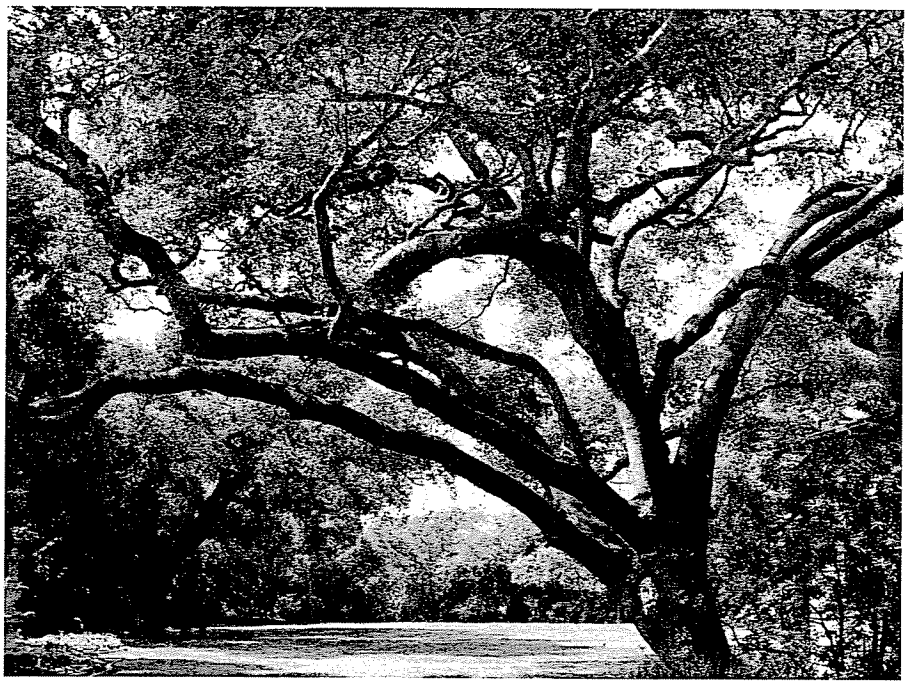
TAYLOR TENTATIVE PARCEL MAP

FINAL
ENVIRONMENTAL IMPACT REPORT

09-EIR-001
590 North Kellogg Avenue

SCH # 2008051092
APN 069-100-003

03-053-PM (TPM 32,015)
Goleta, California



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July 2009

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SECTION 1.0
INTRODUCTION

California Environmental Quality Act and Project Overview

The California Environmental Quality Act (CEQA) requires analysis of environmental impacts which could occur as a result of project development. An Environmental Impact Report (EIR) is intended to inform the public and decision-makers of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR was prepared by the City of Goleta in accordance with the CEQA and the California Governor's Office of Planning and Research 2008 State CEQA Guidelines (CEQA Guidelines) to evaluate potential environmental impacts resulting from the proposed Taylor Tentative Parcel Map (the Project). Bruce Burke, agent, on behalf of Valdez and Lorine Taylor, property owners, (Applicant) has requested City approvals to subdivide a 1.91 gross acre parcel into multiple parcels for future residential development at 590 North Kellogg Avenue, Santa Barbara County. Based on the clear potential for significant, unavoidable environmental impacts, the City made a determination that an EIR was required for the proposal pursuant to section 15064 of the CEQA Guidelines, and the City of Goleta is the lead agency for this EIR as per Section 15367 of the CEQA Guidelines. The City will use this EIR in its consideration of the requests that would allow implementation of the proposed project.

This EIR is intended to analyze potentially significant impacts that may result from the project (a Class 1, Significant and Unavoidable, impact to the Electromagnetic Fields Thresholds). This EIR describes the impacts and significant environmental effects of the proposed subdivision of land and possible construction of residential units, identifies possible ways to minimize the significant effects, and proposes project alternatives that would reduce or eliminate these impacts.

Notice of Preparation

Pursuant to CEQA Guidelines section 15082, a Notice of Preparation (NOP) based upon the plans submitted on March 3, 2008, was circulated for review and comment by the public, agencies, and organizations. The public review period for the NOP began on May 23, 2008, and ended on July 7, 2008, a 46-day public review. The NOP was sent to the State Clearinghouse (SCH) at the Governor's Office of Planning and Research to officially solicit statewide agency participation in 08-EIR-001 (SCH #2008051092). A public notice for the NOP was published in the *Goleta Valley Voice* on May 23, 2008, to solicit comments.

EIR Contents

The scope of the EIR includes issues identified by the lead agency during the project review and analysis, as well as environmental issues raised by agencies and the general public in response to the NOP.

In addition to the environmental issues identified below, this EIR includes all of the following sections required by CEQA:

- Table of Contents (State CEQA Guidelines §15122)
- Summary (State CEQA Guidelines §15123)
- Project Description (State CEQA Guidelines §15124)
- Environmental Setting (State CEQA Guidelines §15125)
- Unavoidable Significant Environmental Impacts (State CEQA Guidelines §15126.2)
- Growth-inducing Impacts (State CEQA Guidelines §15126.2)
- Significant Environmental Impacts (State CEQA Guidelines §15126.2)
- Mitigation Measures (State CEQA Guidelines §15126.4)
- Alternatives to the Proposed Project (State CEQA Guidelines §15126.6)
- Effects found not to be Significant (State CEQA Guidelines §15128)
- List of Preparers (State CEQA Guidelines §15129)
- Organizations and Persons Consulted (State CEQA Guidelines §15129)
- Cumulative Impacts (State CEQA Guidelines §15130)

Copies of pertinent documents and guidelines are on file in the public library and are available for review by request at the PES at 130 Cremona Drive, Suite B, Goleta, CA 93117.

Project Background

The original subdivision application, submitted in April of 2003, proposed subdividing the existing 1.91 acre parcel into four parcels ranging in size from 0.26 acres to 0.96 acres. Research indicated that the existing property was created in 1964 in violation of the Subdivision Map Act. Approval of the proposed parcel map would validate the existing property and legally subdivide it subject to conditions of approval. The application was deemed complete on May 27, 2007. After extensive review by the City of Goleta staff, it was determined that the loss of native trees resulting from build-out on three new parcels would be in substantial conflict with City policies regarding protection of native and specimen trees to the greatest extent feasible. To address these concerns, the applicant revised the proposed subdivision in February of 2006, eliminating one of the two lots previously proposed along North Kellogg Avenue to reduce the number of native trees that would have to be removed for future residential construction.

An Initial Study/Draft Mitigated Negative Declaration (MND; 06-MND-002) was written and a public hearing was held on the three parcel proposal in October of 2006. After the MND hearing it was discovered that a Class 1, Significant and Unavoidable, impact to the Electromagnetic Fields Thresholds would occur. As a result, the City of Goleta determined that an EIR is required for the proposal pursuant to section 15064 of the State CEQA Guidelines.

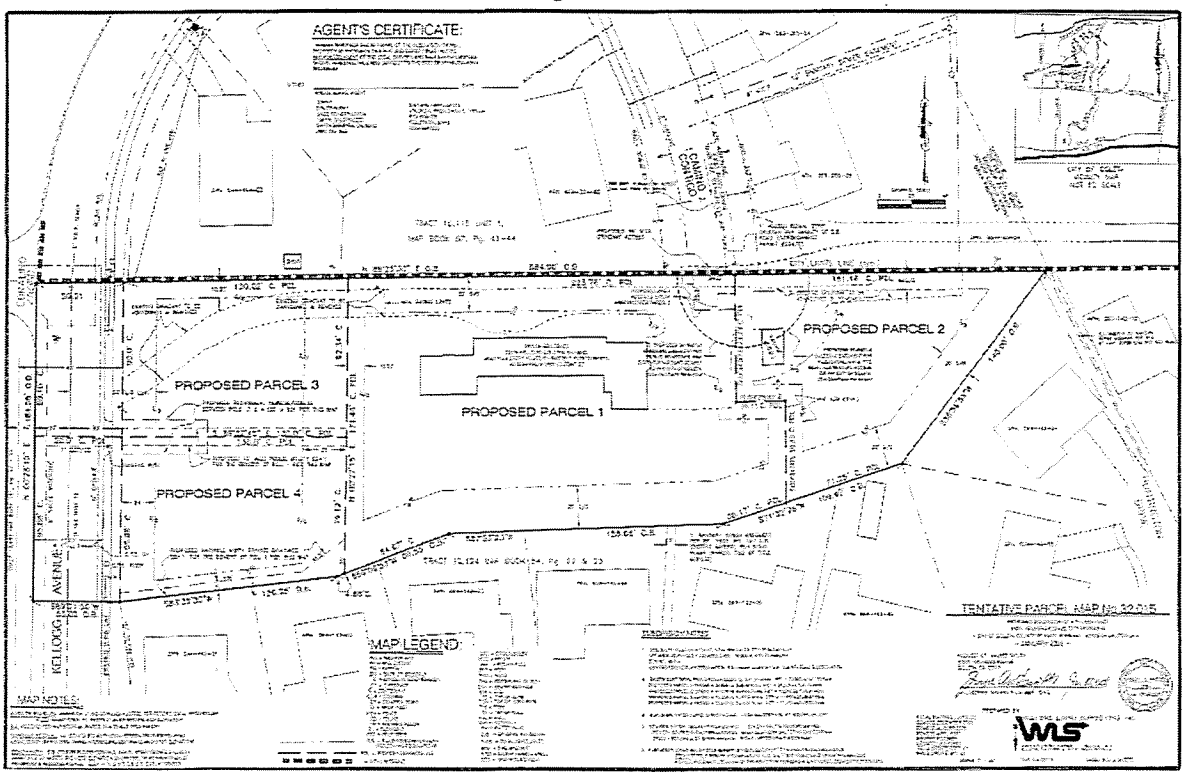
A revised subdivision application, submitted on June 14 of 2007, proposed subdividing the existing parcel 1.91 acre into four parcels ranging in size from approximately 0.33 acres to 0.84 acres. The revised application was deemed complete by City staff in July of 2007, but subsequent revisions have since been submitted. The most recent resubmittal was submitted on March 3, 2008, that proposed subdividing the existing 1.91 acre parcel into four parcels

ranging in size from approximately 0.35 to 0.82 acres and incorporated a partial cul-de-sac to be constructed at the end of Camino Contigo. Subsequently, the City of Goleta prepared a NOP for the project as above described.

Summarized Project Description

The Applicant proposes to subdivide 1.91 acres (APN 069-100-003) in the 10-R-1 zone district into four parcels (Figure 1-1), and would include a building envelope within which all future structural development would be restricted, as follows:

Figure 1-1



- Proposed Parcel 1 would be an approximately 0.82 gross/0.79 net acre (35,620 gross/34,538 net square feet) parcel and would contain the existing 4,332-square foot two-story single-family home, an attached 600-square foot 3-car garage, and accessory structures. No changes to existing development are proposed.

- Proposed Parcel 2 would be an approximately 0.35 gross/0.31 net acre (15,078 gross/13,592 net square feet) parcel and contains a 240-square foot 1-car garage.

- Proposed Parcel 3 would be an approximately 0.37 gross/0.27 net acre (16,330 gross/11,852 net square feet) parcel.

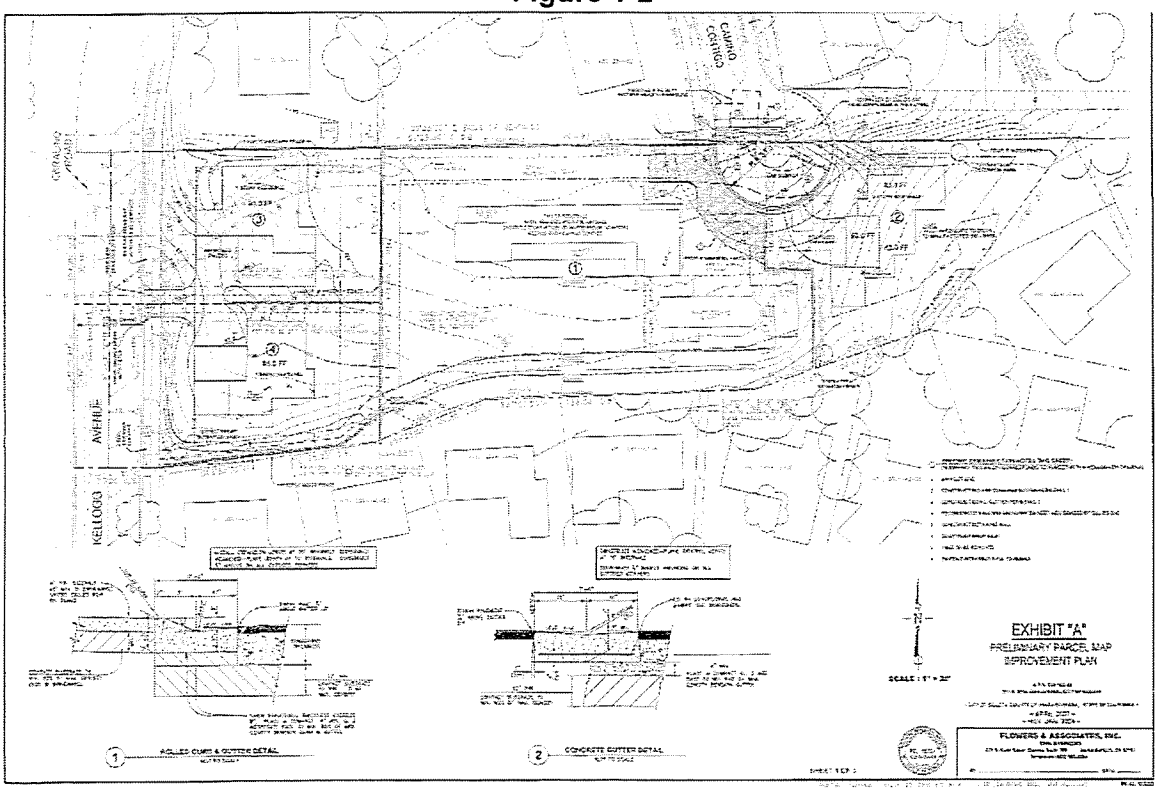
- Proposed Parcel 4 would be an approximately 0.37 gross/0.26 net acre (16,247 gross/11,453 net square feet) parcel.

Ingress and egress from the site would be modified. Existing primary access is taken from North Kellogg Avenue. The westernmost 130 feet of the existing driveway are to be abandoned as part of the Project. Access for Parcel 1 and Parcel 2 is proposed to be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. Grading for the partially constructed cul-de-sac is estimated to include a total of 1,100-cubic yards of cut and 1,500-cubic yards of fill. It is anticipated that the cul-de-sac would be completed subject to additional development and permits on the parcel to the north (APN 069-265-005). Proposed access for Parcel 3 and Parcel 4 would be along a shared drive with a reciprocal ingress/egress easement located on North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway.

Utilities providers include the following: Goleta Water District (water), Goleta Sanitary District (sewer), Southern California Edison (power), Southern California Gas Company (gas), Cox Cable of Santa Barbara (cable) and Verizon Phone Company (phone).

The applicant has also proposed conceptual building footprints (Figure 1-2) for illustrative purposes only, in order to demonstrate how future structures might be placed within the building envelopes. The conceptual building footprints are <u>not</u> part of the proposed parcel map, as structural development cannot be authorized by a land division.

Figure 1-2



The permits to construct any primary or secondary residential units are not part of the current Tentative Parcel Map and would be subject to future Land Use Permit applications should the Tentative Parcel Map be approved.

Potential Environmental Impacts

The potential environmental impacts associated with development of the project are outlined in Table 1-1 (Summary of Environmental Effects, Mitigation Measures, and Residual Impacts), which is included below, summarizes the proposed project's environmental impacts and the measures identified to mitigate these impacts. The table is organized to correspond with the order of the environmental issues discussed in Section 3.0 and is arranged in four columns: the identified impact under each EIR issue area; the level of significance prior to mitigation; mitigation measures that would avoid or reduce the level of impacts; and the level of significance after implementation of feasible mitigation measures, if applicable. Where no mitigation is required, it is noted in the table.

The table also notes the significance of impacts before and after mitigation is implemented. Impacts are classified as follows:

- Class I – Significant impact that cannot be reduced to a less than significant level with implementation of mitigation measures.
- Class II – Significant impacts that can be reduced to a less than significant level with implementation of mitigation measures.
- Class III – Less than significant impacts. Mitigation measures are not required but may be recommended.
- Class IV – Beneficial impacts.

