The backdrop of the Santa Ynez Mountain skyline is visible for north and northeast views to motorists who may look across the site when traveling past it. While the new residential buildings would have a setback of approximately 64 feet from Calle Real, the southern elevations of the buildings closest to the street (Buildings A and C) would momentarily intrude into motorists' glimpses of portions of the Santa Ynez foothills. The loss of views of the foothills of the Santa Ynez Mountains from Calle Real would be of short duration. However, distant skyline views of the Santa Ynez Mountains would not be affected.

The City has identified the U.S. Highway 101 as a public route that has selected locations along it from which scenic views of the Santa Ynez Mountains are possible. One such location is situated immediately south of the undeveloped 10-acre property located 200 feet east of the project site. The buildings proposed closest to the Freeway (Buildings A & C) would be set back approximately 140 feet from the closest freeway westbound freeway lane and would not block potentially scenic views of the Santa Ynez mountain backdrop that may be possible from the U.S. Highway 101. Smaller foothills in the middle distance background may be momentarily blocked.

Union Pacific passenger trains passing through the area of the City's identified northerly scenic vista point on the U.S. Highway 101 would offer passengers equivalent, if not better, northerly scenic views of the Santa Ynez Mountains. The height of typical passenger train windows would add approximately 4-5 feet of elevation to the viewing height of the photographic panorama shown in Figure A-4. The addition of two-story structures on the project would not result in significant impacts to views from passenger trains.

Based on the above discussion of public viewing locations, impacts to scenic vistas would be less than significant.

Scenic Resources

Past development activities adjacent to and on the site appear to have smoothed and leveled the project site's surface so that it appears open and featureless and nearly devoid of natural vegetation. The site is lacking in discernable relief and contains neither identifiable drainage courses nor rock outcroppings. Further, the site has been disked at intervals for weed abatement, which has also contributed to the surface of the project site having a leveled appearance. The site photographs in Figure A-1 show the site to be covered primarily by low ruderal weedy vegetation and non-native grasses. Several coyote brushes, approaching six feet in height are present and can be seen toward the front center of the parcel. The site does not contain permanent or temporary man-made structures or landscaping possessive of positive aesthetic qualities that would be capable of commanding or holding visual interest in public views from surrounding locations. The residential development proposed for the project site would

not result in the creation of significant impacts upon the visual resources of the site. Although the site is located within view of the U.S. Highway 101 transportation corridor, impacts to visual resources within a state scenic highway are considered less than significant.

Visual Character/Quality

During the construction period the site would contain construction debris and potentially trash from the construction crews. There is a potential that trash and debris could be wind-blown off-site, carried off-site inadvertently with incoming and outgoing of construction equipment or create otherwise unsightly conditions. This impact is considered potentially significant (**Impact AES 1**).

For the long-term operation, the proposed project would add a planned residential project that represents an infill development of a vacant site and is located within an urbanized community. The existing site lacks either natural or man-made features that could be construed as conveying significant positive visual resource values to the site. As illustrated by the project's Site Plan, Landscaping Plan and by representative architectural elevations provided, the project would introduce buildings with visually distinctive architectural details and aesthetic design features that would be consistent with its surrounding character.

However, the project may result in aesthetic impacts related to its perceived scale relative to surrounding development. As noted above, the project site consists of a vacant lot with a 143.44-foot frontage along Calle Real that is situated between a developed commercial property (Padre Shopping Center) to the west and a planned residential development to the north and east. With the combination of sidewalk and parkway strip widths, a 28-foot right-of-way for potential future use by the City of Goleta, and an additional 20-foot setback, the side walls of Buildings A and C facing the street would be set back approximately 64 feet, as illustrated by the southern elevations of Buildings A and C (shown without taller building obscuring street-side landscaping in Figure 3). Building A would have a side yard setback of 10 feet from the commercial property and Building C would have an effectual 22-foot setback from the easterly boundary with the adjacent planned residential development. The internal driveway access to the interior of the proposed project site provides a 27-foot separation between Buildings A and C. As viewed from street level along Calle Real the combination of the side yard set backs and the 27-foot wide interior access driveway would account for approximately 40 percent of the frontage width of the lot. As illustrated in the southern architectural elevations facing Calle Real (Figures 3 and 4), the street-facing sides of the structures would include recessed porches, raised stucco window box details, and chimney details that would present architectural design features. The latter features would lessen the visual massing effect that sidewalls of plainly designed 2-story structures might otherwise convey.

Along its western boundary the surface of the lot is at grade with that of the paved parking lot of the shopping center that abuts the site. The two-story residential structures, with sidewall roof-eave heights of approximately 18.5 feet and maximum 30-foot high peak of the sloping roofs elements (located centrally to the building footprints), would not appear to overwhelm the two-story rectangular-profiled commercial building on the shopping center's property. The gas pump canopy of the Citgo gas station closest to Calle Real is set back approximately 45 feet from the curb and edge of pavement of the street, 15' closer than the proposed residential structures.

Within the planned residential development adjacent to the southeasterly side of the project, the two-story residential building closest to Calle Real is set back approximately 120 feet from the street, 60' farther than the proposed residential structures. The first street-facing unit consists of a single story design element. The building pads of this adjacent development are situated at a slightly lower elevation nearest the street which descends gradually toward the interior of the project toward the rear and northerly side of the project site. The surfaces of the project site were previously raised and leveled with imported fill. The site plan shows the front, southeast corner of Building C to have a finished pad elevation approximately 5.5 feet higher than that of the nearest adjacent residential structure that is situated closest to the street.

Project landscaping is an integral component of any development proposal to soften building masses, reinforce pedestrian scale, provide a transition between adjacent properties and provide screening along public streets. The project's Preliminary Landscaping Plan (Figure 7) proposes a plant list including large and medium canopy trees such as 24" boxed coast live oaks, jacarandas, and fruitless olives estimated to reach between 25-50 feet at maturity, as well as tall shrubs and large shrub massings including 5 gallon pittosporum, ceanothus, flannel bush, and bush anemone. The plan includes 15 Meyer lemon trees estimated to reach up to 12 feet at maturity and two large canopy trees estimated to reach between 30-50 feet at maturity within the open setback area between Calle Real and Buildings A and C. The plan indicates that the southeast property boundary near Building C would be landscaped with three medium flowering trees estimated to reach between 10-30 feet at maturity, two medium canopy trees estimated to reach 25-30 feet at maturity, and shrub massings to visually screen the front half of the building from the neighboring uses and in westbound views from Calle Real. Toward the rear of the easterly side yard of the project site an existing 195-foot long hedgerow (of tall Myoporum shrubs) would be left undisturbed.

Prior to assurances that specific elements of the project such as landscaping that is appropriately sized and located to sufficiently screen and soften the visual impact of the buildings fronting Calle Real, as well as HVAC equipment, and utility connections that are properly screened from view, the effect of the proposed project on neighborhood compatibility and the visual character of the surrounding area, including impacts to

views of the site as one travels westward along Calle Real, would be considered potentially significant. (**Impacts AES 2 and AES 3**).

