 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 Draft and Revised Draft MND, and oral and written testimony from interested persons; and

WHEREAS, on January 26, 2009, the City of Goleta Planning Commission adopted Resolution 09-02, recommending that the City Council adopt the Final Mitigated Negative Declaration (08-MND-003) pursuant to the State CEQA Guidelines and approve Case 08-157-OA, -DP RV01, with recommended findings and conditions of approval; and

WHEREAS, on March 3, 2009, the City Council conducted a duly noticed public hearing on the project application, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, on March 3, 2009, the City Council adopted Resolution 09-___, adopting findings pursuant to the California Environmental Quality Act (CEQA) and adopting the Final Mitigated Negative Declaration (08-MND-003); and

WHEREAS, by adoption on March ____, 2009 of Ordinance 09-___, the City Council has approved an amendment to the Goleta Growth Management Ordinance; 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, the City Council considered the entire administrative record, including application materials, staff report, the Draft, Revised Draft and Final MND, and oral and written testimony from interested persons.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF GOLETA FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. Recitals

The City Council hereby finds and determines the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. Adoption of Findings

The findings set forth in Exhibit 1 to this Resolution are hereby adopted and incorporated herein by this reference.

SECTION 3. Approval of Development Plan Revision

The Development Plan for the subject application, Case No. 08-157-DP RV01, is hereby approved subject to the conditions set forth as Exhibit 2 to this Resolution and incorporated herein by this reference. This includes the “good cause” findings for exception to the recommended maximum Floor Area Ratio (FAR) and recommended minimum landscaped area identified in the General Plan, Land Use Element, Table 2-3, for the BP Business Park 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.

ROGER S. ACEVES, MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH CONSTANTINO
CITY CLERK

TIM W. GILES
CITY ATTORNEY

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

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

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH CONSTANTINO
CITY CLERK

FINDINGS
CASE NO.08-157-DP RV01

TOWBES/ATK SPACE SYSTEMS PROJECT DEVELOPMENT PLAN REVISION
600 PINE AVENUE; APN 071-130-040
CASE NO. 08-157-DP RV

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:

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.

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. *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 and 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.

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.

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.

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

As discussed in the 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 (the project proposes a 0.42 FAR) and Minimum Open Space/Landscaping Ratio (OS/LR) of 0.30 (the project proposes 0.165). The aforementioned Recommended Standards 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 Ekwill Street. If the dedication right of way for the extension of Ekwill 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 Ekwill 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 Ekwill Street. If this offer was not accepted, the proposed project would meet the landscaping coverage requirement. As the extension of Ekwill Street is considered a public benefit, the modification can be justified.

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.

**CONDITIONS OF APPROVAL
CASE NO. 07-020-DP**

**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 “March ____, 2009, City Council 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 (dated January 28, 2009)

A0.1 Title Sheet

A1.1 Proposed Site Plan

A1.1b Proposed Future Site Plan (Reference Only)

A2.1 Proposed Floor Plans

A3.1 Proposed Roof Plan

A4.1 Proposed Exterior Elevations

Eltg Electrical Site PhotoMetrics

CL-1 Conceptual Landscape Plan

CL-1B Ekwil Extension Future Conceptual Landscape Plan

CL-2 Conceptual Mitigation Plan

C0.1 Site Topographic Map

C0.2 Preliminary Grading and Drainage Plan

C0.3 Preliminary Erosion Control Plan

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 for a total of 25,026-square feet. 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 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 MITIGATED NEGATIVE DECLARATION

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 sheet CL-2 of the plan set stamped 01/28/09). This buffer would need to be reduced around the arroyo willow and locust riparian woodlands. As such, the applicant shall plant native drought-tolerant vegetation of at least a 2 to 1 ratio for the buffer area encroached into 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.

18. Temporary fence protection (marking the extent of allowed disturbance and the 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 15th to November 1st) 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.

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, 4th 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 shall 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 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.

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 the required affordable housing in-lieu fee of \$170,677 prior to issuance of a land use permit.

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 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 March __, 2009. Substantial conformity shall be determined by the Director of Planning and Environmental Services.
49. 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.
50. 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.
51. 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.
52. 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.
53. 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.
54. 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.

55. 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.
56. 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

57. 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.
58. 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.
59. 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.
60. 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.
61. When exhibits and/or written Conditions of Approval are in conflict, the written Conditions of Approval shall prevail.
62. 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.

63. 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.
64. 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.
65. 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.
66. 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.
67. 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

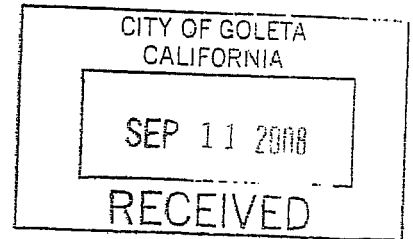
"Serving the Community Since 1926"

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
 - o (25,026 square feet = \$2,502.60)
- Goleta Fees at \$723 per 1000 square feet of non-retail
 - o (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

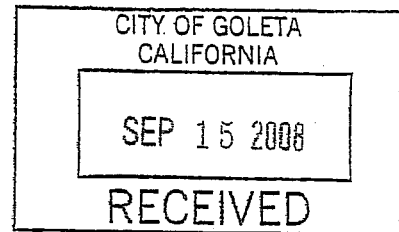
c: Bermant Development Company, 5383 Hollister Ave, Ste 150, Santa Barbara, CA 93111
Poliquin Kellogg Design Group, 6400 Canoga Ave, Ste 215, Woodland Hills, CA 91367
Penfield & Smith, 111 E Victoria St, Santa Barbara, CA 93101
Suding Design Landscape Architects, 10 E Islay, Santa Barbara, CA 93101
Goleta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



**Santa Barbara County
Air Pollution Control District**

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) 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.

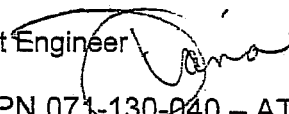
MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



MEMORANDUM

DATE: January 16, 2009

TO: Scott Kolwitz, Senior Planner
Laura Vlk, 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

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 site as far as 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 Ekwil 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 4

Planning Commission Resolution 09-__ 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 Towbes/ATK Space Systems Project ; Case No. 08-157-OA, -DP RV;600 Pine Avenue; APN 071-130-040

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 Ekwill 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) ss.
CITY OF GOLETA)

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 Ekwill Street. If the dedication right of way for the extension of Ekwill 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 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 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.

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 15th to November 1st) 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.

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, 4th 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:
- All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an unmuffled exhaust system.
 - 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 shall 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 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.

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

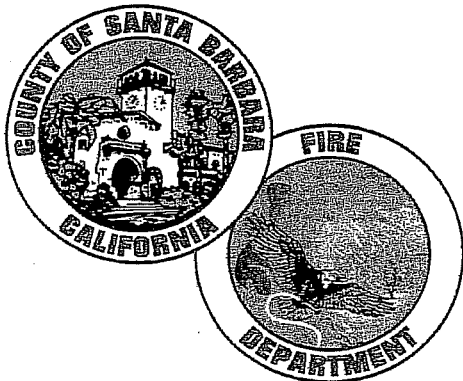
- additional identified project impacts. Fees shall be those in effect at the time of issuance of a Land Use Permit.
48. Prior to Building Permit issuance, the Irrevocable Offer to Dedicate the right-of-way for the Ekwil Street extension shall be reviewed and approved by the City of Goleta.
 49. No permits 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. Scherreil
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

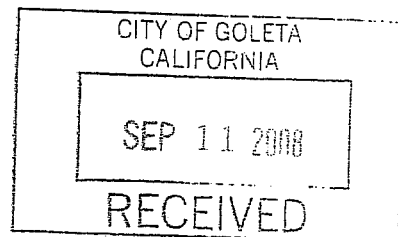
1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

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
 - o (25,026 square feet = \$2,502.60)
- Goleta Fees at \$723 per 1000 square feet of non-retail
 - o (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

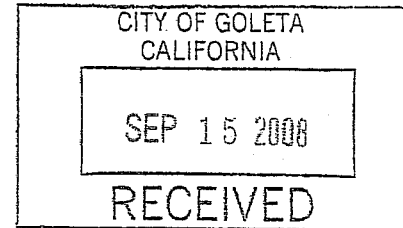
c: Bermant Development Company, 5383 Hollister Ave, Ste 150, Santa Barbara, CA 93111
Poliquin Kellogg Design Group, 6400 Canoga Ave, Ste 215, Woodland Hills, CA 91367
Penfield & Smith, 111 E Victoria St, Santa Barbara, CA 93101
Suding Design Landscape Architects, 10 E Islay, Santa Barbara, CA 93101
Goleta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



**Santa Barbara County
Air Pollution Control District**

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) 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.

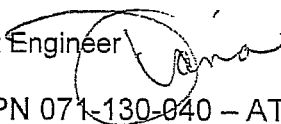
MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



MEMORANDUM

DATE: January 16, 2009

TO: Scott Kolwitz, Senior Planner
Laura Vlk, 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

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 as 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/

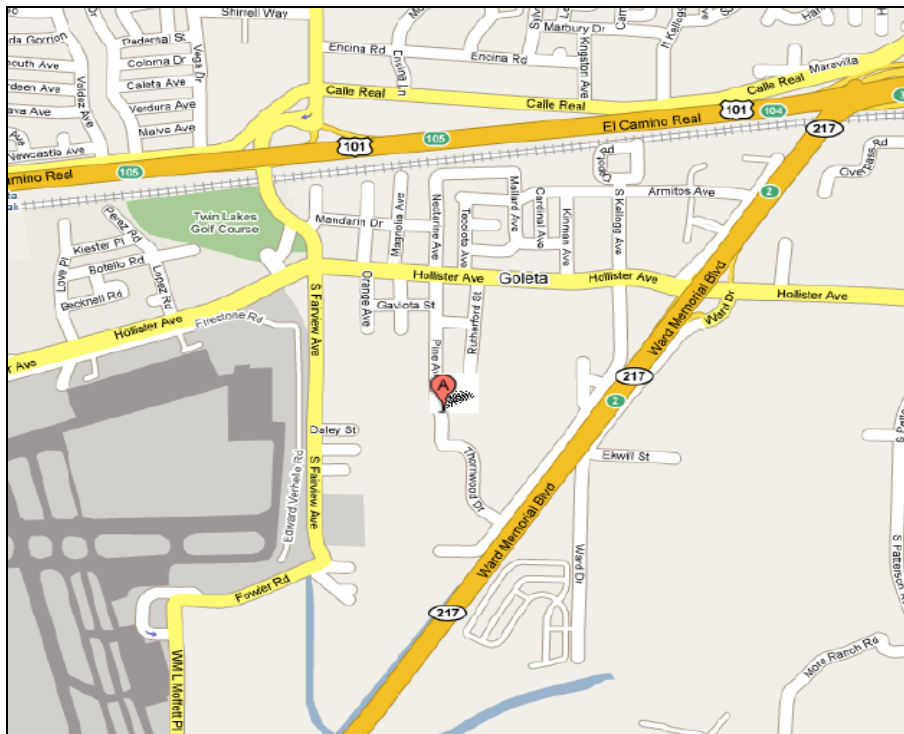
cc: Steve Wagner, Community Services Director
Marti Schultz, Principal Civil Engineer

ATTACHMENT 5

Proposed Final Mitigated Negative Declaration (08-MND-003)

CITY OF GOLETA
PROPOSED FINAL MITIGATED NEGATIVE DECLARATION
08-MND-003
FEBRUARY 20, 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
3. **CONTACT PERSON and PHONE NUMBER:**
Laura Vlk, Associate Planner, (805) 961-7546.
4. **APPLICANT:**
ATK Space Systems
600 Pine Avenue
Goleta, CA 93117
AGENT:
Laurel Perez/Heidi Jones
Suzanne Elledge Planning and
Permitting Services
800 Santa Barbara Street
Santa Barbara, CA 93101
- PROPERTY OWNER:**
The Towbes Group Inc.
21 East Victoria Street, Suite 200
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. A modification to the setback requirements for the existing building and proposed parking is requested.

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:

Site Information	
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, respectively)
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

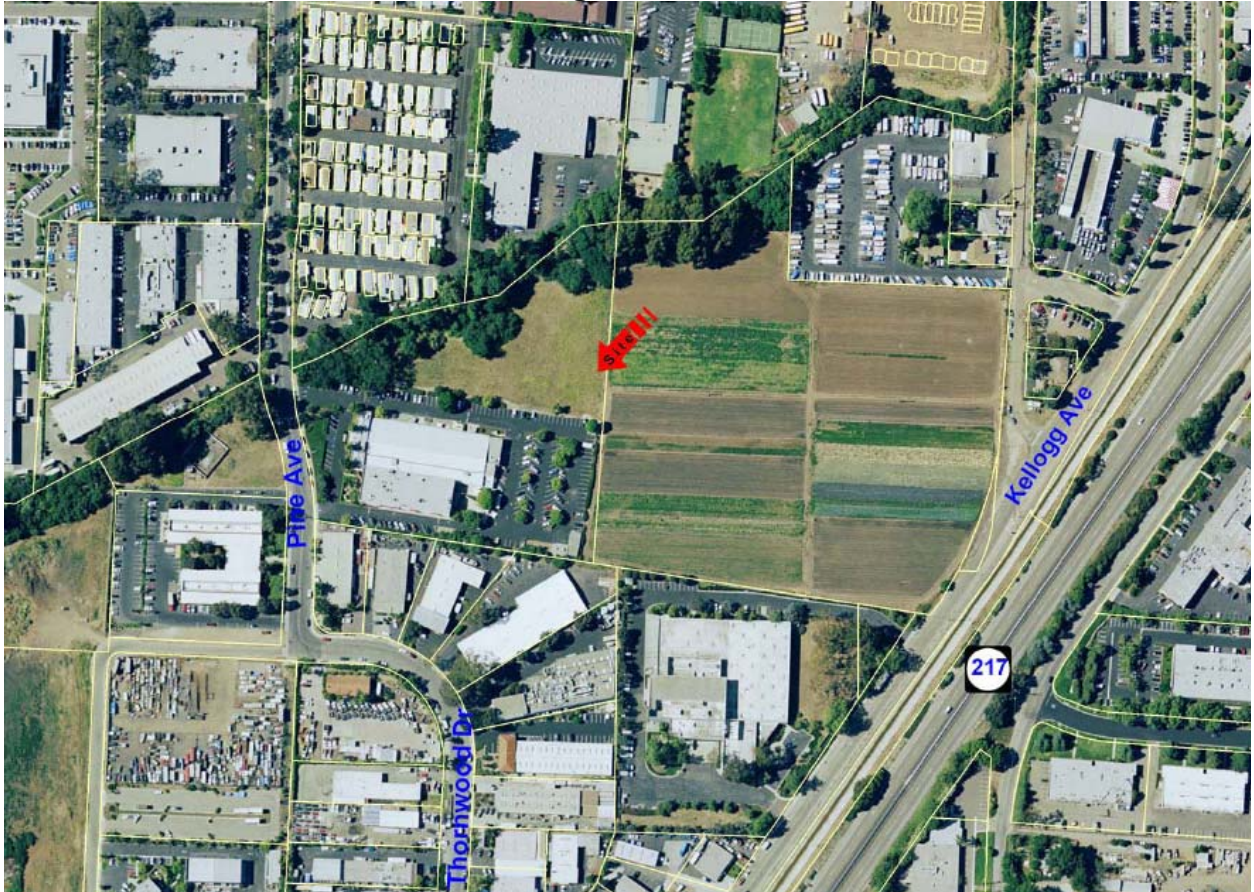
The project site is relatively flat with slight surface drainage to the south for an overall slope of less than 1% across the property.

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, Manager
Current Planning Division

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?		■			
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		■			
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)?			■		
d. Expose sensitive receptors to substantial pollutant concentrations?		■			
e. Create objectionable odors affecting a substantial number of people?			■		
Greenhouse Gases					
f. Emissions equivalent to or greater than 25,000 metric tons of CO ₂ from both stationary and mobile sources during long-term operations.					■

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 (PM₁₀); and does meet the federal PM₁₀ 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_{2.5}), although the County has been designated as “unclassifiable/Attainment” by the U.S. Environmental Protection Agency (EPA) for the federal 24-hour PM_{2.5} standard (Molly Pearson, SBCAPCD, 01/05/09 comment letter on the DMND for this project).

Ozone air pollution is formed when nitrogen oxides (NO_x) 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 PM₁₀ 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 (CO₂), methane (CH₄), nitrous oxide (N₂O), 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 CO₂ 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_x) 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_x 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_x and ROG emissions. However, due to the fact that Santa Barbara County is not in compliance with State standards for

airborne particulate matter (PM₁₀), 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). 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 CO₂ equivalent per year) should be considered

significant.¹ 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 yd³ of cut and 300 yd³ of fill (3,200 yd³ 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 PM₁₀ standards, any project generated fugitive dust would be considered to pose a potentially significant air quality impact associated with PM₁₀ emissions.

Although the City has not established short-term quantitative thresholds for NO_x 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, CO₂ and fluorocarbons which absorb infrared radiation in the atmosphere. Because different GHGs have varying levels of heat absorption, CO₂ 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 CO₂ 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 CO₂ emission levels (vehicular & source) would be 2,573.86 pounds-per-day (PPD) or 426.13 metric tons per year, and construction CO₂

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

emissions would be 6,144.53 PPD or 1,017.3 metric tons per year. As both the project and construction generated levels of CO₂ 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_x), 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_x, while stationary emissions would be 0.46 PPD of ROGs, and 0.93 PPD of NO_x for a total estimated project generated air emission load of 2.66 PPD of ROGs and 3.67 PPD of NO_x, 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_x 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_x and ROC would be

considered less than significant. However, as noted above, the project's contribution to cumulative PM₁₀ 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_s, NO_x and PM₁₀ 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 sheet CL-2 of the plan set stamped 01/28/09). This buffer would need to be reduced around the arroyo willow and locust riparian woodlands. As such, the applicant shall plant native, drought-tolerant vegetation at least to a 2 to 1 ratio for the buffer area encroached into 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 (with the exception of any locust trees) shall be removed from the 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 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. 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-feetwell to the north of the main runway Clear and Approach Zones, respectfully. 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, the project would not 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 yd³ of cut and 3,00 yd³ of fill (3,200 yd³ 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 ft²) 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 additon 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 15th to November 1st) 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 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 %. 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 Ekwil 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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
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, 4th 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.²

² 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-feet 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> <u>(including the project)</u>	<u>INCREASE IN V/C</u> <u>(greater than)</u>
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 (7th 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	174	1.94	24	2.05	26
Total			306		42		43

**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%
Total		100%

(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

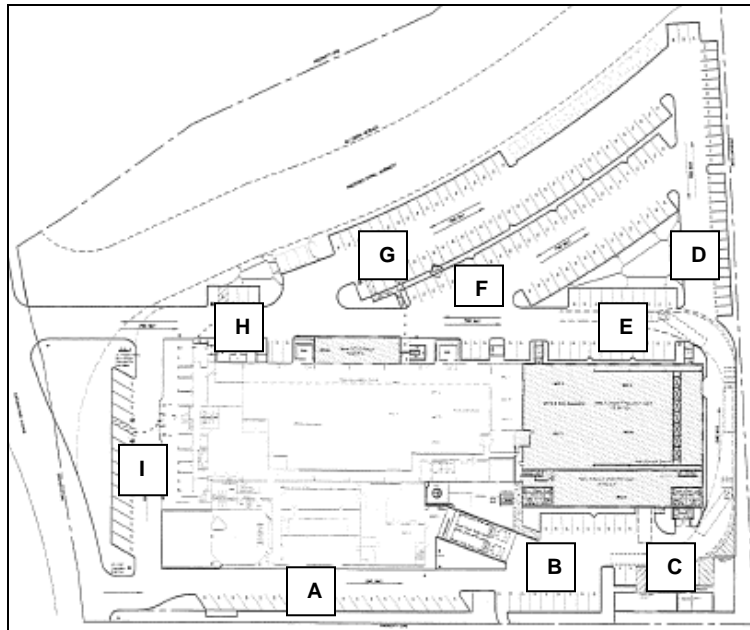
square footage for the future office and R & D space (4,682-square foot office+20,344-square foot research & development=25,026-square foot total). Scenario 1 would require 216 spaces and Scenario 2 would require 206 spaces. The proposed project exceeds the required parking calculated for both scenarios.

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/ ft²/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

**Santa Barbara County
Air Pollution Control District**

January 5, 2009

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

Re: APCD Review of Draft MND for ATK Space Systems, #08-157-OA-DP RV

Dear Laura,

The Santa Barbara County Air Pollution Control District (APCD) has reviewed the Draft Mitigated Negative Declaration (MND) for ATK Space Systems' proposal to construct an additional 23,375-square foot manufacturing building, a 1,650-square foot "airlock" addition, expanded parking and modified landscaping at an existing R&D building at 600 Pine Avenue in the City of Goleta. APCD submitted suggested conditions of approval for this project to City of Goleta planner Scott Kolwitz on September 11, 2008. Following are comments on the Draft MND for the subject project:

- 1. Air Quality Checklist, item f., Page 18:** APCD notes that the City of Goleta has chosen to use an interim significance threshold for greenhouse gases (GHGs) of 25,000 tons CO₂ above which projects are considered significant, and below which projects are considered "unclassifiable." This significance threshold is based on the State of California mandatory reporting requirements for GHG emissions (reference Title 17 CCR, §95101). The document should fully state the unit of measure for this threshold as 25,000 metric tonnes CO₂ per calendar year. The document should include a comparison of project emissions in the same units (metric tonnes CO₂/yr), and should clearly indicate how both construction and operational emissions are being compared to this interim significance threshold. The Project-Specific Impacts section of the document presents CO₂ emissions in units of PPD (lb/day), and does not indicate whether those emissions were calculated for short-term (construction) or long-term (operational) emissions, or both.
- 2. Air Quality Existing Setting: Criteria Pollutants, Page 18:** The last sentence in the first paragraph of this section states that, *"There is not yet enough data to determine the attainment status for either the federal standard for particulate matter less than 2.5 microns in diameter (PM_{2.5}) or the state PM_{2.5} standard, although the County will likely be in attainment for the federal 2.5 standard."* It should be noted that the U.S. EPA recently made its final designations for the federal 24-hr PM_{2.5} standard, and Santa Barbara County has been designated as "Unclassifiable/Attainment." Please see the following link for more information:
<http://www.epa.gov/pmdesignations/2006standards/documents/2008-12-22/factsheet.htm>
- 3. Air Quality Long Term Operational Impacts, items a-e, Page 22:** The second sentence in this paragraph refers to the "APCD threshold of 25 PPD of reactive organic gases (ROGs) or nitrous oxides (NO_x)..." This sentence should refer to the City of Goleta significance thresholds that are being used in the document. It should be noted that both stationary source emissions and transportation source emissions should be added together before comparing to the City of Goleta's quantitative emissions thresholds of 25 lb/day for nitrogen oxides (NO_x) or reactive organic compounds (ROC). Also, this discussion should indicate whether the air quality analysis

was based on trip generation numbers from the project-specific traffic study (306 ADT, from Page 67, Table 2).

Thank you for the opportunity to review the Draft MND. Please contact me at 961-8893 (mmp@sbcapcd.org) if you have questions.

Sincerely,



Molly Pearson
Air Quality Specialist
Technology and Environmental Assessment Division

cc: Project File
TEA Chron File



DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201



January 5, 2009

Ms. Laura Vik
City of Goleta
Planning and Environmental Services
130 Cremona Drive Suite B
Goleta, Ca 93177
Fax (805) 685-2635

Subject: Notice of Completion of a Draft Mitigated Negative Declaration for the ATK Space Systems Addition Project (SCH # n/a)

Dear Ms. Vik:

The Department of Fish and Game (Department) reviewed the Draft Mitigated Negative Declaration (DMND) for the ATK Systems Addition Project (Project) relative to impacts to biological resources.

The proposed action is to approve an Ordinance Amendment (OA) and a Development Plan Revision (DP RV), which would authorize construction of a 23,376 square foot manufacturing/office addition on the east end of the existing building, a 1,650 square foot "airlock" addition on the north side of the building, expansion of the parking lot from 165 to 226 spaces, removal of 13 landscape trees and replanting with 78 new trees and additional shrubs, grading consisting of 3,500 cubic yards of cut and 300 cubic yards of fill, and installation of two storm water detention basins.

The Project has the potential to affect coast live oak (*Quercus agrifolia*) trees, red-tailed hawks (*Buteo jamaicensis*), and cottonwood/willow riparian communities. Mitigation includes installation of fencing to exclude construction activity from riparian communities, avoidance of work during bird nesting season and/or initiating buffers around nesting birds, pre-construction surveys for nesting birds, 10:1 replacement of removed native oak species, and planting drought tolerant native vegetation at a 2:1 ratio.

The Department prepared the following statements and comments pursuant to authority as Trustee Agency with jurisdiction over natural resources affected by the project under the California Environmental Quality Act (CEQA Section 15386) and Responsible Agency (Section 15381) over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code Section 2050 et seq) and Fish and Game Code Section 1600 et seq. regarding impacts to streams and lakes.

CEQA Compliance

The review period listed on the Notice of Availability was December 19, 2008 through January 7, 2009, a period of 20 days. The DMND explicitly states that the project would have the potential to affect biological resources, for which the department has trustee authority. CEQA

Conserving California's Wildlife Since 1870

Mr. Vik
January 5, 2009
Page 2 of 2

Guidelines Section 15073(d) state that "the lead agency shall send copies of the proposed negative declaration or mitigated negative declaration to the State Clearinghouse for distribution to state agencies." Public Resources Code Section 21091 requires that the public review period for Negative Declarations which have been submitted to the State Clearinghouse is 30 days, but the Clearinghouse may authorize a shorter state review period upon formal request by the decision-making body, if consistent with criteria adopted by the Clearinghouse. There is no record of the lead agency submitting this CEQA document to the State Clearinghouse, nor receiving authorization for the shortened (20 day) review period. The Department recommends the City of Goleta submit this, and future projects, to the State Clearinghouse as required under CEQA for proper review.