Table 1-1
Summary of Environmental Effects, Mitigation Measures, and Residual Impacts

CLASS I SIGNIFICANCE LEVEL

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
Hazards and Hazardous Materials				
Impact HAZ-1. The County of Santa Barbara considered the adoption of specific significance criteria with respect to 60-Hz magnetic fields, and the Electromagnetic Fields Threshold adopted by the County in 1994 concluded "At this time, given the current information regarding potential health impacts and the uncertainty surrounding these impacts, the Board of Supervisors did not adopt a specific threshold for ELF exposure." In the absence of a threshold, CEQA impacts are addressed on a case-by-case basis. For the purpose of this document and consistent with previous environmental reviews, a significant impact caused by EMF would occur if "New development is exposed to ELF magnetic fields equal to or greater than 2mG." Upon incorporation in 2002, the City Of Goleta continued utilizing the 2mG threshold. The proposed project would be located within areas that are exposed to ambient power frequency magnetic field environments exceeding 2.0mG. Most, if not all, of the property exceeds a reading of 2.0mG as	Class I	HAZ-1	The applicant shall provide an EMF Disclosure Statement and an EMF Information Package containing a balanced range of EMF educational and informational materials to potential buyers of units on Parcel 1 through Parcel 4.	Significant, unavoidable
		HAZ-2	The applicant shall request that the California Department of Real Estate insert the following into the final Subdivision Public Report: "The subject property is located near powerlines and a power substation. Purchasers should be aware that there is ongoing research on adverse health effects associated with long-term exposure to low-level magnetic fields. Although no causal link is established, there is sufficient evidence to require reasonable safety precautions. The buyer may wish to become informed on the issue before making a decision on a home purchase in this location."	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
measured with a handheld device at waist height. As one traversed the property from the northern property line south through three-quarters of the property, readings ranged from 18.4mG to 4.1mG. In light of the 2.0mG threshold, a substantial impact to health would be significant and unavoidable (Class I).		HAZ-3 The applicant shall underground all utility lines within the project site.	
Cumulative Impact The proposed land subdivision would locate more humans within EMFs exceeding 2.0mG, but EMF levels are not expected to become more intense by subdividing the land or constructing residential units and associated infrastructure. With implementation of mitigation measures below, the project's contribution to these cumulative impacts would be considered a potentially significant and unavoidable impact (Class I).	Class I	HAZ-1, HAZ-2, HAZ-3 (above)	Significant, unavoidable

CLASS II SIGNIFICANCE LEVEL

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
Aesthetics				
Impact Aes-1. The size, bulk and scale of the proposed structural development and infrastructure on Parcel 2 would be visible primarily from Camino Contigo and surrounding properties if not integrated appropriately into the neighborhood with adequate treatment of design, scale, character, grading and landscaping could result in a potentially significant aesthetic impact (Class II).	Class II	AES-1	Building envelopes shall be required as shown for Parcels 1, 2, 3 and 4 on the Tentative Map Information Sheet.	Less than Significant
		AES-2	Future development on Parcel 2 shall be limited to the maximum square footage under the existing City of Goleta Floor-Area-Ratios (FARs) or any substitute future FAR regulations that may be in effect at the time of land use clearance for structural development on Parcel 2, whichever is less. Any 1-story element associated with future structural development shall be limited to a maximum peak height of 20 feet and any 2-story element shall be limited to a maximum peak height of 25 feet. Architectural projections may exceed the maximum peak height if deemed appropriate by the Design Review Board and staff and subject to the Design Review Board and staff review and approval.	
		AES-6	The applicant shall obtain Final approval from the Design Review Board for any future residential development, including any accessory	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		structures, on any of the proposed parcels. AES-7 The design, scale, and character of future residential development shall be compatible with neighborhood development. Maximum building heights shall be consistent with the applicable zoning regulations in effect at the time of approval for any LUP for such development. AES-8 Building materials and colors shall be compatible with neighborhood development, existing native vegetation, and the surrounding terrain. This shall apply to all structural development, including any walls and/or fences. HAZ-3 (above)	
Impact Aes-2. The size, bulk and scale of the proposed structural development and infrastructure on Parcel 3 and 4 would be visible primarily from North Kellogg Avenue and surrounding properties and if not integrated appropriately into the neighborhood with adequate treatment of design, scale, character, grading and landscaping could result in a potentially significant aesthetic impact (Class II).	Class II	AES-1, AES-6, AES-7, AES-8 (above) AES-3 Future development on Parcel 3 shall be limited to the maximum square footage under the existing City of Goleta Floor-Area-Ratios (FARs) or any substitute future FAR regulations that may be in effect at the time of land use clearance for structural development on Parcel 3, whichever is less. Future residential construction shall be limited to 1-story development	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
			and shall be limited to a maximum peak height of 20 feet. Architectural projections may exceed the maximum peak height if deemed appropriate by the Design Review Board and staff and subject to the Design Review Board and staff review and approval.	
		AES-4	Future development on Parcel 4 shall be limited to the maximum square footage under the existing City of Goleta Floor-Area-Ratios (FARs) or any substitute future FAR regulations that may be in effect at the time of land use clearance for structural development on Parcel 4, whichever is less. Future residential construction shall be limited to 1-story development and shall be limited to a maximum peak height of 20 feet. Architectural projections may exceed the maximum peak height if deemed appropriate by the Design Review Board and staff and subject to the Design Review Board and staff review and approval.	
		HAZ-3 (above)		
Impact Aes-3. The proposed project would include approximately 1,250-cubic yards of cut and 1,650-cubic yards of fill and could result in altered site topography which if seen from	Class II	AES-5	The applicant shall submit a final grading plan and utility plan for review and approval by the Design Review Board (DRB) and City of Goleta staff	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
North Kellogg Avenue, Camino Contigo or surrounding properties, could be considered adverse and potentially significant aesthetic impact (Class II).		for review and approval. Finished floor elevations shall not be raised. Grading shall be minimized and all ground mounted utility structures shall be located underground, out of public view, and/or screened. All utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be shall be screened from public view 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 wood or lattice fence as approved by the DRB.	
Impact Aes-4. A total of 78 healthy coast live oak trees with a dbh greater than or equal to four inches in size exist onsite. Of these 78 oak trees, 40 oak trees (51%) have canopy within the proposed building envelopes and therefore would be subject to either direct or indirect loss and/or adverse impacts as a result of future single family residential development on these four parcels. The proposed project would result in 26 direct and potentially 14 indirect mature trees being removed which would be visible from North Kellogg Avenue, Camino Contigo and surrounding properties. The loss of	Class II	AES-6 (above) AES-10 A landscape plan for each new residential unit and/or accessory structure shall be required and shall consist primarily of native drought-tolerant species that adequately screen development from surrounding land uses. The landscaping shall be compatible with the character of the surroundings and the architectural style of future development and shall incorporate the Oak Tree Protection and Replacement Plan identified as a Biological Resources mitigation	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
landscaping would be considered adverse and potentially significant aesthetic impact (Class II).			measure. The removal, relocation and planting of landscaping is subject to the Oak Tree Protection and Replacement Plan and Design Review Board Final Approval. All proposed landscaping shall be installed according to the final DRB-approved landscaping plans and maintained in good condition for the life of the project. To ensure installation and long-term maintenance of the approved landscape plan, the applicant shall enter into an agreement to install the required landscaping and irrigation systems, as well as maintain the required landscaping for the life of the project.	
		BIO-2 (below)		
Impact Aes-5. The proposed project would result in three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units. All of the proposed residential units would add significant levels of new exterior lighting to an area. If not properly shielded and oriented, such new light could result in the addition of light or glare and degrade the existing visual character or quality of the site and its surroundings which could result in a potentially significant aesthetic impact (Class II).	Class II	AES-9	All exterior lighting shall be of low intensity (sodium or equivalent) and low glare design. It shall be shielded and hooded in order to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels. Flood lights shall be prohibited.	Less than Significant
Impact Aes-7. Following the construction	Class II	AES-10 (above)		Less than