Light and Glare

Potential point sources of light introduced by the project would come from the five residential structures within the development and from along its lighted internal street and walkways where freestanding 8' tall pole mounted fixtures are proposed. The illumination emanating from windows, porches, street and walkway lighting, and that associated with moving vehicles and in parking areas would be internal to the project and would be largely contained and confined to the site by the perimeter arrangement of the structures themselves and the location of proposed perimeter landscaping. If not properly shielded and directed, such light could expose neighboring development to unwanted night lighting and glare. Such night lighting and glare impacts would be considered potentially significant (**Impact AES 4**).

Cumulative Impacts

There are currently no other developments proposed in the vicinity of the project site. The proposed project would contribute to the overall changes in aesthetic resources of the City as it grows in accordance with the General Plan. Most planned new development would occur over vacant land with predominantly single and multi-family residences. These vacant lands and planned developments are considered extensions to existing residential and commercial areas. Policies of the General Plan to protect scenic resources and local design review would ensure visual character is maintained. The project's contribution to cumulative aesthetic impacts is considered less than significant.

Required Mitigation Measures

Construction-Period Trash (Impact AES 1)

AES 1-1 To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. The applicant or designee shall retain a clean-up crew to ensure that trash and all excess construction debris is collected daily and placed in provided receptacles throughout construction.

Plan Requirements and Timing: The applicant shall designate and provide to the City of Goleta the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew prior to land use permit approval. Additional covered receptacles shall be provided as determined necessary by City of Goleta staff. This requirement shall be noted on all final plans. Trash control shall occur throughout all grading and construction activities and debris clearance shall occur prior to occupancy clearance.

Monitoring: The City of Goleta shall ensure receipt of the contact information prior to approval of a Land Use Permit and shall site inspect for compliance during grading and construction activities and prior to occupancy clearance.

Compatibility with Surrounding Development (Impact AES 2)

AES 2-1 The design, scale, and character of the overall project and subdivision improvements shall be found to be compatible with vicinity development, shall be integrated with neighboring properties, and shall be internally aesthetically compatible. The overall project and subdivision improvements review shall include, but shall not be limited to, the entry treatment at Calle Real, outdoor common areas (e.g. tot lot and barbeque areas), streetscapes, major landscape features, and other common decorative features. Final plans shall include, but not be limited to, the following criteria:

a. Street elevations of buildings and structures shall enhance the streetscape, shall be pedestrian friendly, and shall include building setbacks.

b. Architectural detailing shall be used to break up the box-like appearance and avoid blank wall planes.

c. Adequate variety and interest shall be provided along all sides of a building. Treatments may include, but not be limited to, modulation of walls, wainscot or cornice molding, texture and/or patterns in building materials, niches for planters, and decorative vents and grilles.

Plan Requirements and Timing: The applicant shall submit final tract improvement plans (tract map, grading plans, improvement plans, landscape plan, lighting plan, utility plan and any other required plan) for review and approval by the City of Goleta, including final approval from the Design Review Board, prior to recordation of the map. Plans for overall development shall be provided, including phasing/timing of installation of improvements.

Monitoring: The City of Goleta shall ensure final review prior to map recordation and shall site inspect for compliance in the field during grading and construction activities.

AES 2-2 The applicant shall prepare a detailed Final Landscape Plan for the entire property that identifies existing landscaping, proposed new landscaping (trees, shrubs, groundcovers by species), size of plant materials, and location of landscaping. In particular, vegetation indicated in the Final Landscape Plan shall be of sufficient height along the front and sides of Buildings A and C to screen the taller elements and edges of the proposed buildings as seen from Calle Real. Proposed trees shall be of sufficient size when planted, such that they will reach

mature height within five years of planting. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species which provides adequate enhancement of the property and screening from surrounding areas. The use of invasive plants shall be prohibited. Landscaping shall be used to soften building masses, to reinforce pedestrian scale, and to provide screening along public street frontages and within parking areas.

Plan Requirements and Timing: The applicant shall submit a Final Landscape Plan for review and approval by the City of Goleta, including final approval from the Design Review Board, prior to map recordation.

Monitoring: The City of Goleta shall ensure final review prior to map recordation and shall site inspect for installation prior to issuance of the final occupancy permit.

AES 2-3 To ensure adequate installation and maintenance of the approved landscape plan, the applicant shall enter into an installation and maintenance agreement. Landscaping shall be maintained for the life of the project.

Plan Requirements and Timing: The applicant shall complete the landscape installation and maintenance agreements prior to land use permit approval. Performance securities for installation and maintenance (for at least a 3-year maintenance period) shall be reviewed and approved by City staff prior to land use permit approval.

Monitoring: The City of Goleta shall site inspect for installation prior to issuance of the final occupancy permit and shall site inspect periodically and at the end of the maintenance period prior to release of the performance security. Release of any performance security requires approval from the City of Goleta.

AES 2-4 The applicant shall submit a Maintenance Plan for maintenance in perpetuity of common landscaping, common open space areas, and/or any other common facilities. The Maintenance Plan shall identify responsibility for maintenance of any common elements. A copy of proposed CC&Rs shall be reviewed and approved by the City of Goleta prior to map recordation.

Plan Requirements and Timing: The applicant shall submit the Maintenance Plan and CC&Rs for review and approval by the City of Goleta prior to recordation of the map. CC&Rs shall be recorded prior to approval of the land use permit for structural development.

Monitoring: The City of Goleta shall inspect for compliance prior to occupancy clearance.

Design/Screening of Utility and Mechanical Equipment (Impact AES 3)

AES 3-1 A Mechanical Equipment Plan shall be submitted for review and approval by the City of Goleta, including final approval from the Design Review Board, prior to map recordation. The Mechanical Equipment Plan shall include a site plan and elevations for all mechanical equipment (including HVAC condensers, switch boxes, etc). All equipment shall be designed to be integrated into the structure and/or screened completely from view.

Plan Requirements and Timing: The Mechanical Equipment Plan shall be submitted to the City of Goleta, including the Design Review Board, for review and approval, prior to map recordation.

Monitoring: The City of Goleta shall site inspect prior to occupancy clearance.

AES 3-2 A Utility Plan shall be submitted for review and approval by the City of Goleta, including final approval from the Design Review Board, prior to map recordation. All utility service connections and aboveground mounted equipment (such as backflow prevention devices) shall be screened from view and painted in earthtone or other colors compatible with the surrounding area (red is prohibited). Screening may include a combination of landscaping, fencing, walls, or lattice. All gas and electrical meters shall be concealed and/or painted to match the surroundings. Utility transformers shall be placed in underground vaults unless proven to be technically infeasible. All transformers and vaults that must be located in the right-of-way shall be installed below grade unless otherwise approved by the City, and if not installed below grade, shall be screened from view.

Plan Requirements and Timing: The Utility Plan shall be submitted to the City of Goleta, including the Design Review Board, for review and approval, prior to map recordation.

Monitoring: The City of Goleta shall site inspect prior to occupancy clearance.

Light and Glare (Impact AES 4)

AES 4-1 Exterior night lighting installed on the project site 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. 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 proposed development. Pole supports shall be of a darker finish to reduce glare. Building wall-mounted and pedestrian walkway lighting fixtures shall be

placed at heights that would be sufficiently high to promote project safety, but low enough to limit unnecessary spill effects.

Plan Requirements and Timing: The applicant shall submit a Lighting Plan that incorporates these requirements and that includes a detailed photometric diagram and details of all exterior fixtures. 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 (including any base support structure) shall be depicted on the Lighting Plan. The plan shall be reviewed and approved by the City of Goleta, including final approval from the Design Review Board, prior to map recordation.