Impacts to Biological Resources

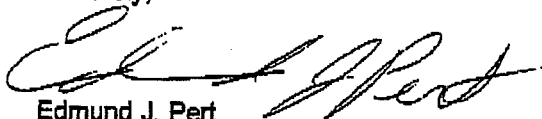
The project description states that "landscaping . . . would require the removal of 13 trees (2 jacaranda, 1 liquidambar, 2 lophostemon, 3 brazilian pepper, and 5 tipuana)." This portion of the project description does not include the removal of the mature coast live oak trees and oak saplings, as disclosed within the Biological Resources Section. The Department recommends adding this information into the project description.

Mitigation

Ephemeral flows in the Old San Jose Creek channel can attract amphibians, which could potentially be affected by the project, if they emigrate into adjacent riparian areas. The Department recommends that silt fencing or equivalent BMP be installed along with the proposed six foot fencing in order to exclude amphibians from the project site during construction. The Department recommends periodic monitoring of the fencing and maintenance as needed.

Thank you for this opportunity to provide comment. Please include the above concerns and comments into the final MND for the subject project. Please contact Mr. Sean Carlson, Staff Environmental Scientist at (909) 596-9120 for any questions and further coordination.

Sincerely,



Edmund J. Pert
Regional Manager
South Coast Region

cc:

Helen Birss, DFG, Los Alamitos
Betty Courtney, DFG, Newhall
Sean Carlson, DFG, La Verne
Martin Potter, DFG, Ojai
Chron-File, South Coast Region

Scott Morgan (State Clearinghouse, Sacramento)

CITY OF GOLETA
CALIFORNIA

JAN 07 2009
@ 2:04pm
RECEIVED

Attention

Planning & Environmental
Services

Kaura VIK

Jan. 6, 09

Dear Sir or Miss ~~or~~ ^{to} whoever it may concern

As a resident of the University
Mobile Home Park I have concerns

about the expansion of the

ATK Space Systems Project. My

concerns are with the additional

noise, traffic, air quality &

possible hazardous materials exposure.

At the present time many residents
of the Park are bothered by the

loud air compressors that face

the Univ. M. H. Park. At night,

especially in the summer months, many residents have to wear ~~ear~~ ^{ear} plugs so they can sleep at night. A compressor this last summer over heated ^{& burned} & spewed toxic smoke through out the Univ. M. H. Park.

So as residents of the Univ. M. H. Park, we are concerned about the additional noise this new expansion may cause. Could a sound barrier be built in front of the air compressors facing the Univ. M. H. Park ^{in order} to reduce their ambient noise? or possibly a

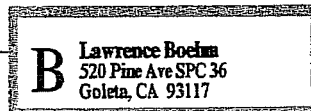
wall be built next to the creek to
block out some of the noise? This
would also cut down on the traffic
noise from the additional parking
spaces being planned that would
face the Univ. M. H. Park.

Thank you very much for your
help & consideration in this matter.

Sincerely,

Lawrence F. Boehm

Univ. M. H. Park Resident



805 683-2274



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003



IN REPLY REFER TO:
2009-FA-0038

January 7, 2009

Laura Vlk, Associate Planner
City of Goleta
Planning and Environmental Services
130 Cremona Drive, Suite B
Goleta, California 93117

Subject: Comments on the Draft Mitigated Negative Declaration for the ATK Space Systems Project, Goleta, Santa Barbara County, California

Dear Ms. Vlk:

We are writing in response to the City of Goleta's (City) notice of availability of a draft mitigated negative declaration (MND) for the ATK Space Systems project, which was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The proposed project includes a development plan revision proposing to construct a 23,376-square-foot manufacturing/office addition, a 1,650-square-foot air lock, and expansion of the existing parking lot. The City has made the initial determination that the proposed project could have a significant effect on the environment; however, because revisions have been agreed to by the project proponent, the City determined there will not be significant effect in this case and prepared the subject MND. Despite the City's conclusions outlined in the MND, we are concerned about the potential effects of the project on the following federally listed species: the endangered tidewater goby (*Eucyclogobius newberryi*), least Bell's vireo (*Vireo bellii pusillus*), and vernal pool branchiopod species (e.g., the threatened vernal pool fairy shrimp (*Branchinecta lynchi*)).

The U.S. Fish and Wildlife Service's (Service) responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. 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 to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Service regulations (50 CFR 17.3) define harm to include significant habitat modification 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 creates 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. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal

agency and may affect a listed species, the Federal agency must consult with the Service, pursuant to section 7(a)(2) of the Act. If a proposed project does not involve a Federal agency but may result in the take of a listed animal species, the project proponent should apply to the Service for an incidental take permit, pursuant to section 10(a)(1)(B) of the Act.

As it is not our primary responsibility to comment on documents prepared pursuant to CEQA, our comments on the MND do not constitute a full review of potential project impacts. We are providing our comments based upon a review of the sections addressing biological resources and our concerns for listed species within our jurisdiction related to our mandates under the Act.

The draft MND states that the required 50-foot buffer around a City-designated riparian environmentally sensitive habitat area would be reduced to 25 feet in some areas, and that construction equipment could be staged in the buffer areas. The proposed mitigation for encroaching into the environmentally sensitive habitat area requires conducting raptor surveys during breeding season (May to August 31) to ensure that nests are not disturbed, installing temporary fencing to mark the extent of disturbance allowed during construction, and planting native, drought-tolerant vegetation at a 2-to-1 ratio along the creek adjacent to the proposed project.

We recommend minimizing the disturbance to riparian areas to the extent possible. Riparian willows provide nesting habitat for the least Bell's vireo and other species. Furthermore, we recommend expanding the pre-construction surveys to include surveys for least Bell's vireos and their nests if the riparian environmentally sensitive habitat buffer will be disturbed during nesting season (March through September). If least Bell's vireo nests are found, project activities should be delayed or diverted to avoid these areas and an appropriately-sized buffer zone until the chicks have fledged and adults have abandoned the nest.

In addition to installing temporary fencing, we recommend installing sediment fencing or other erosion control structures to prevent construction-related sediment from entering Old San Jose Creek. Old San Jose Creek drains into Goleta Slough, which provides habitat for the tidewater goby. Fine sediment could degrade tidewater goby habitat and smother tidewater goby eggs.

The draft MND and its associated Biological Resource Analysis did not address the possibility for listed vernal pool branchiopod species, including the threatened vernal pool fairy shrimp, to occur within the project area. The absence of seasonal pools or ponds that are typically characterized as vernal pools does not preclude the presence of vernal pool branchiopod species, including the vernal pool fairy shrimp. Common habitat for vernal pool fairy shrimp includes small swales or earthen slumps with a grassy or muddy bottom in unplowed grassland where water may persist for 6 to 7 weeks in the winter or as few as 3 weeks in the spring (Eriksen and Belk, 1999). Because vernal pool fairy shrimp are known to persist in habitat that is not generally considered characteristic of vernal pools (e.g., the presence of vegetative rings), suitable habitat for this species may have been overlooked at the potential project site. We recommend that the site be surveyed for areas that may support vernal pool fairy shrimp, as described above, and that the City require surveys according to Service protocol for listed vernal

Laura Vlk

3

pool branchiopods in any suitable habitat identified. Furthermore, we encourage the City to work with us to assist in the identification of vernal pool fairy shrimp habitat.

We appreciate the opportunity to provide comments on the ATK Space Systems project and look forward to working with the City in the future to address and minimize the potential impacts on federally listed species within your jurisdiction. If you have any questions regarding these comments, please contact Jenny Marek of my staff at (805) 644-1766, extension 325.

Sincerely,

Handwritten signature of Roger P. Root in black ink.

Roger P. Root
Assistant Field Supervisor

REFERENCE CITED

Eriksen, C.H. and D. Belk. 1999. Fairy shrimps of California's puddles, pools, and playas. Mad River Press, Eureka. pp. 92-94.

City of Goleta
Planning Commission
Laura Vik, Associate Planner
Patty Miller, Planning Manager
130 Cremona Drive,
Suite B
Goleta, Ca 93117

Frank Arredondo
Ksen~Sku~Mu
Chumash
Cultural Resource Protection Advocate
PO Box 161
Santa Barbara, Ca
93102

Re: ATK Space Systems Addition No 08-157-OA,-DP RV01

Honorable Planning Commission.

Wednesday, January 07, 2009

Haku, I would like to thank you all for allowing me to comment here today. My name is Frank Arredondo, I am Most Likely Descendent of the Chumash Territory, recently submitted to the Native American Heritage commission's listings. I am here speaking on behalf of my ancestors, the Chumash people.

In my review of the Draft Mitigated Negative Declaration (DMND) 08-MND-003 I have found some discrepancies that should not be present. Some conclusions that are reached are not supported by the evidence, and previous survey reports that are not included in the record. All of this leads to the likely hood that subsurface cultural resources may be impacted.

The Environmental Setting of this DMND, Archaeological Sites section states that "no prehistoric or cultural materials were identified within any of the proposed development areas." This presumption is achieved by doing several steps in a study to identify cultural resources. Once of the steps would be to check previous studied areas with in a ½ mile radius of the project site. Within the whole of the City of Goleta is a sensitive site area. The Central Coast Information Center (CCIC) at UCSB maintains records of Archaeological survey reports for review.

The reports found in the information center can assist in determine if there is a possibility of encountering a cultural resource. I found a discrepancy with this process. If this step is not done correctly and thoroughly then a reviewer would have a narrow and incomplete view of the site location and it's proximity with other sites.

A review of the Initial records search submitted to CCIC by the City of Goleta Planning and Environmental Services requested a search radius of 2,000 ft, (1/3rd of a mile). from the project site. As well as a distribution of sites across the landscapes in a 2 mile radius. This was submitted by Scott Kolwitz Sr. Planner. No date or signatures were listed on this document.

Located in the Archaeological Phase 1 study done by Dudek Oct 08, pg 6 states that "In order to identify any recorded archaeological sites within or adjacent to the project site area, records of the California Archaeological Inventory Central Coast Information Center, University of California, Santa Barbara were accessed within ¼ mile radius of the project site. 11 previous cultural resource surveys have been performed within ¼ mile of the project site."

However when reviewing the actual response letter from the CCIC it states:

Enclosed are the results of the record search you requested for the ATK Space Systems Project. Our records were searched for all known archaeological sites, historic resources, and previous cultural resource surveys within a eighth mile radius of the project area.

The discrepancy I have found might be clerical but does indicate a serious contradiction and can lead to a faulty sense of compliance. We have a 1/3rd mile, 1/4th mile being presented to you having been completed when in reality what was done was only a 1/8th mile search record done for this project.

During my review of a project for the City of Santa Barbara I located a report that indicated that "The boundaries of many of the sites are poorly known, portions of theses sites have been found in situ buried under Historic construction fill" Snethcamp 1993 Phase 1 Archaeology report for Santa Barbara Airport pg 27.

It goes on to state that " It is believed that portions of Native American & historical sites may be undisturbed because portions of Native American sites often survive under fill and later construction debris" Snethcamp 1993 Phase 1 Archaeology report for Santa Barbara Airport pg 30 .

What is of concern for me is that a review of the Phase 1 and Phase 2 archaeological sites assessment completed for the Verhelle Bridge project in October of 2003 was not included in the site survey report. The phase 1 and 2 indicated that there were 3 cultural resources within the project with in 700 feet. A previously recorded site CA-SBa-2579 was identified and a unrecorded pre-historic site was also identified. This unrecorded site was given the id SAIC 93-1. This site is considered highly sensitive, and the recommendation is no excavation be done over 700 centimeters or just over 2 feet (27inches). Any construction work done over 50 centimeters (19inches) be monitored by an archaeologist.

Theses cultural resources are with 1,200 feet of this project site. If a ½ mile radius had been done this might have come up. Even with a ¼ mile radius this information would have be presented. Or it should have.

What seems to be a confusing view of the ancient Goleta slough boundaries, it appears that The Archaeological Phase 1 study done by Dudek Oct, implies that there is a 10ft contour of sandy loom. I have read in other reports that the slough was in filled with roughly 10 feet of fill. This theory does not hold with the study mentioned above, in fact on yet another project CA-SBa-60

many items are found at close to surface level. Also within a ¼ mile radius is CA-SBa-52,-38,-42.

The Archaeological Phase 1 study done by Dudek Oct 08 states that “No cultural materials were observed within the proposed project addition areas during the archaeological survey”(pg1) They also state that it is “unlikely” that “unknown, intact subsurface cultural resources” would be encountered during construction of the ATK Space Group Building Addition Project.

The Environmental setting tells us that the project location is approximately 0.25 miles (400 meters) northeast of the Goleta Slough which has been determined to have extended approximately to the present 10-foot elevation contour. (Stone 1982)(pg4) this comes from the same archaeologist that prepared this report.

The method used to determine the existence of cultural resources was shovel scrapes, this would only be used to a very low depth. The project description provides the excavation depth to be “at least 3 feet below the existing ground surface” The reliability of the surface survey then becomes faulty.

During the construction of the project, grading activities would require the excavation of large amounts of fill soil in order for it to be re-compacted to be suitable to support the proposed structures. The potential of impacting cultural resources at subsurface levels below 3ft are potentially significant.

The mitigation measures required do not affectively offer any significant reduction of possible impact. What is stated is that “in the event that cultural resources are discovered...” work will cease then a phase 2 will be done...ect.

Recommendation:

1. A City Approved Archaeologist & Native American Monitor be present during all grading activities.
2. “Core samples” be taken prior to any construction activities. To determine the existence of any deeply buried subsurface cultural resources.
3. Pre-construction Training for Construction crew and equipment handles on identification of archaeological cultural resources.
4. Assignment of Native American Monitor based on a mutual agreement of all parties involved, City, developer, Interested Native American Parties, Tribes.
5. Consultation request submitted to the Tribes listed in the City’s Environmental Thresholds Guidelines manual prior to development.

In conclusion the clerical error of survey reports should not be so diverse. If the request was only for ¼ mile radius then that should be consistent through out the documents. It is likely that almost all properties have in some way Native American resources. The area was inhabited for

over 10,000 years, it is very presumptions to think this one spot there was no one living here. We must take care to seek out and prese4ve any sites that might be present.

There is much work proposed for the area in the near future and if we are to do the best job we can then preparing a document that is complete and co-insides with other reports will allow us to do the best job we can to prevent any impacts to resources currently and in the future.

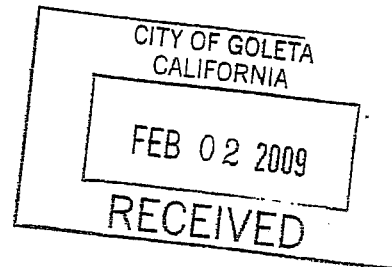
I thank you for your time and allowing me to comment.

*Frank Arredondo
Ksen~Sku~Mu
Chumash
Po Box 161
Santa Barbara, Ca 93102
Email Ksen_Sku_Mu@yahoo.com
805-617-6884*

Cc:
Native American Heritage Commission – Larry Myers, Katy Sanchez
Santa Ynez and Of Mission Indians –Sam Cohen

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



January 28, 2009

Laura Vik
City of Goleta
130 Cremona Dr., Suite B
Goleta, CA 93117

RE: SCH#2009011059 Towbes/ATK Space Systems Project-City Cae No 08-157-OA,-DP RV, -DRB; Santa Barbara County.

Dear Ms. Vik:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5 minute quadrangle name, township, range and section required.
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez

Katy Sanchez
Program Analyst

CC: State Clearinghouse

**Native American Contact
Santa Barbara County
January 28, 2009**

Ernestine DeSoto
1027 Cacique Street, #A
Santa Barbara , CA 93103
(805) 962-3598

Chumash

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Chumash

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Chumash
Tataviam
Fetnandeño

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Chumash

Owl Clan
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Chumash

San Luis Obispo County Chumash Council
Chief Mark Steven Vigil
1030 Ritchie Road
Grover Beach , CA 93433
cheifmvgil@fix.net
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Chumash

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(805) 686-9578 Fax

Chumash

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(805) 965-8983

Chumash

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2009011059 Towbes/ATK Space Systems Project-City Cae No. 08-157-OA,-DP RV,-DRB; Santa Barbara County.

Native American Contact
Santa Barbara County
January 28, 2009

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Chumash

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ndnrandy@hotmail.com
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Chumash
Fernandeño
Tataviam
Shoshone Paiute
Yaqui

Diane Napoleone and Associates
Diane Napoleone
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dnaassociates@sbcglobal.net

Chumash

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Janet Garcia, Chairperson
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Santa Barbara , CA 93140
805-964-3447

Chumash

Stephen William Miller
189 Cartagena
Camarillo , CA 93010
(805) 484-2439

Chumash

Charles S. Parra
P.O. Box 6612
Oxnard , CA 93031
(805) 340-3134 (Cell)
(805) 488-0481 (Home)

Chumash

Santa Ynez Tribal Elders Council
Adelina Alva-Padilla, Chair Woman
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elders@santaynezchumash.org
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(805) 693-1768 FAX

Chumash

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**Native American Contact
Santa Barbara County
January 28, 2009**

Carol A. Pulido
165 Mountainview Street
Oak View , CA 93022
805-649-2743 (Home)

Chumash

Melissa M. Para-Hernandez
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805-988-9171

Chumash

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PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

RECEIVED

FEB 19 2009

City of Goleta
Planning & Environmental Svcs.

18 February 2009

Laura Vlk
City of Goleta
Planning & Environmental Services
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: **Towbes/ATK Space Systems – 600 Pine Ave. (APN: 071-130-040)**
Comments on Revised Draft Negative Declaration

Dear Ms. Vlk:

On behalf of our clients, ATK Space Systems and the property owner, The Towbes Group, Inc. we are providing comments to the Revised Draft Initial Study dated January 21, 2009, as described below:

1. Page 4, first paragraph, last sentence:
 - Delete "Therefore, we are requesting" and replace with, "A modification to the setback requirements for the existing building and proposed parking is requested".
2. Page 5, Site Information Table, "Surrounding Uses" section, west description:
 - Should read: "Respectively," not "respectfully."
3. Page 15, #7:
 - "Shall be" in the second line of #7 is repeated.
4. Pages 23-27:
 - The GHG impacts should be classified as not significant rather than "non-classifiable," given the fact that the project will emit less than the City's interim significance threshold of 25,000 MT. *No. read GHG thresholds discussion*
5. Page 33:
 - There is an error in the last sentence of the first paragraph on the page, which states that "impacts are considered significant," despite the fact that the entire preceding analysis demonstrates the opposite. The sentence should read that impacts are **not** considered to be significant. *It is sig to surface H2O quality*
6. Page 34, #1:
 - There is a 25-foot buffer zone required for the arroyo willow and locust riparian woodland. However, the mitigation measure requires that all non-native trees

and shrubs be removed from this buffer area. The locust tree is a non-native. Clarify that all non-natives with the exception of the Locust tree be removed from the buffer area

7. Page 38, b-d:

- The discussion in the first sentence of this paragraph regarding the past grading activities should be corrected to read, "Due to past grading activities the project site has been substantially disturbed", strike "mostly the result of fill placed on top of native soil". This likely occurred within the footprint of the existing structure during its construction but does not accurately characterize the project site area.

8. Page 47, second sentence in paragraph (b):

- The end of the sentence should read ", and as such, the project will not create a significant impact related to groundwater recharge."

Should you have any questions or require additional information, please call our office at 966-2758.

Sincerely,
SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES, INC.


Laurel Perez
Principal Planner


Heidi Jones
Assistant Planner

ATTACHMENT 6

General Plan Policy Consistency Analysis

**TOWBES/ATK SPACE SYSTEMS
GENERAL PLAN CONSISTENCY ANALYSIS
08-157-OA, -DP RV 01**

Land Use Element

Policy LU 1.4 Employment Centers [GP] Existing developed office and industrial areas shall be preserved and protected to continue their role of providing employment opportunities for the community. A mix of industries and economic activities is encouraged in order to provide a wide range of employment opportunities and wage levels and to avoid over reliance on any one economic sector.

Consistent. The proposed addition to the existing office/research and development space not only preserves and protects the role of employment opportunities on this site, it provides additional workspace for new employees, presumably from and around the community, in the growing solar array field. Therefore, the proposed project would be consistent with this policy.

Policy LU 1.5 Compatibility of Existing and New Industrial Areas with Adjacent Residential Development [GP/CP] The Zoning Code shall include performance standards that will mitigate the effects of industrial uses and development on nearby residential areas. These standards shall include, but are not limited to, the following subjects: a. Air pollution, both direct and indirect; b. Dust; c. Noise; d. Drainage and stormwater runoff; e. Water pollution; f. Light pollution; g. Visual impacts; and h. Truck traffic. Standards may include requirements for industrial uses and development to provide an adequate physical buffer or separation as well as fencing and screening to help lessen the effects on adjacent residential development. Performance standards shall be applicable to discretionary approvals pertaining to alteration or expansion of existing industrial uses and development as well as to new industrial uses and development.

Consistent. The proposed projects was analyzed in relation to the Zoning Code's performance standards and within a Mitigated Negative Declaration that considered impacts and mitigations of industrial uses on the adjacent properties and community at large. All of the performance standards mentioned in the text of Policy LU 1.5 were considered. As ATK Space Systems is a clean research and development operation, the impacts typically associated with heavy industrial uses are not raised with this proposed project. Due to the dedication of right of way for the extension of Ekwil Street, a buffer of more than 150 feet from nearest building to nearest building (well in excess of normal standards) separates the research and development use onsite to the residential use to the north. Therefore, the proposed project would be consistent with this policy.

Policy LU 1.7 New Development and Protection of Environmental Resources [GP/CP] Approvals of all new development shall require adherence to high environmental standards and the preservation and protection of environmental resources, such as environmentally sensitive habitats, consistent

with the standards set forth in the Conservation Element and the City's Zoning Code.

Consistent. The proposed project's impact on environmental resources was analyzed within a Mitigated Negative Declaration that considered impacts and mitigations of environmental resources, such as the Old San Jose Creek Environmentally Sensitive Habitat Area. Policies throughout the Conservation Element, the General Plan and the City's Zoning Code were analyzed. Therefore, the proposed project would be consistent with this policy.

Policy LU 1.8 New Development and Neighborhood Compatibility [GP/CP]
Approvals of all new development shall require compatibility with the character of existing development in the immediate area, including size, bulk, scale, and height. New development shall not substantially impair or block important viewsheds and scenic vistas, as set forth in the Visual and Historical Resources Element.

Consistent. This policy is intended to ensure that new development is compatible with the surrounding neighborhood. The project site would serve as 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. Surrounding development includes a wide variety of architectural styles and building sizes. 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. Therefore, the proposed project would be consistent with this policy.

Policy LU 1.9 Quality Design in the Built Environment. [GP/CP]
The City shall encourage quality site, architectural, and landscape design in all new development proposals. Development proposals shall include coordinated site planning, circulation, and design. Public and/or common open spaces with quality visual environments shall be included to create attractive community gathering areas with a sense of place and scale.

Consistent. In addition to the above policy, the proposed ATK Space Systems project was designed taking into account design clues from the surrounding properties and from the site's existing development. The DRB reviewed the project three times, and 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. The project will still be subject to Preliminary and Final DRB review, which will include more DRB critique and comments on refinements to the project architectural, lighting and landscape plans. 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. The proposed project would dedicate right of way for the extension of Ekwil Street, but the construction of Ekwil Street would be the subject of a future project. Any potential impacts to the site as a result of the

Ekwill Street extension would be analyzed in the Ekwill Street extension project. Therefore, the proposed project would be consistent with this policy.

LU 1.13 Adequate Infrastructure and Services. [GP/CP] *For health, safety, and general welfare reasons, approvals of new development shall be subject to a finding that adequate infrastructure and services will be available to serve the proposed development in accordance with the Public Facilities and Transportation Elements.*

Consistent. This application has been considered in light of adequate infrastructure and services. While adequate infrastructure and services are currently available, the project has been conditioned to require proof of service availability from service providers prior to Land Use Permit Issuance. 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 Ekwill Street extension will be analyzed in the Ekwill Street extension project. The project is conditioned to execute and deliver an Irrevocable Offer to Dedicate the right of way for the extension of Ekwill Street and contribute Goleta Transportation Improvement Fees to fund identified improvements to the area roadway network. Therefore, the proposed project would be consistent with this policy.