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
phase, between 140 and 168 oak trees of varying sizes (1-gallon, 15-gallon, 24-inch box and 36-inch box) would be installed or re-installed. Proposed new plantings may not be of the same height and density of the landscaping that would be displaced or removed by grading, the asphalt driveway, or the construction of the partial cul-de-sac. New landscaping may need several months to a multiple years to match pre-existing landscape conditions, and could present a noticeable change in comparison to undisturbed areas of the surrounding residential neighborhoods. This impact would be temporary, but could exist for a number of years. Hence, this impact is considered potentially significant (Class II).		BIO-2 (below)	Significant
Cumulative Impact The proposed parcel map is located along a major roadway corridor. Limited views of the Santa Ynez Mountains are available from this area and existing low density onsite development is compatible with surrounding development. Future development could block limited views of the Santa Ynez Mountains if not appropriately sited and designed. Future development would alter the existing character of the property and could result in structural build-out that is not compatible in size, bulk, and scale and architectural integration with the existing neighborhood if not appropriately sited and designed. These impacts are considered	Class II	AES-1, AES-2, AES-3, AES-4, AES-5, AES-6, AES-7, AES-8, AES-9, AES-10 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
potentially significant (Class II).			
Cumulative Impact Cumulative aesthetic impacts associated with build-out include those associated with disruption of views along major roadway corridors, alteration of the visual character of neighborhoods, and increases in the level of exterior lighting in the area. The proposed project's contribution to these cumulative impacts would be considered potentially significant (Class II).	Class II	AES-1, AES-2, AES-3, AES-4, AES-5, AES-6, AES-7, AES-8, AES-9, AES-10 (above)	Less than Significant
Air Quality			
Impact AQ-2. Short-term air quality impacts from the grading and/or construction phase would occur from combustive emissions due to heavy equipment usage in grading and construction activities, as well as PM_{10} emissions in the form of fugitive dust due to such activities. Estimated earthwork quantities include 1,100-cubic yards of cut and 1,500-cubic yards of fill. Installation of improvements and preparation of pads for residential development is estimated to take over a period of 3 to 6 months per parcel. However, since combustive emissions from construction activities are considered to be relatively small compared to total emissions that occur within the County, these emissions from project construction would produce air quality impacts	Class II	AQ-1 Dust generated during development activities shall be kept to a minimum with the goal of retaining dust onsite, as follows (see AQ Section for details): a. Water trucks or sprinkler systems shall be used during construction. b. The frequency of watering shall be increased when wind speeds exceed 15 mph if soils are not completely wet. c. Gravel pads shall be installed at all access points. d. The applicant shall provide street cleaning. e. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
that are less than significant (Class III). Emissions of fugitive dust during excavation would have the potential to cause a public nuisance or exacerbate the existing PM_{10} nonattainment status of the County. This impact is considered potentially significant (Class II).			generation. f. Graded surfaces shall be reseeded treated with soil binders, and/or subject to any other dust control measures deemed appropriate by the City of Goleta within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. g. A person or persons shall be designated by the applicant to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. h. Trucks transporting earth materials and/or construction debris from the site shall be covered with a tarp before leaving the site.	
Biological Resources				
Impact BIO-1. The project would displace existing plant communities and affect other biological resources. Onsite plant communities are not considered ESHAs and are presently degraded, fragmented, and isolated. However, all specimen native trees, including coast live oaks, are protected under the City of Goleta's General Plan due to the fact that they are considered a valuable	Class II	BIO-1	Building envelopes shall be restricted to the areas shown on the Tentative Parcel Map Information Sheet. Building envelope boundaries shall be staked in the field at the time of future development. No development or earth disturbance, aside from abandoning the existing driveway, constructing the new driveways and	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
biological resource supporting wildlife and providing significant visual amenities within the City of Goleta. As of the date the project application was submitted to the City of Goleta, there were 78 healthy coast live oak trees on the property with a dbh greater than, or equal to, four inches in size. There are also additional mixed ornamental trees of specimen quality on the property that contribute significantly to the urban forest in the neighborhood. The total impact on coast live oak trees (combined direct and indirect impacts) could potentially involve the loss of 40 healthy, coast oak trees, or 51% of the coast live oak trees of biological value on the property. While a loss of 51% of the coast live oak trees on the property is a reduction from the 53% loss that previous subdivisions had proposed, the potential loss of native trees resulting from implementation of the current proposal still exceeds the threshold of 10% and is therefore still considered a potentially significant impact (Class II) (See BIO Section for details).		cul-de-sac, and constructing the bioswale and biobasins shall occur outside these areas. When construction happens outside of the building envelope boundaries, construction shall only utilize hand tools. All other construction equipment operations shall be confined to the area within the approved development envelopes. BIO-2 The Oak Assessment and Protection Plan for Taylor Subdivision" prepared by Bill Spiewak Consulting Arborist (June 6, 2007, and amended on July 12, 2007, and February 13, 2008) shall be amended to include all of the following items: a. Minimizing impacts to oak trees in the implementation of the project by avoiding and/or minimizing: 1) removal of oak trees; 2) disruption of the canopy, and 3) alteration of drainage patterns. Structures, including roads and driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of individual trees in order to allow for future growth.	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		b. An exhibit showing the location, diameter and tree canopy of all oaks located onsite. Other trees that are to be protected shall also be included on the exhibit. c. Only trees designated for removal on the approved oak tree protection and replacement plan shall be removed. The Plan shall be consistent with the analysis in the environmental document and shall ensure that not more than 26 designated oaks trees would be directly removed and that indirect impacts to a maximum of an additional 14 designated oak trees shall be avoided and/or minimized. d. Fencing of all trees to be protected shall occur no closer than 6 feet outside the dripline, at the edge of the construction zone where the dripline extends into the construction zone, or at another location as deemed appropriate by City of Goleta staff. Fencing shall be at least 4 feet in height, shall be of chain link or other material acceptable to City of Goleta	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		staff and shall be staked every 6 feet. e. Any areas where grading, trenching, construction, landscaping, or other similar activities would encroach within 6 feet of any oak tree dripline shall be identified in the plan. All encroachment is subject to review and approval by City of Goleta staff. f. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on all plans submitted for land use and building permit approval. No construction, equipment shall be parked, stored, or operated within the protected area. No fill soil, rocks, or construction materials shall be stored or placed within the protected area. g. All proposed driveways, utility corridors, walls/fencing, irrigation lines, and similar infrastructure shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways, or a designated utility corridor such	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		that impacts to trees are avoided or minimized. h. No ground disturbance, including grading for utility installation, access, buildings, and other similar activities, shall occur within 25 feet of any oak tree canopy, unless specifically authorized by the approved Oak Tree Protection and Replacement Plan. i. Any proposed tree wells or retaining walls shall be shown on the tree protection exhibit as well as grading and construction plans. These structures shall be placed outside of the oak tree protection area, unless encroachment is specifically authorized. j. Any encroachment within the critical root zone of native trees shall adhere to the following standards: • Walls and/or fencing with continuous footings shall be prohibited. Any walls/fencing shall be installed without continuous impacts on oak trees along the wall/fenceline. Impacts shall be limited to single	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		postholes for support structures at intervals that minimize impacts on oak trees. • Any paving shall be of pervious material (i.e. gravel, brick without mortar, or turf block). • Any trenching required within the protected area of oak trees shall be done by hand. • Any roots one inch in diameter or greater encountered during any grading, construction, or similar activities shall be cleanly cut and sealed. k. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction. l. No permanent irrigation shall occur within the protected area of any oak tree. Grading and drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding. m. The Plan shall identify appropriate onsite, and offsite if necessary, mitigation for any	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		oak tree that is removed, unsuccessfully relocated, and/or damaged. Mitigation locations, replacement sizes, and replacement ratios shall be identified. n. Any unanticipated damage that occurs to an oak tree resulting from grading, construction, or similar activities shall be mitigated in a manner approved by City of Goleta staff. A mitigation plan shall be funded by the applicant under the direction of the City of Goleta and shall include but not be limited to damage assessment, tree replacement, location of replacement, installation, maintenance, and performance criteria. o. A minimum of five (5) year performance securities for oak tree mitigation shall be required. BIO-3 The applicant shall install and maintain a stormwater detention facility so drainage patterns are minimize impacts to oak trees. See HYD-6, HYD-7, and HYD-8.	
Impact BIO-2. Following the construction phase, between 140 and 168 oak trees of varying sizes (1-gallon, 15-gallon, 24-inch box and 36-inch box) would be installed or re-	Class II	BIO-2 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
installed per the Oak Tree Protection and Replacement Plan. Proposed new plantings may not be of the same height and density of the landscaping that would be displaced or removed by grading, the asphalt driveway, or the construction of the partial cul-de-sac. New landscaping may need several months to a few years to match pre-existing landscape conditions, and could present a noticeable change in comparison to undisturbed areas of the surrounding residential neighborhoods. This impact would be temporary, but could exist for a number of years. Hence, this impact is considered potentially significant (Class II).			
Impact BIO-3. Wildlife species present on the property and in the immediate vicinity are highly adapted to the urban environment. These species are considered common and are expected to relocate during site preparation resulting in less than significant short-term (associated with grading and construction) impacts on local wildlife populations (Class III). It is noted that special-status migratory bird species may occur in the project area and may nest on the project site, and a disturbance that would cause abandonment of active nests containing eggs and/or young would be considered potentially significant; in addition, long-term noise	Class III Class II	AES-9 (above) BIO-1, BIO-2 (above) BIO-4 Future construction and tree removal/relocation/trimming activities shall not occur during bird breeding (February 1 – August 30). If these activities must occur during this time, a qualified biologist shall conduct a survey of the property no more than one week prior to the activity to identify active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. If an active raptor nest site exists on the subject property, no	Short-term: Less than Significant Long-term: Potentially Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
(associated with occupation of 3 new single-family dwellings and potentially 2 attached second residential units with accessory buildings and associated infrastructure) as well as increased night lighting would affect wildlife usage of the property, particularly any nesting birds. Such long-term impacts would be considered potentially significant (Class II).			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.	
Cumulative Impact Cumulative impacts on biological resources in Goleta include the loss and fragmentation of habitat, direct and indirect impacts on species of concern, water quality degradation, and erosion and sedimentation within the watershed of the Goleta and Devereux Sloughs. Due to the level of direct and indirect impacts on specimen Coast Live Oak trees onsite the proposed project's contribution to cumulative impacts on such native trees in the Goleta area is considered potentially significant (Class II).	Class II	BIO-1, BIO-2, BIO-3 (above)		Less than Significant
Cultural Resources				
Impact CULT-2. No potentially "important" or significant prehistoric and historic materials were found within the project area and as such, the proposed lot split and subsequent residential improvements are not considered to have the potential to impact significant or important prehistoric or historic cultural	Class II	CULT-1	In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a City of Goleta approved archaeologist and Native American representative are retained by the applicant to evaluate the significance of	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
remains as defined in the CEQA and State Historic Preservation Office Guidelines. However, although field investigations were negative, there remains the potential for the presence of important cultural/archaeological artifacts as well as human remains that may be discovered during grading operations. Grading for project, including the partially constructed cul-de-sac, is estimated to include a total of 1,100-cubic yards of cut and 1,500-cubic yards of fill. The proposed excavation may involve subsurface soils below those that were previously disturbed during the development of the residence and previous agricultural activities, and hence could result in the discovery of cultural or paleontological resources of unknown significance. The likelihood for such disturbance, while low, is considered to be a potentially significant impact (Class II).		the find pursuant to Phase 2 investigations of the City of Goleta Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City of Goleta Archaeological Guidelines and funded by the applicant.	
Cumulative Impact Prehistoric archaeological sites and resources are non-renewable resources that can be significantly impacted without the implementation of adequate mitigation measures. Although, the proposed project would involve a small area of disturbance of intact sediments, any loss or disturbance of a significant cultural resource would be	Class II	CULT-1 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
considered a potentially significant contribution to cumulative impacts. However, mitigation measures are available to reduce the potential for significant impacts. Therefore, the project's contribution to cumulative cultural and paleontological impacts would be considered potentially significant, but mitigable (Class II).				
Geology and Soils				
Impact GEO-5. Although the project site does not exhibit any visible evidence of significant past erosion, the proposed project would involve some grading and excavation which could result in erosion and sediment loss from stockpiled soils and graded areas onsite. As such, the potential for erosion resulting from project construction would be considered potentially significant (Class II).	Class II	GEO-1	The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15th to November 1st) unless a City of Goleta 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. If excavation and grading occurs outside the dry season of the year, Building & Safety & Community Services shall give special consideration to contain all impacts onsite. Special consideration includes, but is not limited to, preventing overland escape of water, maintaining the retaining wall's structural integrity, etcetera. All exposed graded surfaces shall be reseeded with ground cover	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		vegetation to minimize erosion. GEO-2 Best available erosion and sediment control measures shall be implemented during grading and construction. (See GEO Section for details). GEO-3 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.	
Impact GEO-6. Throughout the project's construction phase, areas of work would include areas of bare soil, over excavations, and stock-piled soil. During rain events, any bare areas would be exposed to erosion and potential sediment-laden runoff. Sediment-laden runoff that enters the storm drain system could potentially reach area watercourses. While no potential impacts would be expected in the dry season, if work is to be conducted in the rainy season (generally November 1 to March 31), adequate erosion and runoff control measures would be needed to prevent transport of sediment off site and into downstream drainages and watercourses (Class II).	Class II	GEO-1, GEO-2, GEO-3 (above)	Less than Significant
Cumulative Impact Project contributions to cumulative, adverse	Class II	GEO-1, GEO-2, GEO-3 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
erosion and soil loss in the area would be considered potentially significant. The exposure of the new structures to potential impacts from strong seismic shaking would not be seen as cumulatively significant, as development within the entire City is within the Seismic Zone 4 and is subject to standard building code requirements. All other project contributions to cumulative impacts on geologic processes and soils would be considered less than significant (Class II).			
Hazards and Hazardous Materials			
Impact HAZ-2. Since the proposed project is not a hazardous materials facility, nor has any indication of an UST been unearthed, the City of Goleta's risk based thresholds are not particularly applicable. However, for the purposes of this analysis, the proposed project could be considered to pose a significant impact to health impacts if a UST or another hazardous material exposed people to hazardous materials. As such, impacts would be considered to be a potentially significant impact (Class II).	Class II	HAZ-4 In the event that hazardous materials (including an UST or the former kerosene heater infrastructure) are found onsite, grading and construction shall be temporarily suspended or redirected, but assessment work shall determine the lateral and vertical extent of the contamination and a site Remediation Action Plan shall be submitted to the SBCFPD's Protection Services Division (PSD) and/or the RWQCB for review and approval. Construction contingency plans and a Site Health and Safety Plan shall be prepared as necessary.	Less than Significant
Impact HAZ-3. The house had formerly been heated with a kerosene power heater, but the	Class II	HAZ-4 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
above ground system was removed and replaced with a natural gas system years ago. Underground tanks or piping associated with the former kerosene heater at the house has the potential for subsurface hydrocarbon impacts, but any potential impacts from this infrastructure would be expected to remain in the vicinity of the house and no impacts on any adjacent lots that may be created in the future is expected. The likelihood for a hydrocarbon impact, while low, is considered to be a potentially significant impact (Class II).				
Hydrology and Water Quality				
Impact HYD-1. The future development of three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units would increase the level of impervious surface onsite thereby increasing the level of stormwater runoff if no mitigation was proposed. The site's soils exhibit moderate permeability to a very slow permeability. Surface runoff is described as medium and the erosion hazard is considered moderate on unprotected slopes. During higher than normal rainy seasons, the low lying area near the extreme southeastern corner of the property may experience retarded percolation as the ground becomes saturated causing	Class II	HYD-1 HYD-2 HYD-3 HYD-4	Provide a variable width private drainage easement for the benefit of Parcel 1. The applicant shall submit drainage and grading plans with a final hydrology report for review and approval by Community Services and Building staff (See HYD Section for details). The applicant shall install a "Storm Treat" detention basin system with a minimum storage capacity of 3,306-gallons. Grading and construction activities shall address water quality through the use of BMPs (See HYD Section for	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
instances of perched water. Plans note an overland escape over the southern parcel lines as is presently the case. As such, the potential for altering existing drainage, adding to stormwater water runoff, or degrading the water quality would be considered potentially significant. Ingress and egress from the site would be modified. Existing primary access from North Kellogg Avenue would be abandoned. Access for Parcel 1 and Parcel 2 is proposed to be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. Proposed access for Parcel 3 and Parcel 4 would be along a shared paver driveway located on North Kellogg Avenue. The creation of a cul-de-sac at Camino Contigo, and additional structures would create additional impervious surfaces and a potentially significant hydrology and water quality impact (Class II).		details). HYD-5 The applicant shall specify a designated onsite washout for all construction materials (concrete, paint, etc.) to prevent runoff into street, storm drain systems, or creeks in the Erosion and Sediment Control Plan and Operations and Maintenance Procedure Plan (See HYD Section for details). HYD-6 Incorporate a permeable paving system for the proposed project driveways that would allow a portion of the driveway to percolate into the ground. HYD-7 The applicant shall maintain the drainage system, "Storm Treat" detention basins, storm drain water interceptor and other storm water pollution control devices in accordance with the Erosion and Sediment Control Plan and Operations and Maintenance Procedure Plan. HYD-8 The applicant shall provide an Erosion and Sediment Control Plan and Operations and Maintenance Procedure Plan, which shall describe replacement schedules for pollution absorbing filters, and etcetera, for the	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		operation and use of the storm drain system. The Plan shall be approved by City of Goleta staff. HYD-9 Provide/update an engineered drainage plan that addresses the existing drainage patterns and improvement of the quality and/or rate of water run-off conditions from the site with each future residence (See HYD Section for details).	
Impact HYD-2. The existing drainage contours and drainage patterns would be altered; however, the applicant proposes to install "Storm Treat" detention basins and bioswales to collect the stormwater from the hardscaped areas. The proposed three "Storm Treat" detention basin system would result in less water leaving the property than baseline conditions and would reduce the amount of standing surface water. Removing the existing driveway would increase the area of pervious soil to absorb rainwater on Parcel 1 and Parcel 3. The stormwater that flows over the south property line on Parcel 1, in a worse case scenario, would remain as is. Improvement plans for Camino Contigo direct drainage from Camino Contigo directly north of the Taylor property directly to the east as is. The stormwater created onsite by the cul-de-sac	Class II	HYD-1, HYD-2, HYD-3, HYD-4, HYD-5, HYD-6, HYD-7, HYD-8, HYD-9 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
and would be collected by a proposed "Storm Treat" detention basin in the northeast corner of Parcel 2. The stormwater that flows to the northeast or southwest corner of the Parcel 2 would be collected by a proposed "Storm Treat" detention basin and/or percolate into the ground on Parcel 2. The stormwater that flows over the south property line on Parcel 3 would continue to escape to North Kellogg Avenue. The stormwater that flows to the southwest corner of the property and North Kellogg Avenue would be collected by a proposed "Storm Treat" detention basin on Parcel 4. Improvement plans indicate a filtered catch basin and sidewalk culvert would be constructed at North Kellogg Avenue. The proposed grading and alteration of some drainage patters would be a potentially significant hydrology and water quality impact (Class II) (See HYD Section for details).			
Impact HYD-3. The construction areas would be temporarily stripped of existing groundcover, landscaping and some hardscape, resulting in areas of exposed soils that would remain exposed until construction of the homes is complete or nearly so and the parcel's groundcover, landscaping and hardscape has been restored. Furthermore, the excavation required for grading may require one or more temporary soil stockpiles.	Class II	HYD-4, HYD-5, HYD-8, HYD-9 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
Any excavation soil stockpile would not be expected to remain on site for long as the soil is needed for onsite fill. Soils that are to be imported to be used for fill shall be clean soil. The proposed temporary soil exposure would be a potentially significant hydrology and water quality impact (Class II).			
Impact HYD-4. Related impacts and associated mitigation measures are discussed in Section 3.5, Geology and Soils. Refer to Impacts Geo-1 to Geo-8. These impacts are considered potentially significant or adverse, but less than significant (Class II and III).	Class II Class III	GEO-1, GEO-2, GEO-3 (above)	Less than Significant
Land Use			
Impact LU-1. The General Plan Land Use Element identifies the site for single-family uses. Future residential development of Parcels 1, 2, 3 and 4 would be limited by any regulations in place at the time an application for a LUP is submitted. Such limitations may include, but may not be limited to Floor-to-Area Ratios (FARs), height limitations, and environmental buffers. As proposed, Parcel 1 would not conform to the current recommended FARs. As such, the potential for conflicting with applicable land use policy could be considered potentially significant (Class II).	Class II	AES-1, AES-2, AES-3, AES-4, AES-5, AES-6, AES-7, AES-8, AES-9, AES-10 (above)	Less than Significant
*Impact LU-2.*The General Plan Noise Element identifies noise thresholds in Table 9-2 "Noise	Class II	NOI-1 (below)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
and Land Use Compatibility Criteria" for Residential – low density and NE 6.5 "Other Measures to Reduce Construction Noise." Future residential development's noise exposure of Parcels 2, 3 and 4 and related construction noise would be evaluated by and required to abide by these threshold. Such limitations may include, but may not be limited to noise attenuation consideration in construction drawings, limits on construction hours and machinery. As such, the potential for conflicting with applicable land use policy could be considered potentially significant (Class II).			
Cumulative Impact Project contributions to neighborhood compatibility and quality of design could be considered potentially significant (Class II).	Class II	AES-1, AES-2, AES-3, AES-4, AES-5, AES-6, AES-7, AES-8, AES-9, AES-10 (above)	Less than Significant
Cumulative Impact Cumulative impacts on associated biological resources due to the level of direct and indirect impacts on specimen Coast Live Oak trees onsite the proposed project's contribution to cumulative impacts on such native trees in the Goleta area is considered potentially significant (Class II).	Class II	BIO-1, BIO-2, BIO-3 (above)	Less than Significant
Noise			
Impact NOI-2. Grading is estimated to occur over a period of three months for installation of	Class II	NOI-1 Noise-generating construction activities for projects near or adjacent to	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
improvements and preparation of pads for residential development per parcel. Construction of a single-family home, on average, last for a period of 9 to 12 months as measured from completed grading to the issuance of a Certificate of Occupancy. Noise associated with heavy equipment powered by internal combustion engines, such as tractors, graders, trucks, etcetera, or impact equipment, such as pneumatic wrenches, jack hammers and rock drills, used during grading and construction activities can exceed 95 dB measured 50 feet from the source. Noise associated with typical construction equipment, such as saws, ranges between 70 to 80 dB measured 50 feet from the source. At a point source attenuation rate of 6 dB for each doubling of distance from the source, construction equipment noise levels would not decrease below the City of Goleta's 65 dB threshold until the distance between the source and adjacent residential units reached 1,600 feet. Since a substantial number of existing residential units lie within a 1,600 foot radius of the project site, construction noise is considered to pose a potentially significant impact on these sensitive noise receptors (Class II).		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 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.	
Utilities and Service Systems			

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
Impact UTIL-2. Related impacts and associated mitigation measures are discussed in Section 3.7, Hydrology and Water Quality. Refer to Impacts HYD-1 to HYD-9. These impacts are considered potentially significant or adverse, but less than significant (Class II, III, and IV).	Class II Class III	HYD-1, HYD-2, HYD-3, HYD-4, HYD-5, HYD-6, HYD-7, HYD-8, HYD-9 (above) Recommended UTIL-4 Outdoor water use shall be limited through the measures listed below (See UTIL Section for details): a. Landscaping native and/or drought tolerant species; b. Drip irrigation; c. Plants grouped by water needs; d. Turf less than 20% of the total landscaped area for each new residential unit; e. No turf on slopes of over 4% for any new residential unit; f. Extensive mulching shall be used in all landscaped areas; g. Soil moisture sensing devices to prevent unnecessary irrigation. h. Permeable surfaces shall be used for all parking areas and driveways. UTIL-5 Indoor water use shall be limited through the following measures: a. All hot water lines shall be insulated; b. Recirculating, point-of-use, or on-demand water heaters shall	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
			be installed; c. Water efficient clothes washers and dishwashers shall be installed;	
		UTIL-6	Reclaimed water shall be used for all dust suppression activities during grading and construction.	
Impact UTIL-3. Water to serve the three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units would be provided by the Goleta Water District (GWD). Using the City of Goleta's adopted duty factors for water consumption, total additional yearly water demand resulting from the proposed project would be approximately 2.0 AFY (four parcels averaging 24,675 ft^2 each at a duty factor of 0.50 AFY/parcel). While adequate water is currently available to serve the project without adversely affecting the District's water supply, the applicant must obtain a formal commitment from the District before delivery of water can be guaranteed. Therefore, project impacts on the District's water supply are considered potentially significant (Class II).	Class II	UTIL-1	The applicant shall pay all applicable connection fees and obtain a Can and Will Serve Letter from the GWD for the proposed parcel map.	Less than Significant
Impact Util-4. New wastewater effluent generation projected for the proposed project would be between 552 and 1100 gpd as noted above. While the GSD has sufficient	Class II	UTIL-2	The applicant shall pay all applicable connection fees and obtain a Can and Will Serve Letter from the GSD for the proposed parcel map.	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
conveyance and treatment capacity to handle this volume of new effluent, sewer service for the project cannot be guaranteed until the applicant obtains a formal commitment from the District for such service. Therefore, project impacts on the District's wastewater conveyance and treatment water supply are considered potentially significant (Class II).			