Monitoring: The City of Goleta shall site inspect for compliance prior to occupancy clearance.

Residual Impact

With implementation of the above mitigation measures, the project's residual aesthetic impacts would be 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

As provided in Figure 3.2-2 of the General Plan, the City has identified Important Farmlands, including Grazing, Farmland of Local Importance, Prime Farmlands, Farmlands of Statewide Importance and Unique Farmlands according to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) classification criteria. In total, there are approximately 408.8 acres of agricultural land within the City and there are currently no Williamson Act contracted lands.

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

The project site is currently vacant with no existing agriculture-related uses. In addition, the site is not identified as containing important farmlands as per the FMMP classification system. Therefore, the proposed project would not result in the conversion of important farmlands, or other "non-designated" agricultural lands, to non-agricultural uses. No impacts to important farmlands would occur.

The property contains a zoning designation of DR (Design Residential) and there is no Williamson Act contract associated with the project site. The proposed residential development is consistent with this zoning designation. Therefore, the project would result in no impacts related to agricultural zoning or Williamson Act lands.

The nearest agricultural land use to the project site occurs on a 9.4 acre property located approximately 200 feet to the east of the site, east of the adjacent existing multi-family unit development. That property contains lands designated both Prime Farmlands and Unique Farmlands and is currently used for cultivated row-crops.[2] The adjacent condominium development buffers the project from these designated agricultural lands. Construction and long-term use of the proposed project would not result in direct impacts to agricultural production. Although the project is not expected to result in impacts to agriculture, any potential dust generation during the construction period would be mitigated as provided below under *Air Quality*. In addition, the project would tie into existing sewer and water systems in the area. As described below in the *Land Use and Planning* section, the project would not result in the removal of impediments to growth (e.g. installation of sewer or water mains) that could indirectly

[2] Figure 3.2-2, Final EIR City of Goleta General Plan/Coastal Land Use Plan.

facilitate the conversion of any nearby farmlands (e.g. the 9.4 acre property to the east) to non-agricultural uses. Therefore, the project would not result in changes to the existing environment that would ultimately contribute to the conversion of farmlands to non-agricultural uses or otherwise impair the agricultural productivity of any soils. No impacts would occur.

Cumulative Impacts

The proposed project would not contribute to any cumulative impact on agricultural resources within the City of Goleta.

Required/Recommended Mitigation Measures

No mitigation measures are required or recommended.

Residual Impact

No residual impacts (either project specific or cumulative) on Agricultural Resources would occur as a result of project implementation.

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**	**See Prior Document**
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?				✓	

Existing Setting

According to the Air Pollution Control District (Scope and Content of Air Quality Sections in Environmental Documents, June 2008), Santa Barbara County is considered in attainment of the federal eight-hour ozone standard, and in attainment of the state one-hour ozone standard. It does not meet the state eight-hour ozone standard or the state standard for particulate matter less than ten microns in diameter (PM_{10}); but does meet the federal PM_{10} standard. There is not yet enough data to determine the County's attainment status for either the federal or state standards for particulate matter less than 2.5 microns in diameter ($PM_{2.5}$), although the County will likely be in attainment for the federal $PM_{2.5}$ standard.

Thresholds of Significance

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 compounds (ROCs). In addition, the City's thresholds establish criteria for conducting carbon monoxide (CO) emission modeling. A project will also have a significant long term air quality impact if it causes, by adding to the existing background carbon monoxide levels, a carbon monoxide "hot spot" where the California one-hour standard of 20 parts per million (PPM) carbon monoxide is exceeded. This typically occurs at severely congested intersections.[3] Screening for such an impact is determined by the project's peak hour trip contribution. If a project contributes less than 800 peak hour trips, then carbon monoxide modeling is not required.

Short term thresholds for NO_x and ROC emissions have not been established by the City due to the fact that such emissions generally result from construction activities. Under prior modeling by the County of Santa Barbara, such emissions were determined to account for only 6% of total NO_x and ROC emissions. However, due to the fact that Santa Barbara County is not in compliance with State standards for airborne particulate matter (PM_{10}), construction generated fugitive dust (50% of total dust) is subject to the City's standard dust mitigation requirements.

Project Specific Impacts

Air Quality Plan

A project is considered consistent with regional air quality plans if it has been adequately incorporated into the Clean Air Plan (CAP). For residential development,

[3] Per the City's *Environmental Thresholds & Guidelines Manual*, projects that contribute 800 or more peak hour trips to an intersection operating @ LOS D or worse are generally considered to potentially pose a significant CO effect and therefore should be required to model CO impacts.

the CAP is based upon the housing unit growth projections for incorporated and unincorporated areas of Santa Barbara County. The CAP predicts that the Goleta area will continue to maintain clean air standards for photochemical smog as long as the rate of growth does not exceed forecast levels. If the project constitutes an increment of growth that is consistent with Goleta area growth projections as articulated in the City's General Plan, it is consistent with the CAP.

The City of Goleta General Plan anticipates that there is the potential to develop 3,400 additional dwelling units (condominium and apartments) before complete city-wide build-out is reached. The proposed project is located in a planned residential area in the General Plan Land Use Plan Map (Figure 2-1 of the Plan). The Planned Residential land use designation is intended to provide for development of residential units at densities ranging from 5.01 units per acre to 13.0 units per acre. Both the density and magnitude of the proposed project are consistent with the General Plan. The project is therefore consistent with the CAP by virtue of its General Plan growth consistency and would result in no impacts.

Air Quality Standards/Criteria Pollutants

Construction Emissions. Construction of the proposed project would generate pollutant emissions associated with operation of heavy equipment and dust generation from grading activities. Quantitative thresholds of significance are not currently in place for short-term construction activity emissions. These emissions are believed to have been adequately incorporated into the 2004 CAP in terms of the overall emissions inventory for construction activities. However, because of the non-attainment status of the air basin for ozone and PM_{10}, the City of Goleta requires implementation of a number of standard emissions abatement measures for construction activities to reduce cumulative regional impacts. Prior to implementation of these measures, the project would result in a potentially significant impact (**Impact AQ 1**).

Operational Emissions. Based upon the Santa Barbara County APCD significance Screening Table (June 2008), occupancy of a project involving less than 96 single-family units or less than 133 family condominiums normally does not exceed the City's significance thresholds for ROG or NOx of 25 pounds per day.

According to the City Community Services Department, the expected traffic volumes to be generated by the project would involve an increase of 6 Peak Hour Trips (PHT) and 65 Average Daily Trips (ADT). Because the project generates fewer than 800 project-related peak hour trips, no Carbon Monoxide modeling is required. Based on the Screening Table and projected traffic generation, both ROG and NOx emissions would be below the significance threshold of 25 lbs/day. Therefore, air quality impacts of the project are considered less than significant. Although the project is not expected to

create significant operational air quality impacts, a mitigation measure has been recommended to be implemented to reduce impacts to the maximum extent feasible.

There are no existing or projected air quality violations associated with the project site or the proposed project.