LU 4.2 Business Park (I-BP). [GP/CP] *This use designation is intended to identify lands for attractive well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development should be consistent with the character of existing development currently located in these areas. Uses in the Business Park designation may include a wide variety of research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. In addition, lands designated with a Hotel Overlay may include transient lodging that emphasizes extended stays, as set forth in LU 1.12. The maximum recommended FAR set forth in Table 2-3 is increased from 0.4 to 0.5 for hotel uses. Activities in business park areas shall be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited. Performance standards for Business Park uses shall ensure that: a. The scale and design of these uses are compatible with each other and with the existing character of the park and surrounding neighborhoods. b. Lighting from these uses will not interfere or conflict with adjacent nonindustrial properties. c. Signage will be controlled. d. Curb cuts will be minimized and sharing of access encouraged. Adequate and safe motorized and nonmotorized access to the site is provided, and transportation and circulation impacts, especially on residential areas, will be mitigated. f. Quality landscaping including outdoor seating areas, will be provided to enhance the visual appeal of the area.*

**TABLE 2-3
ALLOWABLE USES AND STANDARDS FOR OFFICE AND INDUSTRIAL USE
CATEGORIES**

Allowed Uses and Standards	Office and Industrial Use Categories			
	I-BP	I-OI	I-S	I-G
Industrial (Manufacturing)				
General Manufacturing – No Noxious Impacts	X	–	X	X
General Manufacturing – Potential Noxious Impacts	–	–	–	X
Research and Development	X	X	–	X
Scientific and Similar Instruments	X	X	–	X
Bio-Medical Technology	X	X	–	X
Other Advanced Technology	X	X	–	X
Transportation and Utilities				
Transportation (other than right-of-way)	–	–	X	X
Wireless Communications/Telecommunications	X	X	X	X
Utilities	X	X	–	–
Retail Trade				
Building/Landscape Materials and Equipment	–	X	–	X
Eating and Drinking Establishments	X	X	–	–
Other Retail Trade Establishments	X	X	–	–
Services (Including Offices)				
Finance, Insurance, and Real Estate	X	X	–	–
Personal Services	X	X	–	–
Business Services	X	X	–	–
Information Technology Services	X	X	–	–
Professional Services	–	X	–	–
Medical and Health-Related Services	–	X	–	–
Educational Services	–	X	–	–
Entertainment and Recreation Services	–	X	–	–
Building and Construction Services	–	–	X	X
Other Services	–	–	X	X
Auto-Related Uses				
Automotive Sales and Rentals	–	–	X	X
Auto Repair and Painting	–	–	X	X
Auto Wrecking Yard/Junk Yard	–	–	X	X
Auto Service (Gas) Station	–	–	–	X
Wholesale Trade and Storage				
General Wholesale Trade	–	–	X	X
Warehousing – General	X*	–	X	X
Warehousing – Self-Storage	–	–	X	X
Outdoor Storage	–	–	X	X
Residential Uses				
Residential Units	–	X	–	–
One Caretaker Unit Per Parcel	X	X	X	X
Assisted-Living Residential Units	–	X	–	–
Other Uses				
Public and Quasi-public Uses	X	X	X	X
Religious Institutions	–	X	–	–
Standards for Density and Building Intensity				
Recommended Standards for Density				
Maximum Residential Density	N/A	20units/acre	N/A	N/A
Recommended Standards for Building Intensity				
Maximum FAR	0.40	0.40	0.60	0.30
Maximum FAR for Hotels (with Hotel Overlay)	0.50	0.50	N/A	N/A
Maximum Structure Heights	35 feet	35 feet	35 feet	35 feet
Maximum Lot Coverage Ratio	0.35	0.40	N/A	N/A
Minimum Open Space/Landscaping Ratio	0.30	0.10	0.10	0.10
Minimum Lot Size	N/A	N/A	N/A	N/A
Notes:				
1. Use Categories: I-BP – Business Park; I-OI – Office and Institutional; I-S – Service Industrial; I-G – General Industrial.				
2. X indicates use is allowed in the use category; - indicates use not allowed.				
3. General Note: Some uses requiring approval of a conditional use permit are set forth in text policies, and others are specified in the zoning code.				
4. The standards for building intensity recommended by this General Plan pursuant to Government Code Section 65302(a) may be revised by a Resolution of the decision-making body of the City for specific projects based upon a finding of good cause.				
5. N/A = Not applicable.				
* Warehousing is allowed on parcels designated Business Park (I-BP) if it is in association with a permitted use.				
(Amended by Reso. 08-30, 6/17/08)				

Consistent. The project site is within the Business Park land use designation, which lists Research and Development as an allowable use. 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 (project proposes 0.42) and doesn't meet the minimum Open Space/Landscaping Ratio of 0.30 (project proposes 0.165) 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.

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 required, the proposed project would meet both the Maximum FAR and Minimum Open Space/Landscaping Ratio (both standards would be at 30%).

Based on the ability to make the good cause finding for the project height and FAR, the project, as conditioned, would be consistent with Table 2-3, with regard to the allowed use and standards for the I-BP land use designation. Therefore, the proposed project would be consistent with this policy.

LU 11.2 Nonresidential Growth Limit Based on New Housing Production. [GP/CP] The quantity of new nonresidential floor area that may be approved for construction each year shall be limited based upon the number of residential units authorized for construction in the preceding year. The nonresidential growth-management system may allow carryover of all or part of any unused portion of the total allocation to the following year.

Consistent. The project 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. If the Ordinance Amendment is not approved, the project would be subject to the normal competitive assignment of annual GGMO allocations. Therefore, the proposed project would be consistent with this policy.

Open Space Element

OS 8.3 Preservation. [GP/CP] *The City shall protect and preserve cultural resources from destruction. The preferred method for preserving a recorded archeological site shall be by preservation in place to maintain the relationship between the artifacts and the archaeological context. Preservation in place may be accomplished by deed restriction as a permanent conservation easement, avoidance through site planning and design, or incorporation of sites into other open spaces to prevent any future development or use that might otherwise adversely impact these resources.*

Consistent. No archaeological or cultural resources have been identified on the project site. However, project conditions require that in the event currently unknown sensitive archaeological resources are encountered during project development, work must cease until such resources have been properly evaluated by an archaeologist and a Native American monitor, and appropriate measures to protect and/or mitigate impacts to the resource have been implemented. Therefore, the proposed project, as conditioned, would be consistent with this policy.

OS 8.6 Monitoring and Discovery. [GP/CP] *On-site monitoring by a qualified archaeologist and appropriate Native American observer shall be required for all grading, excavation, and site preparation that involves earth moving operations on sites identified as archaeologically sensitive. If cultural resources of potential importance are uncovered during construction, the following shall occur: a. The grading or excavation shall cease and the City shall be notified. b. A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition. c. Disposition will be determined by the City in conjunction with the affected Native American nation.*

Consistent. The project site was surveyed by David Stone, M.A., R.P.A. of Dudek (October 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. Nevertheless, despite this very low chance of encountering cultural resources, standard conditions for responding to encountering archaeological resources would be applied, and the project has been conditioned accordingly.

OS 8.7 Protection of Paleontological Resources. [GP/CP] *Should substantial paleontological resources be encountered during construction activities, all work that could further disturb the find shall be stopped and the City of Goleta shall be notified within 24 hours. The applicant shall retain a qualified consultant to prepare a report to the City that evaluates the significance of the find and, if warranted, identifies recovery measures. Upon review and approval of the report by the City, construction may continue after implementation of any identified recovery measures.*

Consistent. The condition of approval described above in OS 8.6 would also trigger stoppage of work and assessment of the find in the unlikely event that paleontological

resources are encountered. Therefore, the proposed project, as conditioned, would be consistent with this policy.

OS 9.2 Mitigation of Impacts of New Development on Parks and Recreation Facilities. [GP] *The following shall apply to approvals of new development projects: a. To ensure new development pays a proportionate share of the cost of acquisition and improvement of parks, recreation facilities, and open space, the City shall require a one-time impact fee to offset costs necessary to accommodate the development. These fees shall be used for acquiring and/or developing new or improving/rehabilitating existing park, recreation, or open space facilities.*

Consistent. Per the City's Development Impact Fee Program, the applicant shall pay park and recreation mitigation fees to offset costs necessary to accommodate the development. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Conservation Element

CE 1.8 ESHA Buffers. [GP/CP] *Development adjacent to an ESHA shall minimize impacts to habitat values or sensitive species to the maximum extent feasible. Native vegetation shall be provided in buffer areas to serve as transitional habitat. All buffers shall be of a sufficient size to ensure the biological integrity and preservation of the ESHA they are designed to protect.*

Consistent. The parcel's northern parcel is nearly coterminous with a drainage channel known as Old San Jose Creek which is mapped as ESHA. The project would entail the loss of 41,468 square feet of nonnative grassland/ruderal vegetation, one mature Coast Live Oak tree, three oak tree saplings, and an Island Oak tree sapling. There are no special-status species in the area of direct disturbance. However, there are two known historic redbill hawk nests located on the adjacent properties to the east, habitat that could support the least Bell's vireo, and the Goleta Slough is located downstream (and includes habitat for the tidewater goby). Project conditions require a 50-foot wide buffer zone to be established around the perimeter of the ESHA (the buffer would need to be reduced to 25-feet around the arroyo willow and locust riparian woodlands), silt/sediment control, and 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. Non native trees, shrubs, and herbaceous vegetation shall be removed from the 50- and 25-foot buffer zone. In addition, a City-approved biologist shall perform bird breeding surveys to identify any active raptor and/or least Bell's vireo nests within 300 feet of the project site. In the event that such active nests are found, construction shall be delayed and/or redirect to an area more than 300 feet away from the active bird nests until nesting activities have been completed. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 1.9 Standards Applicable to Development Projects. [GP/CP] *The following standards shall apply to consideration of developments within or adjacent to ESHAs: a. Site designs shall preserve wildlife corridors or habitat*

networks. Corridors shall be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds. c. Site plans and landscaping shall be designed to protect ESHAs. Landscaping, screening, or vegetated buffers shall retain, salvage, and/or reestablish vegetation that supports wildlife habitat whenever feasible. Development within or adjacent to wildlife habitat networks shall incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of nonnative, invasive species shall not be allowed in ESHAs and buffer areas adjacent to ESHAs. d. All new development shall be sited and designed so as to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater and to prevent net increases in baseline flows for any receiving water body. e. Light and glare from new development shall be controlled and directed away from wildlife habitats. Exterior night lighting shall be minimized, restricted to low intensity fixtures, shielded and directed away from ESHAs. f. In order to minimize adverse impacts related to fish and wildlife habitat conservation areas and noise, noise levels from new development should not exceed an exterior noise level of 60 Ldn at the habitat site. During construction, noise levels may exceed these levels when it can be demonstrated that significant adverse impacts on wildlife can be avoided or will be temporary. h. The timing of grading and construction activities shall be controlled to minimize potential disruption of wildlife during critical time periods such as nesting or breeding seasons. i. Grading, earthmoving, and vegetation clearance adjacent to an ESH shall be prohibited during the rainy season, generally from November 1 to March 31, except where necessary to protect or enhance the ESHA itself. j. In areas that are not adjacent to ESHAs, where grading may be allowed during the rainy season, erosion control measures such as sediment basins, silt fencing, sandbagging, and installation of geofabrics shall be implemented prior to and concurrent with all grading operations.

Consistent. The parcel's northern parcel is nearly coterminous with a drainage channel known as Old San Jose Creek which is mapped as ESHA. Project conditions require a 50-foot wide buffer zone to be established around the perimeter of the ESHA (the buffer would need to be reduced to 25-feet around the arroyo willow and locust riparian woodlands), and 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. Non native trees, shrubs, and herbaceous vegetation shall be removed from the 50- and 25-foot buffer zone. Project conditions also require drainage and grading plans with a Storm Water Management Plan to be submitted for review and approval from Community Services, Building and the Regional Water Quality Control Board to ensure adequate onsite retention and filtration of all stormwater runoff. 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 ESHA. New and existing HVAC equipment and other commercial/industrial equipment shall be kept in proper working order and or noise shielding/insulation will be required to keep levels at acceptable levels. Construction noise is conditioned to be limited through properly maintained sound-control devices and the implementation of additional noise mitigation measures for stationary construction

equipment. The project is limited to grading in the dry season (i.e. April 15 to November 1) unless a City approved erosion control plan is in place. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 1.10 Management of ESHAs [GP/CP]. *The following standards shall apply to the ongoing management of ESHAs: a. The use of insecticides, herbicides, artificial fertilizers, or other toxic chemical substances that have the potential to degrade ESHAs shall be prohibited within and adjacent to such areas, except where necessary to protect or enhance the ESHA itself. d. Weed abatement and brush-clearing activities for fire safety purposes shall be the minimum that is necessary to accomplish the intended purpose. Techniques shall be limited to mowing and other low-impact methods such as hand crews for brushing, tarping, and hot water/foam for weed control. Disking shall be prohibited.*

Consistent. Management, maintenance, and fuel management activities within ESHA and the buffer zones shall be performed with restricted use of insecticides, herbicides and artificial fertilizers and requires use of low impact weed abatement and brush clearing methods. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 3.5 Protection of Wetlands Outside the Coastal Zone [GP]. *The biological productivity and the quality of inland wetlands shall be protected and, where feasible, restored. The filling of wetlands outside the Coastal Zone is prohibited unless it can be demonstrated that: a. The wetland area is small, isolated, not part of a larger hydrologic system, and generally lacks productive or functional habitat value. b. The extent of the fill is the least amount necessary to allow reasonable development of a use allowed by the Land Use Element. c. Mitigation measures will be provided to minimize adverse environmental effects, including restoration or enhancement of habitat values of wetlands at another location on the site or at another appropriate offsite location within the City. A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required. Generally a wetland buffer shall be 100 feet, but in no case shall a wetland buffer be less than 50 feet. The buffer area shall serve as transitional habitat with native vegetation and shall provide physical barriers to human intrusion.*

Consistent. 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. 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. Therefore, the proposed project would be consistent with this policy.

CE 8.2 Protection of Habitat Areas. [GP/CP] *All development shall be located, designed, constructed, and managed to avoid disturbance of adverse impacts to special-status species and their habitats, including spawning, nesting, rearing, roosting, foraging, and other elements of the required habitats.*

Consistent. The parcel's northern parcel is nearly coterminous with a drainage channel known as Old San Jose Creek which is mapped as ESHA. The project would entail the loss of 41,468 square feet of nonnative grassland/ruderal vegetation, one mature Coast Live Oak tree, three oak tree saplings, and an Island Oak tree sapling. However, there are two known historic redtail hawk nests located on the adjacent properties to the east, habitat that could support the least Bell's vireo, and the Goleta Slough is located downstream (and includes habitat for the tidewater goby). Project conditions require a 50-foot wide buffer zone to be established around the perimeter of the ESHA (the buffer would need to be reduced to 25-feet around the arroyo willow and locust riparian woodlands), silt/sediment control, and 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. Non native trees, shrubs, and herbaceous vegetation shall be removed from the 50- and 25-foot buffer zone. In addition, a City-approved biologist shall perform bird breeding surveys to identify any active raptor and/or least Bell's vireo nests within 300 feet of the project site. In the event that such active nests are found, construction shall be delayed and/or redirect to an area more than 300 feet away from the active bird nests until nesting activities have been completed. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 8.4 Buffer Areas for Raptor Species. [GP/CP] *Development shall be designed to provide a 100-foot buffer around active and historical nest sites for protected species of raptors when feasible. In existing developed areas, the width of the buffer may be reduced to correspond to the actual width of the buffer for adjacent development. If the biological study described in CE 8.3 determines that 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 season.*

Consistent. There are two known historic redtail hawk nests located on the adjacent properties to the east. 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 a 300-foot radius of a historic raptor nest. A City-approved biologist shall perform bird breeding surveys to identify any active raptor nests within 300 feet of the project site. In the event that active raptor nest(s) are found, construction shall be delayed and/or redirect to an area more than 300 feet away from the active bird nests until nesting activities have been completed. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 9.2 Tree Protection Plan. [GP/CP] *Applications for new development on sites containing protected native trees shall include a report by a certified arborist or other qualified expert. The report shall include an inventory of native trees and a Tree Protection Plan.*

Consistent. A report/inventory of native trees incorporating a Tree Protection Plan was submitted by Watershed Environmental (October 2008). Therefore, the proposed project is consistent with this policy.

CE 9.4 Tree Protection Standards. [GP/CP] *The following impacts to native trees and woodlands shall be avoided in the design of projects except where no other feasible alternatives exists: 1) removal of native trees; 2) fragmentation of habitat; 3) removal of understory; 4) disruption of the canopy, and 5) alteration of drainage patterns. Structures, including roads and driveways, shall be sited to prevent any encroachment into the critical root zone and to provide an adequate buffer outside of the critical root zone of individual native trees in order to allow for future growth.*

Consistent. Project conditions require a 50-foot wide buffer zone to be established around the perimeter of the ESHA (the buffer would need to be reduced to 25-feet around the arroyo willow and locust riparian woodlands), and 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. Non native trees, shrubs, and herbaceous vegetation shall be removed from the 50- and 25-foot buffer zone. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 9.5 Mitigation of Impacts to Native Trees. [GP/CP] *Where the removal of mature natives trees cannot be avoided through the implementation of project alternatives or where development encroaches into the protected zone and could threaten the continued viability of the tree(s), mitigation measures shall include, at a minimum, the planting of replacement trees on site, if suitable area exists on the subject site, at a ration of 10 replacement trees for every one tree removed...Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.*

Consistent. 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. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 10.1 New Development and Water Quality. [GP/CP] *New development shall not result in the degradation of the water quality of groundwater basins or surface waters; surface waters include the ocean, lagoons, creeks, ponds, and wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely affect these resources.*

Consistent. See discussion under CE 10.9.

CE 10.2 Siting and Design of New Development. [GP/CP] *New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following: a. Protection of areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota, and areas susceptible to erosion and sediment loss. b. Limiting increases in areas covered by impervious surfaces. c. Limiting the area where land disturbances occur, such as clearing of vegetation,*

cut-and-fill, and grading, to reduce erosion and sediment loss. d. Limiting disturbance of natural drainage features and vegetation.

Consistent. See discussion under CE 10.9.

CE 10.3 Incorporation of Best Management Practices for Stormwater Management [GP/CP] *New development shall be designed to minimize impacts to water quality from increased runoff volumes and discharges of pollutants from non-point sources to the maximum extent feasible consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board. Post construction structural BMPs shall be designed to treat, infiltrate, or filter stormwater runoff in accordance with the City's Stormwater Management Program. Examples of BMPs include the following: a. Retention and detention basins; b. Vegetated swales; c. Infiltration galleries or injection wells; d. Use of permeable paving materials; e. Mechanical devices such as oil-water separators and filters; f. Revegetation of graded or disturbed areas. g. Other measures that are promoted by the Central Coast Regional Water Quality Control Board and those described in the BMP report of the Bay Area Association of Stormwater Management Agencies.*

Consistent. See discussion under CE 10.9.

CE 10.6 Stormwater Management Requirements. [GP/CP] *The following requirements shall apply to specific types of development: d. Outdoor materials storage areas shall be designed to incorporate BMPs to prevent stormwater contamination from stored materials. e. Trash storage areas shall be designed using BMPs to prevent stormwater contamination by loose trash and debris.*

Consistent. See discussion under CE 10.9.

CE 10.7 Drainage and Stormwater Management Plans. [GP/CP] *New development shall protect the absorption, purifying, and retentive functions of natural systems that exist on the site. Drainage Plans shall be designed to complement and use existing drainage patterns and systems, where feasible, conveying drainage from the site in a nonerosive manner. Disturbed or degraded natural drainage systems shall be restored where feasible, except where there are geologic or public safety concerns. Proposals for new development shall include the following: a. A Construction-Phase Erosion Control and Stormwater Management Plan that specifies the BMPs that will be implemented to minimize erosion and sedimentation; provide adequate sanitary and waste disposal facilities; and prevent contamination of runoff by construction practices, materials, and chemicals. b. A Post-Development-Phase Drainage and Stormwater Management Plan that specifies the BMPs—including site design methods, source controls, and treatment controls—that will be implemented to minimize polluted runoff after construction. This plan shall include monitoring and maintenance plans for the BMP measures.*

Consistent. See discussion under CE 10.9.

CE 10.8 Maintenance of Stormwater Management Facilities. [GP/CP] *New development shall be required to provide ongoing maintenance of BMP measures where maintenance is necessary for their effective operation. The permittee and/or owner, including successors in interest, shall be responsible for all structural treatment controls and devices as follows: a. All structural BMPs shall be inspected, cleaned, and repaired when necessary prior to September 30th of each year. b. Additional inspections, repairs, and maintenance should be performed after storms as needed throughout the rainy season, with any major repairs completed prior to the beginning of the next rainy season. c. Public streets and parking lots shall be swept as needed and financially feasible to remove debris and contaminated residue. d. The homeowners association, or other private owner, shall be responsible for sweeping of private streets and parking lots.*

Consistent. See discussion under CE 10.9.

CE 10.9 Landscaping to Control Erosion. [GP/CP] *Any landscaping that is required to control erosion shall use native or drought-tolerant noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation.*

Consistent. Policies CE 1.9, 10.1, 10.2, 10.3, 10.6, 10.7, 10.8 and 10.9 are intended to protect water quality of groundwater and all streams, lakes, and sloughs within the City as well as the City's ocean waters. The project site is essentially a developed, flat, infill lot. Project conditions require drainage and grading plans with a Storm Water Management Plan to be submitted for review and approval and associated erosion control, water quality measures, and associated maintenance provisions prior to issuance of Land Use Permits to ensure acceptable long-term drainage conveyance, in compliance with the City's Stormwater Management Program and to ensure that the project will not result in degradation of ESHA or degradation of water quality in the groundwater basin or surface waters from Community Services, Building and the Regional Water Quality Control Board to ensure adequate onsite retention and filtration of all stormwater runoff. The project's Drainage Analysis (Penfield & Smith, August 2008) determined two detention basins would be needed to detain the excess peak runoff, and are proposed as part of this project. In addition, covered outdoor storage areas and trash enclosures are proposed. The project is limited to grading in the dry season (i.e. April 15 to November 1) unless a City approved erosion control plan is in place. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 12.2 Control of Air Emissions from New Development. [GP] *The following shall apply to reduction of air emissions from new development: a. Any development proposal shall be referred to the Santa Barbara County Air Pollution Control District for comments and recommended conditions prior to final action by the City. b. All new commercial and industrial sources shall be required to use the best-available air pollution control technology. Emissions control equipment shall be properly maintained to ensure efficient and effective operation. e. Any permit required by the Santa Barbara County Air Pollution Control District shall be obtained prior to issuance of final development clearance by the City.*

Consistent. The project was referred to the Santa Barbara County Air Pollution Control District (APCD), and APCD Conditions' Letter shall be followed by the applicant. During all project grading and hauling, the project is required to adhere to conditions that reduce emissions of ozone precursors and particulate emissions from diesel exhaust as considered in this policy. Idling of diesel trucks shall be limited to a maximum of five minutes. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 12.3 Control of Emissions during Grading and Construction. [GP] Construction site emissions shall be controlled by using the following measures: a. Watering active construction areas to reduce windborne emissions. b. Covering trucks hauling soil, sand, and other loose materials. c. Paving or applying nontoxic solid stabilizers on unpaved access roads and temporary parking areas. d. Hydroseeding inactive construction areas. e. Enclosing or covering open material stockpiles. f. Revegetating graded areas immediately upon completion of work.

Consistent. 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 tracing of mud onto public roads. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 13.2 Energy Efficiency in Existing and New Commercial and Industrial Development. [GP] The following measures shall be employed to reduce energy consumption in existing and new commercial and industrial buildings: a. Reduction of energy consumption in existing buildings through improved design and management of heating, ventilation, air conditioning systems and lighting is encouraged. Master metering is discouraged, and conversions to metering for individual tenant spaces shall be promoted where feasible. c. The City shall encourage nonresidential buildings to be designed in a manner that is appropriate for local climate conditions, taking into account natural light and ventilation, placement of landscaping, and use of integrated energy systems. This encompasses concepts such as cogeneration, waste heat systems, and other similar technologies.

Consistent. The project has been conditioned for energy-conserving techniques envisioned in this policy, that substantially exceed the minimum Title 24 energy conservation requirements, to be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of the City. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 15.3 Water Conservation for New Development. [GP] In order to minimize water use, all new development shall use low water use plumbing fixtures, water-conserving landscaping, low flow irrigation, and reclaimed water for exterior landscaping, where appropriate.

Consistent. The project's landscape plan proposes to use native drought-tolerant species and low flow-irrigation. The project has also been conditioned to obtain and Can

and Will Serve letter from the Goleta Water District. The Goleta Water District would also require water conservation measures in project design. Therefore, the proposed project, as conditioned, would be consistent with this policy.

CE 15.5 Reduction of Construction Wastes. [GP] *In instances where demolitions of existing buildings and structures are authorized, it is encouraged that such structures be deconstructed and that structural components, fixtures, and materials be salvaged for future reuse. Provisions for recycling of waster materials at all construction sites, including and demolition sits shall be required.*

Consistent. A Waste Reduction ad Recycling Plan that would meet the intent of this policy shall be submitted to Community Services for review and approval. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Safety Element

SE 1.3 Site-Specific Hazards Studies. [GP/CP] *Applications for new development shall consider exposure of the new development to coastal and other hazards. Where appropriate, an application for new development shall include a geologic/soils/geotechnical study and any other studies that identify geologic hazards affecting the proposed project site and any necessary mitigation measures. The study report shall contain a statement certifying that the project site is suitable for the proposed development and that the development will be safe from geologic hazards. The report shall be prepared and signed by a licensed certified engineering geologist or geotechnical engineer and shall be subject to review and acceptance by the City.*

Consistent. The project shall comply with the conclusions and recommendations contained in the Update of the Geotechnical Engineering Reports for ATK Space Systems (October 2008). Therefore, the proposed project, as conditioned, would be consistent with this policy.

SE 1.6 Enforcement of Building Codes. [GP] *The City shall ensure through effective enforcement measures that all new construction in the city is built according to the adopted building and fire codes.*

Consistent. The Planning and Environmental Services requires a Building Division plan check for all new construction within the City. The plan check, and the associated referral of plans to the Fire Department for review and issuance or any Fire Department permits or certificates, would ensure the project is built in accordance with all adopted building and fire codes. Therefore, the proposed project, as conditioned, would be consistent with this policy.

SE 4.3 Geotechnical and Geologic Studies Required. [GP/CP] *Where appropriate, the City shall require applications for planning entitlements for new or expanded development to address potential geologic and seismic hazards*

through the preparation of geotechnical and geologic reports for City review and acceptance.

Consistent. See discussion above in SE 1.3.

SE 4.12 Safety Measures for Tsunami Hazard Areas. [GP/CP] *The following shall apply in tsunami hazard areas: a. New developments shall include design features or other measures that provide for safe harbor on site.*

Consistent. The project as designed provides roof access for safe harbor in the event of a tsunami warning/event. Therefore, the proposed project, would be consistent with this policy.