CLASS III SIGNIFICANCE LEVEL

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
Aesthetics			
Impact Aes-6. During the construction phase, the work area may be highly visible and present an aesthetic impact. The site would need to be fenced and grading activities, construction activities and equipment, the potential of temporary soil stockpiles, removal of the asphalt driveway, construction of the partial cul-de-sac, and landscaping removal and installation would contribute to these impacts, which are expected to last 3 to 6 months. This impact, while adverse, would be temporary and is considered less than significant (Class III).	Class III	AES-11 To prevent construction and/or employee trash from blowing offsite, covered 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 of Goleta staff.	Less than Significant
Air Quality			
Impact AQ-1. The proposed project consists of the division of the property into four parcels with the future intent to construct three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units. The proposed development would result in an increase in traffic and associated vehicular emissions over the baseline condition of 40 average daily trips of which 6 would be pm peak hour trips Institute of Transportation Engineers. The screening table included in the City of Goleta's *Environmental Thresholds and Guidelines Manual* indicates that threshold	Class III	Recommended AQ-2 The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, should 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;	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
amounts of nitrogen oxides and/or reactive organic compounds would not be reached with a project of this size (approximately 125 residential units needed to trigger threshold values). Similarly, screening information indicates that the threshold for carbon monoxide impacts would also not be exceeded (approximately 800 peak hour trips required at a "hot spot" intersection). The proposed project would also not result in the exposure of sensitive receptors to substantial pollution levels or expose people to excessive odors or smoke. Therefore, long-term air quality impacts would be considered less than significant (Class III)		d. Use of natural lighting; e. Installation of energy efficient lighting; and f. Use of drought-tolerant native landscaping subject to Design Review Board (DRB) approval to shade buildings;	
Impact AQ-3. The proposed project would generate GHGs including water vapor, $C0_2$ and fluorocarbons which absorb infrared radiation in the atmosphere. Because different GHGs have varying levels of heat absorption, CO_2 is commonly used as a "reference gas" to relate the amount of heat absorbed to the level of GHGs emitted. As such, project generated levels of CO_2 would be considered the project's contribution to cumulative GHGs and global climate change. Using URBEMIS air quality modeling software, it is anticipated that project generated CO_2 emission levels (vehicular and source) would be less than one	Class III	Recommended AQ-2 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
(1) metric ton of CO_2 emissions. Therefore, the project's contribution to GHG emissions are not classifiable.			
Cumulative Impact The project's contribution to cumulative air quality impacts would be considered significant if the project's nitrogen oxide or reactive organic compound emissions exceed 25 pounds per day. For projects that do not exceed these thresholds, emissions have been taken into account in the APCD's Air Quality Attainment Plan growth projections, and emissions associated with such projects are not considered cumulatively significant. The proposed parcel map is therefore considered to result in less than significant contribution to cumulative air quality impacts (Class III).	Class III	Recommended AQ-2 (above)	Less than Significant
Cumulative Impact Until such time that 1) sufficient scientific basis exists to accurately measure GHG emissions and project future climate trends, and 2) guidance is provided by regulatory agencies to evaluate thresholds of significance and control of GHG emissions, the significance of the proposed project's contribution to global GHG emissions and thereby climate change, pursuant to CEQA, cannot be judged and such an evaluation would be speculative.	Class III	Recommended AQ-2 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
Biological Resources			
Impact BIO-3. Wildlife species present on the property and in the immediate vicinity are highly adapted to the urban environment. These species are considered common and are expected to relocate during site preparation resulting in less than significant short-term (associated with grading and construction) impacts on local wildlife populations (Class III). It is noted that special-status migratory bird species may occur in the project area and may nest on the project site, and a disturbance that would cause abandonment of active nests containing eggs and/or young would be considered potentially significant; in addition, long-term noise (associated with occupation of 3 new single-family dwellings and potentially 2 attached second residential units with accessory buildings and associated infrastructure) as well as increased night lighting would affect wildlife usage of the property, particularly any nesting birds. Such long-term impacts would be considered potentially significant (Class II).	Class III Class II	AES-9 (above) BIO-1, BIO-2 (above)	Less than Significant
Cultural Resources			
Impact CULT-1. The Post/Hazeltine report concluded that the subject home represents a relatively rare example of an upscale Monterey Revival-style house in the Goleta Valley, and	Class III	CULT-2 No demolition and/or alteration of the existing historic residence on proposed Parcel 1 is allowed without review and approval by City staff and the DRB.	No Impact

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
that the subject property meets the third of the eight criteria listed in the City of Goleta's *Environmental Thresholds and Guidelines Manual.* Although the existing residence does meet Criteria #3 noted above, the report goes on to note that since the integrity of the house has been diminished by post-construction alterations, and because the setting has been altered by the development of a post-World War II subdivision, the house does not qualify for designation as a City of Goleta Landmark nor does it meet the criteria for inclusion in the State or Federal Registers of Historic Places. The subject house does, however, qualify for designation as a Place of Historic Merit. The report concludes that the proposed project would not adversely affect this historical resource given the fact that the house is not proposed to be demolished and the setting surrounding the house has already been compromised by previous development in the area (Class III).		CULT-3 An outdoor plaque shall be installed stating that the project site is a Place of Historic Merit. The applicant shall work with City of Goleta staff to design the plaque and identify an area along the public right-of-way suitable for placing the outdoor plaque. The applicant shall be responsible for cost of manufacturing and installing the plaque.	
Impact CULT-3. The proposed project would not directly or indirectly affect any unique paleontological resource or unique geologic feature onsite. Such impacts would be considered less than significant (Class III).	Class III	Recommended CULT-1 (above)	Less than Significant
Cumulative Impact Cumulative impacts on cultural resources	Class III	CULT-2, CULT-3 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
include the regional loss and destruction of historical resources over time. No historical structures are proposed to be demolished, and the additional residences on the subject property would not result in a significant impact on the setting of the existing residence, since the setting has already been compromised by the development of a residential subdivision surrounding the subject property in the early 1960s. Because no project-specific thresholds of significance would be triggered as a result of the proposed project, project contributions to cumulative cultural resource impacts would be considered less than significant (Class III)			
Geology and Soils			
Impact GEO-1. There are no Alquist-Priolo mapped earthquake faults or zones within the City of Goleta (General Plan Safety Element; 2006). Due to the distance between the project site and the More Ranch Fault (approximately 1.7 miles to the south), potential seismic risks are considered to be adverse but less than significant (Class III).	Class III	None required.	Less than Significant
Impact GEO-2. The project would expose new residences to strong seismic shaking. The risk of a large enough earthquake that would result in damage to these structures and facilities is very low. Furthermore, the proposed structures would be subject to the	Class III	None required.	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
requirements of UBC Seismic Zone 4 for resistance to seismic shaking. This impact is considered adverse, but less than significant (Class III).			
Impact GEO-3. The Seismic Safety and Safety Element of the County of Santa Barbara's Comprehensive Plan identifies the project site as having a low potential for liquefaction. However, the potential for one of the geologic prerequisites for liquefaction is considered possible but not probable. Secondly, surface soils are underlain by Alluvium/Older Alluvium at depths ranging from 100 to 200 feet. Such geologic formations do not normally have thick sequences of well sorted, water saturated sandy materials as is generally needed for liquefaction to occur. Finally, there is no known historic evidence of prior liquefaction in Santa Barbara County. As such, potential risks to people and structures due to the liquefaction potential are considered less than significant (Class III).	Class III	None required.	Less than Significant
Impact GEO-4. Lack of surface evidence of past slope instability, and presence of underlying Alluvium/Older Alluvium geologic formations, the potential for the occurrence of landslides is considered low (Hoffman, March 2003) (Class III).	Class III	None required.	Less than Significant
Impact GEO-7. Soil and geologic conditions	Class III	None required.	Less than

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
onsite are not of the type that pose a significant potential for becoming unstable as a result project implementation or would contribute to on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils onsite are not sufficiently expansive to pose a substantial risk to life or property; however, special consideration should be given to the existing retaining wall along the southern property boundary. Such potential impacts would be considered less than significant (Class III).			Significant
Impact GEO-8. The proposed project would be connected to the Goleta Sanitary District's wastewater 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 (Class III).	Class III	None required.	Less than Significant
Hazards and Hazardous Materials			
Cumulative Impact The residential units are anticipated to use, store, and or handle hazardous materials in concentrations typical of the surrounding residential properties. These cumulative impacts are considered less than significant (Class III).	Class III	None required	Less than Significant
Hydrology and Water Quality			
Impact HYD-4. Related impacts and associated mitigation measures are discussed	Class II	GEO-1, GEO-2, GEO-3 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
in Section 3.5, Geology and Soils. Refer to Impacts Geo-1 to Geo-8. These impacts are considered potentially significant or adverse, but less than significant (Class II and III).	Class III		
Cumulative Impact Potential impacts of erosion, sedimentation, and polluted runoff related to the construction phase of the project are not considered potentially significant since the size of the disturbed area is small and within an existing residential neighborhood and since adherence to erosion and sedimentation control measures, as discussed in Section 3.5, Geology and Soils, would be required. The potential for polluted runoff during the operational phase was not identified as a project-specific significant impact, and hence would not be considered to have a significant contribution to potential cumulative impacts. Given the low potential for offsite erosion and sedimentation impacts, the project would not be considered to have potentially significant cumulative impacts. Therefore, the project's contribution to cumulative hydrologic and water quality impacts is less than significant (Class III).	Class III	Recommended HYD-1, HYD-2, HYD-4, HYD-5, HYD-6, HYD-7, HYD-8, HYD-9 (above)	Less than Significant
Land Use			
Impact LU-3. The proposed project would not conflict with any applicable habitat conservation	Class III	None required.	No Impact

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
plan or natural community conservation plan due to the fact that no such plan(s) exist for either the project site or the surrounding area.			
Noise			
Impact NOI-1. The proposed project would not result in the generation of excessive, long-term noise levels nor would it result in the exposure of people to, or generation of, excessive groundborne noise levels. Additional residential traffic and operational noise generated by the proposed three new single-family dwellings, potentially two second residential units, accessory buildings and associated infrastructure and would not measurably increase the existing CNEL of the surrounding neighborhood (Class III).	Class III	None required.	No Impact
Cumulative Impact Over the long-term, the proposed project would contribute incrementally but not considerably to the noise environment of the surrounding area. Over the short-term construction noise would result in a potentially significant project contribution to cumulative noise levels in the area (Class III).	Class III	NOI-1 (above)	Less than Significant
Public Services			
Impact PS-1. The City of Goleta falls well short of the minimum ratio of firefighters to population (1/4,000) and the engine company standard (4 firefighters/engine for	Class III	None required	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
16,000 people). The proposed project would incorporate a new fire hydrant to be installed on the northeast corner of North Kellogg Avenue/Camino Contigo intersection and improved safety access through the construction of a partial-cul-de sac that incorporates a fire approved hammerhead design and upon completion would allow a fire approved turnaround with proper turning radii. Due to the minimal increase in population posed by this project, 9 to 16 individuals, the potential, project specific effect on the County Fire Departments ability to adequately serve these new residential units would be considered less than significant (Class III).			
Cumulative Impact The project's contribution to cumulative demand for fire protection would be offset by the required payment of development impact mitigation fees (DIFs) prior to issuance of any LUP for construction of any new residential unit and payment of Quimby fees prior to map recordation.	Class III	PS-1: Payment of development impact fees shall be required to reduce the project's contribution to cumulative fire impacts.	Less than Significant
Traffic and Circulation			
Impact TRANS-1. Per the Institute of Transportation Engineers, new (above baseline), average daily trips generated by this	Class III	None required.	No Impact

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
type of residential project (three single-family dwellings and potentially two residential second units) would result in an increase in traffic over the baseline condition of 40 ADTs of which 6 would be pm peak hour trips (PHTs). As such, the addition of 6 new PHTs, even at Calle Real/North Kellogg Avenue or Camino Contigo/North Kellogg Avenue, would not result in a significant, project specific traffic impact (Class III).			
Impact TRANS-2. The project site lies well outside of the Santa Barbara Municipal Airport (SBMA) Planning Area as well as any SBMA operational zones. There are no private airstrips within the Goleta area. The proposed project would not result in any impact on SBMA operations or airport safety (Class III).	Class III	None required.	No Impact
Impact TRANS-3. The westernmost 130 feet of the existing driveway would be abandoned from North Kellogg Avenue to just west of the existing home. Access for Parcel 1 and 2 would be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. Proposed access for Parcel 3 and 4 would be along a shared drive with a reciprocal ingress/egress easement located on North Kellogg Avenue approximately 27 feet (centerline to centerline)	Class III	TRANS-1. The applicant shall obtain an encroachment permit(s) from the County of Santa Barbara for Parcels 1 and 2 to access the project site off Camino Contigo in perpetuity and from the City of Goleta for Parcel 3 and 4 to access the project site off North Kellogg Avenue in perpetuity.	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure		Significance After Mitigation
further south from the existing driveway. A reciprocal ingress/egress and maintenance easement would be needed between Parcels 1 and 2 and Parcels 3 and 4. Provided that all vehicles would exit the proposed parcels in a forward gear, stopping sight distance from the proposed driveway onto northbound North Kellogg Avenue as well as at the existing North Kellogg Avenue/Camino Contigo intersection is adequate and does not contain blind-spots and would allow for safe ingress/egress to the proposed parcels (Class III) (See TRANS Section for details).				
Impact TRANS-4. Variable width easements for ingress, egress, public utilities and a turnaround for emergency vehicles are identified for the benefit of all proposed parcels. New ingress and egress to Parcel 1 and Parcel 2 would be taken from a partially constructed cul-de-sac which addresses grade differences and incorporates a modified Fire Department hammerhead turnaround as part of the design, and Parcel 3 and Parcel 4 would be taken from North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway. Each proposed dwelling would be located within 150	Class III	TRANS-2. TRANS-3.	The applicant shall draft Ingress/Egress Maintenance Easements between Parcel 1 and Parcel 2, and between Parcel 3 and Parcel 4. These easements shall be reviewed by staff and recorded against the property to allow access and define maintenance responsibilities for owners of Parcel 1 and Parcel 2 and Parcel 3 and Parcel 4 in perpetuity. The applicant shall design a turnaround area within Parcel 3 and Parcel 4 driveway so vehicles won't be required to enter onto Kellogg Avenue	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
feet (as the hose bends) from emergency vehicle turnouts. Turnaround details would need to be provided and meet the Fire Department's standards including turning radii. All emergency vehicular paths are to provide a 12-foot wide by 13.5-foot tall clear area. An all-weather road base would be required for all vehicular paths under a 10% slope, and a paved surface will be required for all vehicular paths over 10% slope. As such, adequate access is provided to the proposed parcels (Class III).		in reverse gear. The turnaround area is required to be open for vehicular movements in perpetuity.	
Impact TRANS-5. Per City code, a single-family dwelling less than 3,000 square feet requires a two-car garage, and a single-family dwelling in excess of 3,000 square feet is required to have a three-car garage. Parking shall not be located within the front or side yard setbacks. The configuration and available area for development on all three proposed parcels appears to be adequate to ensure compliance with these parking requirements is met onsite (Class III).	Class III	None required.	No Impact
Impact TRANS-6. The proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation or alternative transportation improvements such as bus turnouts and bicycle lanes. No such impacts would occur as a result of project	Class III	None required.	No Impact

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
implementation (Class III).			
Cumulative Impact The proposed project's incremental contribution to cumulative traffic volumes within the City of Goleta would be offset through the payment of required traffic development impact fees at the time of map recordation. As such, the project's contribution to cumulative traffic impacts would be considered less than significant (Class III).	Class III	TRANS-4: In addition to the project-specific mitigation measures, payment of GTIP development impact fees shall be required to reduce the project's contribution to cumulative traffic impacts.	Less than Significant
Utilities And Service Systems			
Impact UTIL-1. As noted above, sewer service for the proposed parcels would be provided by the GSD. Using the District's most current wastewater generation factor of 184 to 220 gallons/day (gpd) for each equivalent residential unit (ERU), estimated additional daily average effluent generation resulting from the proposed project would be between 552 and 1100 gpd. The addition of between 552 and 1100 gpd to the volume of wastewater to be treated by the GSD based on their existing unused daily capacity of 1.12 mgd would be considered an insignificant impact on the District's conveyance system and treatment capacity (Class III) (See UTIL Section for details).	Class III	None required.	No Impact
Impact UTIL-2. Related impacts and associated mitigation measures are discussed	Class II	HYD-1, HYD-2, HYD-3, HYD-4, HYD-5, HYD-6, HYD-7, HYD-8, HYD-9 (above)	Less than Significant

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
in Section 3.7, Hydrology and Water Quality. Refer to Impacts HYD-1 to HYD-9. These impacts are considered potentially significant or adverse, but less than significant (Class II, III, and IV).	Class III	Recommended UTIL-4 Outdoor water use shall be limited through the measures listed below (See UTIL Section for details): a. Landscaping native and/or drought tolerant species; b. Drip irrigation; c. Plants grouped by water needs; d. Turf less than 20% of the total landscaped area for each new residential unit; e. No turf on slopes of over 4% for any new residential unit; f. Extensive mulching shall be used in all landscaped areas; g. Soil moisture sensing devices to prevent unnecessary irrigation. h. Permeable surfaces shall be used for all parking areas and driveways. UTIL-5 Indoor water use shall be limited through the following measures: a. All hot water lines shall be insulated; b. Recirculating, point-of-use, or on-demand water heaters shall be installed; c. Water efficient clothes washers	