Health Risk Assessment Regarding Exposure to Roadway Exhaust Emissions and Gas Station Emissions

The California Air Resources Board (CARB) has developed land use guidelines designed to minimize sensitive receptor exposure to a variety of ambient hazardous compounds. For on-road vehicular emissions, these guidelines recommend a 500-foot setback from a freeway, urban roads with 100,000 vehicles per day, or rural roadways that carry 50,000 vehicles per day. These guidelines were derived from urban freeways carrying hundreds of thousands of vehicles per day. The U.S. Highway 101 near the project site currently carries 65,800 average daily trips (ADT) (SBCAG, 2006). The closest of the proposed residences would be approximately 140 feet from the U.S. Highway 101 northbound lane. Calle Real in the vicinity of the project site carries approximately 9,100 ADT. The closest proposed residences would be set back 64 feet from the road. Based on the relatively low volumes of traffic on the freeway and Calle Real, the siting of residences at the proposed project site is not expected to result in a significant health risk. Therefore, this impact is considered adverse but less than significant (**Impact AQ 2**). To further reduce exposure risk to freeway-related emissions, upgraded ventilation systems on all units that meet the minimum particulate removal efficiency rated at the Minimum Efficiency Reporting Value of “MERV13” or better are recommended.

The property west of and adjacent to the proposed project site includes a gas station. CARB’s recommendation with regard to the siting of sensitive land uses is that they be placed at least 50 feet from typical gas dispensing facilities. Gas station facilities are located approximately 65 feet from the western boundary of the project site. As such, the proposed project is not expected to result in a significant health risk in relation to emissions from the gas station.

Objectionable Odors

Since the project is residential, it would not introduce objectionable odors to the area. Surrounding uses are residential and commercial. Commercial uses, which are located west of the project site, include a gas station and a small strip-mall including offices, a beauty salon, a Mexican restaurant, dog grooming service, and a sports bar. The gas station is located about 65 feet from the western property line. The bar is located adjacent to the northwestern property line. Based on the size and nature of the existing

surrounding uses, they are not expected to result in significant odor impacts at the proposed project site.

Cumulative Impacts

The proposed project is consistent with the City of Goleta growth projections, and is therefore, incorporated within air quality management plans of the Santa Barbara County APCD. The project would not substantially increase long-term operational emissions. The project's contribution to cumulative air quality impacts would be considered less than significant.

Required Mitigation Measures

Construction Period Impacts Related to Air Quality Standards (Impact AQ 1)

AQ 1-1 Best Available Control Measures (BACMs) shall be implemented to control PM_{10} generation during construction of the project, including the following:

- During construction, water trucks or sprinkler systems should be used 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 shall be required whenever the wind speed exceeds 15 mph. Reclaimed water shall be used whenever possible.
- Gravel pads shall be installed at all access points to minimize tracking of mud on to public roads. If visible track-out results on any public roadway despite the use of such pads, the contractor shall cause the material to be removed by street cleaning within one hour of its occurrence and again at the end of the work-day.
- If importation, exportation, and stockpiling of fill material are 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 project site shall be covered with a tarp from the point of origin.
- After clearing, grading, earthmoving, or excavation is completed, the disturbed area shall be treated by watering, revegetating, or 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 off site. 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 SBCAPCD prior to land use clearance for any grading activities for the project.

- Prior to any land clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

The following measures shall be implemented to reduce diesel emissions:

- All diesel-powered equipment shall use ultra low sulfur diesel fuel.
- Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters, as certified and/or verified by the EPA or the State of California, shall be installed, if available.
- Diesel-powered equipment shall be replaced by electric equipment whenever feasible.
- Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible. Construction worker's trips shall be minimized by requirements for carpooling and by providing for lunch on site.
- Heavy-duty diesel-powered construction equipment manufactured after 1996 (with Federally mandated "clean" diesel engines) shall be utilized wherever feasible.
- The engine size of construction equipment operating simultaneously shall be the minimum practical size.
- The amount of construction equipment operating simultaneously shall be minimized through efficient construction management practices to ensure that the smallest practical number is operating at any one time.
- Construction equipment shall be maintained per the manufacturer's specifications.
- Construction equipment operating on site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

Plan Requirements and Timing: All requirements shall be shown on grading and building plans required prior to approval of any Land Use Permit(s) for the project.

Monitoring: City staff shall ensure all the aforementioned requirements are on all plans submitted for approval of any Land Use, building, or grading permits.

The City building inspector shall spot check to ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

Operational Impacts Related to Air Quality Standards (Recommended Mitigation)

Project-related operational emissions for ROG and NOx would be below the City's significance thresholds. However, because of the non-attainment status of the air basin for the State standard for ozone, reasonably available control measures should nevertheless be implemented to reduce ozone precursor emissions. For a residential project, these measures are primarily related to energy conservation to reduce NOx emissions. Recommended energy conservation measures are included in the mitigation measure identified below.

AQ 2-1: The following energy-conserving techniques shall be incorporated unless the applicant demonstrates their infeasibility to the satisfaction of City of Goleta staff:

- Installation of low NOx residential water heaters and space heaters;
- Installation of heat transfer modules in furnaces;
- Use of water-based paint on exterior surfaces;
- Use solar-assisted water heating for swimming pools, and tankless hot water on demand systems if their energy efficiency is demonstrated to exceed that of a central storage tank water heating system;
- Use of passive solar cooling strategies such as passive or fan-aided cooling planned for or designed into structure, a cupola or roof opening for hot air venting or underground cooling tubes;
- Use of natural lighting;
- Use of concrete or other non-pollutant materials or pervious surfaces for parking lots and driveways up to 100-feet in length instead of asphalt;
- Installation of energy efficient appliances;
- Installation of energy efficient lighting including outdoor lighting that is solar-powered or controlled by motion detectors;
- Duct system within the building thermal envelope, or insulated to R-8;
- Installation of mechanical air conditioners and refrigeration units that use non-ozone depleting chemicals;
- Use of drought-tolerant native or Mediterranean landscaping subject to Planning & Environmental Services staff and Design Review Board (DRB) approval to shade buildings and parking lots.

Plan Requirements and Timing: All the aforementioned requirements shall be shown on applicable building plans submitted for approval of any Land Use and/or building permit(s).

Monitoring: City of Goleta staff shall ensure that all of the aforementioned requirements are incorporated on plans submitted for approval of any Land use and/or building permit(s) and shall spot check after construction is complete to verify compliance.

The following measure is recommended to further reduce the risks associated with freeway-related emissions:

AQ 2-2: Ventilation systems that are rated at Minimum Efficiency Reporting Value of "MERV13" or better for enhanced particulate removal efficiency shall be provided on all units. The residents of these units shall also be provided information regarding filter maintenance/replacement.

Plan Requirements and Timing: The aforementioned requirement shall be shown on applicable plans submitted for approval of any Land Use and Building permits.

Monitoring: City of Goleta staff shall ensure that the aforementioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance onsite prior to occupancy clearance. Staff shall also review the future Covenants, Conditions, and Restrictions (CC&Rs) for inclusion of guidelines pertaining to the proper maintenance/replacement of filters.

Residual Impact

With implementation of the above mitigation measures, the project's residual air quality impacts would be less than significant.

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

Mr. Carl Wishner, Principal Biologist, Envicom Corporation, examined the Citrus Village project site on January 16, 2007. The site was observed to be a vacant lot. The condition of the vegetation was completely "ruderal." Twenty-six species of flowering plants were observed, including two native and 17 introduced dicots, and seven introduced monocots, as compiled in **Table BR-1** below.