SE 5.2 Evaluation of Soil-Related Hazards. [GP/CP] *The City shall require structural evaluation reports with appropriate mitigation measures to be provided for all new subdivisions, and for discretionary projects proposing new nonresidential buildings or substantial additions. Depending on the conclusions of the structural evaluation report, soil and geological reports may also be required. Such studies shall evaluate the potential for soil expansion, compression, and collapse to impact the development; they shall also identify mitigation to reduce these potential impacts, if needed.*

Consistent. See discussion above in SE 1.3.

SE 5.4 Avoidance of Soil-Related Hazards. [GP/CP] *For the proposed development of any critical facilities in areas subject to soil-related hazards, as well as for noncritical facilities in areas subject to soil-related hazards, the City shall require site-specific geotechnical, soil, and/or structural engineering studies to assess the degree of hazard on the proposed site and recommend any appropriate site design modifications or considerations as well as any other mitigation measures. The City shall not approve development in areas subject to soil-related hazards, unless mitigation measures are identified and committed to that would reduce hazards to an acceptable level.*

Consistent. See discussion above in SE 1.3.

SE 7.1 Fire Prevention and Response Measures for New Development. [GP/CP] *New development and redevelopment projects shall be designed and constructed in accordance with National Fire Protection Association standards to minimize fire hazards, with special attention given to fuel management and improved access in areas with higher fire risk, with access or water supply deficiencies, or beyond a 5-minute response time.*

Consistent: The Planning and Environmental Services requires a Building Division plan check for all new construction within the City. This plan check is inclusive of a mandatory Fire Protection Certificate (FPC) application to the Fire Department. The processing of the FPC will ensure that the project's fire prevention and response measures are in concurrence with all adopted fire codes. Therefore, the proposed project, as conditioned, would be consistent with this policy.

SE 7.2 Review of New Development. [GP/CP] Applications for new or expanded development shall be reviewed by appropriate Santa Barbara County Fire Department personnel to ensure they are designed in a manner that reduces the risk of loss due to fire. Such review shall include consideration of the adequacy of “defensible space” around structures at risk; access for fire suppression equipment, water supplies, construction standards; and vegetation clearance. Secondary access may be required and shall be considered on a case-by-case basis. The City shall encourage built-in fire suppression systems such as sprinklers, particularly in high-risk or high-value areas.

Consistent. This policy is intended to ensure adequate fire protection infrastructure is incorporated into the design of new development. The project plans include two driveways and allow for access around the entire research and development building. The plans incorporate Fire Department requirements for access, emergency access, fire hydrants, and fire hydrant pressure. Therefore, the proposed project, as conditioned, would be consistent with this policy.

SE 7.5 Automatic Fire Sprinkler Systems. [GP] The City shall require the installation of automatic fire sprinklers for: a) all new buildings that have a total floor area of 5,000 square feet or more and b) any existing building proposed for remodeling or an addition, which, upon completion of the remodel or addition, will have a total floor area of 5,00 square feet or more.

Consistent. See discussion above in SE 7.1.

Visual and Historic Resources Element

VH 1.6 Preservation of Natural Landforms. [GP/CP] Natural landforms shall be protected. Protection associated with development should be accomplished first through site selection to protect natural landforms and then by use of alternatives that enhance and incorporate natural landforms in the design. To minimize alteration of natural landforms and ensure that development is subordinate to surrounding natural features such as mature trees, native vegetation, drainage courses, prominent slopes, and bluffs, the following development practices shall be used, where appropriate: a. Limit grading for all development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land. b. Blend graded slopes with the natural topography. c. On slopes, step buildings to conform to site topography. d. Minimize use of retaining walls. e. Minimize vegetation clearance for fuel management. f. Cluster building sites and structures. g. Share vehicular access to minimize curb cuts.

Consistent. This policy has been designed to minimize grading and to follow natural contours associated with site planning and circulation. The application anticipates removal and replacement of mature trees onsite. The project has completed DRB Conceptual review. The DRB review promoted high standards in architectural and site design in the context of surrounding development and neighborhood characteristics.

Further consideration of the project's respect to natural landforms and landscaping in the project's design would be completed at Preliminary and Final DRB review. Therefore, the proposed project, as conditioned, would be consistent with this policy.

VH 3.1 Community Design Character [GP] *The visual character of Goleta is derived from the natural landscape and the built environment. The City's agricultural heritage, open spaces, views of natural features, established low-density residential neighborhoods, and small-scale development with few visually prominent buildings contribute to this character. Residential, commercial, and industrial development should acknowledge and respect the desired aspects of Goleta's visual character and make a positive contribution to the city through exemplary design.*

Consistent. This policy is intended to ensure that development within the City is as aesthetically pleasing as possible given the nature of the use and to ensure that development does not detract from the visual quality of the City. The project site would serve as 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. Surrounding development includes a wide variety of architectural styles and building sizes.

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 visual character of the project would be conditioned to require review by the DRB for grading/topography/drainage, size/bulk/scale, elevations, architectural details, existing vegetation/proposed landscaping, and lighting. Review of development by the DRB should ensure that new structures and landscaping are aesthetically well designed and sited, and to ensure that the proposed project is respectful and aesthetically compatible with the existing community' scale, materials, and character.

The DRB reviewed the project three times, and 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. The project is consistent with the applicable visual resources standards and a good cause finding can be made with regard to exceeding the Maximum FAR of 0.40 and doesn't meet the minimum Open Space/Landscaping Ratio of 0.30 for the I-BP land use designation in the General Plan. The project will still be subject to Preliminary and Final DRB review, which will include more DRB critique and comments on refinements to the project architectural, lighting and landscape plans. The DRB review would specifically exclude invasive plants and would consider the placement of native and drought-tolerant species that would include a variety of trees, shrubs, and groundcover to enhance the project area's landscaping. 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. Therefore, the proposed project, as conditioned, would be consistent with this policy.

VH 3.2 Neighborhood Identity [GP] *The unique qualities and character of each neighborhood shall be preserved and strengthened. Neighborhood context and scale shall be maintained. New development shall be compatible with existing*

architectural styles of adjacent development, except where poor quality design exists.

Consistent. See discussion above in VH 3.1.

VH 3.3 Site Design [GP] *The City's visual character shall be enhanced through appropriate site design. Site plans shall provide for buildings, structures, and uses that are subordinate to the natural topography, existing vegetation, and drainage courses; adequate landscaping; adequate vehicular circulation and parking; adequate pedestrian circulation; and provision and/or maintenance of solar access.*

Consistent. See discussion above in VH 3.1. The parking lot design complies with circulation requirements for emergency vehicles and sufficient parking has been provided as indicated in the Zoning Ordinance consistency discussion attachment to the Planning Commission staff report. Compact spaces comprise less than 20% of the total parking spaces. The parking lot design incorporates landscaping which serves to break up the massing of the structure as well as breaking up the expanse of parking, providing some shade, as well as bio-filtration of runoff water on-site consistent with General Plan policies. Landscape trees are provided every four parking spaces. In addition, 20 indoor bicycle parking spaces are provided.

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. The proposed project would dedicate right of way for the extension of Ekwil Street, but the construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. Therefore, the proposed project would be consistent with this policy.

VH 3.4 Building Design [GP] *The City's visual character shall be enhanced through development of structures that are appropriate in scale and orientation and that use high quality, durable materials. Structures shall incorporate architectural styles, landscaping, and amenities that are compatible with and complement surrounding development.*

Consistent. See discussion above in VH 3.1.

VH 3.5 Pedestrian-Oriented Design [GP] *The city's visual character shall be enhanced through provision of aesthetically pleasing pedestrian connections within and between neighborhoods, recreational facilities, shopping, workplaces, and other modes of transportation, including bicycles and transit.*

Consistent. See discussion above in VH 3.1.

VH 4.7 Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. [GP] *The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses: a.*

Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous facades, varied building setbacks should be provided and be proportionate to the scale of the building. c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access. d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments. e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale. f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient secure, and protected bicycle parking shall be provided. g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate. h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited. i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

Consistent. See discussion above in VH 3.1.

VH 4.9 Landscape Design [GP] *Landscaping shall be considered and designed as an integral part of development, not relegated to remaining portions of a site following placement of buildings, parking, or vehicular access. Landscaping shall conform to the following standards: a. Landscaping that conforms to the natural topography and protects existing specimen trees is encouraged. b. Any specimen trees removed shall be replaced with a similar size tree or with a tree deemed appropriate by the City. c. Landscaping shall emphasize the use of native and drought-tolerant vegetation and should include a range and density of plantings including trees, shrubs, groundcover, and vines of various heights and species. d. The use of invasive plants shall be prohibited. e. Landscaping shall be incorporated into the design to soften building masses, reinforce pedestrian scale, and provide screening along public streets and off-street parking areas.*

Consistent. See discussion above in VH 3.1.

VH 4.10 Streetscape and Frontage Design. [GP] *A unified streetscape shall be created to improve the interface between pedestrians and vehicles. The following design elements shall be incorporated where feasible: a. Abundant street trees and landscaped medians. b. Landscaping that buffers pedestrians and bicyclists from traffic without creating site distance conflicts. c. Coordination of landscaping within the public right-of-way and adjacent development to provide an integrated street frontage. d. Provision of street furniture including benches, planter seating, trash containers, and pedestrian scale light fixtures. e. Use of pavement treatments and decorative tree wells. f. Accent planting, textured paving, and*

specimen trees used to establish identities at building entries. g. Traffic control and utility hardware such as backflow devices, traffic control cabinets, cable television boxes, and air vacuum and release enclosures shall be screened from view and colored to blend in with the surroundings. Such hardware should be placed outside sidewalks and away from intersections to the extent feasible.

Consistent. See discussion above in VH 3.1 and 3.3.

VH 4.11 Parking Lots. [GP] *Parking lots shall be adequately designed and landscaped. The following standards shall apply (see related Policy TE 9): a. Adequate parking requirements shall be established for all zone districts and conditionally permitted uses. b. Adequate parking space dimensions and aisle widths shall be established. c. Angled parking spaces are encouraged in order to maximize visibility for drivers and pedestrians. Retail parking lot design that includes 90-degree parking spaces is discouraged. d. Pedestrian circulation shall be adequate, clearly delineated, and integrated with internal vehicle circulation to allow for safe and convenient pedestrian links from parking areas to building entrances. Planting strips should be used between traffic zones and sidewalks wherever possible. e. Retail parking lots shall provide for adequate shopping cart storage that is adequately screened. f. Parking lot landscaping shall provide for adequate visual relief, screening, and shade. Adequate tree density shall be established and shall include approximately one tree for every four parking spaces. Deciduous trees in parking lots are discouraged due to the visual effects of loss of canopy. g. Parking lot lighting shall be considered relative to the selection and location of parking lot trees and their height at maturity. h. Shared parking arrangements are encouraged where neighboring uses have different peak use periods. i. Permeable parking surfaces and grass-incorporated paving systems are encouraged to reduce stormwater runoff. Water quality protection measures such as storm drain filters should be used to minimize pollutants that would result in impacts to downstream water bodies or habitat.*

Consistent. See discussion above in VH 3.1 and 3.3.

VH 4.12 Lighting. [GP] *Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded), retrofitted if feasible, and maintained in order to prevent over-lighting, energy waste, glare, light trespass, and sky glow. The following standards shall apply: a. Outdoor lighting shall be the minimum number of fixtures and intensity needed for the intended purpose. Fixtures shall be fully shielded and have full cut off lights to minimize visibility from public viewing areas and prevent light pollution into residential areas or other sensitive uses such as wildlife habitats or migration routes. b. Direct upward light emission shall be avoided to protect views of the night sky. c. Light fixtures used in new development shall be appropriate to the architectural style and scale and compatible with the surrounding area.*

Consistent. The proposed project would continue to be reviewed by DRB for provision of appropriate lighting standards, fixtures, and styles to minimize night sky lighting and maintain consistency with the surrounding area. Furthermore, the project would be

conditioned to require all outdoor lighting fixtures to be hooded or otherwise direct light downward. Therefore, with conditions of approval, the proposed project would be consistent with this policy.

VH 4.14 Utilities [GP] *New development projects shall be required to place new utility lines underground. Existing overhead utility lines should be placed underground when feasible. Undergrounding of utility hardware is encouraged. Any aboveground utility hardware, such as water meters, electrical transformers, or backflow devices, shall not inhibit line of sight or encroach into public walkways and, where feasible, should be screened from public view by methods including, but not limited to, appropriate paint color, landscaping, and/or walls.*

Consistent. Any new utility lines proposed with this project would be installed underground. If backflow devices or other similar equipment is required, it would be conditioned to incorporate adequate screening. Therefore, the project is consistent with this policy.

VH 4.16 Green Building [GP] *The City encourages the incorporating of green building practices in design. Such practices may include the use of recycled materials, drought-tolerant and native plants, energy efficient features, water conservation, allowance for solar access, and permeable surfaces.*

Consistent. See discussion above in CE 13.2, 15.3, and 15.5.

Transportation Element

TE 1.1 Alternative Modes. [GP/CP] *The City's intent shall be to achieve a realistic and cost-effective balance between travel modes, including bikeways, pedestrian circulation, and bus transit. The City shall encourage the use of alternative modes of transportation, such as bus transit, bicycling, and walking, which have the additional beneficial effect of reducing consumption of non-renewable energy sources.*

Consistent. See discussion under TE 10.4.

TE 1.6 Development Review. [GP/CP] *As a condition of approval of new non-residential projects, the City may require developers to provide improvements that will reduce the use of single-occupancy vehicles. These improvements may include, but are not limited to, the following: a. Preferential parking spaces for carpools. b. Bicycle storage, parking spaces, and shower facilities for employees. c. Bus turnouts and shelters at bus stops.*

Consistent. See discussion under TE 10.4.

TE 2.1 Reduction/Shifting of Peak-Hour Vehicle Trips. [GP] *The City supports efforts to limit traffic congestion through reducing low-occupancy auto trips and shifting peak-hour vehicle trips to off-peak hours. Possible means for accomplishing this include the following: a. Increased telecommuting. b.*

Establishment of flexible work schedules. c. Provision of incentives for carpooling. d. Provision of vanpools. e. Car sharing/ride sharing. f. Guaranteed ride home programs. g. Safe routes to school programs. h. Provision of pedestrian amenities. i. Provision of bicycle facilities and amenities. j. Bus pass programs for employees. k. Public information and promotion of ridesharing.

Consistent. See discussion under TE 10.4.

TE 3.5 Collector Streets and Roads. [GP/CP] *Routes designated as collector streets are shown in Figure 7-2. The following criteria and standards apply to these roads: a. Definition/Function: Collector streets and roads function to collect traffic from local streets and roads and to carry that traffic to major or minor arterials. Collectors may also link two arterials as well as collecting traffic from local streets and abutting driveways. Collector roads are designed to provide access to local streets within residential and commercial areas or to connect streets of higher classifications to permit adequate traffic circulation. b. Collector Road Design Standards: The following standards apply: 1) Collector streets shall generally not exceed two travel lanes (one lane in each direction) and shall generally be undivided roads. 2) Collectors generally should not form a continuous system, so that they cannot easily be used as substitutes for arterials. 3) Intersections of collectors with cross-routes are provided at grade. Intersection controls shall give priority to traffic flow on the arterial rather than the collector. 4) Collector streets and roads shall include facilities to accommodate pedestrians and bicycles. 5) At a minimum, collectors shall include curbs, gutters, and sidewalks. Collectors may include landscaped strips between curb and sidewalk. 6) Parking may be required in appropriate segments on either or both sides of the street.*

Consistent. 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. The proposed project would dedicate right of way for the extension of Ekwil Street, but the construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. Therefore, the proposed project would be consistent with the standards for Collector Streets and Roads.

TE 3.9 Right-of-Way Dedications and Improvements. [GP/CP] *Existing and future rights-of-way may vary along different segments of individual streets within a single functional classification, based upon the existing patterns of development along the various segments. The appropriate street cross section, frontage improvements, and right-of-way dedications shall be established by the City Engineer when imposing conditions of approval for development applications on abutting parcels. Dedications of right-of-way may be greater in locations where it is appropriate to secure space for utilities, street appurtenances, transit facilities, and landscaped areas.*

Consistent. See discussion above in TE 3.9.

TE 4.1 General Level of Service Standard. [GP] A traffic LOS standard C shall apply citywide to major arterials, minor arterials, and collector roadways and signalized and unsignalized intersections, except as provided in TE 4.2. The standard shall apply to daily traffic volumes and both AM and PM peak hours for intersections, and to average daily traffic volumes (ADT) for roadway segments. Table 7-3 provides descriptions of the LOS categories.

Consistent. See discussion under TE 13.3.

TE 5.3 Ekwil-Fowler-South Kellogg Improvements. [GP/CP] This planned major project includes construction of new segments of Ekwil Street and Fowler Street to connect these streets in a direct alignment with Fairview Avenue and with a southern extension of South Kellogg Avenue, which extends north to Hollister Avenue at its interchange with SR-217. The intent of this project is to more efficiently collect existing and future traffic from the southern portion of the Old Town area and from the Santa Barbara Airport, and to divert a portion of trips having origins or destinations in this area away from a congested segment of Hollister Avenue in Old Town between Fairview Avenue and SR-217. Related purposes of this project are to improve safety for bicyclists and pedestrians along Hollister Avenue in Old Town and to help facilitate revitalization efforts in the Goleta Old Town Redevelopment Project Area.

Consistent. The proposed project would dedicate right of way for the extension of Ekwil Street, but the construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. Therefore, with conditions of approval, the proposed project would be consistent with this policy.

TE 9.1 Off-Street Parking. [GP/CP] The primary source of parking supply for new development of all types of uses within the city shall be off-street parking spaces that are provided on site within the development.

Consistent. See discussion under TE 9.5.

TE 9.2 Adequacy of Parking Supply in Proposed Development. [GP/CP] The City shall require all proposed new development and changes/intensifications in use of existing nonresidential structures to provide a sufficient number of off-street parking spaces to accommodate the parking demand generated by the proposed use(s), and to avoid spillover of parking onto neighboring properties and streets.

Consistent. See discussion under TE 9.5.

TE 9.5 Parking Lot Design. [GP] Design standards applicable to retail, commercial, business parks, and parking lots are set forth in the Visual and Historic Resources Element Subpolicies VH 4.5, 4.7, and 4.11. In addition, the following standards and criteria shall apply to parking lots of three or more

spaces: a. Parking lot design shall provide that all individual spaces are clearly delineated and have easy ingress and egress by vehicles. b. Proposals that include compact parking spaces shall be subject to discretionary approval by the City, and the number of compact parking spaces shall not exceed 20 percent of the total; parking spaces for oversized vehicles shall be included when appropriate. c. Access driveways and aisles shall have adequate geometrics, and the layout shall be clear, functional, and well organized. d. Pedestrian walkways between the parking area and the street, main entrance, and transit stops should be protected by landscaped or other buffers to the extent feasible. e. The visual impact of large expanses of parking lots shall be reduced by appropriate response to the design standards set forth in the Visual and Historic Resources Element's Policy VH 4.

Consistent. This policy regulates parking. The project provides slightly more parking spaces than are required by the Zoning Ordinance. The provision of excessive parking is not encouraged by City policies. However, the proposed increase over minimum ordinance standards (218 spaces versus 170 required by ordinance) could be beneficial with regard to ensuring neighborhood compatibility, given the potential for anticipated new employees in the growing solar array field

Given the site's location in parking-constricted Goleta Old Town, and abutting a residential neighborhood, it is especially important that there is sufficient parking capacity on the project site to avoid spill-over of research and development related vehicles into the adjacent park's parking lot or onto residential streets. Project conditions require all exterior lighting, including parking areas, to utilize dark-sky fixtures. Overall parking lot layout, pedestrian walkways, landscaping and lighting are consistent with the parking area design standards. All of the project's parking spaces would be located within 500 feet of a project entrance.

TE 10.1 Pedestrian System Map. [GP] Figure 7-5 depicts the various locations that are planned to serve as pedestrian pathways, including sidewalks within public street rights-of-way, trails, parks, open spaces, and beaches. The map identifies locations of proposed improvements to the pedestrian circulation system, particularly where there are missing links in the existing system as of 2005.

Consistent. 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. The construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. The project would minimize increased traffic by providing bicycle storage facilities for employees and due to the site's location, the site is within easy walking or biking distance of shopping, restaurants, entertainment, recreational amenities, passive open space, and the coast. Therefore, the proposed project would be consistent with this policy.

TE 10.4 Pedestrian Facilities in New Development. [GP] *Proposals for new development or substantial alterations of existing development shall be required to include pedestrian linkages and standard frontage improvements. These improvements may include construction of sidewalks and other pedestrian paths, provision of benches, public art, informational signage, appropriate landscaping, and lighting. In planning new subdivisions or large-scale development, pedestrian connections should be provided through subdivisions and cul-de-sacs to interconnect with adjacent areas. Dedications of public access easements shall be required where appropriate.*

Consistent. These policies encourage reduction in vehicle trips. The site is served by existing alternative transportation services. In addition, 20 indoor bicycle parking spaces are provided. The proposed project would dedicate right of way for the extension of Ekwil Street, but the construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. Therefore, the proposed project would be consistent with this policy.

TE 11.1 Bikeways Plan Map. [GP] *Figure 7-6 identifies the locations of planned Class I, II, and III dedicated bike paths and local streets that are intended to serve as bike routes. The bikeways plan is intended to establish safe, interconnected system of mobility needs of residents for nonmotorized transportation. The plan includes links with existing and proposed bicycle routes in adjacent jurisdictions to interconnect with the regional system of facilities.*

Consistent. 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. The construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. The project would minimize increased traffic by providing bicycle storage facilities for employees and due to the site's location, the site is within easy walking or biking distance of shopping, restaurants, entertainment, recreational amenities, passive open space, and the coast. Therefore, the proposed project would be consistent with this policy.

TE 13.3 Maintenance of LOS Standards. [GP] *New development shall only be allowed when and where such development can be adequately (as defined by the LOS standards in Policy TE 4) served by existing and/or planned transportation facilities. Transportation facilities are considered adequate if, at the time of development: a. Existing transportation facilities serving the development, including those to be constructed by the developer as part of the project, will result in meeting the adopted LOS standards set in Policy TE 4; or b. A binding financial commitment and agreement is in place to complete the necessary transportation system improvements (except for the planned new grade-*

separated freeway crossings), or to implement other strategies which will mitigate the project-specific impacts to an acceptable level, within 6 or fewer years; and c. Any additional offsite traffic mitigation measures are incorporated into the impact fee system for addressing cumulative transportation impacts of future development.

Consistent. The applicant submitted a traffic study prepared by ATE (October 2008). 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. 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. The construction of Ekwil Street (and public improvements such as sidewalks along Pine Avenue and Ekwil Street, a Class II bikeway along Ekwil Street, and or trails along Old San Jose Creek) would be the subject of a future project. Any potential impacts to the site as a result of the Ekwil Street extension would be analyzed in the Ekwil Street extension project. The project would minimize increased traffic by providing bicycle storage facilities for employees and due to the site's location, the site is within easy walking or biking distance of shopping, restaurants, entertainment, recreational amenities, passive open space, and the coast. Therefore, the proposed project would be consistent with this policy.

TE 14.1 Traffic Impact Fees. [GP] The City shall adopt a citywide traffic impact fee in accordance with the requirements of Assembly Bill 1600 to fund transportation improvements to mitigate the traffic impacts of new development. The impact fee study shall identify and be based on the estimated costs of construction of all transportation system improvements needed to ensure adequate levels of service system wide. Each new development project shall be charged a fee that represents its proportionate share of potential need for impacts on the facilities included in the fee system. The impact fee system may incorporate improvements made and fees collected by the City since its incorporation in 2002.

Consistent. Per the City's Development Impact Fee Program, the applicant shall pay traffic impact mitigation fees to offset costs necessary to accommodate the development. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Public Facilities Element

PF 2.1 Goleta Public Library. [GP] The City should evaluate the present and future need for library services and prepare a long-term library development plan to address those needs in accord with the City's fiscal capacity. In making this evaluation, the City should evaluate the adequacy and location of the current site

and facility and determine the appropriateness of expansion of the present facility or development of a satellite facility.

Consistent. Per the City's Development Impact Fee Program, the applicant shall pay library impact mitigation fees to offset costs necessary to accommodate the development. Therefore, the proposed project, as conditioned, would be consistent with this policy.

PF 3.1 Fire Protection Standards. [GP] *The Santa Barbara County Fire Department employs the following three standards with respect to provision of fire protection services: a. A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 in population is considered "ideal," although a countywide ratio (including rural areas) of one firefighter per 4,000 population is the absolute minimum standard. Considering the daytime population in Goleta due to employees and customers, all fire stations within Goleta fell short of this service standard as of 2005. b. A ratio of one engine company per 16,000 population, assuming four firefighters per station, represents the maximum population that the Santa Barbara County Fire Department has determined can be adequately served by a four-person crew. Fire stations 11 and 12 (see Table 8-1) did not satisfy this standard as of 2005. Currently, all three fire engines that serve Goleta are staffed with only three-person crews. The National Fire Protection Association (NFPA) guidelines state that engine companies shall be staffed with a minimum of four on-duty personnel. c. The third fire protection standard is a 5-minute response time in urban areas.*

Consistent. The proposed project site conforms to the 5 minute fire response time, and the City's engine company to population ratio conforms to the fire protection standards, but the City's ratio of firefighters to population ratio doesn't conform to the fire protection standards. Development Mitigation Impact Fees would be collected to reduce the project's contribution to cumulative fire impacts. Therefore, the proposed project, as conditioned, would be consistent with this policy.