Description of Impact	Significance Level	Proposed Mitigation Measure	Significance After Mitigation
		and dishwashers shall be installed; UTIL-6 Reclaimed water shall be used for all dust suppression activities during grading and construction.	
Impact UTIL-5. Based on the City of Goleta's adopted Environmental Thresholds and Guidelines Manual, the projected additional volume of solid waste generated by the proposed project would be approximately 11.5 tons/year. Per the City of Goleta's adopted Thresholds, the anticipated volume of additional solid waste generated by the project would be considered an adverse, but less than significant impact on landfill capacity at Tajiguas. The proposed residential project would not be anticipated to violate any Federal, State, or local statutes and regulations related to solid waste (Class III).	Class III	UTIL-3 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.	Less than Significant
Cumulative Impact Project contributions to cumulative demand wastewater conveyance and treatment capacity, cumulative demand for water, the need for regional additional stormwater control facilities, and future increases in cumulative solid waste generation would be considered less than significant (Class III).	Class III	None required.	Less than Significant

SECTION 2.0
PROJECT DESCRIPTION

2.1 GENERAL INFORMATION

Project Title: Taylor Tentative Parcel Map Environmental Impact Report (TPM 32,015; 03-053-PM; 08-EIR-001)

Project Agent: Sage Construction
Attention: Bruce Burke
1307 North Salsipuedes Street
Santa Barbara, CA 93103

Property Owner: Valdez and Lorine Taylor
590 North Kellogg Avenue
Goleta, CA 93117

General Plan Land Use Designation: Single-Family Residential (R-SF)

City Zoning: Single-Family Residential (10-R-1)

Project Location: 590 North Kellogg Avenue (APN 069-100-003)

2.2 SETTING/BACKGROUND

Environmental Setting

The proposed Project is located at 590 North Kellogg Avenue (APN 069-100-003) in Goleta (Figure 1-1). The property is located on the east side of North Kellogg Avenue, approximately 750 feet north of Berkeley Road (generally halfway between Calle Real to the south and Cathedral Oaks Road to the north). The property contains an existing 4,332-square foot two-story single-family home estimated to have been built between 1931 and 1935, an attached 600-square foot 3-car garage, an approximately 260-square foot covered patio on the north elevation, an approximately 650-square foot covered patio on the south elevation, an approximately 650-square foot covered balcony off the second-story on the south elevation, and a 240-square foot 1-car detached garage. A 61 by 18-foot (maximum dimensions) shuffle board court, an adjacent 434-square foot covered patio is also constructed to the south of the residence and concrete walkways. Prominent modifications to the original residence include the addition of an attached garage that was subsequently converted into a family room on the east wing of the residence, and a porch that was added to the north elevation sometime after 1971.

Figure 2-1
Vicinity Map

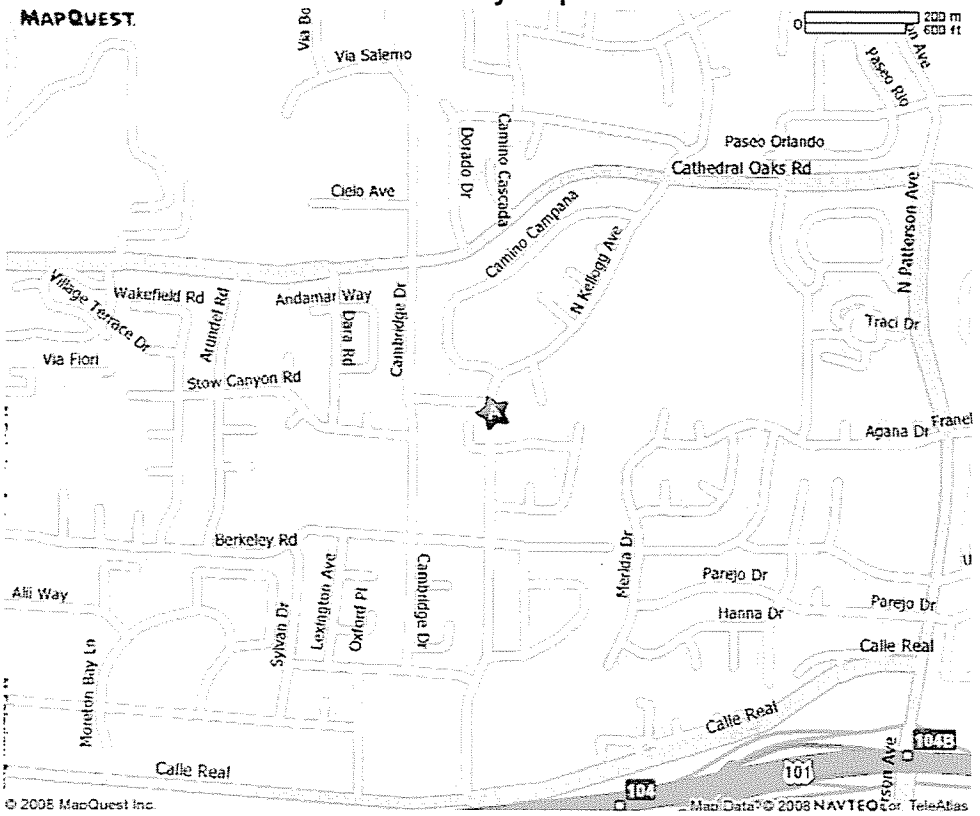


Figure 2-2
Aerial Photograph

The subject property is surrounded by an immediately contiguous residentially developed area of Goleta and Santa Barbara County. Adjacent tracts were built out with single-family residences from 1960 through 1987. The area has visual characteristics typical of Goleta neighborhoods built during that time period.

Southern California Edison's Vegas power substation is located to the northeast of the Project site with associated transmission power lines (consisting of 2 three-circuit 66KV lines and 2 three-circuit 16KV lines) traversing the parcel's northern property line.

Slope/Topography
The topographic configuration of the property is near flat along the north-central portion of the property and slopes from the north to the southwest and southeast. Elevations on the existing property range from 95 feet to 80 feet above sea level. Slopes on the property range between 1.5% and 20% and run west, southwest, south and southeast from the site of the existing residence. Average slope gradients are approximately 2-3%, except for the south-easternmost portion of the property, which has average slopes of 7-8%. Slopes of 15% to 18% are common within the building envelope of proposed Parcel 2, and a maximum slope of 20% occurs in the southwest corner of proposed Parcel 3. The property has been terraced to the south side of the existing home. The cut along the north edge of the property is approximately 2 feet. The terracing along the south side of the property consists of two retaining walls approximately 2 feet high. An existing retaining wall, believed to be constructed when the adjacent tract to the south was built, separates this property from the residential properties to the south.

Surface Hydrology
Surface runoff is described as medium and the erosion hazard is considered moderate on unprotected slopes. During higher than normal rainy seasons, the low lying area near the extreme southeastern corner of the property may experience retarded percolation as the ground becomes saturated causing instances of perched water. The entire subject property is not located within any flood hazard area zone. The potential for landslide, other slope stability hazards or the potential for liquefaction impacting the site is low.

Geology/Soils
The nearest significant fault line is the east-west trending More Ranch Fault located approximately 9,000 feet to the south along the northern edge of More Mesa. The site is located in a high (Zone 4) seismic risk area. Soils on the majority of the project site are Goleta loam with a small area of Milpitas-Positas fine sandy loam at the northwest corner of the property. Goleta loam exhibits moderate permeability, medium runoff rate, and a slight erosion hazard. Milpitas-Positas fine sandy loam exhibits very slow permeability, medium runoff rate, and a moderate erosion hazard.

Flora/Fauna
There are no known endangered, protected, or special status species onsite. The vegetation at the site consists of four plant communities: Coast Live Oak, mixed ornamental trees and Coast Live Oaks, ornamental landscaping, and lawn. The property is heavily vegetated with native Coast Live Oak trees. There are 78 Coast Live Oak trees on the property with a diameter at breast height (dbh) greater than or equal to 4-inches in size.

The only wildlife observed were a variety of bird species and western fence lizards. Bird species observed included mockingbird, bushtit, California towhee, Bewic's wren, yellow rump warbler, western scrub jay, American crow, acorn woodpecker, and Anna's hummingbird (Watershed Environmental, 2004). Given the location of the property and surrounding urban development, the presence of less mobile wildlife species onsite is not likely. Other wildlife species that are expected to visit the site, but were not observed during the biological survey of the property, include striped skunks, opossum, raccoon, field mice, and black rats (Watershed Environmental, 2004).

2.3 PROJECT OBJECTIVE

The objective is to subdivide a 1.91 gross acre parcel into multiple parcels for future residential development.

2.4 PROJECT DESCRIPTION

The Applicant proposes to subdivide 1.91 acres (APN 069-100-003) in the 10-R-1 zone district into four parcels (Figure 1-1; Project plans dated March 3, 2008, are also included in Appendix D), and would include a building envelope within which all future structural development would be restricted, as follows:

- Proposed Parcel 1 would be an approximately 0.82 gross/0.79 net acre (35,620 gross/34,538 net square feet) parcel and would contain the existing 4,332-square foot two-story single-family home, an attached 600-square foot 3-car garage, and accessory structures. No changes to existing development are proposed. A Floor-Area-Ratio of 0.13 is proposed, which exceeds the Maximum Floor-Area-Ratio Guidelines of 0.12. Grading is estimated to include a total of 0-cubic yards of cut and fill.

- Proposed Parcel 2 would be an approximately 0.35 gross/0.31 net acre (15,078 gross/13,592 net square feet) parcel and contains a 240-square foot 1-car garage. Future development would include the demolition of the 240-square foot 1-car garage, and future maximum development proposed by the applicant under a separate permit to include a 2,400-square foot dwelling, a 400-square foot second residential unit, and a 600-square foot three car garage. A maximum Floor-Area-Ratio of 0.18 is proposed, which meets the Maximum Floor-Area-Ratio Guidelines of 0.24. Grading is estimated to include a total of 75-cubic yards of cut and fill.

- Proposed Parcel 3 would be an approximately 0.37 gross/0.27 net acre (16,330 gross/11,852 net square feet) parcel with future maximum development proposed by the applicant under a separate permit to include a 2,270-square foot dwelling, a potential 400-square foot second residential unit, and a 600-square foot three car garage. A maximum Floor-Area-Ratio of 0.19 is proposed, which meets the Maximum Floor-Area-Ratio Guidelines of 0.26. Grading is estimated to include a total of 45-cubic yards of cut and fill.

- Proposed Parcel 4 would be an approximately 0.37 gross/0.26 net acre (16,247 gross/11,453 net square feet) parcel with future maximum development proposed by

the applicant under a separate permit to include a 2,270-square foot dwelling, a potential 400-square foot second residential unit, and a 600-square foot three car garage. A maximum Floor-Area-Ratio of 0.20 is proposed, which meets the Maximum Floor-Area-Ratio Guidelines of 0.26. Grading is estimated to include a total of 30-cubic yards of cut and fill.

Ingress and egress from the site would be modified. Existing primary access is taken from North Kellogg Avenue. The westernmost 130 feet of the existing driveway are to be abandoned as part of the Project. Access for Parcel 1 and Parcel 2 is proposed to be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. Grading for the partially constructed cul-de-sac is estimated to include a total of 1,100-cubic yards of cut and 1,500-cubic yards of fill. It is anticipated that the cul-de-sac would be completed subject to additional development and permits on the parcel to the north (APN 069-265-005). Proposed access for Parcel 3 and Parcel 4 would be along a shared drive with a reciprocal ingress/egress easement located on North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway.

Utilities on site include the following: Goleta Water District (water), Goleta Sanitary District (sewer), Southern California Edison (power), Southern California Gas Company (gas), Cox Cable of Santa Barbara (cable) and Verizon Phone Company (phone).

The applicant has also proposed conceptual building footprints (Figure 1-2) for illustrative purposes only, in order to demonstrate how future structures might be placed within the building envelopes. The conceptual building footprints are not part of the proposed parcel map, as structural development cannot be authorized by a land division.

The building envelopes propose four single-family homes and a maximum of two proposed secondary residential units. One proposed secondary residential units may be located on Parcel 2, and the second secondary residential units may be located on either Parcel 3 or Parcel 4. The permits to construct any primary or secondary residential units are not part of the current Tentative Parcel Map and would be subject to future Land Use Permit applications should the Tentative Parcel Map be approved.

Construction for the Project would involve the following sequence of events in which some of the tasks may occur concurrently:

1) Removal of approximately 1,950-square feet of asphalt driveway;
2) Construction of an approximately 7,690-square foot partial cul-de-sac;
3) Grading of approximately 1,250-cubic yards of cut and 1,650-cubic yards of fill;
4) Construction of single-family homes and accessory structures subject to Design Review Board Final Approval;
5) Removal, relocation and planting of landscaping subject to an Oak Assessment and Preservation Plan and Design Review Board Final Approval.

2.5 RELATED PROJECTS

Pursuant to CEQA Section 15130 (1)(A), this EIR discusses those "past, present, and reasonably anticipated future projects" that, when considered together with the project, could compound or increase environmental impacts. In order to assess the potential for cumulative impacts to which the proposed project would contribute, a list of related projects was developed. These projects are listed in Appendix B. The cumulative impact analysis for each environmental issue is addressed in Section 3.0, Environmental Setting, Impacts, and Mitigation, and is based upon this list of related projects, as well as growth anticipated in the City of Goleta General Plan as of November 2008. The broader cumulative analysis provided in the Goleta General Plan EIR is incorporated by reference. Because the cumulative analysis in Goleta Genera Plan EIR addresses build-out of the entire community planning area, it is considered adequate for addressing reasonable worst-case cumulative impacts.

SECTION 3.0
POTENTIAL ENVIRONMENTAL IMPACTS

3.1 AESTHETICS

Environmental Setting

The subject property is located on North Kellogg Avenue within a residentially developed area of Goleta. Adjacent tracts were built out with single-family residences from 1960 through 1987. The area has visual characteristics typical of Goleta neighborhoods built during that time period. This includes predominately smaller, often single-story tract homes, and standard width streets consisting of 2 travel lanes, on-street parking, parkway, curb/gutter/sidewalk, mature landscaping, and in many cases overhead utility lines.

Public views along northbound North Kellogg Avenue at the subject location are dominated by existing residential development, the size, number, and stature of onsite oak trees, and limited views of the Santa Ynez Mountains. Public views along Huntington Drive and Camino Contigo at the subject location are limited to the oak canopy.

Public views of the site itself are quite limited from North Kellogg Avenue as a result of a change in elevation at street grade from 82 feet to 95 feet within the property. Additionally, the North Kellogg Avenue street frontage is heavily wooded. Public views are also limited from Camino Contigo as the northern property line is also heavily wooded and includes a wooden barricade at the stub end of the street. There are no public views into the site from the east and south sides of the property.

The subject property includes a 1.91 acre parcel developed with an existing single-family dwelling and associated infrastructure and accessory structures. The property is characterized by slopes ranging from 1.5%, near the existing home, to 20%, in the southwest corner of the property. The slopes run west, southwest, south and southeast from the site of the existing residence. Average slope gradients are approximately 2-3%, except for the south-easternmost portion of the property, which has average slopes of 7-8%. The property has been terraced to the south side of the existing home. The cut along the north edge of the property is approximately 2 feet. The terracing along the south side of the property consists of two retaining walls approximately 2 feet high. An existing retaining wall, believed to be constructed when the adjacent tract to the south was built, separates this property from the residential properties to the south.

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 Thresholds of Significance checklist included in Appendix A, such as:

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?; or
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Additionally, the City of Goleta's *Environmental Thresholds and Guidelines Manual* (Attachment 2 of the City of Goleta CEQA Environmental Review Guidelines, 2003) 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 of Goleta and State policies on the protection of visual resources.

Determination of the significance of a given aesthetic impact and neighborhood compatibility is inherently subjective and requires consideration of the nature of the impact, the degree of the impact, and the surrounding aesthetic context.

Project Specific Impacts

The proposed project would result in three new single-family dwellings with accessory buildings and associated infrastructure on proposed Parcels 2 (0.35 gross acres), 3 (0.37 gross acres), and 4 (0.37 gross acres). Proposed Parcel 2 would be located at the east end of the project site beyond the proposed Camino Contigo access where the property drops off in a southeasterly manner and would be more triangular in shape. Proposed Parcels 3 and Parcel 4 would front on North Kellogg Avenue and would be rectangular in shape. The site plan for the proposed tentative parcel map is shown in Figure I-1.