Table BR-1
Vascular Plants Observed

FLOWERING PLANTS - DICOTS	
Apiaceae	
**Foeniculum vulgare*	fennel
Asteraceae	
Baccharis pilularis	coyote brush
**Sonchus oleraceus*	common sow thistle
**Taraxacum officinale*	dandelion
**Tragopogon* sp.	salsify
Brassicaceae	
**Hirschfeldia incana*	hoary mustard
**Raphanus sativus*	wild radish
Caprifoliaceae	
**Lonicera japonica*	Japanese honeysuckle
Euphorbiaceae	
**Ricinus communis*	castor bean
Fabaceae	
**Vicia* sp.	vetch
Fagaceae	
Quercus agrifolia	coast live oak
Malvaceae	
**Lavatera cretica*	Crete weed
**Malva parviflora*	cheeseweed
Myoporaceae	
**Myoporum laetum*	myoporum
Oxalidaceae	
**Oxalis pes-caprae*	Bermuda-buttercup
Plantaginaceae	
**Plantago lanceolata*	English plantain
Polygonaceae	
**Polygonum arenastrum*	yard knotweed
**Rumex crispus*	curly dock
Rhamnaceae	
**Ceanothus griseus*?	ceanothus

FLOWERING PLANTS -- MONOCOTS	
Liliaceae	
**Yucca* sp.	soft-tipped yucca
Poaceae	
**Avena barbata*	slender wild oat
**Bromus diandrus*	ripgut grass
**Cynodon dactylon*	Bermuda grass
**Pennisetum clandestinum*	kikuyu grass
**Phalaris tuberosa*	Harding grass
**Piptatherum miliaceum*	mountain-millet
(*) indicates introduced or cultivated species	

The native plant species included two individuals of coast live oak, both saplings less than two feet tall, and a few scattered individuals of coyote brush. Other vegetation features are a row of Myoporum trees along the east boundary, some soft-tipped yuccas in the northwest corner, Japanese honeysuckle and cultivated ceanothus along the north boundary, and several palm trees in the southwest corner. One large Eucalyptus tree is immediately adjacent to the southeast corner, off-site.

Wildlife observed included a red-tailed hawk (overhead), red-shouldered hawk (overhead), rock dove, Anna's hummingbird, Black phoebe, Say's phoebe, yellow-rumped warbler, white-crowned sparrow, dark-eyed junco, house finch, and house sparrow. Only one mammal was observed, namely, Botta's pocket gopher. Of these observed species, the red-tailed hawk and red-shouldered hawk are considered special status wildlife species per the California Department of Fish and Game Code.

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

Site construction would involve direct impacts by grading and removal of virtually all on-site vegetation, excavation for building foundations, erection of buildings, roadways, parking, and landscaping. No direct off-site impacts to vegetation are anticipated.

The site could potentially be utilized by birds of prey (including sensitive species provided above) for foraging; however, the site provides little habitat value for wildlife and is not considered important for the continued persistence and survival of species that may forage on-site. Substantial habitat remains in the region for foraging species.

Direct impacts to wildlife would involve mortality of individuals of common invertebrates, reptiles, and mammals, especially pocket gophers and rodents. No Special-status invertebrates, reptiles or mammals are expected to be affected. Depending upon timing of the construction, potential disruption of nesting birds, and possibly destruction of nests could occur. California Fish and Game Code Section 3503 prohibits destruction of nests of virtually all species of birds, and 3503.5 specifically prohibits destruction of nests of birds of prey. Disruption of nesting of birds of prey could occur as an off-site, indirect impact, should they happen to be nesting nearby during the construction period. This impact is considered potentially significant (**Impact BIO 1**).

Cumulative Impacts

The proposed project would contribute to increased loss of vacant land within the City and surrounding County and University lands that is expected due to general growth in the area. However, because the site is small and of low habitat value, and because the General Plan provides for preservation of specified biologically significant areas, the project would result in less than significant cumulative impacts to biological resources.

Required Mitigation Measures

Disruption of Nesting Birds (Impact BR 1)

BIO 1-1 In the event that site grading and construction is to occur between March 1 and September 15, the applicant shall retain a qualified biologist to implement pre-construction surveys to avoid impacts to special status breeding birds and other nesting birds protected by the Fish and Game Code Sections 3503, and 3503.5. In particular, the survey shall include the following:

- Trees shall be surveyed for nesting birds, including birds of prey and songbirds. Also, all trees within 100 feet of all grading or construction activities shall be examined for the presence of nesting birds of prey.

  In the event that any special status species are observed, the applicant shall delay construction work until; (a) after September 15, or (b) until

continued monitoring demonstrates that the nest is vacated and juveniles have fledged~~,~~ and when there is no evidence of a second attempt at nesting.

- Limits of construction to avoid disturbance of potential nest sites shall be established in the field by flagging with stakes or construction fencing. Construction personnel shall be instructed on the ecological sensitivity of the area by the City approved supervising biologist.

Plan Requirements and Timing: Thirty days prior to approval of any Land Use Permit for the project, the applicant shall submit to City Planning and Environmental Services staff for approval, the name and qualifications of the biologist selected to conduct the required surveys. The supervising biologist shall inform Planning and Environmental Services in writing of the results of the surveys and any measures necessary to avoid nest sites. City staff shall review and approve the surveys and associated mitigation measures prior to commencement of any construction activities. All grading and building plans submitted to Planning and Environmental Services for review and approval shall include the above requirement.

Monitoring: Planning and Environmental Services staff shall verify compliance in the field and shall perform site inspections throughout the construction period.

Residual Impact

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

CULTURAL RESOURCES (Includes Paleontological 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 of CEQA Guidelines?			✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA Guidelines?		✓			

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
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 General Plan identifies areas where known archaeological resources exist. Figure 3.5-1 of the City of Goleta General Plan Final EIR 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

The project site is not shown to contain significant archaeological, paleontological or historical resources. The nearest identified resource occurs approximately 3,000 feet to the southeast along the Union Pacific Railroad. A Phase I Archaeological Study was conducted for the property by Joyce L. Gerber Archaeological Consulting, September 24, 1999, when the property was the subject of a previous development application. The study did not reveal any cultural resources, and found that the potential for cultural resources to be found on-site would be minimal.

Due to past grading activities the project site has been substantially disturbed, mostly the result of fill placed on top of native soil. Given the state of the site there are no unique geologic features. During construction of the project, grading activities would

require the excavation of large amounts of the fill soil in order for it to be re-compacted to be suitable to support the proposed structures. Excavation at the north end of the 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 (**Impact CR 1**).

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 contribution to this cumulative impact.

Required Mitigation Measures

Potential Impacts on Archeaological Resources During Construction (Impact CR 1)

CR 1-1 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 II or Phase III 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 measures, 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
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i. 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.				✓	
ii. Strong seismic ground shaking?			✓		
iii. Seismic-related ground failure, including liquefaction?			✓		
iv. Landslides?			✓		
b. Result in substantial soil erosion or the loss of topsoil?		✓			
c. 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 off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?		✓			
d. 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?		✓			
e. 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 proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone. According to the Mitigated Negative Declaration (MND) for the El Encanto Apartment Project (County of Santa Barbara Planning and Development, February 28, 2001), no faults have been identified or known to exist within or adjacent to the project site. The

closest fault to the project site is the More Ranch Fault, located approximately 2/3rds of a mile south of the project site.