PF 3.3 Impact Fees for Fire Protection Facilities/Equipment. [GP] *Construction of the new Fire Station 10 shall be funded in part by revenues from an impact fee imposed on new development within the city, as well as upon development in the nearby unincorporated areas. Such fees may also be imposed for upgrades of existing fire stations and for new fire apparatus.*

Consistent. See discussion above in PF 3.1.

PF 3.4 Fire Safety in New Development. [GP/CP] *The following fire safety standards shall be met, where applicable, in new development within the city: a. Two routes of ingress and egress shall be required for any new development or subdivision of land requiring approval of a discretionary action. This requirement may be waived by the City when secondary access cannot be provided and maintenance of fire safety standards are ensured by other means. d. Emergency access shall be a consideration in the siting and design of all new development.*

Consistent. The Fire Department has already conceptually reviewed and approved access to the site. Two routes of ingress and egress are provided. The Planning and Environmental Services requires a Building Division plan check for all new construction within the City. This plan check is inclusive of a mandatory Fire Protection Certificate (FPC) application to the Fire Department. The processing of the FPC will ensure that the project's fire prevention and response measures are in concurrence with all adopted fire codes. Therefore, the proposed project, as conditioned, would be consistent with this policy.

PF 3.6 Police Service Standards. [GP] The City shall strive to maintain the following service standards for police services: a. An average emergency response time of 5 minutes. b. An average nonemergency response time of 20 minutes.

Consistent. The proposed project site conforms to the average emergency police response time of 5 minute and the average nonemergency police response time of 20 minutes.

PF 3.8 Impact Fees for Police Facilities. [GP] The City shall continue to require a development impact fee to provide revenue to assist with funding capital facilities for police services.

Consistent. Per the City's Development Impact Fee Program, the applicant shall pay police impact mitigation fees to offset costs necessary to reduce the project's contribution to cumulative police impacts. Therefore, the proposed project, as conditioned, would be consistent with this policy.

PF 3.9 Safety Considerations in New Development. [GP] All proposals for new or substantially remodeled development shall be reviewed for potential demand for and impacts on safety and demand for police services. The design of streets and buildings should reinforce secure, safe, and crime-free environments. Safety and crime reduction or prevention, as well as ease of policing, shall be a consideration in the siting and design of all new development within the city.

Consistent. A representative of the City's Police Department participates in the City's Development Review Committee. Project plans have been reviewed by the Police Department, and the department had no comments on suggested improvements to the project for safety.

PF 5.7 School Impact Fees. [GP] Where school districts have adopted development impact fees to help finance provision of facilities, the City shall provide information regarding these impact fees to developers and builders. The City shall not issue a building permit for any development subject to such fees without documentation from the applicable district that its fees have been paid. The developer or builder shall be responsible for providing documentation to the City that school impact fees have been paid.

Consistent. As a part of the City's Building Division plan check, the school board is notified of the project, and they assess and collect Development Mitigation Impact Fees

to reduce the project's contribution to cumulative school impacts. Therefore, the proposed project would be consistent with this policy.

PF 6.2 Undergrounding of Overhead Utilities. [GP] *The City shall encourage the undergrounding of electrical power lines and other overhead utilities to the greatest extent practical, as follows: a. The City shall pursue funding opportunities to underground existing overhead utilities, including SCE's dedicated underground funding ("Rule 20A/20B"), private funding, and assessment districts. The City shall establish priorities for locations for potential undergrounding projects. b. To the extent practicable, all utilities shall be required to be placed underground in new development (see related VH 4.14).*

Consistent. Any new utility lines proposed with this project would be installed underground. Therefore, the project is consistent with this policy.

PF 9.1 Integration of Land Use and Public Facilities Planning [GP/CP] *The Land Use Plan and actions on individual development applications shall be consistent with the existing or planned capacities of necessary supporting public facilities and the fiscal capacity of the City to finance new facilities. a. The City shall integrate its land use and public works planning activities with an ongoing program of long-range financial planning to ensure that the City's Land Use Plan is supported by quality public facilities. b. Individual land use decisions, including but not limited to General Plan amendments, shall be based on a finding that any proposed development can be supported by adequate public facilities.*

Consistent. The project would be within an existing Business Park land use designation. The project, as conditioned, would not result in a change to the adequacy of public facilities.

PF 9.7 Essential Services for New Development [GP/CP] *Development shall be allowed only when and where all essential utility services are adequate in accord with the service standards of their providers and only when and where such development can be adequately served by essential utilities without reducing levels of service below the level of service guidelines elsewhere: a. Domestic water service, sanitary sewer service, stormwater management facilities, streets, fire services, schools, and parks shall be considered essential for supporting new development. b. A development shall not be approved if it causes the level of service of an essential utility service to decline below the standards referenced above unless improvements to mitigate the impacts are made concurrent with the development for the purposes of this policy. "Concurrent with the development" shall mean that improvements are in place at the time of the development or that a financial commitment is in place to complete the improvements. c. If adequate essential utility services are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense in order to develop.*

Consistent. This policy is intended to ensure that new development is coordinated with the availability and/or provision of adequate public facilities and infrastructure to adequately serve it. Project conditions require a Can and Will Serve letter from the

Goleta Water District to confirm that additional water can and will be provided for the project prior to land use permits for development to ensure adequate water supplies will be available to serve the project. A Can and Will Serve letter is also required from the Goleta Sanitary District prior to land use permits to ensure adequate sewage treatment capacity will remain available to accommodate wastewater volumes for the project. Services are already available from other local utility service providers. The project circulation design allows for emergency vehicle access to the site and the site is located in adequate proximity to both fire and police services. As conditioned, the proposed project would be consistent with these policies.

Noise Element

NE 1.1 Land Use Compatibility Standards [GP] *The City shall use the standards and criteria of Table 9-2 to establish compatibility of land use and noise exposure. The City shall require appropriate mitigation, if feasible, or prohibit development that would subject proposed or existing land uses to noise levels that exceed acceptable levels as indicated in this table. Proposals for new development that would cause standards to be exceeded shall only be approved if the project would provide a substantial benefit to the City (including but not limited to provision of affordable housing units or as part of a redevelopment project), and if adequate mitigation measures are employed to reduce interior noise levels to acceptable levels.*

Consistent. The project would be within an existing Business Park land use designation. New and existing HVAC equipment and other commercial/industrial equipment shall be kept in proper working order and or noise shielding/insulation will be required to keep levels at acceptable levels. Construction noise is conditioned to be limited through properly maintained sound-control devices and the implementation of additional noise mitigation measures for stationary construction equipment. Therefore, the proposed project, as conditioned, would be consistent with this policy.

NE 1.5 Acceptable Noise Levels. [GP] *New construction and substantial alterations of existing construction shall include appropriate noise insulation measures (such as insulation, glazing, and other sound attenuation measures) so that such construction or renovations comply with state and building code standards for allowable interior noise levels. The intent of this policy is to require improved soundproofing for both noise receivers and sources.*

Consistent. As a part of the City's Building Division plan check, noise insulation measures compliant with state and building code standards for allowable interior noise will be required. Therefore, the proposed project, as conditioned, would be consistent with this policy.

NE 5.1 New, Expanded, or Upgraded Stationary Noise Sources. [GP] *The City shall require proposals for new stationary sources or expansions or alterations of use for an existing stationary source to include appropriate noise mitigation measures. Retrofits and facility upgrades under the permitting jurisdiction of the City should ensure that noise levels are reduced, particularly for sources that impact adjacent sensitive receivers.*

Consistent. See discussion above in PF 1.1.

NE 5.2 Equipment Maintenance. [GP] *The City shall require that new and existing heating, ventilation, and air conditioning equipment and other commercial/industrial equipment be adequately maintained in proper working order so that noise levels emitted by such equipment remain minimal. The City shall also require noise shielding or insulation for such equipment if operation of the equipment results in objectionable noise levels at adjacent properties.*

Consistent. See discussion above in PF 1.1.

NE 5.4 Noise Barriers for Industrial/Commercial Sources. [GP] *Absorptive types of noise barriers or walls should be used to reduce noise levels generated by industrial and certain heavy commercial uses. To be considered effective, the noise barrier should provide at least a 5-dBA-CNEL noise reduction.*

Consistent. See discussion above in PF 1.1.

NE 6.4 Restrictions on Construction Hours [GP] *The City shall require, as a condition of approval for any land use permit or other planning permit, restrictions on construction hours. Noise-generating construction activities for projects near or adjacent to residential buildings and neighborhoods or other sensitive receptors shall be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. Construction in non-residential areas away from sensitive receivers shall be limited to Monday through Friday, 7:00 a.m. to 4:00 p.m. Construction shall generally not be allowed on weekends and State holidays. 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. All construction sites subject to such restrictions shall post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation. City staff shall closely monitor compliance with restrictions on construction hours, and shall promptly investigate and respond to all noncompliance complaints.*

Consistent. The project would include a condition of approval specifying work hours and days. Per the City's standard conditions of approval, construction would be limited to Monday through Friday, 8:00 a.m. to 5:00 p.m. No construction shall occur on State holidays. Therefore, the proposed project, as conditioned, would be consistent with this policy.

NE 6.5 Other Measures to Reduce Construction Noise [GP] *The following measures shall be incorporated into grading and building plan specifications 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 installing*

acoustic barriers around significant sources of stationary construction noise. c. To the extent practicable, adequate buffers shall be maintained between noise-generating machinery or equipment and any sensitive receivers. The buffer should ensure that noise at the receiver site does not exceed 65 dBA CNEL. For equipment that produces a noise level of 95 dBA at 50 feet, a buffer of 1600 feet is required for attenuation of sound levels to 65 dBA.

Consistent. These policies are intended to ensure that new development is not exposed to unacceptable noise levels for the type and nature of the use involved. The project has been conditioned to include the measures in this policy.

NE 7.1 Control of Noise. [GP] *The City shall require that primary emphasis on the control of noise be accomplished at the source by reducing the intensity of the noise generated or through appropriate placement of noisy components of a project or use. Secondary emphasis should be through site design of receiver sites and noise attenuation and insulation measures.*

Consistent. The DRB in their review shall review placement of mechanical equipment and noise attenuation and insulation measures through shielding, architectural techniques, and landscaping. Therefore, the proposed project, as conditioned, would be consistent with this policy.

NE 7.2 Site-Design Techniques. [GP] *The City encourages the inclusion of site-design techniques for new construction that will minimize noise exposure impacts. These techniques shall include building placement, landscaped setbacks, and siting of more noise-tolerant components (parking, utility areas, and maintenance facilities) between noise sources and sensitive receptor areas.*

Consistent. See discussion above in NE 7.1.

NE 7.3 Architectural Techniques. [GP] *The City shall encourage the use of architectural techniques to meet noise attenuation requirements. Such techniques include: a) using noise-tolerant rooms such as garages, kitchens, and bedrooms to shield noise-sensitive rooms such as bedrooms and family rooms and b) using building façade materials that help shield noise.*

Consistent. See discussion above in NE 7.1.

Housing Element

HE 3.2 Mitigation of Employee Housing Impacts from Nonresidential Uses. [GP] *Housing needs of local workers are an important factor for the City when reviewing nonresidential development proposals. The City shall require proposed new nonresidential development and proposed expansion or intensification of existing nonresidential development to contribute to the provision of affordable employee housing. The proposed amount of floor area and type of nonresidential use shall be factors in establishing the requirement for individual projects.*

Alternatives to satisfy this requirement may, at the discretion of the City, include payment of “in-lieu” housing impact fees, provision of housing on-site, housing assistance as part of employee benefit packages, or other alternatives of similar value.

Consistent. Housing Element, Policy 3.2 requires new nonresidential development to contribute to the provision of affordable housing. The City encourages the creation of housing near where people work and seeks participation of non-residential development in contributing affordable houses related to their impact on the local workforce. The contribution may include in-lieu fees, provision of onsite housing, housing assistance as part of employee benefit packages, or other alternatives of similar value. The fulfillment of affordable housing requirements is presently established by policy/administrative practice, where as an ordinance has not yet been adopted.

Options that may be considered include average rates currently used by other California jurisdictions. Some jurisdictions have adopted rates for nonresidential uses by using a per square foot fee amount. The rates fluctuated greatly; valuing contributions to affordable housing is largely dependent upon community values, affordable housing, and construction. Council should refrain from comparing data from any other city to Goleta and rather use this data to consider an appropriate average. The rates are as follows:

JURISDICTION	RATE/SF	APPLICABLE FEE
City of Palo Alto	15.58	389,905
City of Menlo Park	10.00	250,260
City of Mountain View	6.00	150,156
County of Marin	7.19	179,937
Town of Corte Madera	3.20	80,083
City of Sunnyvale	8.00	200,208
City of Cupertino	2.25	56,309
City of Pleasanton	2.31	57,810
Average	\$6.82	\$170,677

Staff recommends applying the average factors from the above generation rates, resulting in an in-lieu fee of \$170,677 (25,026 SF x \$6.82 = \$170,677).

ATTACHMENT 7

Zoning Ordinance Consistency Analysis

**TOWBES/ATK SPACE SYSTEMS PROJECT
ZONING ORDINANCE CONSISTENCY ANALYSIS
08-157-DP RV 01**

	Required	Proposed	Consistent Y/N
Front Yard Setback (West)	80 feet from the centerline of Pine Avenue and 50 feet from the right-of-way line	Building: 73.5 feet from Centerline 51 feet from right-of-way Parking: 35.5 feet from Centerline 13 feet from right-of-way	Yes subject to approval of modification
Secondary Front Yard Setback (North)	80 feet from the centerline of (proposed) Ekwill Street and 50 feet from the right-of-way line	Building: 72 feet from Centerline 42 feet from right-of-way Parking: 35 feet from Centerline 5 feet from right-of-way	Yes subject to approval of modification
Side Yard Setback (South)	10 feet	Building: 35.4 feet Parking: 10 feet	Yes
Rear Yard Setback (East)	10 feet	Building: 31.4 feet Parking: 5 feet	Yes (parking is allowed within the rear yard setback)
Building Coverage	35% of the net area	31.7%	Yes
Building Height	35 feet	35 feet	Yes
Parking spaces	170 spaces	218 spaces	Yes
Loading Zones	3 loading zones	3 loading zones	Yes
Internal Drive Aisle	Ordinance ranges between 30-60.5 feet wide Fire Department requires 20-foot minimum aisle width	Respective aisle widths between 30-60.5 feet are proposed All interior drive aisles, with the exception of an existing 16.5-foot aisle, are 20 feet wide	Yes, legal non-conforming
Landscaping Coverage	30% of the net area	16.5	Yes subject to approval of modification

	Required	Proposed	Consistent Y/N
Landscaping	All ends of parking lanes shall have landscaped islands.	All parking lanes have landscaped islands	Yes
Storage (trash)	Areas for trash or outdoor storage shall be enclosed and screened in to conceal all trash or stored material from public view	Trash and recycling screened enclosure proposed	Yes

The proposed project is consistent with the above requirements of Article III, Chapter 35, Inland Zoning Ordinance subject to approval of setback and landscaping coverage modifications.

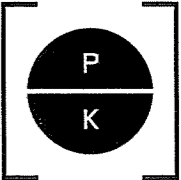
ATTACHMENT 8

Project Plans

ABBREVIATIONS

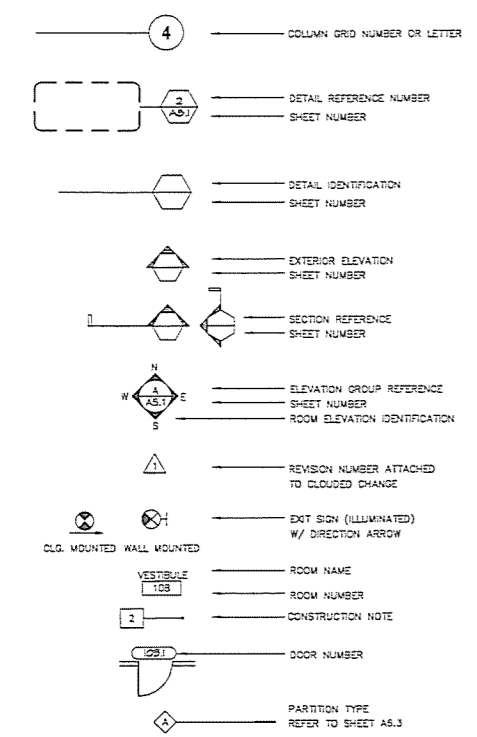
&	And	DET.	Detail	GA.	Gauge	N.	North	S.D.	Soak Dispenser
∠	Angle	DIA.	Diameter	GALV.	Galvanized	N.A.C.	Not in Contract	SECT.	Section
AT	At	DM.	Dimension	G.B.	Gro Bar	N.C.	Not Contract	SH.	Shelf
~C	Centaline	DISP.	Dispenser	CL.	Glass	NOM.	Nominal	SHR.	Shower
0	Diameter or Round	DN.	Down	CND.	Ground	N.T.S.	Not To Scale	SHW.	Sheet
(Z)	Pounds or Number	D.O.	Door Opening	CR.	Crude			SM.	Similar
	Existing	DR.	Door	GYP.	Gypsum			S.N.D.	Sanitary Napkin Dispenser
ACCUS.	Acoustical	DWR.	Drawer	H.B.	Hose Bibb	O.A.	Overall	S.N.R.	Sanitary Napkin Receptacle
A.D.	Area Drain	DS.	Downspout	H.C.	Hollow Core	O.C.	On Center	SPEC.	Specification
ADJ.	Adjustable	D.S.P.	Dry Standpipe	HWD.	Hardwood	O.D.	Outside Diameter (Dim.)	SQ.	Square
AGGR.	Aggregate	DWG.	Drawing	HWE.	Hardware	OFF.	Office	S.S.T.	Stainless Steel
AL.	Aluminum	E.	East	H.M.	Hollow Metal	OPNG.	Opening	STA.	Station
APPROX.	Approximate	E.A.	Each	HGRZ.	Horizontal	OPP.	Opposite	STD.	Standard
ARCH.	Architecture	E.J.	Expansion Joint	HR.	Hour	PJ.	Panel Joint	STL.	Steel
ASS.	Asbestos	EL.	Elevation	HGT.	Height	PRCST.	Pre-cast	STR.	Structural
ASPH.	Asphalt	ELEC.	Electrical			PL.	Plastic Laminate	SUSP.	Suspended
		ELEV.	Elevator			P.LAM.	Plastic Laminate	SYS.	Symmetrical
		EMER.	Emergency			PLAS.	Plaster		
		ENCLOS.	Enclosure			PLYWD.	Plywood		
SP.	Board	INSUL.	Insulation			PT.	Paint	TRD.	Tread
BLUM.	Bluminaous	INT.	Interior			PT.	Paper Towel Dispenser	T.B.	Top of Curb
BLDG.	Building	INV.	Inverted			P.T.D.	Perforated Paper Towel	T.C.	Top of Concrete
BLK.	Block	JAN.	Janitor			P.T.D/R	Perforated Paper Towel	TEL.	Telephone
BLKG.	Block	JT.	Joint			PTN.	Partition	TER.	Terrazzo
BM.	Beam	EXT.	Exterior			P.T.R.	Partition	T. & G.	Tongue and Groove
BOT.	Bottom					P.T.R.	Partition	TK.	Thin
						P.T.R.	Partition	T.P.	Top of Pavement
CAB.	Cabinet					P.T.R.	Partition	T.P.D.	Top of Paper Dispenser
C.B.	Cotton Basin					P.T.R.	Partition	T.V.	Television
CEL.	Cement					P.T.R.	Partition	T.W.	Top of Wall
CEL.	Cement					P.T.R.	Partition	TYP.	Typical
C.I.	Cast Iron	F.A.	Fire Alarm	LAB.	Laboratory	R.	Riser	UNF.	Unfinished
C.C.	Cast Concrete	F.B.	Flat Bar	LAM.	Laminate	RAD.	Radius	U.O.N.	Unless Otherwise Noted
C.C.	Cast Concrete	F.D.	Flange Drain	LAV.	Lavatory	R.D.	Roof Drain	UR.	Urinal
C.C.	Cast Concrete	F.F.	Flange	LAV.	Lavatory	REF.	Reference		
C.K.G.	Calking	F.E.	Fire Extinguisher	L.C.R.	Ladder	REFR.	Refrigerator		
C.L.	Ceiling	F.E.C.	Fire Extinguisher Cap	LT.	Light	REG.	Register		
C.L.	Ceiling	F.H.C.	Fire Hose Cabinet			REIN.	Reinforced	VERT.	Vertical
C.O.	Closed Opening	FIN.	Finish			RESIL.	Resilient	VEST.	Vestibule
COL.	Column	FL.	Floor	MAX.	Maximum	REO.	Required		
CONC.	Concrete	FLASH.	Flashing	M.C.	Medicine	RES.	Resilient		
CONN.	Connection	FLUOR.	Fluorescent	MECH.	Mechanical	RM.	Room		
CONSTR.	Construction	F.O.C.	Face of Concrete	MEMB.	Membrane	R.O.	Rough Opening		
CONT.	Continuous	F.O.F.	Face of Finish	MET.	Metal	R.O.	Rough Opening		
COOR.	Corridor	F.O.M.	Face of Mullion	MFR.	Manufacturer	R.W.L.	Rain Water Leader		
CTS.	Countersunk	F.O.S.	Face of Stud	MH.	Mannha			W.	West
CNTR.	Center	FPF.	Fireproof	MIN.	Minimum			W/C.	Water Closet
		F.S.	Full Size	MIR.	Mirror			WD.	Wood
		FT.	Foot or Feet	MISC.	Miscellaneous			WH.	Water Heater
		FTG.	Footing	M.D.	Masonry Opening			W/O.	Without
		FURR.	Furring	MTO.	Mounted			WP.	Waterproof
		FUT.	Future	MUL.	Mullion			WSCT.	Wainscot
								WT.	Weight

Building addition for:
ATK SPACE SYSTEMS GROUP
 600 Pine Avenue GOLETA, CALIFORNIA 93117

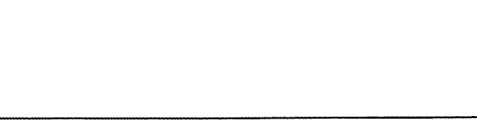


POLLIQUIN KELLOGG DESIGN GROUP
 ARCHITECTURE PLANNING INTERIOR DESIGN
 6400 Canoga Avenue, Suite 215
 Woodland Hills, CA 91367
 (P) 818 313 6812 (F) 818 313 6817

REFERENCE SYMBOLS



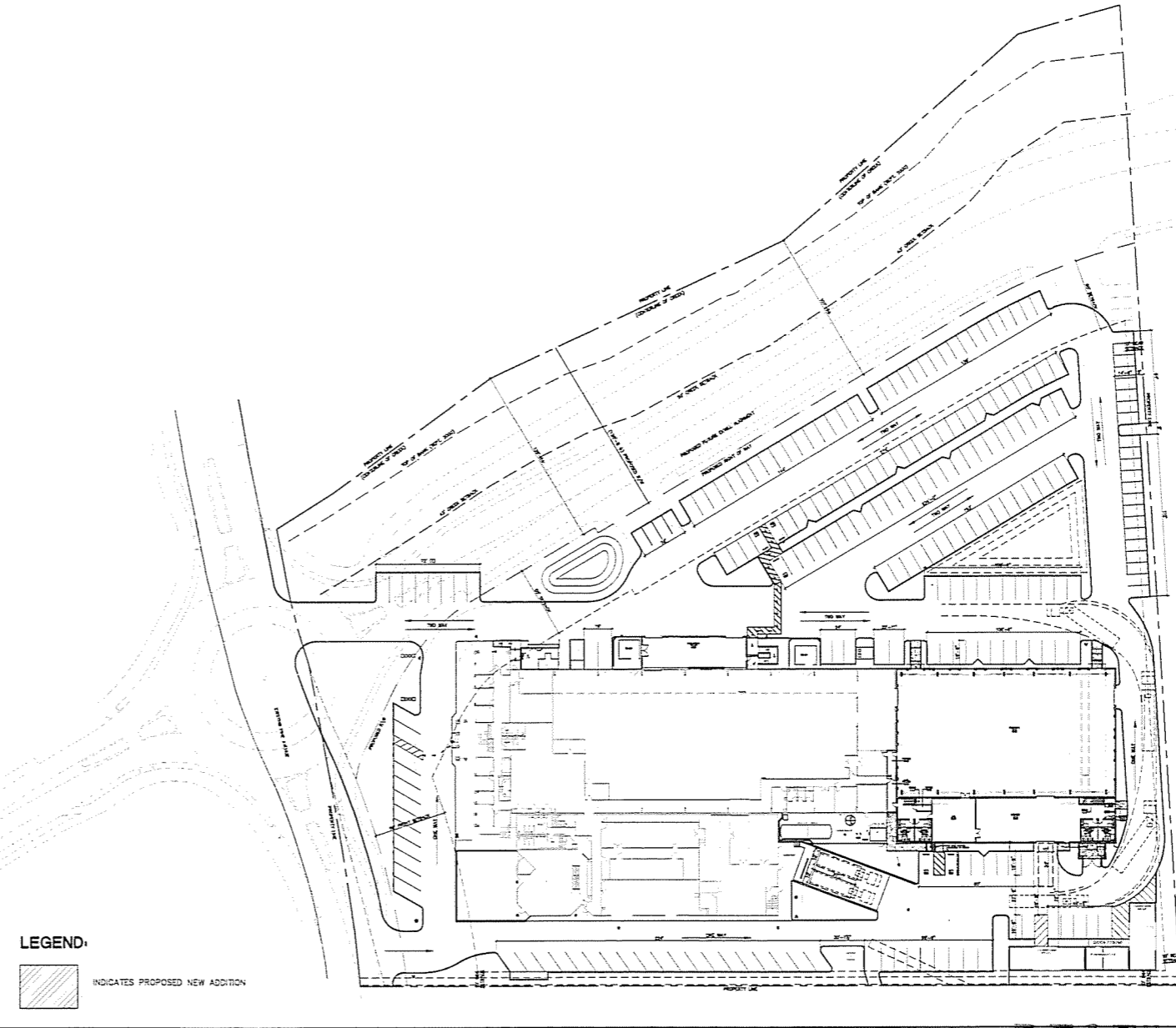
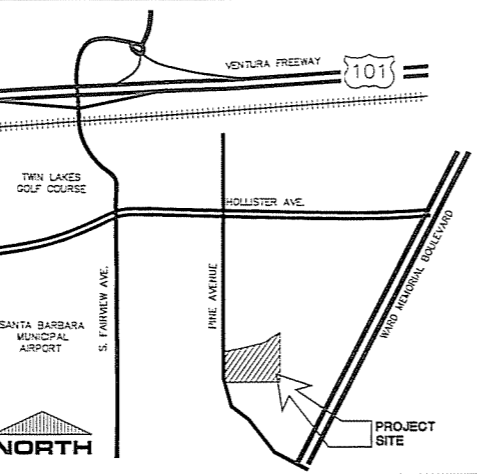
LEGAL DESCRIPTION



PLAN CHECK & PERMIT NO.