Ingress and egress from the site would be modified. Existing primary access is taken from North Kellogg Avenue. The westernmost 130 feet of the existing driveway are to be abandoned as part of the Project. Access for Parcel 1 and Parcel 2 is proposed to be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. Grading for project, including the partially constructed cul-de-sac, is estimated to include a total of 1,100-cubic yards of cut and 1,500-cubic yards of fill. It is anticipated that the cul-de-sac would be completed subject to additional development and permits on the parcel to the north (APN 069-265-005). Proposed access for Parcel 3 and Parcel 4 would be along a shared 16-foot wide driveway with a reciprocal ingress/egress easement located on North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway. No additional frontage improvements along North Kellogg Avenue are proposed. All driveways would be required to provide a 12-foot wide, 13.5-foot tall clear area for emergency vehicle access. Access and utilities to each of the parcels would be provided as shown on the proposed tentative parcel map dated March 3, 2008.

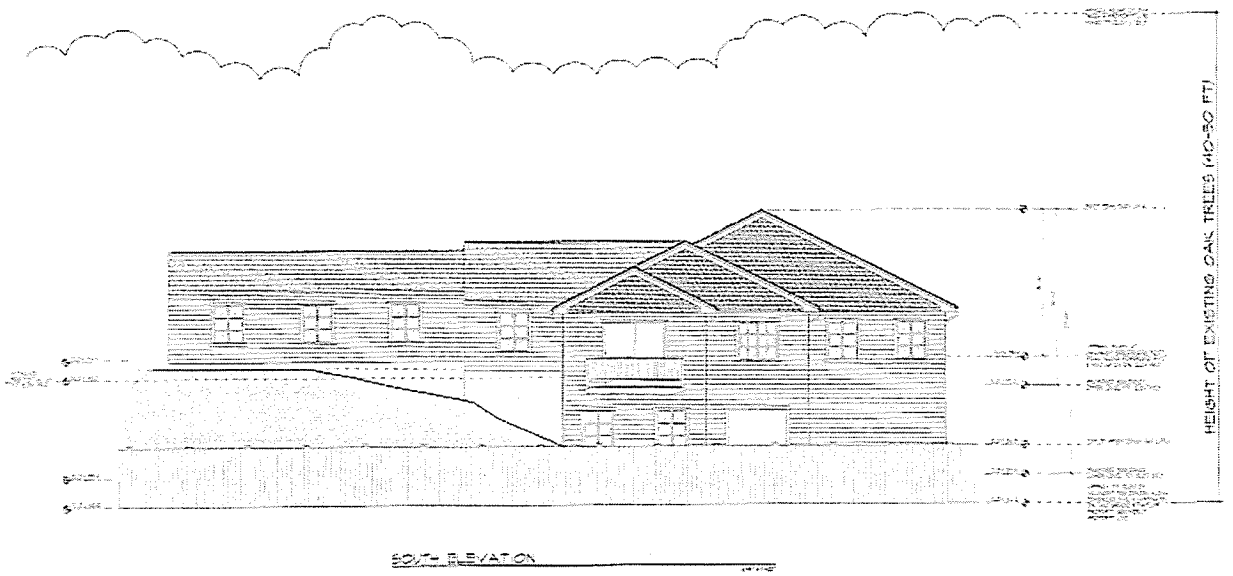
Each of the four proposed parcels would include a building envelope within which all future structural development would be restricted. The building envelopes have been proposed by the applicant and are generally based on required setbacks (typically ranging from 10 to 25 feet). The setbacks established per these development envelopes are consistent with current set back requirements under the City's Inland Zoning Ordinance (Article III, Chapter 35 of the Municipal Code). Building envelopes can be enforced as part of the map recordation process and become binding upon the developer and future property owners.

As shown in Figure I-2, the applicant has also proposed conceptual building footprints for illustrative purposes only, in order to demonstrate how future structures might be placed within the building envelopes. The conceptual building footprints are not part of the proposed parcel map, as structural development cannot be authorized by a land division. Future development would require Design Review Board (DRB) and Land Use Permit (LUP) applications subsequent to recordation of the final map. Therefore, the conceptual building footprints are evaluated only for purposes of estimating impacts and identifying mitigation measures for both the proposed parcel map and future structural development. While no structural development would be authorized with recordation, such future development can be regulated through recordation of conditions as an attachment to the map. Future development would then be subject to general City rules and regulations applicable at the time of any approval of future Land Use Permit applications as well as the specific conditions of approval recorded with the map.

Parcel 1
Aside from developing a portion of the proposed partial cul-de-sac, no future development is currently intended by the applicant on proposed Parcel 1, which is already developed with an existing single-family residence and accessory structures.

Parcel 2
Proposed Parcel 2 would be an approximately 0.35 gross/0.31 net acre (15,078 gross/13,592 net square feet) parcel and contains a 240-square foot 1-car garage. Future development would include the demolition of the 240-square foot 1-car garage, and future maximum development proposed by the applicant under a separate permit to include a 2,400-square foot dwelling, a 400-square foot second residential unit, and a 600-square foot three car garage. A maximum Floor-Area-Ratio of 0.18 is proposed, which meets the Maximum Floor-Area-Ratio Guidelines of 0.24. The dwelling conceptually would contain a sunken lower level set into the site's topography and would possibly be supported with caissons. The home would appear as a 1-story structure on the north side and 2-stories on the south side due to the grade change across the building envelope. Figure 3.1-1 contains a conceptual southern elevation for proposed Parcel 2

Figure 3.1-1



Existing contours on proposed Parcel 2 range from a high of 88 feet in elevation in the northwest corner of the proposed building envelope to 81 feet at the southern edge of the proposed building envelope. Finished grade would range from 81 feet – 88 feet and conceptual finished floor of the structure would be approximately 83 – 93 feet. This results in approximately 2 – 5 feet of fill within the proposed building envelope. Grading is estimated to include a total of 75-cubic yards of cut and fill.

Parcel 3

Proposed Parcel 3 would be an approximately 0.37 gross/0.27 net acre (16,330 gross/11,852 net square feet) parcel with future maximum development proposed by the applicant under a separate permit to include a 2,270-square foot dwelling, a potential 400-square foot second residential unit, and a 600-square foot three car garage. A maximum Floor-Area-Ratio of 0.19 is proposed, which meets the Maximum Floor-Area-Ratio Guidelines of 0.26. Existing contours on proposed Parcel 3 range from 89 feet in elevation to 94 feet. Finished grade would range from 90 feet – 93 feet and conceptual finished floor of the structure would be 93 feet. This results in approximately 0 – 3 feet of fill within the proposed building envelope. Grading is estimated to include a total of 45-cubic yards of cut and fill.

Parcel 4

Proposed Parcel 4 would be an approximately 0.37 gross/0.26 net acre (16,247 gross/11,453 net square feet) parcel with future maximum development proposed by the applicant under a separate permit to include a 2,270-square foot dwelling, a potential 400-square foot second residential unit, and a 600-square foot three car garage. A maximum Floor-Area-Ratio of 0.20 is proposed, which meets the Maximum Floor-Area-Ratio Guidelines of 0.26. Existing contours on proposed Parcel 4 range from 85 feet in elevation to 91 feet. Finished grade would range from 87 feet – 91 feet and conceptual finished floor of the structure would be 88 feet. This results in approximately 1 – 3 feet of fill within the

proposed building envelope. Grading is estimated to include a total of 30-cubic yards of cut and fill.

Impact Aes-1. The size, bulk and scale of the proposed structural development and infrastructure on Parcel 2 would be visible primarily from Camino Contigo and surrounding properties and if not integrated appropriately into the neighborhood with adequate treatment of design, scale, character, grading and landscaping could result in a potentially significant aesthetic impact (Class II).

Impact Aes-2. The size, bulk and scale of the proposed structural development and infrastructure on Parcel 3 and 4 would be visible primarily from North Kellogg Avenue and surrounding properties and if not integrated appropriately into the neighborhood with adequate treatment of design, scale, character, grading and landscaping could result in a potentially significant aesthetic impact (Class II).

Impact Aes-3. The proposed project would include approximately 1,250-cubic yards of cut and 1,650-cubic yards of fill and could result in altered site topography which if seen from North Kellogg Avenue, Camino Contigo or surrounding properties, could be considered adverse and potentially significant aesthetic impact (Class II).

Impact Aes-4. A total of 78 healthy coast live oak trees with a dbh greater than or equal to four inches in size exist onsite. Of these 78 oak trees, 40 oak trees (51%) have canopy within the proposed building envelopes and therefore would be subject to either direct or indirect loss and/or adverse impacts as a result of future single family residential development on these four parcels. The proposed project would result in 26 direct and potentially 14 indirect mature trees being removed which would be visible from North Kellogg Avenue, Camino Contigo and surrounding properties. The loss of landscaping would be considered adverse and potentially significant aesthetic impact (Class II).

Impact Aes-5. The proposed project would result in three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units. All of the proposed residential units would add significant levels of new exterior lighting to an area. If not properly shielded and oriented, such new light could result in the addition of light or glare and degrade the existing visual character or quality of the site and its surroundings which could result in a potentially significant aesthetic impact (Class II).

Impact Aes-6. During the construction phase, the work area may be highly visible and present an aesthetic impact. The site would need to be fenced and grading activities, construction activities and equipment, the potential of temporary soil stockpiles, removal of the asphalt driveway, construction of the partial cul-de-sac, and landscaping removal and installation would contribute to these impacts, which are expected to last 3 to 6 months. This impact, while adverse, would be temporary and is considered less than significant (Class III).

Impact Aes-7. Following the construction phase, between 140 and 168 oak trees of varying sizes (1-gallon, 15-gallon, 24-inch box and 36-inch box) would be installed or re-installed. Proposed new plantings may not be of the same height and density of the landscaping that would be displaced or removed by grading, the asphalt driveway, or the construction of the partial cul-de-sac. New landscaping may need several months to a multiple years to match pre-existing landscape conditions, and could present a noticeable change in comparison to undisturbed areas of the surrounding residential neighborhoods. This impact would be

temporary, but could exist for a number of years. Hence, this impact is considered potentially significant (Class II).

Cumulative Impacts

The proposed parcel map is located along a major roadway corridor. Limited views of the Santa Ynez Mountains are available from this area and existing low density onsite development is compatible with surrounding development. Future development could block limited views of the Santa Ynez Mountains if not appropriately sited and designed. Future development would alter the existing character of the property and could result in structural build-out that is not compatible in size, bulk, and scale and architectural integration with the existing neighborhood if not appropriately sited and designed. These impacts are considered potentially significant (Class II).

Cumulative aesthetic impacts associated with build-out include those associated with disruption of views along major roadway corridors, alteration of the visual character of neighborhoods, and increases in the level of exterior lighting in the area. The proposed project's contribution to these cumulative impacts would be considered potentially significant (Class II).

Required Mitigation Measures

The following mitigation measures would be required:

AES-1 Building envelopes shall be required as shown for Parcels 1, 2, 3 and 4 on the Tentative Map Information Sheet.

Plan Requirements and Timing: Building envelope boundaries shall be described by metes and bounds and shall be recorded on the Final Map. A Notice of Land Use Restrictions and Conditions (NLURC) stating this limitation shall be recorded. The building envelopes shall be shown on all plans submitted for land use and building permits. The Final Map and NLURC shall be reviewed and approved by City of Goleta staff prior to recordation. Site plans for residential development of the proposed lots shall be reviewed and approved by City of Goleta staff for consistency with these building envelopes prior to any LUP approval for such future residential development.

Monitoring: City of Goleta staff shall verify inclusion prior to clearance for recordation and prior to Land Use Permit approval for any development.

AES-2 Future development on Parcel 2 shall be limited to the maximum square footage under the existing City of Goleta Floor-Area-Ratios (FARs) or any substitute future FAR regulations that may be in effect at the time of land use clearance for structural development on Parcel 2, whichever is less. Any 1-story element associated with future structural development shall be limited to a maximum peak height of 20 feet and any 2-story element shall be limited to a maximum peak height of 25 feet. Architectural projections may exceed the maximum peak height if deemed appropriate by the Design Review Board and staff and subject to the Design Review Board and staff review and approval.

Plan Requirements and Timing: Square footage and height limitations shall be included on all plans for future structural development on Parcel 2 and shall be reviewed and approved for conformity to this requirement prior to approval of any Land Use Permit for structural development on Parcel 2.

Monitoring: City of Goleta staff shall review any future Land Use Permit application for conformity with this requirement and City staff shall site inspect to ensure compliance prior to issuance of any occupancy permit.

AES-3 Future development on Parcel 3 shall be limited to the maximum square footage under the existing City of Goleta Floor-Area-Ratios (FARs) or any substitute future FAR regulations that may be in effect at the time of land use clearance for structural development on Parcel 3, whichever is less. Future residential construction shall be limited to 1-story development and shall be limited to a maximum peak height of 20 feet. Architectural projections may exceed the maximum peak height if deemed appropriate by the Design Review Board and staff and subject to the Design Review Board and staff review and approval.

Plan Requirements and Timing: Square footage and height limitations shall be included on all plans for future structural development on Parcel 3 and shall be reviewed and approved for conformity to this requirement prior to approval of any Land Use Permit for structural development on Parcel 3.

Monitoring: City of Goleta staff shall review any future Land Use Permit application for conformity with this requirement and City staff shall site inspect to ensure compliance prior to issuance of any occupancy permit.

AES-4 Future development on Parcel 4 shall be limited to the maximum square footage under the existing City of Goleta Floor-Area-Ratios (FARs) or any substitute future FAR regulations that may be in effect at the time of land use clearance for structural development on Parcel 4, whichever is less. Future residential construction shall be limited to 1-story development and shall be limited to a maximum peak height of 20 feet. Architectural projections may exceed the maximum peak height if deemed appropriate by the Design Review Board and staff and subject to the Design Review Board and staff review and approval.

Plan Requirements and Timing: Square footage and height limitations shall be included on all plans for future structural development on Parcel 4 and shall be reviewed and approved for conformity to this requirement prior to approval of any Land Use Permit for structural development on Parcel 4.

Monitoring: City of Goleta staff shall review any future Land Use Permit application for conformity with this requirement and City staff shall site inspect to ensure compliance prior to issuance of any occupancy permit.

AES-5 The applicant shall submit a final grading plan and utility plan for review and approval by the Design Review Board (DRB) and City of Goleta staff for review and approval. Finished floor elevations shall not be raised. Grading

shall be minimized and all ground mounted utility structures shall be located underground, out of public view, and/or screened. All utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be shall be screened from public view 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 wood or lattice fence as approved by the DRB.

Plan Requirements and Timing: The applicant shall submit plans for review and approval by the City of Goleta prior to recordation of the parcel map and/or approval of any LUP for any subdivision improvements.

Monitoring: City of Goleta staff shall inspect the site to verify compliance with the approved grading and infrastructure plans prior to approval of the first LUP for construction of any new residential unit and/or accessory structure.

AES-6 The applicant shall obtain Final approval from the Design Review Board for any future residential development, including any accessory structures, on any of the proposed parcels.

Plan Requirements and Timing: Final DRB approval shall be granted for any future residential development and any associated accessory structures prior to approval of a Land Use Permit.

Monitoring: City of Goleta staff shall process the application and schedule the project to be heard by the DRB prior to LUP approval.

AES-7 The design, scale, and character of future residential development shall be compatible with neighborhood development. Maximum building heights shall be consistent with the applicable zoning regulations in effect at the time of approval for any LUP for such development.

Plan Requirements and Timing: The applicant shall submit site plans, floor plans, elevations, roof plans, landscape plans, and a grading plan for each future residential unit and/or accessory structure for review and approval by City of Goleta staff and the DRB prior to the approval of any LUP for such residential development.

Monitoring: City of Goleta staff shall verify that each new residential unit and/or accessory has been construction per the DRB approved plans prior to occupancy clearance.

AES-8 Building materials and colors shall be compatible with neighborhood development, existing native vegetation, and the surrounding terrain. This shall apply to all structural development, including any walls and/or fences.

Plan Requirements and Timing: All plans submitted to the DRB prior to approval of any LUP for new residential construction shall including samples of building materials and colors for DRB review and approval.

Monitoring: City of Goleta staff shall verify that all exterior building materials and colors conform to the DRB approved plans prior to occupancy clearance.

AES-9 All exterior lighting shall be of low intensity (sodium or equivalent) and low glare design. It shall be shielded and hooded in order to direct light downward onto the subject parcel and prevent spillover onto adjacent parcels. Flood lights shall be prohibited.

Plan Requirements and Timing: This requirement shall be noted on all plans submitted for land use and building permits and shall be reviewed and approved by City of Goleta staff and the DRB prior to approval of any LUP for future residential development.