The following information is based on the Geotechnical Studies prepared by Pacific Materials Laboratory (August 30, 1999, August 11, 2000 and September 1, 2000 revised reports, September 2000 addendum). The project site is nearly level with drainages toward the south at five percent. The site is overlain with artificial fill, with depths ranging from 9.5 to 17 feet in the five borings taken as part of this study. The top 12 inches of surface soils were found to have a relative compaction in the high 70 percentile, which is below the 90 percent relative compaction requirement for compacted fills. Two soils tests for expansion indicated soils in the low and medium range of expansion. The soils were found to have a moderate degree of compressibility. The presence for liquefaction is considered very low due to the absence of loose soils.

According to a letter report prepared by Pacific Materials Laboratory for Peikert Group Architects, LLP, July 18, 2007, the Dibblee Geologic Map indicates that the site is overlain with either the Montery or Rincon Formation. Both of these formations are not susceptible to liquefaction. Groundwater at the gas station west of the project site was encountered at a depth of 62 feet below grade.

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

Fault Rupture

The proposed project site is not located within an Alquist-Priolo Earthquake Fault Zone and no faults have been identified or known to exist within or adjacent to the project site, therefore significant impacts related to fault rupture at the site are not anticipated.

Seismic Shaking

The project would be subject to seismic groundshaking similar to that expected in the region. Conformance with Standard Building Code requirements would ensure that the project would be designed to withstand anticipated seismic-induced shaking at the site.

Liquefaction

According to the Pacific Materials Laboratory July 18, 2007 letter referenced above, groundwater at the project site is expected to be below 50 feet given the groundwater depth of 62 feet on the adjacent property. Due to this groundwater depth and based on exploratory borings having found clay in the soil profile, there does not appear to be a liquefaction potential at the project site.

Landslides

The project site does not contain steep slopes. According to the Mitigated Negative Declaration (MND) for the El Encanto Apartment Project (County of Santa Barbara Planning and Development, February 28, 2001), the project site is not subject to landslide hazards.

Erosion

During construction the site would be cleared of vegetation and graded. As such, the proposed project could temporarily increase erosion. In order to minimize erosion of the site, the project includes a Preliminary Erosion Control Plan (**Figure G-1**), which contains proposed erosion control and desilting measures to be in place during construction. Measures include rock bag catch basin sediment barriers, a silt fence and a stabilized construction entrance. The project is considered to result in a potentially significant erosion impact (**Impact GEO 1**). Water quality impacts associated with erosion are discussed below under Hydrology and Water Quality.

Geologic Stability and Expansive Soil

The project plans call for removal of existing fill and scarification of native soils to a depth of at least 12 inches along with moisture conditioning and recompaction. On-site materials and non-expansive import materials may be used as fill material. The project includes a retaining wall along the northern boundary of the site, from the west end of the site to the east end of Building C. The removal of fill material and expansive soils would result in excavations to depths in the range of 12-20 feet. Without proper shoring, this would result in the potential for significant stability impacts along the western property line (**Impact GEO 2**).

Soils Suitability for Septic Use

The proposed project does not involve the use of septic tanks; it would be connected to the Goleta West Sanitary District sewer system.

Cumulative Impacts

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

Required Mitigation Measures

Erosion (Impact GEO 1)

GEO 1-1: The applicant shall submit a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

Plan Requirements and Timing: Prior to map recordation for the project, the applicant shall submit a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to the City. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

Monitoring: City staff shall review the documentation prior to map recordation for the project. City staff shall site inspect during construction for compliance with the SWPPP.

GEO 1-2: A combination of structural and non-structural Best Management Practices (BMPs) (e.g., biofiltration swales and strips, catch basin and storm drain filters, permeable pavement, etc.) shall be installed to effectively prevent the entry of pollutants from the project site into the storm drain system during and after development.

Plan Requirements: The applicant/owner shall submit a Final Construction-Phase Erosion Control and Stormwater Management Plan and the Post-Development-Phase Drainage and Stormwater Management Plan (Plans) that have been prepared by a licensed civil engineer. The Final Plans shall include the following elements: a) identification of potential pollutant sources that may affect the quality of the storm water discharges; b) the proposed design and placement of all structural and non-structural BMPs to address identified pollutants; c) a proposed inspection and maintenance program with a five (5) year monitoring and reporting process to verify BMP effectiveness;

and d) a method for ensuring timely maintenance of all BMPs over the life of the project. The approved measures shall also be shown on all final site, building and grading plans submitted for any land use, building, or grading permits for the project. Maintenance records shall be maintained by the HOA for the development.

Timing: Prior to map recordation, the Final Plans shall be submitted to the City for review and approval. All measures specified in the Plan shall be constructed and operational prior to the first occupancy clearance for the project. Maintenance records shall be submitted to City on an annual basis prior to the start of the rainy season for five (5) years after the final occupancy clearance. After the fifth year, the maintenance records shall be maintained by the landowner or HOA and be made available to City on request.

Monitoring: City staff shall conduct a site inspection prior to the first occupancy clearance to ensure all Plan BMPs and stormwater runoff quality measures are constructed in accordance with the approved Plan and periodically thereafter to ensure proper maintenance until a period of five (5) years after the final occupancy clearance for the project. The developer or HOA shall complete a five (5) year monitoring and reporting program as described in the Post-Construction Plan to verify BMP effectiveness; improvements in the BMPs shall be made from time-to-time as required by the City to comply with the relevant General Plan policies and City, State, and Federal regulations. The City shall determine if the five (5) year monitoring program shall be extended for cause.

GEO 1-3: To prevent illegal discharges to the storm drains, all onsite storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish.

Plan Requirements and Timing: The location of all storm drain inlets shall be shown on site, building and grading plans prior to approval of any grading and/or land use permits. Labels shall be installed prior to the first occupancy clearance for the project. Standard labels, as available from the Santa Barbara County Project Clean Water, shall be shown on the plans and submitted to the City prior to approval of any grading and/or land use permits.

Monitoring: The City shall site inspect prior to the first occupancy clearance for the project to verify installation of all storm drain labels.

Geologic Stability (Impact GEO 2)