BUILDING PLANNING NO.: 008-157-0P RV
 BUILDING PLAN CHECK NO.:
 BUILDING PERMIT NO.:

VICINITY MAP



LEGEND
 [Hatched Box] INDICATES PROPOSED NEW ADDITION

PROJECT STATISTICS

PROPERTY MEETS AND BOUNDS	PROPERTY EASEMENTS
<p>① N 41'5" E 680.57'</p> <p>② S 81°18'30"W 73.80'</p> <p>③ S 56°25'30"W 217.09'</p> <p>④ S 72°56'30"W 224.63'</p> <p>⑤ S 61°24' W 135.27'</p> <p>⑥ S 0°19'30"W 25.26'</p> <p>⑦ S 0°19'30"W 343.92'</p> <p>⑧ S 82°22' E 543.29'</p>	<p>① AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA Edison COMPANY & CORPORATION PURPOSE: PUBLIC UTILITIES RECORDED: MAY 5, 1950 AS INSTRUMENT NO. 14389 IN BOOK 1740, PAGE 109, OFFICIAL RECORDS. AFFECTS: THE SOUTHERLY 5 FEET OF PARCELS ONE & TWO</p> <p>② AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: ASSOCIATED TELEPHONE COMPANY LTD. PURPOSE: POLES AND CONDUITS RECORDED: AUGUST 21, 1951 AS INSTRUMENT NO. 12599 IN BOOK 1011, PAGE 283, OFFICIAL RECORDS. AFFECTS: THE SOUTHERLY 1 FOOT OF PARCELS ONE & TWO</p> <p>③ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDED: APRIL 5, 1973 AS INSTRUMENT NO. 12828 IN BOOK 2455, PAGE 758, OFFICIAL RECORDS. AFFECTS: A 5 FOOT WIDE STRIP OVER A SOUTHERLY PORTION OF PARCEL TWO.</p>

SCOPE OF WORK	PARKING ANALYSIS
<p>TO CONSTRUCT A 23,375 S.F. RESEARCH AND DEVELOPMENT TYPE V-B FULLY SPRINKLERED NEW ADDITION TO THE EAST, ADJACENT TO THE EXISTING 59,535 TYPE V-N FULLY SPRINKLERED BUILDING AND AN ADDITION OF 1,850 S.F. TO THE NORTH OF THE EXISTING BUILDING.</p> <p>APN: 071-130-040 ZONING: MRP GENERAL PLAN DESIGNATION: BUSINESS PARK SITE AREA: 286,625 S.F. / 6.58 ACRES</p> <p>EXISTING BUILDING AREA: GROUND FLOOR: 42,975 S.F. SECOND FLOOR: 16,660 S.F. TOTAL: 59,535 S.F.</p> <p>(NO CHANGE PROPOSED EXCEPT ALTERATION OF ROOF TRIMMING AND WALL WHERE NEW ADDITION SHALL BE CONSTRUCTED)</p> <p>EXISTING ACCESSORY COVERED AREAS: UTILITY BUILDINGS BLOCK HOUSE: 875 S.F. 850 S.F. 475 S.F. 2,200 S.F.</p> <p>PROPOSED NEW ADDITION: GROUND FLOOR: 18,894 S.F. SECOND FLOOR: 4,592 S.F. TOTAL: 23,375 S.F.</p> <p>PROPOSED ADDITION W.C.: 1,850 S.F. TOTAL BUILDING AREA: 85,761 S.F. F.A.R. = 42X PROPOSED SITE COVERAGE:</p> <p>GROSS TOTAL: 286,625 S.F. PROPOSED EXWLL DEDICATION: (80,507 S.F.) NET TOTAL: 206,118 S.F. BUILDING FOOTPRINT: 65,419 S.F. 31.7% PAVEMENT: 97,817 S.F. 47.4% LANDSCAPE: 34,012 S.F. 16.5% FUTURE DRIVEWAYS: 2,116 S.F. 1% CURRENTLY LANDSCAPE: 6,854 S.F. 3.4% HARDSCAPE/SIDEWALK: 205,118 S.F. 100%</p>	<p>EXISTING BUILDING S.F.: 59,535 S.F. ZONING: MRP PARKING RATIO: 1/500 PARKING REQUIREMENT: 75 STALLS</p> <p>R & D = 37,355 S.F. OFFICE = 22,180 S.F. TOTAL = 59,535 S.F.</p> <p>PROPOSED ADDITION S.F. (ATK PLANNED USE): 23,375 S.F. ZONING: MRP PARKING RATIO: 1/500 PARKING REQUIREMENT: 47 STALLS</p> <p>R & D = 20,344 S.F. OFFICE = 4,682 S.F. TOTAL = 25,026 S.F.</p> <p>PROPOSED ADDITION S.F. (PUBLIC WORKS TRAFFIC/PARKING ANALYSIS): 23,375 S.F. ZONING: MRP PARKING RATIO: 1/500 PARKING REQUIREMENT: 47 STALLS</p> <p>50% R & D = 12,513 S.F. 50% OFFICE = 12,513 S.F. TOTAL = 25,026 S.F.</p> <p>PARKING PROVIDED: STANDARD STALLS: 18.7% OF 218 STALLS COMPACT STALLS: 18.7% OF 218 STALLS HANDICAP STALLS: 7 STALLS EXISTING TEMPORARY STALLS (TO BE DEMOLISHED WITH EXWLL CONSTRUCTION): 225 STALLS STALLS TO BE DEMOLISHED WITH EXWLL: 8 STALLS FINAL TOTAL: 218 STALLS</p> <p>BIKE RACKS PROVIDED: 20 RACKS PROVIDED INSIDE THE BUILDING. (SEE GROUND FLOOR PLAN)</p>

PROJECT DIRECTORY

CLIENT/OWNER	ARCHITECT	LANDSCAPE ARCHITECT
<p>Building addition for ATK Space Systems Group ADDRESS: 600 PINE AVENUE, GOLETA, CA 93117</p> <p>JAN 28 2009 City of Goleta Planning & Environmental Svcs.</p>	<p>THE TOWSE GROUP, INC. 21 East Victoria Street Santa Barbara, CA 93101 PHONE: (805) 962-2121 FAX: (805) 568-1412 CONTACT: CRAIG ZIMMERMAN (czimmerman@towse.com)</p>	<p>SLUDING DESIGN LANDSCAPE ARCHITECTS, INC. 10 East Hwy Santa Barbara, CA 93101 PHONE: ((805) 887-9455 x 3 FAX: ((805) 887-9433 CONTACT: KIMBERLY TRUE (kim@sludingdesign.com)</p>

Remarks Date By
 PLANNING SUBMIT 8/15/08
 PRELIMINARY SUBMIT 10/16/08
 2ND PLANNING SUBMIT 11/4/08
 3RD PLANNING SUBMIT 12/3/08
 UP & FOR PERM. 1/28/09

Sheet Title
TITLE SHEET

Drawn By
 IMV

Project No
 08-055.00

Date

Scale
 AS NOTED

Sheet
A0.1

KEYNOTES

- 1 NEW ASPHALT PAVING, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- 2 EXISTING ASPHALT PAVING
- 3 9' X 15'-5" STANDARD PARKING STALL DESIGNATED WITH "S" PER CITY OF GOLETA STANDARDS.
- 4 8' X 14'-5" COMPACT PARKING STALL DESIGNATED WITH "C" PER CITY OF GOLETA STANDARDS.
- 5 NEW ADDITION NORTH OF EXISTING BUILDING
- 6 NEW ADDITION ADJACENT EAST OF EXISTING STRUCTURE.
- 7 LANDSCAPE AREA
- 8 EXISTING PERIMETER CHAINLINK FENCE
- 9 ADA ACCESSIBLE PARKING STALLS, PER CITY OF GOLETA STANDARDS. TYPICAL
- 10 RUN-OFF DETENTION BASINS, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- 11 EXISTING 2 TRUCK LOADING DOCK
- 12 NEW LOADING AREA
- 13 EXISTING HANDICAP RAMPS
- 14 NEW REINFORCED CONCRETE WALKWAY ADA ACCESSIBLE
- 15 EXISTING ACCESSORY COVERED AREAS 875 S.F. AND 850 S.F.
- 16 ADA VAN ACCESSIBLE STALL
- 17 EXISTING ACCESSORY BLOCK HOUSE 475 S.F.
- 18 EXISTING "ATK" BUILDING WALL SIGNAGE MOUNTED ON TOP OF MAIN ENTRY
- 19 COMPACT FUTURE PARKING STALLS, CURRENTLY LANDSCAPED.
- 20 4 STANDARD FUTURE PARKING STALLS, CURRENTLY LANDSCAPED.
- 21 COVERED TRASH ENCLOSURE FOR 2 REFUSE BINS AND 1 RECYCLE BIN. SEE DETAIL B, C, D & E ON SHEET A3.1.
- 22 GREEN SCREEN AROUND EXISTING HVAC UNITS. SEE DETAIL F/A3.1.
- 23 EXISTING PARKING TO REMAIN TEMPORARILY. THESE STALLS SHALL BE DEMOLISHED WHEN EXWILL AND ROUNDABOUT GETS CONSTRUCTED.
- 24 TELEPHONE COMPANY EASEMENT, SEE CIVIL DRAWINGS.
- 25 SOUTHERN CALIFORNIA EDISON EASEMENT, SEE CIVIL DRAWINGS.
- 26 RIGHT OF WAY EASEMENT, SEE CIVIL DRAWINGS.
- 27 RELOCATE FIRE DEPARTMENT DETECTOR CHECK AWAY FROM FUTURE EXWILL ROUNDABOUT CONSTRUCTION. SEE CIVIL DRAWINGS.
- 28 EXISTING GSD SAMPLING MANHOLE TO REMAIN.
- 29 EXISTING LN2 TANKS TO REMAIN AND PROTECTED DURING CONSTRUCTION.
- 30 NEW ON-SITE FIRE HYDRANT, PER FIRE DEPARTMENT REQUEST. FINAL LOCATION TO BE APPROVED BY FIRE DEPARTMENT.
- 31 EXISTING ATK EDCREENED EQUIPMENT YARD TO REMAIN AND PROTECTED DURING CONSTRUCTION.
- 32 EXISTING CONCRETE QUADRANT HEIGHT WALL TO REMAIN AND PROTECTED DURING CONSTRUCTION.
- 33 FUTURE ACCESSIBLE PATH OF TRAVEL TO FUTURE STREET SIDEWALK TO BE PROVIDED WHEN PROPOSED EXWILL ALIGNMENT IS TO BE CONSTRUCTED. (N.I.C.)

PROJECT STATISTICS

SCOPE OF WORK:
TO CONSTRUCT A 23,376 S.F. RESEARCH AND DEVELOPMENT TYPE V-N FULLY SPRINKLERED NEW ADDITION TO THE EAST, ADJACENT TO THE EXISTING 59,535 TYPE V-N FULLY SPRINKLERED BUILDING AND AN ADDITION OF 1,650 S.F. TO THE NORTH OF THE EXISTING BUILDING.

APN: 071-130-040
ZONING: MRP
GENERAL PLAN DESIGNATION: BUSINESS PARK
SITE AREA: 286,625 S.F. / 6.58 ACRES

EXISTING BUILDING AREA:
GROUND FLOOR: 42,875 S.F.
SECOND FLOOR: 16,660 S.F.
TOTAL: 59,535 S.F.

OR
EXISTING OFFICE: 22,150 S.F.
EXISTING MANUF.: 37,385 S.F.
TOTAL: 59,535 S.F.

(NO CHANGE PROPOSED EXCEPT ALTERATION OF ROOF TRUSSING AND WALL WHERE NEW ADDITION SHALL BE CONSTRUCTED)

EXISTING ACCESSORY COVERED AREAS: 875 S.F.
UTILITY BUILDINGS BLOCK HOUSE: 475 S.F.
TOTAL: 2,200 S.F.

PROPOSED NEW ADDITION:
GROUND FLOOR: 18,994 S.F.
SECOND FLOOR: 4,382 S.F.
TOTAL: 23,376 S.F.

PROPOSED ADDITION WCB: 1,650 S.F.

TOTAL BUILDING AREA (F.A.R.): 86,761 S.F. 42%

PROPOSED SITE COVERAGE:

GROSS TOTAL: 286,625 S.F.
PROPOSED EXWILL DEDICATION, R.O.W. ON EXWILL AND PINE: -80,507 S.F.
NET TOTAL: 206,118 S.F.

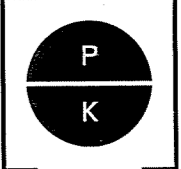
BUILDING FOOTPRINT: 65,419 S.F. 31.7%
PAVEMENT: 97,517 S.F. 47.4%
LANDSCAPE: 34,072 S.F. 16.5%
FUTURE DRIVEWAYS CURRENTLY LANDSCAPED: 2,115 S.F. 1%
HARDSCAPE/SIDEWALK: 6,954 S.F. 3.4%
NET TOTAL: 206,118 S.F. 100%

PARKING ANALYSIS:

EXISTING BUILDING S.F.:	ZONING ORDINANCE PARKING RATIO:	PARKING REQUIREMENT:
R & D = 37,355 S.F.	1/500	75 STALLS
OFFICE = 22,150 S.F.	1/300	74 STALLS
TOTAL = 59,535 S.F.		149 STALLS
PROPOSED ADDITION S.F. (ATK PLANNED USE):		
R & D = 20,344 S.F.	1/500	41 STALLS
OFFICE = 4,032 S.F.	1/300	16 STALLS
TOTAL = 25,026 S.F.		57 STALLS
PROPOSED ADDITION S.F. (PUBLIC WORKS TRAFFIC/ PARKING ANALYSIS):		
50% R & D = 12,513 S.F.	1/500	25 STALLS
50% OFFICE = 12,513 S.F.	1/300	42 STALLS
TOTAL = 25,026 S.F.		67 STALLS

PARKING PROVIDED:
STANDARD STALLS: 158 STALLS
COMPACT STALLS 19.7% OF 218 STALLS: 43 STALLS (20% ALLOWED)
HANDICAP STALLS: 7 STALLS
EXISTING TEMPORARY STALLS TO BE DEMOLISHED WITH EXWILL CONSTRUCTION: 8 STALLS
INTERIM TOTAL: 225 STALLS
STALLS TO BE DEMOLISHED WITH EXWILL: -8 STALLS
FINAL TOTAL: 218 STALLS

BIKE RACKS PROVIDED: 20 RACKS PROVIDED INSIDE THE BUILDING. (SEE GROUND FLOOR PLAN)



POLLIQUIN KELLOGG DESIGN GROUP
ARCHITECTURE PLANNING INTERIOR DESIGN
6400 Canoga Avenue, Suite 215
Woodland Hills, CA 91367
[P] 818.313.6813 [F] 818.313.6817

ATK Space Systems Group
Building addition
600 PINE AVENUE, GOLETA, CALIFORNIA 93117

All drawings and written material appearing hereon constitute the project and architectural work of the architect and the client shall not be published, copied or otherwise used without the written consent of the architect.

Remarks	Date	By
UP-098 PRELIM	1/28/09	

PROPOSED SITE PLAN
Drawn By: BMV
Project No: 08-055.20
Date: AS NOTED
Scale: AS NOTED
Sheet: **A1.1**

PROJECT DIRECTORY

Building addition for ATK Space Systems Group
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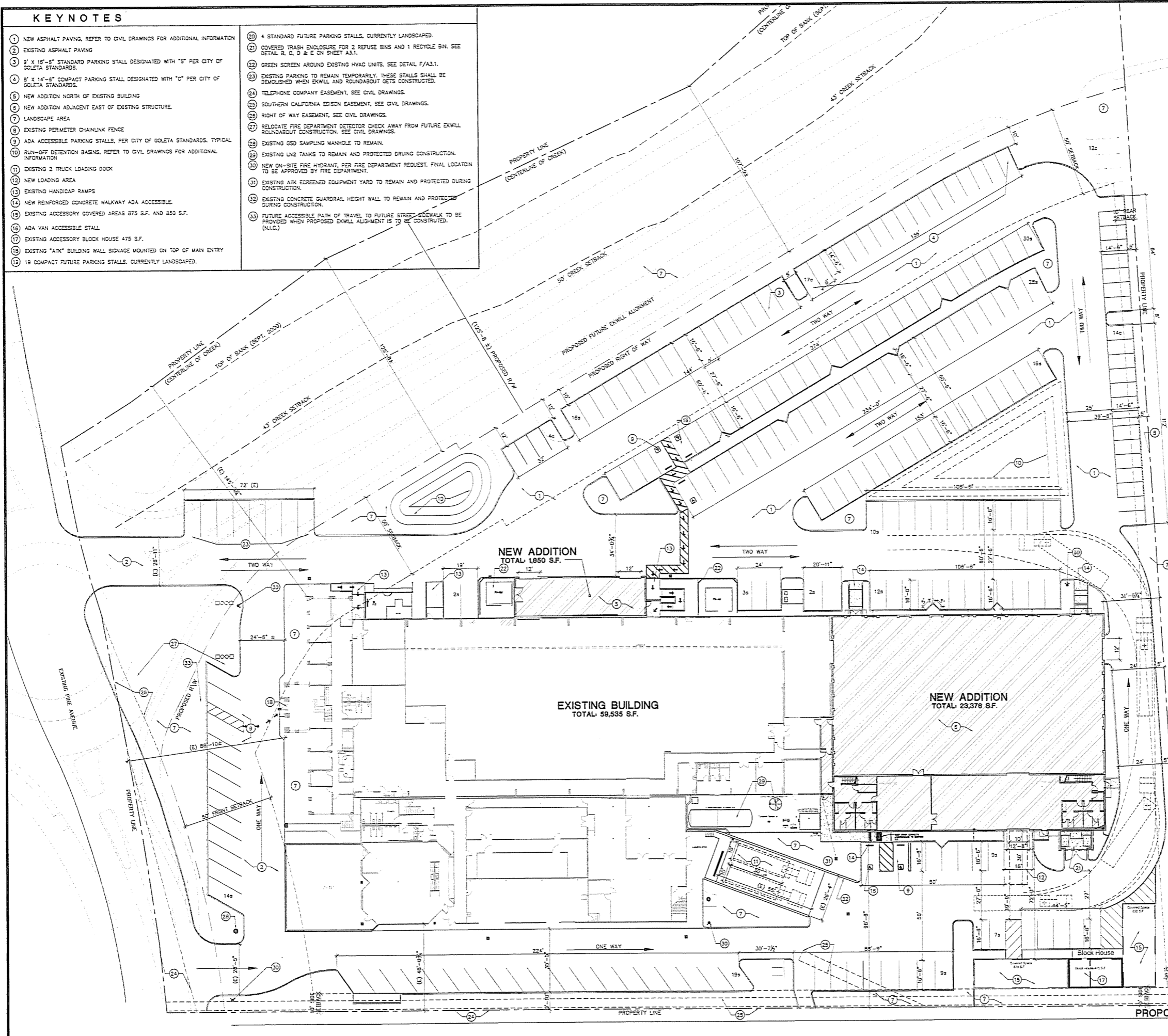
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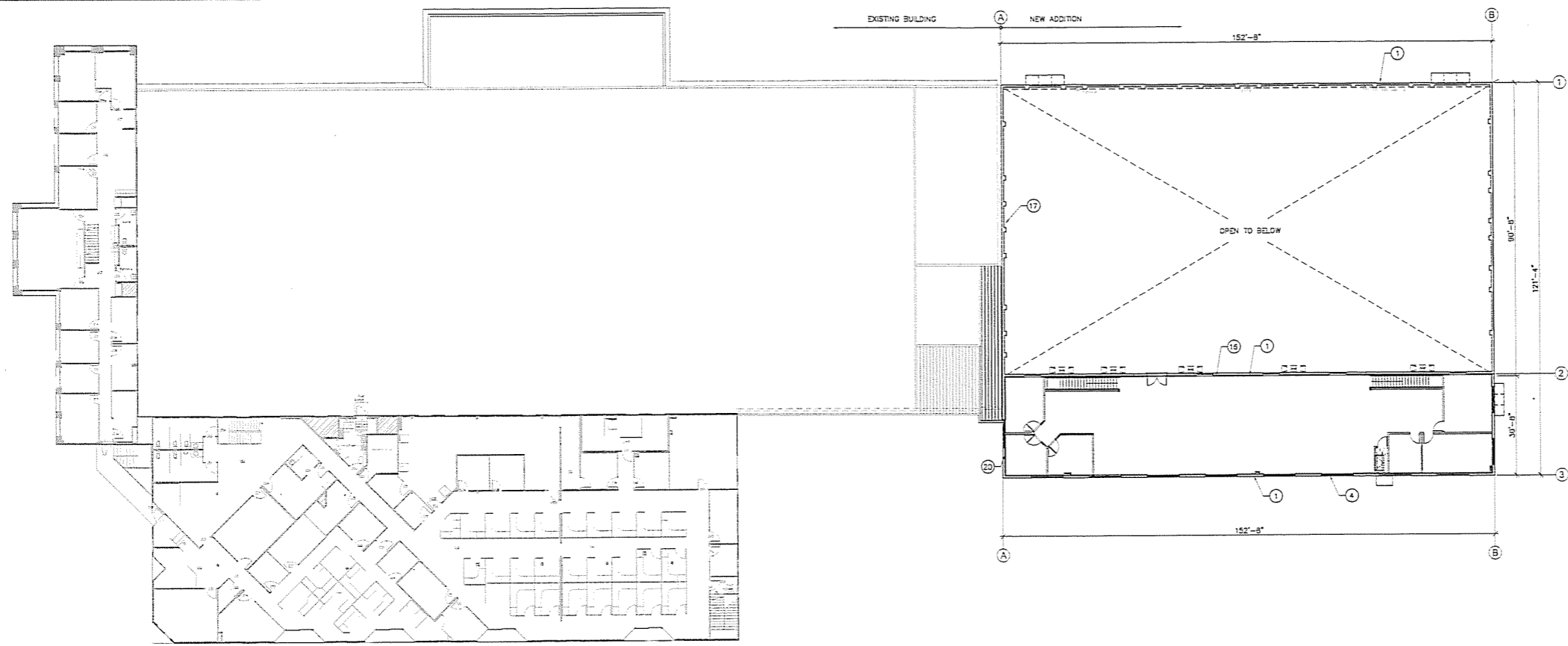
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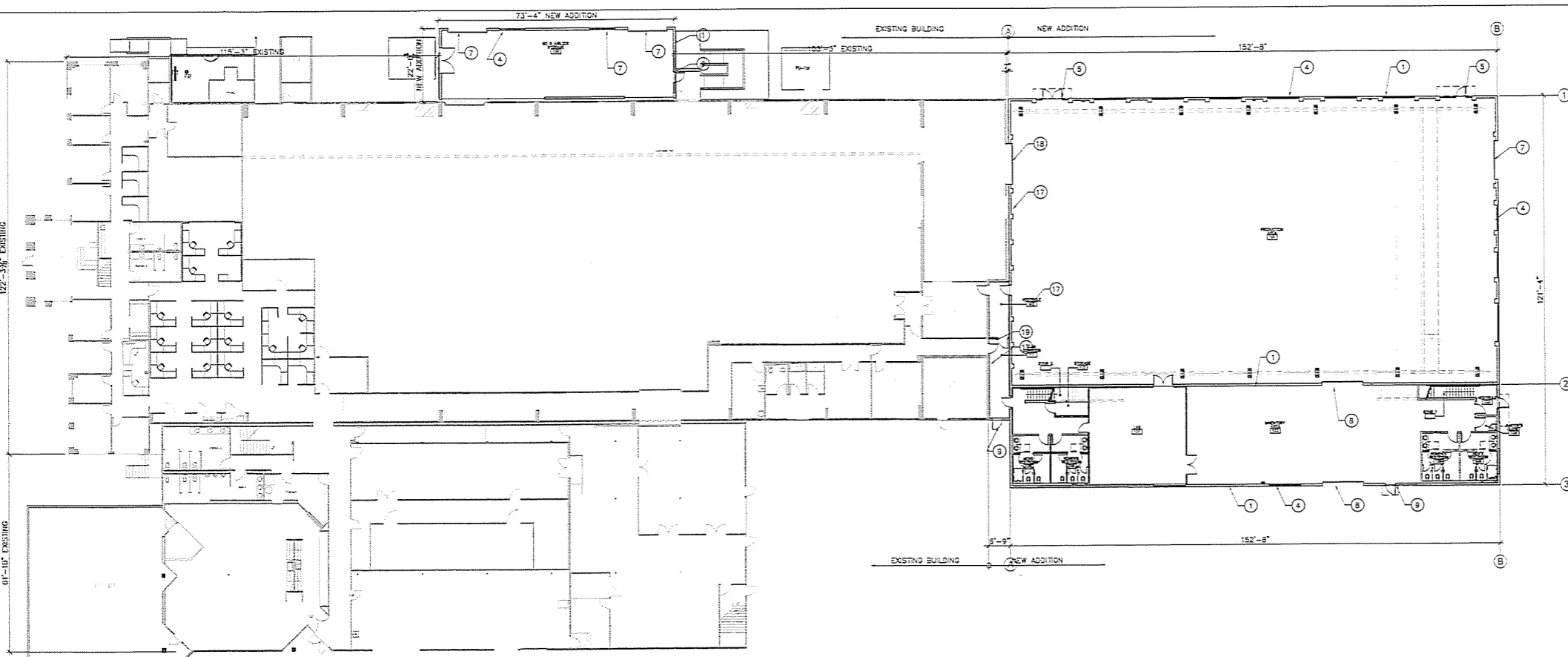
LEGEND:
INDICATES PROPOSED NEW ADDITION