Monitoring: City of Goleta staff shall verify that all exterior lighting conforms to the DRB approved plans prior to occupancy clearance.

AES-10 A landscape plan for each new residential unit and/or accessory structure shall be required and shall consist primarily of native drought-tolerant species that adequately screen development from surrounding land uses. The landscaping shall be compatible with the character of the surroundings and the architectural style of future development and shall incorporate the Oak Tree Protection and Replacement Plan identified as a Biological Resources mitigation measure. The removal, relocation and planting of landscaping is subject to the Oak Tree Protection and Replacement Plan and Design Review Board Final Approval. All proposed landscaping shall be installed according to the final DRB-approved landscaping plans and maintained in good condition for the life of the project. To ensure installation and long-term maintenance of the approved landscape plan, the applicant shall enter into an agreement to install the required landscaping and irrigation systems, as well as maintain the required landscaping for the life of the project.

Plan Requirements and Timing: The applicant shall submit a landscape plan to the DRB for each new residential unit and/or accessory structure for DRB review and approval prior to approval of the LUP for such residential development. The applicant shall sign the landscaping installation and maintenance agreement prior to approval of any LUP for the project. Performance securities for installation and maintenance for at least three (3) years shall be reviewed and approved by City staff prior to approval of any LUP for the project.

Monitoring: City of Goleta staff shall site inspect to verify installation of all elements, including irrigation, of each DRB approved landscape plan prior to occupancy clearance for the corresponding residential unit. City staff or the City's environmental monitor shall photo-document installation prior to occupancy clearance and shall check maintenance as needed. Release of any performance security requires written authorization by Planning and Environmental Services staff.

AES-11 To prevent construction and/or employee trash from blowing offsite, covered 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 of Goleta staff.

Plan Requirements and Timing: Prior to any LUP approval, 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. Additional covered receptacles shall be provided as determined necessary by City of Goleta staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities.

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

Residual Impact

Upon implementation of the above mitigation measures, residual project specific aesthetic/visual resource impacts as well as the project's contribution to cumulative aesthetic/visual resource impacts would be considered less than significant.

3.2 AIR QUALITY

Environmental Setting

Goleta is located in the South Central Coast Air Basin (SCCAB). The basin includes Santa Barbara, San Luis Obispo, and Ventura Counties. Pollutants of concern include nitrogen oxides (NO_x), reactive organic compounds (ROC), carbon monoxide (CO), and particulate matter less than ten microns in diameter (PM_{10}). 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 considered in attainment of the federal one-hour ozone standard and the federal eight-hour ozone standard, but does not meet the State one-hour ozone standard, or the standard for particulate matter less than ten microns in diameter (PM_{10})[1].

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 PM_{10} include grading, demolition, agricultural tilling, road dust, mineral quarries, and vehicle exhaust.

Existing Setting: Global Climate Change/Greenhouse Gases

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

GHGs include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Combustion of fossil fuels constitutes the primary source of GHGs. Projects can directly release GHGs, or indirectly increase GHGs by increasing combustion of fossil fuels via increased energy consumption or vehicular trips. Some projects can also exacerbate climate change by significantly reducing Albedo or sequestration of carbon dioxide (i.e., removal of many trees). California emitted 484 million metric tons of GHGs in 2004 (California Air Resources Board, *California 1990 Greenhouse Gas Emissions Level and 2020 Emissions Limit,* November, 2007: p.7).

The California Global Warming Solutions Act of 2006 (Assembly Bill 32, Health and Safety Code, §§ 38500 *et. seq.*) requires reduction of California's GHG emissions to 1990 levels by 2020. While neither the California Air Resources Board (CARB) nor the Santa Barbara County Air Pollution Control District has estimated CEQA criteria or threshold for GHGS, CARB has established California's 1990 level at 427 million metric tons of CO_2 equivalent emissions.

Thresholds of Significance: Criteria Pollutants

Thresholds of significance relating to air quality impacts are provided by three sources: City of Goleta's adopted Environmental Thresholds and Guidelines Manual (City of Goleta 2003);

[1] Scope and Content of Air Quality Sections in Environmental Documents, Technology and Environmental Assessment Division, Santa Barbara County Air Pollution Control District, Updated July 2007.

APCD Environmental Review Guidelines (APCD 2000); and threshold standards from Appendix G of the CEQA Guidelines.

City of Goleta Environmental Thresholds Manual

A significant Air Quality impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

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?

The City's *Environmental Thresholds and 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 of Goleta'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 comments on the DMND for South Fairview Commercial Center, City case no. 01-SB-FDP, -LLA, -CUP)

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 (PM_{10}), 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 and Soils, Hydrology and Water Quality, and Public Services discussion in Section 3 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, we believe 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 greater than the GHG reporting requirement required under ARB Resolution 07-54 (25,000 tons or more of CO_2 equivalent) should be considered significant.[2] Projects below these levels remain unclassifiable until more evidence becomes available.

Project Specific Impacts

Impact AQ-1. The proposed project consists of the division of the property into four parcels with the future intent to construct three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units. The proposed development would result in an increase in traffic and associated vehicular emissions over the baseline condition of 40 average daily trips of which 6 would be pm peak hour trips Institute of Transportation Engineers, *Trip Generation Manual, 6th Edition*). The screening table included in the City of Goleta's *Environmental Thresholds and Guidelines Manual* indicates that threshold amounts of nitrogen oxides and/or reactive organic compounds would not be reached with a project of this size (approximately 125 residential units needed to trigger threshold values). Similarly, screening information indicates that the threshold for carbon monoxide impacts would also not be exceeded (approximately 800 peak hour trips required at a "hot spot" intersection). The proposed project would also not result in the exposure of sensitive receptors to substantial pollution levels or expose people to excessive odors or smoke. Therefore, long-term air quality impacts would be considered less than significant (Class III)

Impact AQ-2. Short-term air quality impacts from the grading and/or construction phase would occur from combustive emissions due to heavy equipment usage in grading and construction activities, as well as PM_{10} emissions in the form of fugitive dust due to such activities. Estimated earthwork quantities include 1,100-cubic yards of cut and 1,500-cubic yards of fill. Installation of improvements and preparation of pads for residential development is estimated to take over a period of 3 to 6 months per parcel. However, since combustive emissions from construction activities are considered to be relatively small compared to total emissions that occur within the County, these emissions from project construction would produce air quality impacts that are less than significant (Class III). Emissions of fugitive dust during excavation would have the potential to cause a public nuisance or exacerbate the existing PM_{10} nonattainment status of the County. This impact is considered potentially significant (Class II).

[2] 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.

Impact AQ-3. The proposed project would generate GHGs including water vapor, $C0_2$ and fluorocarbons which absorb infrared radiation in the atmosphere. Because different GHGs have varying levels of heat absorption, CO_2 is commonly used as a "reference gas" to relate the amount of heat absorbed to the level of GHGs emitted. As such, project generated levels of CO_2 would be considered the project's contribution to cumulative GHGs and global climate change. Using URBEMIS 2007 Version 9.2.4 air quality modeling software, it is anticipated that project generated CO_2 emission levels (vehicular and source) would be less than one (1) metric ton of CO_2 emissions. Therefore, the project's contribution to GHG emissions are not classifiable.

Cumulative Impacts

The City of Goleta's *Environmental Thresholds and Guidelines Manual* indicates that a project's contribution to cumulative air quality impacts would be considered significant if the project's nitrogen oxide or reactive organic compound emissions exceed 25 pounds per day. For projects that do not exceed these thresholds, emissions have been taken into account in the APCD's Air Quality Attainment Plan growth projections, and emissions associated with such projects are not considered cumulatively significant. The proposed parcel map is therefore considered to result in less than significant contribution to cumulative air quality impacts (Class III).

Unlike criteria air pollutants and toxic air contaminants such as ROGs and NO_x which are pollutants of regional and local concern, Greenhouse Gasses (GHG) are global pollutants and climate change is a global issue. As a result of global fossil fuel consumption for 2004, CO_2 global emissions are estimated at 7,910 million metric tons, a 5.3% increase from CO_2 emissions resulting from global fossil fuel consumption in 2003 (US Department of Energy, Oak Ridge National Laboratory, Carbon Dioxide Information Analysis Center, *Global Fossil Fuel CO_2 Emissions* at cdiac@ornl.gov). Unfortunately, scientific and factual data are not sufficiently available to judge, without undo speculation, whether projects with relatively small, incremental contributions to global GHG emission totals are cumulatively significant or insignificant. Section 15145 of the CEQA Guidelines states, "If, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact." Therefore, until such time that 1) sufficient scientific basis exists to accurately measure GHG emissions and project future climate trends, and 2) guidance is provided by regulatory agencies to evaluate thresholds of significance and control of GHG emissions, the significance of the proposed project's contribution to global GHG emissions and thereby climate change, pursuant to CEQA, cannot be judged and such an evaluation would be speculative.

Required Mitigation Measures

The following mitigation measure would be required:

AQ-1 Dust generated during development activities shall be kept to a minimum with the goal of retaining dust onsite, as follows:

a. Water trucks or sprinkler systems shall be used during construction as appropriate to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, such areas shall be watered down in the late morning and after completion of work at the end of the day. Reclaimed water shall be used whenever possible.

b. The frequency of watering shall be increased when wind speeds exceed 15 mph if soils are not completely wet. If wind speeds increase to the point that the dust control measures cannot prevent dust from leaving the site, construction activities shall be suspended.
c. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
d. The applicant shall provide street cleaning along North Kellogg Avenue and Camino Contigo if soil track-out occurs on these streets.
e. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
f. Graded surfaces shall be reseeded treated with soil binders, and/or subject to any other dust control measures deemed appropriate by the City of Goleta within 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.
g. A person or persons shall be designated by the applicant to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Such monitoring responsibilities shall include holiday and weekend periods when work may not be in progress. The applicant shall provide the name and telephone number of such person to the City of Goleta.
h. Trucks transporting earth materials and/or construction debris from the site shall be covered with a tarp before leaving the site. The tarp shall remain in place until reaching the point of destination. The applicant shall provide a haul route for trucks transporting earth materials and/or construction debris to the City of Goleta.

Plan Requirements and Timing: Final grading and building plans, including a note regarding this condition, shall be reviewed and approved by the City of Goleta prior to approval of any LUP for any aspect of the proposed project.

Monitoring: City of Goleta staff shall periodically inspect the site to verify compliance with this requirement during all construction activities. SBCAPCD inspectors shall respond to nuisance complaints.

Recommended Mitigation Measures

AQ-2 The following energy-conserving techniques, that substantially exceed the minimum Title 24 energy conservation requirements, should 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; and
f. Use of drought-tolerant native landscaping subject to Design Review Board (DRB) approval to shade buildings;

Plan Requirements and 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

Upon implementation of this mitigation measure, residual project specific air quality impacts, as well as the project's contribution to cumulative air quality impacts, would be considered less than significant.

3.3 BIOLOGICAL RESOURCES

Environmental Setting

Biological information from the California Natural Diversity Data Base (NDDB, CDFG, 2003) and local habitat mapping (Goleta Community Plan, SB County, 1993; City of Goleta, General Plan Conservation Element, 2006) was reviewed by Watershed Environmental to determine presence of special-status (threatened, endangered, rare) species or Environmentally Sensitive Habitat Area (ESHA) in the project vicinity. No special-status species occurrence records were found within 1 mile of the property in the NDDB system and no mapped environmentally sensitive habitat exists on the property. The nearest ESHA is located approximately 250 feet east of the property within and along the banks of San Jose Creek. During higher than normal rainy seasons, the low lying area near the extreme southeastern corner of the property may experience retarded percolation as the ground becomes saturated causing instances of perched water.

The following information is from a "Biological Assessment, 590 North Kellogg Avenue, APN 069-100-03, Goleta, California", prepared by Mark de la Garza of Watershed Environmental (May 19, 2004), under contract to the City of Goleta, and the "Oak Assessment and Protection Plan for Taylor Subdivision" prepared by Bill Spiewak Consulting Arborist (June 6, 2007, and amended on July 12, 2007, and February 13, 2008).

Four plant community types were observed on the property as follows:

Coast Live Oak
The dominant tree in this community is the Coast Live Oak (*Quercus agrifolia*), an evergreen tree native to this area. A few of these oaks trees are large trees that pre-date the existing residence and are 150 to 200 years old. The vegetation beneath this canopy is ornamental and was planted by the owner as part of onsite landscaping. It includes English ivy (*Hedera helix*), periwinkle (*Vinca major*), turf grass, Eugenia (*Eugenia uniflora*), pittosporum (*Pittosporum crassifolium*), myoporum (*myoporum* sp.), bird of paradise (*Strelitzia reginae*), and African lily (*Agapanthus* sp.). The only native plants besides the oaks are a few holly-leaved cherry bushes (*Prunus ilicifolia*). The Coast Live Oak community on the property is not considered an oak woodland because the understory vegetation is almost entirely non-native and the total area of contiguous oak tree canopy is less than 1-acre in size. It is also understood that this Coast Live Oak community is fragmented from the San Jose Creek ecosystem.

Mixed Ornamental Trees and Coast Live Oaks
This plant community contains a mixture of small Coast Live Oak trees and non-native ornamental trees. Non-native trees include: canary palm, olive (*Olea europaea*), pittosporum, black acacia (*Acacia melanoxylon*), Moreton bay fig (*Ficus macrophylla*), and blue gum eucalyptus (*Eucalyptus globulus*). The trees in this community type grow close to one another and form a closed canopy. There is very little understory vegetation in this community due to the dense shade provided by the tree cover. Understory vegetation includes English ivy, trumpet vine (*Campsis radicans*), and a few other ornamentals planted along the outer edges of this community.

Ornamental
This plant community category consists of shrubs and perennial plants in flowerbeds and as hedges on the property. These include English ivy, periwinkle, bird of paradise, African lily, Eugenia, and boxwood (*Buxus* sp.).

Lawn
This plant community contains a mixture of turf grass species, including perennial rye grass (*Lolium perenne*), Bermuda grass (*Cynodon dactylon*), annual blue grass (*Poa annua*), and such common lawn weeds as burr clover (*Medicago polymorpha*), sweet clover (*Oxalis pescaprae*), and dandelion (*Taraxacum officinale*).

Wildlife
The only wildlife observed on the property were birds and western fence lizards. Birds included mockingbird, bushtit, California towhee, Bewick's wren, yellow rump warbler, western scrub jay, American crow, acorn woodpecker, and Anna's hummingbird. Given the location of the property and surrounding urban land uses there is little opportunity for other less mobile wildlife to reach the property. Other wildlife species expected to occur in this urban setting include striped skunks, opossums, raccoons, field mice, and black rats.

Special-Status Species
No special-status plant or animal species were found on the property during the biological survey; however, the Audubon Society conducts an annual Christmas bird count and typically finds 204-212 different species of birds in Santa Barbara every year, many of which may fly over the project area at one time or another. As birds are highly mobile, they may be expected to occasionally visit the site and may even nest on the property. It is possible that a visiting/nesting bird could be a special-status species, such as, but not limited to, the Cooper's hawk.

Thresholds of Significance

A significant Biological Resources impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

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?
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?

Additionally, per the City of Goleta's *Environmental Thresholds and Guidelines Manual* a project would pose a significant environmental impact(s) on biological resources if 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

The proposed project consists of the division of the property into four parcels with the future intent to construct three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units in the future.

Each of the four proposed parcels would include a building envelope within which all future structural development would be restricted. The building envelopes have been proposed by the applicant and are generally based on required setbacks and in some locations have been aligned in order to reduce impacts to oak trees. Building envelopes can be enforced as part of the map recordation process and become binding upon the developer and future property owners.

The applicant has also proposed conceptual building footprints for illustrative purposes only, in order to demonstrate how future structures might be placed within the building envelopes. The conceptual building footprints are not part of the proposed parcel map, as structural development cannot be authorized by a land division. Future development would require Design Review Board (DRB) and Land Use Permit (LUP) applications subsequent to recordation of the final map. Therefore, the conceptual building footprints are evaluated only for purposes of estimating impacts and identifying mitigation measures for both the proposed parcel map and future structural development. While no structural development would be authorized with recordation, such future development can be regulated through recordation of conditions as an attachment to the map. Future development would then be subject to general City rules and regulations applicable at the time of any approval of future Land Use Permit applications as well as the specific conditions of approval recorded with the map.