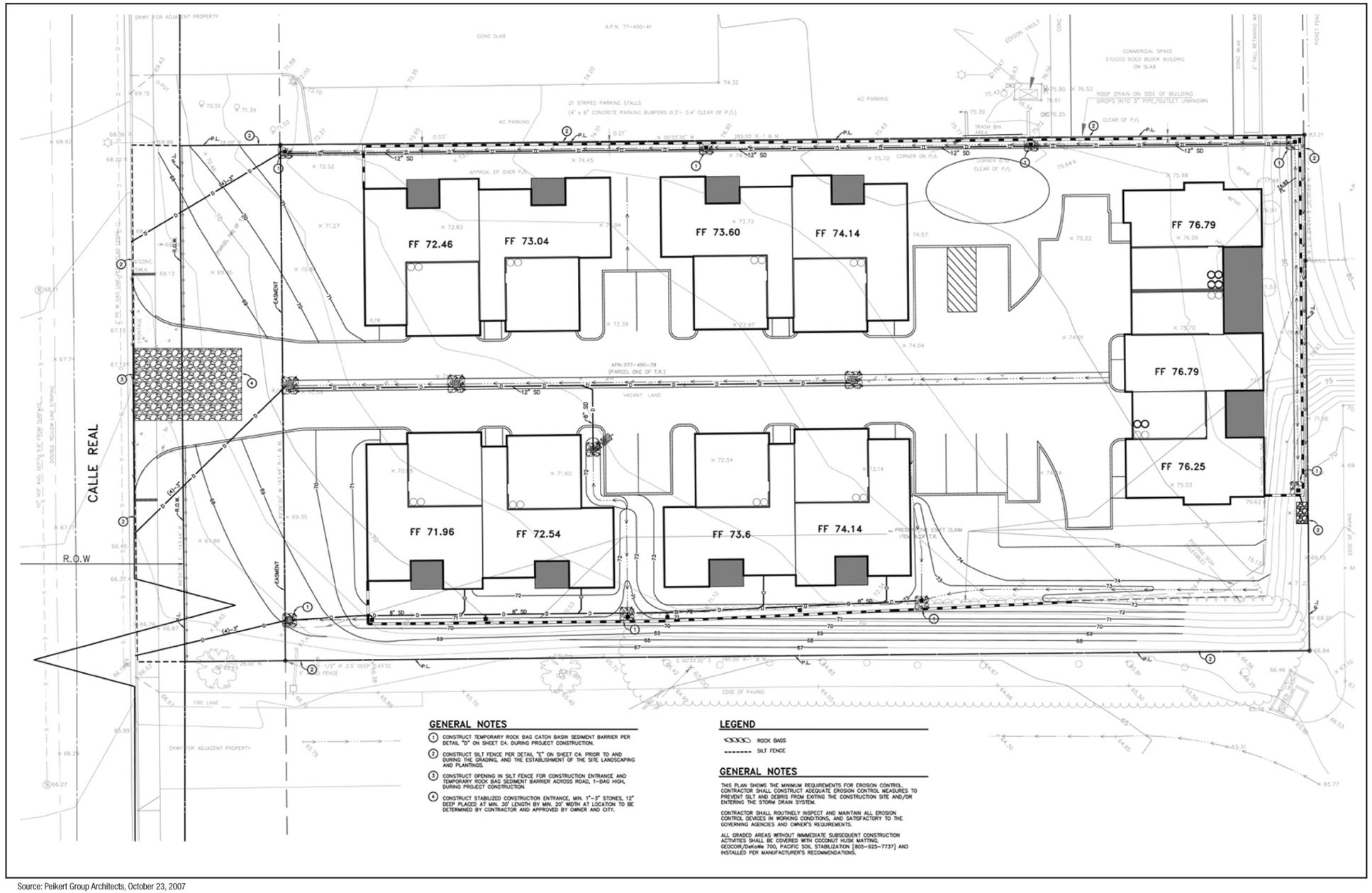
GEO 2-1 The applicant shall provide the City with a Geotechnical and Engineering Geology Report for the currently proposed project prepared by a Registered Geotechnical Engineer or qualified Civil Engineer and Certified Engineering Geologist. The report shall specify requirements for excavation, recompaction, removal and replacement of fill materials and expansive soils. The report shall specify shoring requirements to protect properties to the west. Additional geotechnical data may be required to support the shoring recommendations.

Plan Requirements and Timing: The applicant/owner shall submit a final Geotechnical and Engineering Geology Report for the currently proposed project. Prior to map recordation, the Report shall be submitted to the City for review and approval.

Monitoring: City staff shall site inspect during construction to ensure implementation of the measures identified in the Report.

Residual Impact

With implementation of the above mitigation measures, the project's residual impacts on geology and soils would be less than significant.



Source: Peikert Group Architects, October 23, 2007

Preliminary Erosion Control Plan

ENVICOM CORPORATION

FEET 0 15 30

FIGURE G-1

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				✓	

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
wildlands?					

Existing Setting

The City GP/CLUP Final EIR identifies sites within the City that may be subject to wildfire hazards, airport hazards, transportation routes, hazardous oil and gas processing facilities, as well as hazardous waste sites.

Radon gas studies performed by the California Bureau of Mines and Geology and the Department of Health Services, from 1989-1993, indicate that Santa Barbara County falls within the a Zone 1 designation, which suggests that there is a low to moderate potential for exposure to Radon gas at or above the EPA recommended level of 4.0 pico curies per liter (pci/L). Radon is an odorless and tasteless naturally occurring gas that has been linked to lung cancer. Radon exists in all soils throughout the United States and is produced from the breakdown of naturally occurring radium and uranium within the ground.

Thresholds of Significance

A significant impact with regard to Hazards & 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. Since the proposed project is not a hazardous materials facility, the City's risk based thresholds are not particularly applicable. However, for the purposes of this analysis, 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

Transport, Use, Disposal of Hazardous Materials

The proposed project's transport, use and disposal of hazardous materials would be limited to household hazardous wastes such as cleaning products, painting products, automotive products, garden products, and hobby supplies. Each residence of the project is not expected to produce more than 100 kilograms (27 gallons) of hazardous materials per month, and as such would dispose of hazardous materials at Community

Hazardous Waste Collection Centers. Impacts related to transport, use and disposal would be considered less than significant.

Accidental Release of Hazardous Materials

There are no recognized environmental conditions at or near the project site that would subject residents of, or visitors to, the site to significant risks from hazardous materials associated with past or present land uses on the project site. However, the adjacent westerly property contains underground fuel storage tanks for gasoline and was previously identified as a contaminated site due to gasoline leaking into the soil. The site has since been remediated in accordance with state Regional Water Quality Control Board standards. An ASTM Environmental Site Assessment questionnaire (1999) previously prepared for the El Encanto Apartment Project found no evidence of contamination on-site. There were no observed issues of environmental concern, such as stained pavement or soil, distressed vegetation or evidence of waste discharge at the project site. Subsequently, a Phase I Environmental Site Assessment was conducted for the site in 2001.[4] This Assessment found that the site did not contain environmentally hazardous conditions. It was determined that the former use of the site for agricultural production did not pose a risk. In addition, the adjacent gas station did not pose a recognized environmental hazard since the affected soil on that site had been removed and monitoring indicated that groundwater had not been affected.

Although Figure 3.6-5 of the General Plan Final EIR identifies the project site as having a low potential for indoor radon levels above state standards, there is a potential that it could be a component of the underlying geologic unit. As such, there is a possibility of Radon gas exposure at levels exceeding EPA guidelines, which is considered a potentially significant impact. These impacts would be considered potentially significant (**Impact HAZ 1**).

In response to a citizen complaint expressing concern for the presence of hazardous materials in fill material onsite, the Environmental Protection Agency had the Department of Toxic Substances Control (DTSC) conduct soil sampling. On September 20, 2007, soil samples were collected from five locations across the site at depths of one to three feet below grade. The summary in the site screening assessment report prepared by the DTSC indicated the presence of metals (arsenic) and pesticides (chlordane, dieldrin, DDT, DDE). DTSC initially provided a letter stating that no further action is necessary for the site (Jose Diaz, Senior Scientist, Brownfields & Environmental Restoration Program, DTSC, July 15, 2008). Upon further review of the sampling results, DTSC identified the presence of polynuclear aromatic hyrdrocarbons (PAHs). DTSC evaluated the levels of PAHs detected by comparing them to the California Human Health Screening Levels for contaminated properties and/or EPA's Preliminary Remediation Goals (PRGs). DTSC also considered past uses of the

[4] Phase I Environmental Site Assessment, Proposed El Encanto Apartments, Rincon Consultants, July 20, 2001

undeveloped property and visual observations during the site visits and determined the site would not pose a risk to human health and the environment. DTSC recommended, however, that the soil around this sampling location be removed during grading and confirmation sampling be conducted.