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"
NORTH





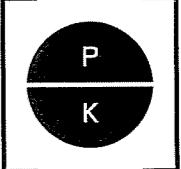
PROPOSED SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH



PROPOSED FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH

KEYNOTES

- 1 MASONRY WALL WITH STUCCO FINISH
- 2 3" THICK X 3'-9" WIDE HORIZONTAL E.L.F.S. ACCENT BAND WITH PLASTER FINISH AND 1/2" VERTICAL REVEALS.
- 3 1/2" WIDE ALUMINUM VERTICAL AND HORIZONTAL REVEALS WITH PREFABRICATED INTERSECTION PIECES.
- 4 DUAL GLAZED BRONZE GLASS WINDOWS WITH DARK BRONZE ANODIZED FRAMES TO MATCH EXISTING WINDOWS.
- 5 1/4" GLASS DOOR AND STOREFRONT WINDOWS
- 6 STANDING SEAM CANOPY ROOFING TO MATCH EXISTING
- 7 10' HIGH X 12" WIDE ROLL-UP DOOR
- 8 10' HIGH X 12'-8" WIDE ROLL-UP DOOR
- 9 PAINTED HOLLOW METAL DOOR.
- 10 KYNAR PAINTED ALUMINUM EXPANSION FILL PIECE BETWEEN WALLS OF EXISTING AND NEW ADDITION.
- 11 EXISTING PAINTED STUCCO
- 12 EXISTING STANDING SEAM CANOPY ROOFING
- 13 EXISTING PAINTED WOOD PANELING
- 14 EXISTING 1/2" WIDE ALUMINUM VERTICAL AND HORIZONTAL REVEALS
- 15 EXISTING BRONZE WINDOWS WITH DARK BRONZE ANODIZED FRAMES
- 16 1/4" CLEAR GLAZED WINDOWS WITH DARK BRONZE ANODIZED FRAMES TO MATCH EXISTING WINDOWS.
- 17 RATED SEPARATION WALL
- 18 RATED 10' HIGH X 12" WIDE ROLL-UP DOOR
- 19 RATED SEPARATION DOORS
- 20 FIRE RATED WINDOW



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ATK Space Systems Group
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Remarks	Date	By
PLANNING SUBMITTAL	8/18/08	
2ND PLANNING SUBMIT	10/16/08	
UP & DR PRELIM	1/28/09	

Sheet Title
PROPOSED FLOOR PLANS
Drawn By: IMV
Project No:
Date: 08-055-00
Scale: AS NOTED
Sheet

CONCEPT PLANT SCHEDULE

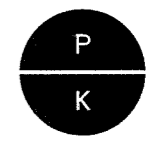
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	QTY. PROPOSED
	FLORISSING ACCENT TREE JACARANDA MIMOSIFOLIA / JACARANDA FRAXINUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	15 GAL OR 24" BOX	22
	PARKING LOT AND FUTURE STREET TREES GELERA PARVIFOLIA / AUSTRALIAN WILLOW STANDARD QUERCUS TOBENTELLA / ISLAND OAK	15 GAL OR 24" BOX	11
	EVERGREEN PARKING LOT TREES GELERA PARVIFOLIA / AUSTRALIAN WILLOW STANDARD LOPHOSTEMON CONFERTUS / BRISBANE BOX MAGNOLIA LITTLE GEM / MAGNOLIA	15 GAL OR 24" BOX	36
	PALMS ARGENTOPHOBEX CUNNINGHAMIANA / KING PALM SYAGRUS ROMANZOFFIANUM / QUEEN PALM	24" BOX	10
	OAKS (SEE WATERSHED ENVIRONMENTAL REPORT) QUERCUS AGRIFOLIA / COAST LIVE OAK	5 GAL	10
	SCREEN SHRUBS LIGUSTRUM TEXANUM / TEXAS PRIVET FICUS PUMILA / CREEPING FIG NERTINOSA FRUTICOSA / COAST ROSEMARY	5 GAL	230
	PARKING LOT SHRUBS RHAPHIOLEPIS INDICA 'BALLERINA' / BALLERINA INDIAN HAWTHORN RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	5 GAL	178
	SHADE SHRUBS NANDINA DOMESTICA / HEAVENLY BAMBOO	1 OR 5 GAL	47
	VINES FICUS PUMILA 'MINIMA' / CREEPING FIG PANDOREA JASMINOIDES / BOWER VINE	5 GAL	7
	GROUNDCOVERS COTONEASTER DAMMERI LOWFAST / LOWFAST BEARBERRY COTONEASTER		
	FLORISSING GROUNDCOVERS ANISOZANTHOS X 'BIG RED' / RED KANGAROO PAM HEBERCALLIS X 'SITSY' / DWARF EVERGREEN YELLOW DAY LILY		
	SHADE GROUNDCOVERS OLIVIA MINATA / KAFFIR LILLY		
	BIOSHIELD/RETENTION BASINS CAREX PRAEGRAGILIS / SLENDER SEDGE LINUX PRAEOGERAGILIS / BRANCH-LEAVED CREEPING RUSH MALEBERGIA RIGENS / DEER GRASS		
	FUTURE LANDSCAPE TO MATCH (E)		
	RIPARIAN WOODLAND MITIGATION PLANTING		

EXISTING TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
AVO	PERSEA AMERICANA / AVOCADO
JAC	JACARANDA MIMOSIFOLIA / JACARANDA
JLS	JULIANS CALIFORNICA / CALIFORNIA WALNUT
LOP	LOPHOSTEMON CONFERTUS / BRISBANE BOX
PLA	PLATANUS RACEMOSA
POP	POPULUS FREMONTII / COTTONWOOD
QUE	QUERCUS AGRIFOLIA / COAST LIVE OAK
QUE PAR	QUERCUS PARVILENTA / ISLAND OAK
ROB	ROBINIA PSEUDOACACIA / LOCUST

PLAN NOTES

THIS PLAN IS INTENDED TO SHOW WHAT THE SITE LANDSCAPE WILL LOOK LIKE AFTER THE CITY OF GOLETA CONSTRUCTS THE EKWILL ROAD EXTENSION AND ROAD ABOUT CURRENTLY PROPOSED ON THE SUBJECT PARCEL. THE EKWILL PLANS ARE SUBJECT TO CHANGE BY THE CITY OF GOLETA. THE PROPOSED LANDSCAPE PLAN SEEKS TO FUNCTION TO SCREEN THE PARKING AREAS FROM THE FUTURE ROAD WHILE REQUIRING MINIMAL DISTURBANCE UPON CONSTRUCTION OF THE ROAD. SMALL ADDITIONAL AREAS OF LANDSCAPE WILL NEED TO BE INSTALLED WHEN THE EKWILL ROAD CONSTRUCTION IS COMPLETE.



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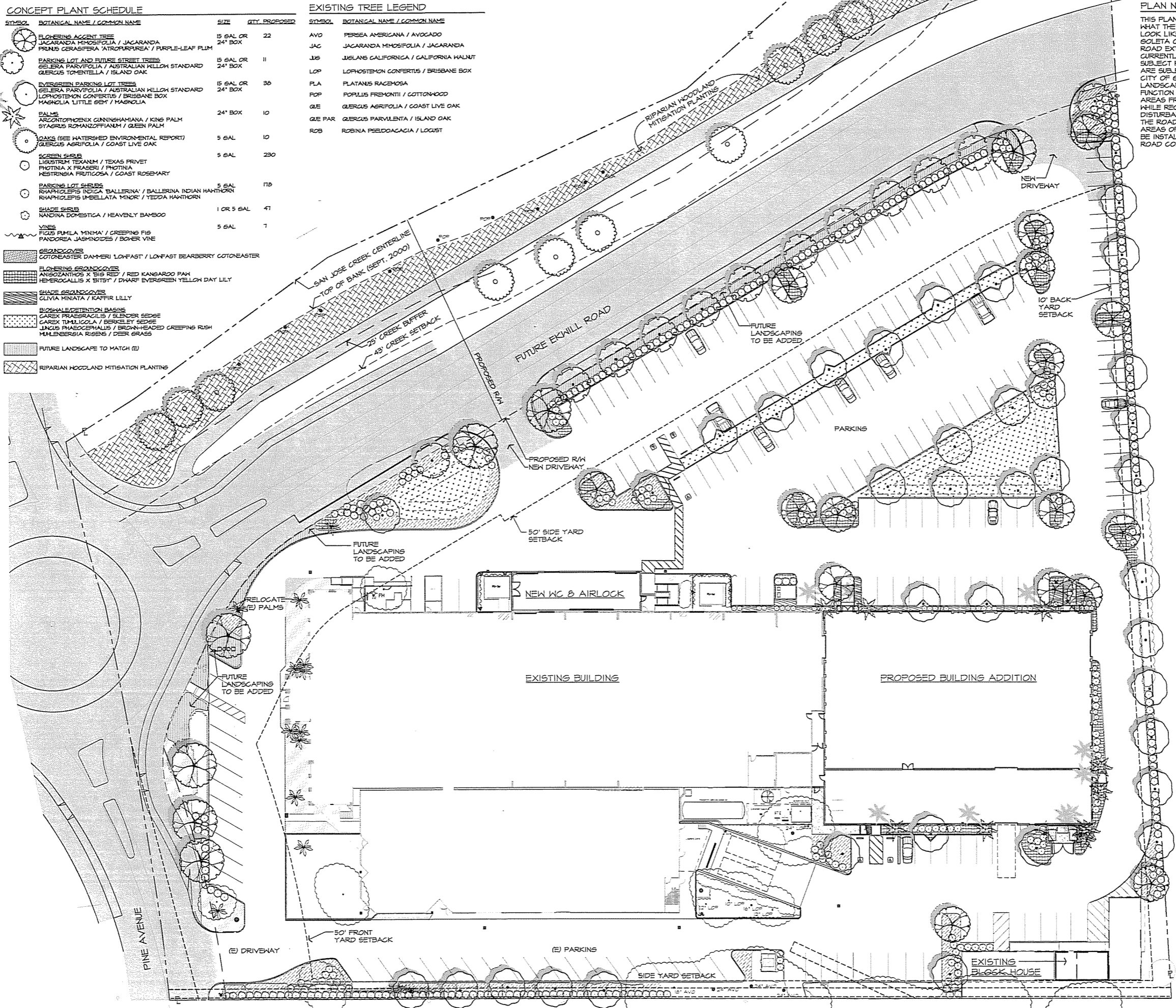
LANDSCAPE ARCHITECTS
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Facsimile: 805-687-8433

All drawings and written material appearing hereon are the property of the architect and shall remain the property of the architect and the same may not be published, copied or otherwise used without the written consent of the architect.

Remarks	Date	By
PLANNING SUBMITTAL	8/18/08	
PLANNING SUBMITTAL	10/21/08	
PLANNING SUBMITTAL	11/24/08	
PLANNING SUBMITTAL	12/23/08	
PLANNING SUBMITTAL	1/22/09	

Sheet Title
EKWILL EXTENSION
FUTURE CONCEPTUAL
LANDSCAPE PLAN
Drawn By: KJT
Project No: 0815
Date:
Scale: 1"=20'-0"
Sheet: CL-1B

SCALE: 1"=20'-0"



EXISTING TREE LEGEND

SYMBOL	BOTANICAL NAME / COMMON NAME
JUS	JULIANS CALIFORNICA / CALIFORNIA WALNUT
PLA	PLATANUS RACEMOSA
POP	POPULUS FREMONTII / COTTONWOOD
QUE	QUERCUS AGRIFOLIA / COAST LIVE OAK
QUE PAR	QUERCUS PARVULENTA / ISLAND OAK
ROB	ROBINIA PSEUDOACACIA / LOCUST

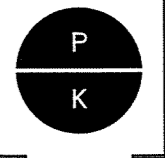
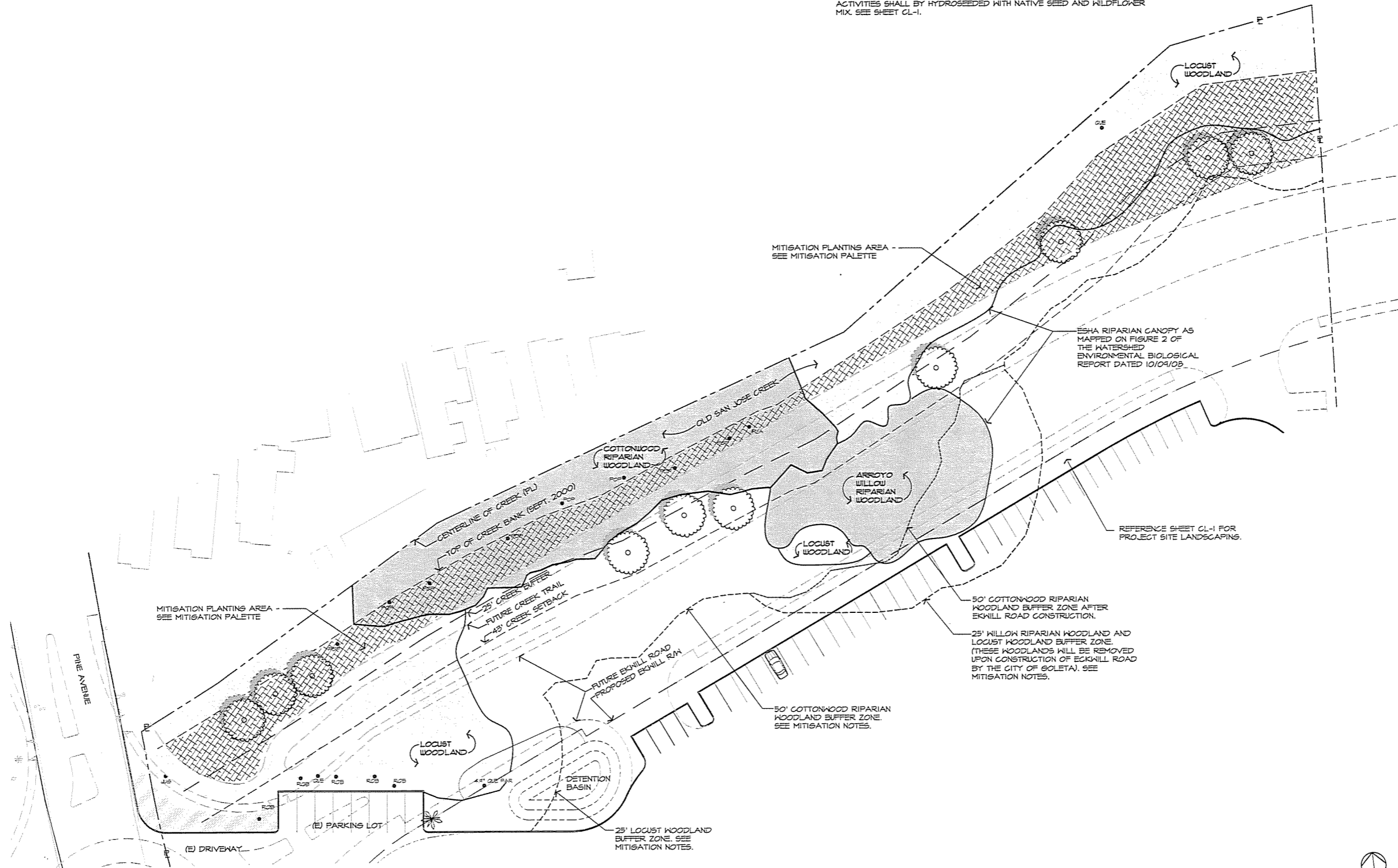
NOTE: EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION - SEE CIVIL ENGINEER'S PLANS.

CONCEPT MITIGATION PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Artemisia californica	Old Man Sage	1 gal	5' o.c. Sun
Artemisia douglasiana	Mugwort	1 gal	2' o.c. bank top edge at moist area(s)
Baccharis pilularis	Coyote Brush	1 gal	6' o.c. sun
Clematis ligusticifolia	Creek Clematis	1 gal	6' o.c. shade
Eriogonum fasciculatum	Buckwheat	1 gal	3' o.c. sun
Koeberlinia cordifolia	Heartleaf Keckliella	1 gal	6' o.c. shade/pt. sun
Legumin condensatus	Slant Rue	1 gal	3' o.c. sun/shade
Nasella pulchra	Nasella pulchra	1 gal	2' o.c. sun
Platanus racemosa	California Sycamore	5 gal	Standard, double stake, deer cage
Ribes sanguineum	Red Flowering Currant	5 gal	3' o.c. pt. shade/sun
Ribes speciosum	Fuchsia-Flowering Gooseberry	1 gal	3' o.c.
Rosa californica	California Rose	1 gal	6' o.c. sun
Rubus ursinus	Blackberry	1 gal	6' o.c. shade
Salvia spathacea	Hummingbird sage	1 gal	2' o.c. shade
Stachys biolata	Wood Mint (Hedge Nettle)	1 gal	2' o.c. shade
Symphlocarpus mollis	Snowberry	1 gal	4' o.c. shade
Quercus agrifolia	Coast Live Oak	5 gal	standard; locate per plan, deer cage

MITIGATION NOTES

- NON-NATIVE TREES, SHRUBS, AND HERBACEOUS VEGETATION SHALL BE REMOVED FROM THE 50-FOOT COTTONWOOD RIPARIAN WOODLAND BUFFER, AND THE 25-FOOT WILLOW RIPARIAN AND LOCUST WOODLAND BUFFER. DO NOT REMOVE MATURE LOCUST TREES.
- MANAGEMENT, MAINTENANCE, AND FUEL MANAGEMENT ACTIVITIES WITHIN THE ESHA AND BUFFER ZONES SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GOLETA 6P/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.
- CONTRACTOR SHALL STAKE THE ESHA BUFFER ZONE FOR APPROVAL BY PROJECT BIOLOGIST. VERIFY BUFFER ZONE WITH PROJECT BIOLOGIST AND CITY STAFF IN AREA WHERE BUFFER EXTENDS INTO PROJECT PARKING LOT.
- CONTRACTOR SHALL INSTALL TEMPORARY FENCING ALONG THE APPROVED ESHA BUFFER LINE TO PROTECT THE ESHA AND BUFFER AREA DURING GRADING AND CONSTRUCTION. FENCING MATERIAL SHALL BE APPROVED BY THE CITY OF GOLETA AND SHALL BE A MINIMUM OF SIX (6) FEET HIGH, AND SHALL INCLUDE STAKING EVERY SIX (6) FEET.
- PLANT LOCATIONS SHALL BE STAKED IN THE FIELD BY THE PROJECT BIOLOGIST AND/OR LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL RECEIVE TEMPORARY IRRIGATION FOR ESTABLISHMENT PERIOD OF ONE YEAR OR AS DETERMINED BY PROJECT BIOLOGIST.
- AREAS NORTH OF PARKING LOT DISTURBED BY GRADING OR CONSTRUCTION ACTIVITIES SHALL BE WILDSEEDED WITH NATIVE SEED AND WILDFLOWER MIX. SEE SHEET CL-1.



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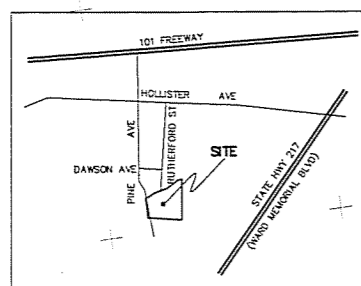
All drawings and written material appearing hereon constitute the entire contract and shall be read in conjunction with the conditions and specifications set forth in the contract documents. No part of this drawing shall be used or copied without the written consent of the architect.

Remarks	Date	By
PLANNING SUBMITTAL	8/18/08	
PLANNING SUBMITTAL	10/21/08	
PLANNING SUBMITTAL	11/24/08	
PLANNING NO. SUBMITTAL	12/23/08	
PLANNING SUBMITTAL	1/23/09	

Sheet Title
CONCEPTUAL MITIGATION PLAN
 Case 08-01-04-PP RV
 Drawn By: KJT
 Project No: 0816
 Date: 0816
 Scale: 1"=20'-0"
 Sheet: CL-2

SCALE: 1"=20'-0"

VICINITY MAP NOT TO SCALE



BOUNDARY LEGEND

- FOUND MONUMENT AS NOTED.
- ⊕ RECORD MAP FILED AT THE COUNTY OF SANTA BARBARA RECORDER'S OFFICE IN BOOK 67 PAGE 60 OF RECORD OF SURVEYS.

SURVEYOR'S NOTES

1. TOPOGRAPHIC MAPPING
 TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=20', WITH A ONE FOOT CONTOUR INTERVAL USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY ARROWHEAD MAPPING INC. FROM AERIAL PHOTOGRAPHY MONTH DAY, YEAR.

MAPPING IS SUPPLEMENTED BY DATA COLLECTED IN A FIELD SURVEY USING CONVENTIONAL METHODS AND PROCEDURES IN JULY, 2008, AT THE REQUEST OF ERMIANT DEVELOPMENT COMPANY.

2. BOUNDARY AND EASEMENT INFORMATION
 THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM THE PARCEL OF LAND SHOWN ON MAP FILED IN BOOK 67, PAGE 60 OF RECORD OF SURVEYS TOGETHER WITH AN ALTA/ACSM LAND TITLE SURVEY DONE BY PENFIELD & SMITH IN SEPTEMBER, 2002. THIS SURVEY TIES TO SEVERAL MONUMENTS OF RECORD IN ORDER TO ORIENT THE TOPOGRAPHIC AND PLANIMETRIC MAPPING TO THE COMPILED BOUNDARY. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

THIS MAP WAS PREPARED IN CONNECTION WITH A PRELIMINARY REPORT OF TITLE ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 4226-3070124, DATED APRIL 30, 2008. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE COMPLETENESS OR ACCURACY OF SAID REPORT.

3. BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 4°05'30" EAST FOR A PORTION OF THE EASTERLY LINE OF THE PARCEL OF LAND SHOWN ON A MAP FILED WITH THE COUNTY SURVEYOR IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, IN BOOK 67 PAGE 60 OF RECORD OF SURVEYS.

4. VERTICAL DATUM
 THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED UPON STATIC GPS TIES TO CONTINUOUS OPERATING REFERENCE STATIONS (CORS) COFR, HAVING AN ELEVATION OF 45.35 U.S. SURVEY FEET AT THE BOTTOM OF PREAMPLIFIER, AS DERIVED FROM LEVEL DATA PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

THE SITES LOCAL BENCHMARK IS CONTROL POINT #3 BEING A MAG NAIL & FLASHER SET IN THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON, FLUSH IN THE ADJACENT PARKING LOT, AT THE CENTERLINE INTERSECTION OF TRAVEL WAY. REFER TO TOPOGRAPHIC MAP FOR TIES.