In July 2008, City staff provided the DTSC results to the Santa Barbara County Fire Prevention Division (FPD), Site Mitigation Unit (SMU), for further analysis. Staff from the Santa Barbara County Fire LUFT/SMU Program reviewed the DTSC documents and concurred with DTSC that the soil samples indicate that no further action is needed at the site with respect to pesticides, metals, or volatile organic compounds (VOCs), (Mr. Tom Rejzek, Professional Geologist/Certified Hydrogeologist, July 31, 2008). Specifically, while the laboratory results indicated low levels of pesticides across the site, a comparison of these concentrations to the current EPA preliminary PRGs, indicated that each pesticide is below each of their respective current goal for residential land use and that further investigation is not warranted. Various metals were also detected across the site but were within the range of typical background metals found throughout the County. Although arsenic was detected at levels above the target PRG, it was detected below the maximum background range and therefore the FPD does not consider arsenic nor other metals to be an issue at this site. No volatile organic compounds (VOCs) were detected in soil samples collected from the subject property, therefore, FPD accepts DTSC's recommendation that no further action is required for VOCs.

FPD expressed serious concerns, however, regarding the sample which indicated the presence of PAHs that were above PRGs for residential land use. At this time, a determination of the vertical and lateral extent of the PAHs has not been defined. Additional work is necessary regarding this issue which will be pursued through mitigation measures listed below. Additionally, site preparation activities may expose workers to contaminated soils. The resulting exposure would be considered potentially significant (**Impact HAZ 2**).

Emissions or Handling of Hazardous Waste Within 1/4 mile of a School

There are no schools within 1/4 mile of the project. Moreover the nearest schools are located north of the site and any transport of hazardous materials during construction would access the site from the transportation corridors to the south. In addition, hazardous materials used during construction and long-term occupation of the residences would be limited to household-type hazardous wastes. There would be no impacts from transportation of hazardous materials within 1/4 mile of a school.

Listed Hazardous Waste Site

The project site is not a listed hazardous waste site. Per Figure 3.7-2 of the General Plan Final EIR, the project is located within the area of the City that contains up to .13

hazardous waste sites per acre, which is the lowest of all City areas. The project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. There would be no impacts.

Airstrip Safety

The project is within the Airport Influence Area, which requires notification of future residences of the Goleta Airport-related hazards. However, the site is not located within a Clear Zone, Approach Zone or Airport Safety Corridor. Impacts related to airstrip safety are considered less than significant.

Emergency Response/Evacuation Plan

The Safety Element of the City General Plan contains numerous polices related to the avoidance of hazards, as well as education and plans to adopt a Multi-Hazard Emergency Response Plan per Policy SE-1A-4. The City's Plan, with expected completion by 2008, will be coordinated with the County of Santa Barbara's Emergency Response Plan. The proposed project is consistent with the existing County Emergency Response Plan, and the City Plan will govern the site with greater specificity for the development under the General Plan. Impacts relative to consistency with the Emergency Response Plan are considered less than significant.

Wildfire Risks

The project site is not located within a wildland fire hazard area. No impacts related to wildfire hazards would occur as a result of the 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 Measures

Potential Impacts Related to Radon Gas Exposure (Impact Haz 1)

HAZ 1-1: Prior to approval of any Land Use Permits for construction of any habitable structures, radon testing shall be conducted. If radon gas is present above the recommended EPA exposure level (4.0 pci/L), remediation shall occur and/or habitable structures shall be designed to provide venting and/or any other EPA approved mitigation measures identified to reduce such exposure.

Plan Requirements & Timing: A radon report including recommendations for appropriate EPA approved mitigation measures shall be submitted to Building and Safety and the Santa Barbara County Environmental Health

Services Office for review and approval prior to approval of any Land Use Permit(s) for construction of any habitable structures.

Monitoring: City staff shall ensure compliance with this requirement prior to approval of any Land Use Permit(s) for construction of any habitable structures. The City Building Inspector shall verify compliance in the field prior to any occupancy clearance.

Potential Impacts Related to Contaminated Soils (Impact Haz 2)

HAZ 2-1: Prior to map recordation, the applicant shall submit Phase I and Phase II Environmental Site Assessments/Work Plan to the Santa Barbara County Fire Department Fire Prevention Division (FPD). If additional assessment or site remediation is warranted, all such work shall be performed to the satisfaction of the Santa Barbara County Fire Department FPD including, if necessary, the following: (i) soil vapor survey, comparing collected data against current screening levels including the California Human Health Screening Levels and EPA Region IX Preliminary Remediation Goals; (ii) groundwater assessment to determine the lateral extent of contamination on the project site; (iii) Remedial Action Plan ("RAP") incorporating appropriate mitigation measures (e.g., vapor barriers, vents, etc.) or site remediation to reduce contaminants to acceptable concentrations; This includes a 30 day public notification period prior to approval of the RAP by Santa Barbara County Fire Department FPD, and incorporation of relevant public comments in the RAP implementation; (iv) soils management plan in the event that contamination is encountered during construction; and (v) a dewatering plan if any groundwater is removed during construction, including required permits to discharge into the City's sewer or storm drain system.

Plan Requirements & Timing: The applicant shall prepare a work plan that outlines the methodology to be followed in undertaking required Phase I and Phase II Environmental Site Assessments, if required. This plan shall be reviewed and approved by the Santa Barbara County Fire Department FPD, prior to commencing work. Thereafter, the various site assessment and remediation actions, if any are required, shall be reviewed and approved by the Santa Barbara County Fire Department FPD prior to map recordation and prior to issuance of any LUP for the project. All required remediation shall be completed prior to occupancy.

Monitoring: City staff shall verify that the Santa Barbara County Fire Department FPD's submittal requirements are satisfied prior to map recordation and prior to issuance of any LUP for the project. Thereafter, City

staff shall verify that all required mitigation is performed before any certificate of occupancy is granted.

HAZ 2-2: Prior to map recordation, the applicant shall prepare a Worker Awareness Program to acquaint workers with the hazards and potential exposure to contaminated groundwater, vapor and soil. The program shall describe measures to minimize such exposure and medical procedures to be employed in the event of exposure. The applicant shall ensure that all workers are properly briefed on the Worker Awareness Program and that proper precautions are being taken throughout the duration of site preparation, grading and construction.

Plan Requirements & Timing: Depending on the results of the Phase I/II analysis, Hazardous Work Operations and Emergency Responses (Hazwopper) trained workers may be required. The Worker Awareness Program shall be reviewed and approved by the Santa Barbara County Fire Department FPD and the City prior to map recordation and prior to issuance of any LUP for the project and implemented prior to commencement of any ground disturbances.

Monitoring: City staff shall periodically perform site inspections to verify that workers are properly informed and safety procedures are being followed.

Residual Impact

With implementation of the above mitigation measures, the project's impacts related to hazards and hazardous materials 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			✓		