ELEVATION OF CONTROL POINT #3 = 22.18 U.S. SURVEY FEET

EASEMENT NOTES:

- (A1) ONE (1) FOOT WIDE EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF TELEPHONE LINES WITH POLES AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRICAL ENERGY FOR TELEPHONE AND TELEGRAPH PURPOSES AS GRANTED TO ASSOCIATED TELEPHONE COMPANY, LTD IN DOCUMENT RECORDED AUGUST 21, 1951 AS INSTRUMENT NO. 12599, IN BOOK 1011, PAGE 283 OF OFFICIAL RECORDS. (ITEM #6 PTR)
 - (A2) VARIABLE WIDTH EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF TELEPHONE LINES WITH POLES AND APPURTENANCES FOR THE TRANSMISSION OF ELECTRICAL ENERGY FOR TELEPHONE AND TELEGRAPH PURPOSES AS GRANTED TO ASSOCIATED TELEPHONE COMPANY, LTD IN DOCUMENT RECORDED AUGUST 21, 1951 AS INSTRUMENT NO. 12599, IN BOOK 1011, PAGE 283 OF OFFICIAL RECORDS. (ITEM #6 PTR)
 - (B) SIX (6) FOOT WIDE EASEMENT FOR ELECTRIC LINE AND POLE PURPOSES AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN DOCUMENT RECORDED MAY 5, 1960 AS INSTRUMENT NO. 14385, IN BOOK 1740, PAGE 102 OF OFFICIAL RECORDS. (ITEM #7 PTR)
 - (C) AN EASEMENT AND RIGHT OF WAY FOR PUBLIC ROAD PURPOSES AS GRANTED TO THE COUNTY OF SANTA BARBARA IN DOCUMENT RECORDED DECEMBER 10, 1959 AS INSTRUMENT NO. 34713, IN BOOK 2292, PAGE 693 OF OFFICIAL RECORDS. (ITEM #8 PTR)
 - (D) SIX (6) FOOT WIDE EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY AND COMMUNICATION SYSTEMS AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY IN DOCUMENT RECORDED APRIL 23, 1973 AS INSTRUMENT NO. 12828, IN BOOK 2455, PAGE 758 OF OFFICIAL RECORDS. (ITEM #9 PTR)
- RIGHT TO DIVERT WATER FROM SAN JOSE CREEK AND CONDUCT SAME THROUGH PIPELINES AS GRANTED TO SANTA BARBARA AND GOLETA WATER COMPANY IN INSTRUMENT RECORDED FEBRUARY 4, 1888, IN BOOK 15, PAGE 420 OF DEEDS. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD. (ITEM #5 PTR)
- THE SUBJECT PROPERTY IS INCLUDED WITHIN THE "GOLETA OLD TOWN REDEVELOPMENT PROJECT AREA BOUNDARY" OF THE GOLETA OLD TOWN REDEVELOPMENT AGENCY AS DISCLOSED IN DOCUMENT RECORDED AUGUST 10, 1999 AS INSTRUMENT NO. 58-060552 OF OFFICIAL RECORDS. (ITEM #10 PTR)

LEGAL DESCRIPTION

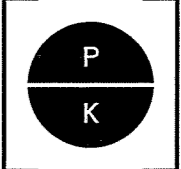
PARCEL ONE:
 THAT PORTION OF THE RANCHO LA GOLETA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 1 IN THE DEED TO FRANKER C. KOHLER ET UX, RECORDED IN BOOK 840, PAGE 472 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHERLY LINE OF SAID KOHLER TRACT AND THE APPROXIMATE CENTER LINE OF SAN JOSE CREEK, SOUTH 66°12'30" WEST 42.37 FEET; THENCE LEAVING SAID NORTH LINE AND SAID CREEK LINE, SOUTH 2°24'1" EAST 158.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE, WHICH IS TANGENT TO THE LAST MENTIONED COURSE, SAID CURVE HAVING A DELTA OF 2°24'34" AND A RADIUS OF 3040 FEET, A DISTANCE OF 1281.4 FEET TO THE END OF SAID CURVE; THENCE SOUTH 02°21' EAST 37.40 FEET TO A POINT ON THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN DEED TO HARRY PINE DRAKE, ET UX, AS PARCEL ONE RECORDED IN BOOK 429, PAGE 498 OF OFFICIAL RECORDS; THENCE FOLLOWING ALONG THE NORTHERLY LINE OF SAID DRAKE TRACT, SOUTH 82°26'00" EAST 25.24 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID DRAKE TRACT AND FOLLOWING ALONG THE LINE OF THE ABOVE MENTIONED KOHLER TRACT, NORTH 07°00" EAST 343.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL TWO:
 THAT PORTION OF LA GOLETA RANCHO IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A 2 INCH IRON-CAPPED SURVEY MONUMENT SET AT THE SOUTHWEST CORNER OF A 16.10 ACRE TRACT OF LAND AS SHOWN ON A MAP BY F. F. FLOURNOY OF THE SOUTHERN PORTION OF THE PROPERTY OWNED BY JOHN BEGG, FILED IN BOOK 18, PAGE 102 OF RECORD OF SURVEYS OF SAID COUNTY; SAID 2 INCH IRON-CAPPED MONUMENT ALSO BEING SHOWN ON THE NORTHERLY LINE OF THE HARRY P. DRAKE 44.38 ACRE TRACT OF LAND AS SHOWN ON A MAP BY F. F. FLOURNOY, FILED IN BOOK 22, PAGE 4 OF RECORD OF SURVEYS OF SAID COUNTY; THENCE 1ST, ALONG THE WESTERLY LINE OF SAID 16.10 ACRE TRACT OF LAND NORTH 41°50' EAST 65.07 FEET TO A POINT IN THE CENTER OF SAN JOSE CREEK FROM WHICH A 2 INCH IRON-CAPPED SURVEY MONUMENT BEARS NORTH 41°50' EAST 32.00 FEET; THENCE 2ND, ALONG THE GENERAL CENTER OF SAN JOSE CREEK, SOUTH 01°38'30" WEST 73.80 FEET; THENCE 3RD, SOUTH 55°22'50" WEST 217.06 FEET; THENCE 4TH, SOUTH 72°58'00" WEST 224.63 FEET; THENCE 5TH, SOUTH 61°24'00" WEST 135.27 FEET TO A POINT IN THE EASTERLY LINE OF THE OAKLEY AND BONETTI TRACT AS SHOWN ON SAID MAP IN BOOK 22, PAGE 4 OF RECORD OF SURVEYS AND FROM WHICH A 2 INCH SURVEY PIPE AS SHOWN ON THE EASTERLY LINE OF SAID LAST MENTIONED TRACT BEARS SOUTH 01°50' WEST 25.38 FEET; THENCE 6TH, LEAVING SAN JOSE CREEK AND FOLLOWING THE EASTERLY LINE OF THE OAKLEY AND BONETTI TRACT SOUTH 01°50' WEST 343.92 FEET TO A 3/4 INCH SURVEY PIPE SET ON THE NORTH LINE OF SAID DRAKE TRACT; THENCE 7TH, ALONG THE NORTHERLY LINE OF SAID DRAKE TRACT SOUTH 82°26'00" EAST 543.26 FEET TO THE PLACE OF BEGINNING.

PARCEL THREE:
 AN EASEMENT AND RIGHT OF WAY TO BE USED IN COMMON WITH OTHERS FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 50 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE 4TH COURSE OF THE PARCEL OF LAND HEREINAFORE DESCRIBED, DISTANT THEREON SOUTH 72°58'00" WEST 87.75 FEET FROM THE NORTHEASTERLY END OF SAID 4TH COURSE; THENCE NORTH 41°50' EAST 1191.93 FEET TO A POINT IN THE SOUTH LINE OF HOLLISTER AVENUE, DISTANT THEREON SOUTH 85°32'00" EAST 391.30 FEET FROM THE EASTERLY LINE OF THE COUNTY ROAD (NOW PINE AVENUE) AS SHOWN ON A MAP BY F. F. FLOURNOY OF THE DAVID BEGG TRACT FILED IN BOOK 20, PAGE 99 OF RECORD OF SURVEYS.

PARCEL FOUR:
 AN EASEMENT AND RIGHT OF WAY TO BE USED IN COMMON WITH OTHERS FOR ROAD AND PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 60 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE CENTER LINE OF THE ABOVE DESCRIBED 50 FOOT EASEMENT AND RIGHT OF WAY, DISTANT THEREON SOUTH 47°50'00" WEST 488.78 FEET FROM SAID SOUTH LINE OF HOLLISTER AVENUE; THENCE NORTH 85°32'00" WEST 357.53 FEET TO A POINT IN THE EASTERLY LINE OF SAID COUNTY ROAD (NOW PINE AVENUE) DISTANT THEREON SOUTH 07°00'00" WEST 450.08 FEET FROM SAID SOUTH LINE OF HOLLISTER AVENUE.

PARCEL FIVE:
 BEGINNING AT THE NORTHEASTERLY CORNER OF THE 28.88 ACRE PARCEL OF LAND, AS PARTICULARLY SHOWN ON MAP FILED IN BOOK 67, PAGE 60 OF RECORD OF SURVEYS IN THE SANTA BARBARA COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, SOUTH 25°22'28" EAST, 87.89 FEET TO THE INTERSECTION WITH A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 488.00 FEET WHICH IS CONCENTRIC WITH THAT CURVE DESCRIBED IN THE DEED TO THE COUNTY OF SANTA BARBARA RECORDED SEPTEMBER 30, 1959 AS INSTRUMENT NO. 27845 IN BOOK 2288, PAGE 824 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AS BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 500.00 FEET; A RADIAL LINE OF SAID 488.00 FOOT RADIUS CURVE AT SAID POINT OF INTERSECTION BEARS SOUTH 78°58'00" WEST; THENCE NORTHERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 82°43'43" AN ARC DISTANCE OF 65.71 FEET TO THE POINT OF TANGENCY WITH A LINE THAT IS PARALLEL WITH AND DISTANT 32.00 FEET EASTERLY FROM THE WESTERLY LINE OF THE ABOVE MENTIONED LAND OF THE COUNTY OF SANTA BARBARA; THENCE ALONG SAID LAST MENTIONED TANGENT LINE NORTH 25°15'15" WEST, 30.62 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID 28.88 ACRE PARCEL OF LAND; THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 65°58'13" EAST, 4.93 FEET TO THE POINT OF BEGINNING.



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ATK Space Systems Group
 Building addition
 GOLETA, CALIFORNIA 93117
 CASE NO. 08-157-DP RV

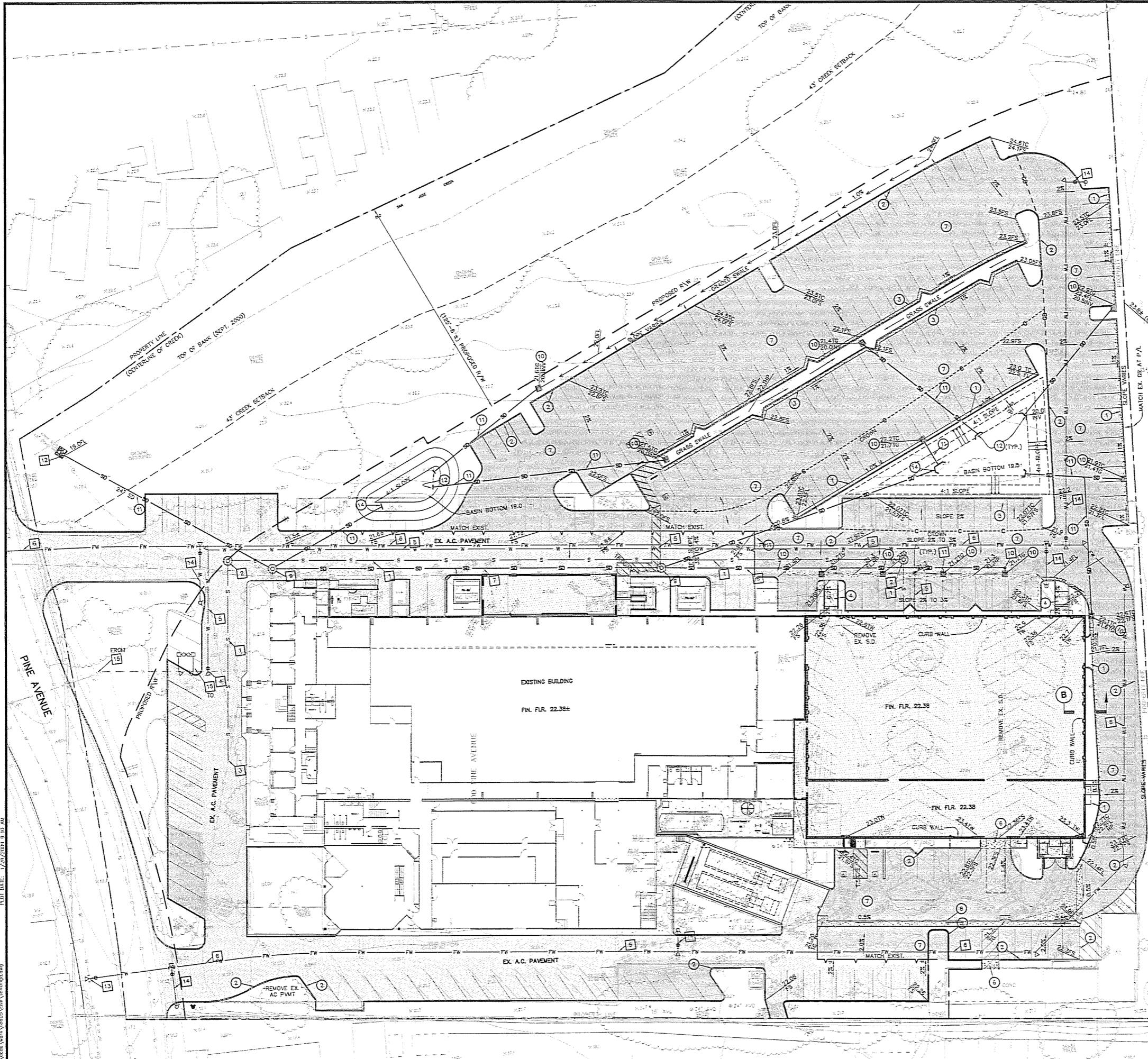
All drawings and written materials prepared hereon constitute the entire and considered final agreement and no other verbal or written contract is in effect.

Remarks	Date	By
PLANNING SUBMIT	8/18/08	
2ND PLANNING SUBMIT	10/15/08	
RD. SUBMIT	12/03/08	
ULF. SUBMIT	01/25/09	

Sheet Title	SITE TOPOGRAPHIC MAP
Drawn By	
Project No	08-055.00
Date	
Scale	AS NOTED
Sheet	C0.1

Penfield & Smith
 Engineering Surveying Planning
 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-8331 Fax: (805) 966-9501

PLOT DATE: 1/29/2009 9:09 AM
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 ANY UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PENFIELD & SMITH CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE.

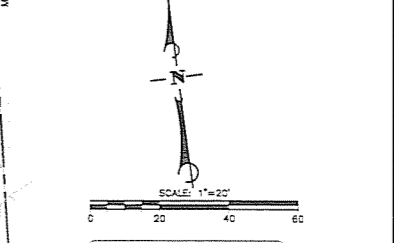
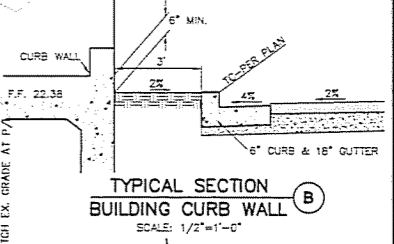
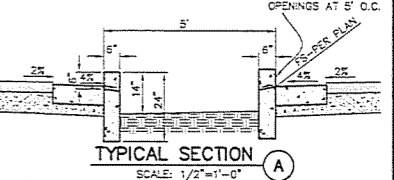


GRADING CONSTRUCTION NOTES

- 1 CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER.
- 2 CONSTRUCT 6" CONCRETE CURB.
- 3 CONSTRUCT 6" CONCRETE CURB AND 18" GUTTER WITH 12" OPENINGS AT 5' O.C. AND DEEPEDED EDGE.
- 4 CONSTRUCT 4" THICK CONCRETE SIDEWALK OVER 4" MIN. CL. 2 AGGREGATE BASE.
- 5 CONSTRUCT 4" THICK CONCRETE WHEELCHAIR CURB RAMP OVER 4" MIN. CL. 2 AGGREGATE BASE.
- 6 CONSTRUCT 8" MIN. THICK CONCRETE SLAB WITH #4 REBAR AT 18" O.C. OVER 4" MIN. CL. 2 AGGREGATE BASE MATERIAL.
- 7 CONSTRUCT 3" (ASSUMED) ASPHALT CONCRETE OVER 6" (ASSUMED) CL. 2 AGGREGATE BASE MATERIAL.
- 8 CONSTRUCT 6" THICK CONCRETE RIBBON GUTTER - WIDTH 36".
- 9 CONSTRUCT RETAINING WALL OR CURB WALL.
- 10 CONSTRUCT CATCH BASIN, OR MODIFY EXISTING.
- 11 CONSTRUCT STORM DRAIN.
- 12 CONSTRUCT CONCRETE HEADWALLS.
- 13 CONSTRUCT GRADED DITCH OR SWALE.
- 14 CONSTRUCT MULTI-ORIFICE BASIN OUTLET STRUCTURE AND CONNECT TO GUTLET PIPE.

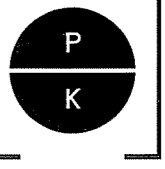
UTILITY CONSTRUCTION NOTES

- 1 CONSTRUCT 4" DIA. SDR26 PVC SEWER LINE AND CONNECT TO BUILDING PLUMBING.
- 2 CONSTRUCT 4" DIA. CONCRETE SEWER MANHOLE.
- 3 CONNECT 4" DIA. PVC SEWER SERVICE TO EXISTING SEWER SERVICE.
- 4 CONSTRUCT 4" TAPPING VALVE AND SLEEVE ON EXISTING WATER SERVICE.
- 5 CONSTRUCT 4" DIA. CL. 200 PVC WATER SERVICE AND CONNECT TO BUILDING PLUMBING.
- 6 CONSTRUCT 8" DIA. CL. 200 PVC FIRE WATER SERVICE.
- 7 CONSTRUCT 18" DIA. HOPE STORM DRAIN PIPE.
- 8 CONSTRUCT 12" DIA. HOPE STORM DRAIN PIPE.
- 9 CONSTRUCT STORM DRAIN MANHOLE.
- 10 CONSTRUCT CLEANOUT.
- 11 CONNECT EXISTING CATCH BASINS TO PROPOSED PIPE WITH 12" DIA. PIPES AND WYE CONNECTIONS.
- 12 REMOVE AND REPLACE STORM DRAIN AT EXISTING LOCATION. CONSTRUCT 5'X5' ROCK RIP-RAP, MIN. 12" THICK WITH NO GROUT.
- 13 CONSTRUCT 6" TAPPING VALVE AND SLEEVE ON EXISTING WATER SERVICE.
- 14 CONSTRUCT 6"X6" M/J TEE, 6" GATE VALVE, VALVE CAN, CONCRETE THRUST BLOCK, 6" PVC FIRE WATERLINE, AND COMMERCIAL FIRE HYDRANT.
- 15 RELOCATE EXISTING BACKFLOW PREVENTER TO LOCATION PER PLAN.



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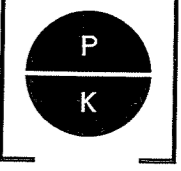
ATK Space Systems Group
 Building addition
 600 PINE AVENUE, GOLEM, CALIFORNIA 93117
 CASE NO. 08-157-DP RV

Remarks	Date	By
PLANNING SUBMIT	8/18/08	
2ND PLANNING SUBMIT	10/15/08	
AD. SUBMIT	11/23/08	
LUP. SUBMIT	01/25/09	

Sheet Title
PRELIMINARY GRADING AND DRAINAGE PLAN
 Drawn By
 Project No. 08-055.00
 Date
 Scale AS NOTED
 Sheet **C0.2**

Penfield & Smith
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 Construction Management
 111 East Victoria Street, Santa Barbara, CA 93101
 Phone: (805) 963-9532 Fax: (805) 968-9501

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AIK Space Systems Group
Building addition
GOLETA, CALIFORNIA 93117
600 FIRE AVENUE,
CASE NO. 08-157-DP RV

All drawings and written material essential items constitute the grading and unapproved work of the contractor and the contractor shall be held responsible for any damage or loss of the project.

Revision	Date	By
PLANNING SUBMIT	8/18/08	
2ND PLANNING SUBMIT	10/16/08	
R.D. SUBMITAL	12/23/08	
L.U.F. SUBMITAL	01/28/09	

Sheet Title
PRELIMINARY
EROSION CONTROL PLAN

Drawn By
Project No
Date
Scale

AS NOTED

C0.3

EROSION CONTROL LEGEND

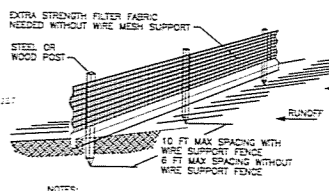
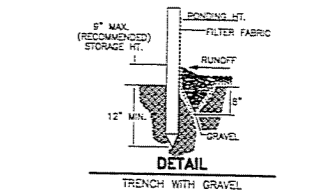
- ① EROSION CONTROL CONSTRUCTION NOTE
- ⊗ ROCK BAG SEDIMENT BARRIER
- X SILT FENCE

EROSION CONTROL CONST. NOTES

- ① CONSTRUCT SILT FENCE PER DETAIL "A" ON THIS SHEET, PRIOR TO AND DURING THE GRADING, AND THE ESTABLISHMENT OF THE SITE LANDSCAPING AND PLANTING.
- ② CONSTRUCT TEMPORARY ROCK BAG CATCH BASIN SEDIMENT BARRIER PER DETAIL "B" ON THIS SHEET, DURING PROJECT CONSTRUCTION.

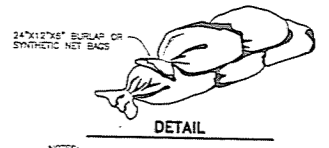
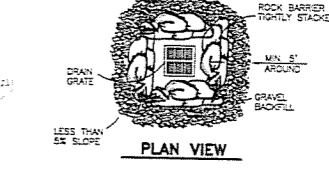
GENERAL NOTES

1. THIS PLAN SHOWS THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.
2. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITION, AND SATISFACTORY TO THE GOVERNING AGENCIES AND OWNER'S REQUIREMENTS.
3. CONTRACTOR SHALL SUBMIT CONSTRUCTION STAGING DRAWINGS TO THE OWNER FOR APPROVAL. THE DRAWINGS SHALL INDICATE THE CHANGES TO THE EROSION CONTROL MEASURES AS RELATED TO THE CONSTRUCTION STAGING. THE CONSTRUCTION FENCING SHALL NOT PREVENT TRACKING OF MUD ONTO PUBLIC ROADS.
4. CONTRACTOR SHALL PROVIDE A (MINIMUM 30 FEET LONG BY 20 FEET WIDE BY 12 INCHES DEEP, COMPACTED THICKNESS) GRAVEL (CLASS 2 AGGREGATE BASE IS ACCEPTABLE) PAD OR AN APPROVED METAL TRUNKS RACK AT ALL ACCESS POINTS FROM THE JOB SITE TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS.
5. CONTRACTOR SHALL CONSTRUCT A CONCRETE WASHOUT AREA PER THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD EROSION AND SEDIMENT CONTROL FIELD MANUAL. LOCATION TO BE COORDINATED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE.



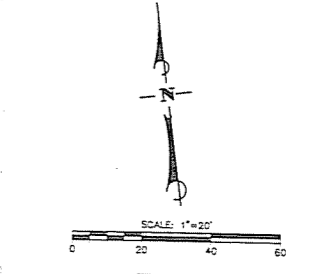
- NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE FENCING EFFICIENCY.

TEMPORARY SILT FENCE DETAIL (A)
NOT TO SCALE

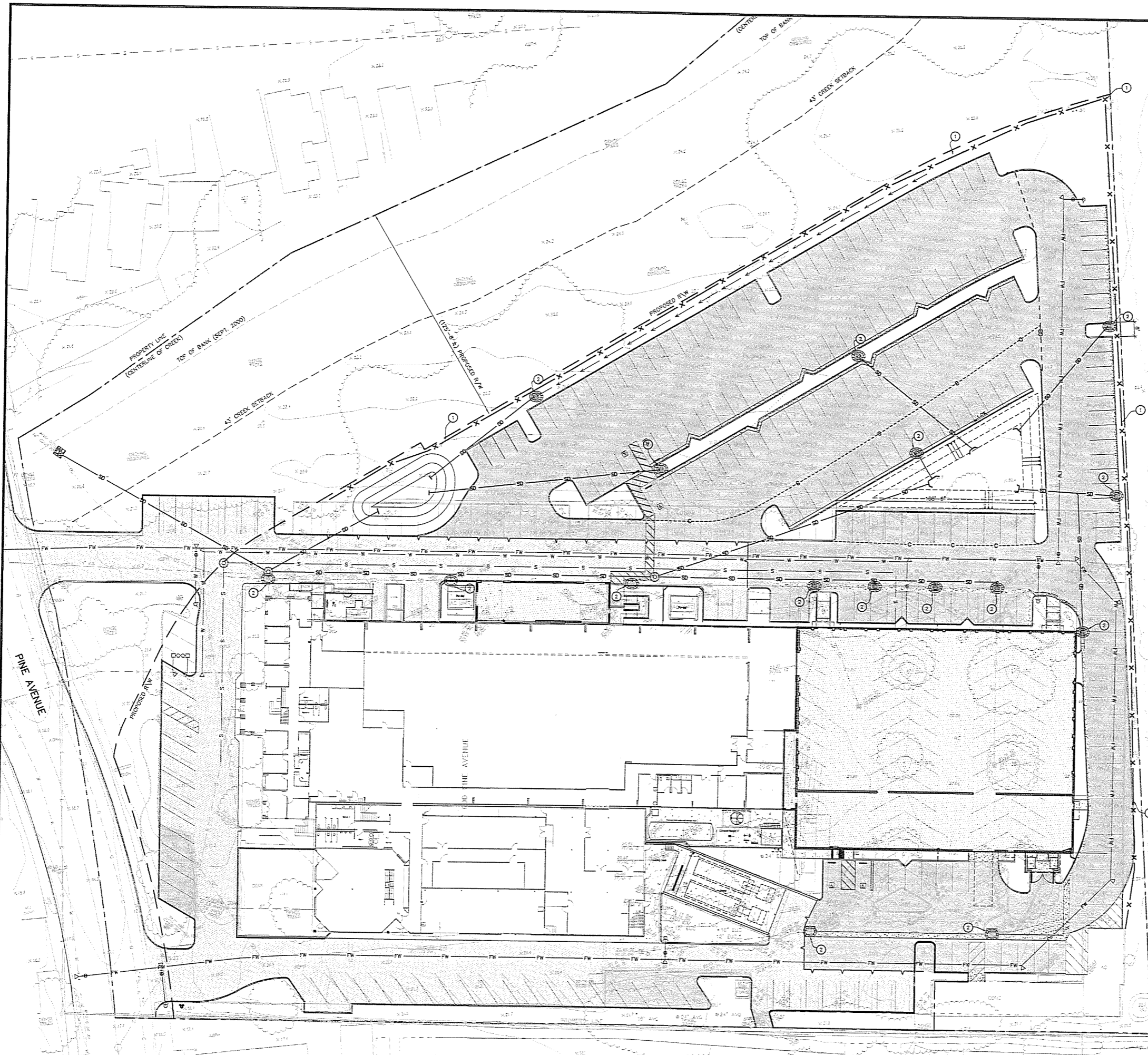


- NOTES:
1. FILL ROCK BARRIER BAGS 3/4 FULL OF 3/4" ROCK.
 2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
 3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).

ROCK BAG CATCH BASIN SEDIMENT BARRIER (B)
NOT TO SCALE



Penfield & Smith
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