Impact BIO-1. The project would displace existing plant communities and affect other biological resources. Onsite plant communities are not considered ESHAs and are presently degraded, fragmented, and isolated. However, all specimen native trees, including coast live oaks, are protected under the City of Goleta's General Plan due to the fact that they are considered a valuable biological resource supporting wildlife and providing significant visual amenities within the City of Goleta (Policy CE 9, Conservation Element, City of Goleta General Plan).[1] As of the date the project application was submitted to the City of Goleta, there were 78 healthy coast live oak trees on the property with a dbh greater than, or equal to, four inches in size. There are also additional mixed ornamental trees of

[1] Per the City's Environmental Thresholds Guidelines Manual, a specimen tree is defined for biological purposes as "mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species."

specimen quality on the property that contribute significantly to the urban forest in the neighborhood. Approval of the proposed project and subsequent construction of three new single-family dwellings, accessory buildings, associated infrastructure and potentially two residential second units could result in the direct and indirect removal of many existing trees. Please refer to the associated Preliminary Parcel Map Improvement Plan and the above Aesthetics discussion.

Of these 78 oak trees, 40 oak trees (51%) have canopy within the proposed building envelopes and therefore would be subject to either direct or indirect loss and/or significant impacts as a result of future single family residential development on these four parcels. As such, residential development of Parcels 2, 3 and 4 has the potential to significantly alter the existing biological resources of the neighborhood. Such impacts would be considered potentially significant.

Direct Removal
The applicant proposes building envelopes for all parcels as shown in the associated Preliminary Parcel Map Improvement Plan. Areas of disturbance associated with extension of access from North Kellogg Avenue and the Camino Contigo cul-de-sac, as well as driveways to individual parcels are also shown. Future disturbance associated with residential development and access/driveways could require direct removal of up to 26 coast live oak trees. This represents 33% of trees of biological value on the property. This exceeds the threshold of 10% and is considered a potentially significant impact (Class II).

Indirect Removal
The area immediately adjacent to proposed building envelopes also includes existing coast live oak trees. The degree to which these trees may be affected depends upon the extent of ground disturbance within the dripline/critical root zone of these trees (i.e. equipment operation grading, utility line trenching, installation of drainage-related improvements, a associated chainlink fences and concrete block/wood walls) as well as type of foundation and construction methods associated with future development. Some of the coast live oak trees are found in the low lying area near the extreme southeastern corner of the property that experiences retarded percolation/perched water conditions during higher than normal rainy seasons, and if drainage patterns are altered (i.e. through increased irrigation) and intensify the standing water in this corner, additional indirect impacts to the coast live oaks may occur. These activities could impact up to an additional 14 coast live oak trees or an additional 17% (again exceeds the 10% threshold) of the trees of biological value on the property, resulting in injury and/or mortality and is considered potentially significant (Class II).

The total impact on coast live oak trees (combined direct and indirect impacts) could potentially involve the loss of 40 healthy (26 direct and 14 indirect), coast oak trees, or 51% of the coast live oak trees of biological value on the property. Specifically, a conservative estimate finds:

- 1 (1 direct; 0 indirect) is on proposed Parcel 1
- 19 (7 direct; 12 indirect) are on proposed Parcel 2
- 3 (2 direct; 1 indirect) are on proposed Parcel 3, and
- 17 (16 direct; 1 indirect) are on proposed Parcel 4.

While a loss of 51% of the coast live oak trees on the property is a reduction from the 53% loss that previous subdivisions had proposed, the potential loss of native trees resulting from

implementation of the current proposal still exceeds the threshold of 10% and is therefore still considered a potentially significant impact (Class II).

Impact BIO-2. Following the construction phase, between 140 and 168 oak trees of varying sizes (1-gallon, 15-gallon, 24-inch box and 36-inch box) would be installed or re-installed per the Oak Tree Protection and Replacement Plan. Proposed new plantings may not be of the same height and density of the landscaping that would be displaced or removed by grading, the asphalt driveway, or the construction of the partial cul-de-sac. New landscaping may need several months to a few years to match pre-existing landscape conditions, and could present a noticeable change in comparison to undisturbed areas of the surrounding residential neighborhoods. This impact would be temporary, but could exist for a number of years. Hence, this impact is considered potentially significant (Class II).

Impact BIO-3. Wildlife species present on the property and in the immediate vicinity are highly adapted to the urban environment. These species are considered common and are expected to relocate during site preparation resulting in less than significant short-term (associated with grading and construction) impacts on local wildlife populations (Class III). It is noted that special-status migratory bird species may occur in the project area and may nest on the project site, and a disturbance that would cause abandonment of active nests containing eggs and/or young would be considered potentially significant; in addition, long-term noise (associated with occupation of 3 new single-family dwellings and potentially 2 attached second residential units with accessory buildings and associated infrastructure) as well as increased night lighting would affect wildlife usage of the property, particularly any nesting birds. Such long-term impacts would be considered potentially significant (Class II).

Cumulative Impacts

Cumulative impacts on biological resources in Goleta include the loss and fragmentation of habitat, direct and indirect impacts on species of concern, water quality degradation, and erosion and sedimentation within the watershed of the Goleta and Devereux Sloughs. Due to the level of direct and indirect impacts on specimen Coast Live Oak trees onsite the proposed project's contribution to cumulative impacts on such native trees in the Goleta area is considered potentially significant (Class II).

Required Mitigation Measures

BIO-1 Building envelopes shall be restricted to the areas shown on the Tentative Parcel Map Information Sheet. Building envelope boundaries shall be staked in the field at the time of future development. No development or earth disturbance, aside from abandoning the existing driveway, constructing the new driveways and cul-de-sac, and constructing the bioswale and biobasins shall occur outside these areas. When construction happens outside of the building envelope boundaries, construction shall only utilize hand tools. All other construction equipment operations shall be confined to the area within the approved development envelopes.

Plan Requirements and Timing: Building envelope boundaries shall be described by metes and bounds and shall be recorded on the final map. A Notice of Land Use Restriction and Conditions (NLURC) stating this limitation shall be recorded. The building envelopes shall be shown on all plans submitted for land use and building permits. The final map and NLURC shall

be reviewed and approved by City of Goleta staff prior to recordation. Site plans for residential development of the proposed lots shall be reviewed and approved by City of Goleta staff for consistency with these building envelopes prior to any LUP approval for such future residential development.

Monitoring: City of Goleta staff shall site inspect to verify compliance with this requirement during all future grading and construction activities.

BIO-2 The Oak Assessment and Protection Plan for Taylor Subdivision" prepared by Bill Spiewak Consulting Arborist (June 6, 2007, and amended on July 12, 2007, and February 13, 2008) shall be amended to include all of the following items:

a. Minimizing impacts to oak trees in the implementation of the project by avoiding and/or minimizing: 1) removal of oak trees; 2) disruption of the canopy, and 3) alteration of drainage patterns. Structures, including roads and driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of individual trees in order to allow for future growth.

b. An exhibit showing the location, diameter and tree canopy of all oaks located onsite. Other trees that are to be protected shall also be included on the exhibit.

c. Only trees designated for removal on the approved oak tree protection and replacement plan shall be removed. The Plan shall be consistent with the analysis in the environmental document and shall ensure that not more than 26 designated oaks trees would be directly removed and that indirect impacts to a maximum of an additional 14 designated oak trees shall be avoided and/or minimized.

d. Fencing of all trees to be protected shall occur no closer than 6 feet outside the dripline, at the edge of the construction zone where the dripline extends into the construction zone, or at another location as deemed appropriate by City of Goleta staff. Fencing shall be at least 4 feet in height, shall be of chain link or other material acceptable to City of Goleta staff and shall be staked every 6 feet.

e. Any areas where grading, trenching, construction, landscaping, or other similar activities would encroach within 6 feet of any oak tree dripline shall be identified in the plan. All encroachment is subject to review and approval by City of Goleta staff.

f. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on all plans submitted for land use and building permit approval. No construction, equipment shall be parked, stored, or operated within the protected area. No fill soil, rocks, or construction materials shall be stored or placed within the protected area.

g. All proposed driveways, utility corridors, walls/fencing, irrigation lines, and similar infrastructure shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways, or a designated utility corridor such that impacts to trees are avoided or minimized.

h. No ground disturbance, including grading for utility installation, access, buildings, and other similar activities, shall occur within 25

feet of any oak tree canopy, unless specifically authorized by the approved Oak Tree Protection and Replacement Plan.

i. Any proposed tree wells or retaining walls shall be shown on the tree protection exhibit as well as grading and construction plans. These structures shall be placed outside of the oak tree protection area, unless encroachment is specifically authorized.

j. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
   - Walls and/or fencing with continuous footings shall be prohibited. Any walls/fencing shall be installed without continuous impacts on oak trees along the wall/fenceline. Impacts shall be limited to single postholes for support structures at intervals that minimize impacts on oak trees.
   - Any paving shall be of pervious material (i.e. gravel, brick without mortar, or turf block).
   - Any trenching required within the protected area of oak trees shall be done by hand.
   - Any roots one inch in diameter or greater encountered during any grading, construction, or similar activities shall be cleanly cut and sealed.

k. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

l. No permanent irrigation shall occur within the protected area of any oak tree. Grading and drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

m. The Plan shall identify appropriate onsite, and offsite if necessary, mitigation for any oak tree that is removed, unsuccessfully relocated, and/or damaged. Mitigation locations, replacement sizes, and replacement ratios shall be identified.

n. Any unanticipated damage that occurs to an oak tree resulting from grading, construction, or similar activities shall be mitigated in a manner approved by City of Goleta staff. A mitigation plan shall be funded by the applicant under the direction of the City of Goleta and shall include but not be limited to damage assessment, tree replacement, location of replacement, installation, maintenance, and performance criteria.

o. A minimum of five (5) year performance securities for oak tree mitigation shall be required.

Plan Requirements and Timing: The applicant shall submit the Oak Tree Protection and Replacement plan for review and approval by City of Goleta staff prior to recordation. Said Plan shall identify existing trees to be relocated/transplanted, timing of mitigation, as well as both on and offsite mitigation areas where relocated and/or replacement trees would be planted. The Plan shall also be included with all plans submitted for land use and building permits. Performance securities shall be in place prior to map recordation and/or issuance of any LUP for the project. The Plan shall be in effect and fully implemented throughout all project grading and construction.

Monitoring: City of Goleta staff shall site inspect throughout all phases of development to ensure compliance with the approved oak and Moreton bay fig tree protection and replacement plan.

BIO-3 The applicant shall install and maintain a stormwater detention facility so drainage patterns are minimize impacts to oak trees. See HYD-6, HYD-7, and HYD-8. **Plan Requirements, Timing and Monitoring:** See HYD-6, HYD-7, and HYD-8.

BIO-4 Future construction and tree removal/relocation/trimming activities shall not occur during bird breeding (February 1 – August 30). If these activities must occur during this time, a qualified biologist shall conduct a survey of the property no more than one week prior to the activity to identify active nests and nest holes. The biologist shall map the location of all active and inactive nests and nest holes in trees. If an active raptor nest site exists on the subject property, 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.

Plan Requirements and Timing: This condition shall be included with all plans submitted for land use and building permits. The property owner shall be required to notify City of Goleta staff when construction activities, including tree removal/relocation/trimming activities, shall occur. If construction activities are to occur during bird breeding season, clearance must be obtained from a qualified biologist prior to the commencement of construction activities. The condition shall be in effect and fully implemented throughout all project grading and construction.

Monitoring: City of Goleta staff shall site inspect to verify compliance with this requirement during all future grading and construction activities.

Residual Impact

With implementation of these mitigation measures, residual project specific impacts, as well as the project's contribution to cumulative impacts on biological resources, would be considered less than significant.

3.4 CULTURAL RESOURCES

Environmental Setting

Historic Resources
A historic resources report (*Historic Resources Report, 590 North Kellogg Avenue*) was prepared by Post/Hazeltine Associates (April 30, 2004), under contract to the City of Goleta for the proposed project. Per that report the existing residence was constructed circa 1931 in the Monterrey Revival style. The residence was the main house on a 38-acre property purchased by the original owners of the home, Henry and Eva Holland, sometime between 1928 and 1931. This property was subdivided for a suburban residential development in the 1960s. A 12-foot by 20-foot wood-frame, detached garage is located to the east of the house. The garage was also built circa 1931, and may have functioned as the house's original garage or as an accessory storage area for the ranch's equipment. Prominent modifications to the original residence include the addition of an attached garage that was subsequently converted into a family room on the east wing of the residence, and a porch that was added to the north elevation sometime after 1971. According to County Assessor records the property also once had a guest-house, but this was demolished sometime before 1962.

Archaeological Resources
A Phase I archaeological survey and report (*Phase 1 Archaeological Resources Report, 590 North Kellogg Avenue, Goleta, California*) prepared by David Stone of Stone Archaeological Consulting (November 2003), under contract to the City of Goleta. The project site is located within the Santa Barbara Channel cultural area. Evidence of cultural activity along the coastline extends over 9,000 years and indicates an increasing level of complexity and technological development through time. Based on the record search, no known archaeological sites are located on the property and the property has not been covered by any previous archaeological survey. There have been five archaeological studies performed within ¼ mile of the site, and there are two prehistoric archaeological sites recorded within this distance from the project area. CA-SBA-1568 consists of a low density shell and stone tool manufacturing waste (lithic) scatter, and CA-SBA-1702 consists of a low density shell scatter. They appear to represent temporary camp sites on the banks of San Jose Creek. Both sites are approximately 650 feet away from the project site.

The ground visibility along the north edge of the property and along the sides of the driveway was good to excellent (60 to 90 percent). Around the residence the ground visibility was poor to good, with a fair amount of exposed ground surface in the landscaping (20 to 60 percent). Systematic shovel scrapes (approximately every 5 to 10 meters) were used to remove oak leaf fall, resulting in overall good ground surface visibility under trees. The sections of the property to the west and east of the existing residence were covered in scattered Coast Live Oaks and dried annual grasses. Ground visibility along the far south edge of the property was poor (less than 15 percent) due to terraces and some ornamental ivy. Due to the widespread good to excellent ground surface visibility, the overall reliability of the intensive surface survey was considered good.

Thresholds of Significance

A significant Cultural Resources impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
d. Disturb any human remains, including those interred outside of formal cemeteries?

CEQA thresholds are set forth in Appendix G of the CEQA Guidelines. Impacts to such resources are considered potentially significant if the proposed project:

- Would disrupt or adversely affect a prehistoric or historic archaeological site of a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study; or
- Would conflict with established recreational, educational, religious, or scientific uses of the area.

A significant historical resource is further defined under the City of Goleta's *Environmental Thresholds and Guidelines Manual* as one that a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old; and c) demonstrates one or more of the following criteria:

a. Is associated with an event, movement, organization, or person that/who has made an important contribution to the community, state, or nation;
b. Was designed or built by an architect, engineer, builder, artists, or other designer who has made an important contribution to the community, state, or nation;
c. Is associated with a particular architectural style or building type important to the community, state, or nation;
d. Embodies elements demonstrating a) outstanding attention to design, detail, craftsmanship, or b) outstanding use of a particular structural material, surface material, or method of construction or technology;
e. Is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community-at-large;
f. Illustrates broad patterns of cultural, social, political, economic, or industrial history;
g. Is a feature or a cluster of features which convey a sense of time and place that is important to the community, state, or nation;
h. Is able to yield information important to the community of is relevant to the scholarly study of history, historical archaeology, ethnography, folklore, of cultural geography.

The City of Goleta'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

Impact CULT-1. The Post/Hazeltine report concluded that the subject home represents a relatively rare example of an upscale Monterey Revival-style house in the Goleta Valley, and

that the subject property meets the third of the eight criteria listed in the City of Goleta's *Environmental Thresholds and Guidelines Manual.* Although the existing residence does meet Criteria #3 noted above, the report goes on to note that since the integrity of the house has been diminished by post-construction alterations, and because the setting has been altered by the development of a post-World War II subdivision, the house does not qualify for designation as a City of Goleta Landmark nor does it meet the criteria for inclusion in the State or Federal Registers of Historic Places. The subject house does, however, qualify for designation as a Place of Historic Merit. The report concludes that the proposed project would not adversely affect this historical resource given the fact that the house is not proposed to be demolished and the setting surrounding the house has already been compromised by previous development in the area (Class III).

The Post/Hazeltine report states that a Phase II study would only be necessary if the existing residence was proposed to be demolished, which is not part of the proposed project. As such, the report does not recommend that project approval include protection of the house via a conservation easement since alteration of the residence is not a component of the application.

Impact CULT-2. No potentially "important" or significant prehistoric and historic materials were found within the project area and as such, the proposed lot split and subsequent residential improvements are not considered to have the potential to impact significant or important prehistoric or historic cultural remains as defined in the CEQA and State Historic Preservation Office Guidelines. However, although field investigations were negative, there remains the potential for the presence of important cultural/archaeological artifacts as well as human remains that may be discovered during grading operations. Grading for project, including the partially constructed cul-de-sac, is estimated to include a total of 1,100-cubic yards of cut and 1,500-cubic yards of fill. The proposed excavation may involve subsurface soils below those that were previously disturbed during the development of the residence and previous agricultural activities, and hence could result in the discovery of cultural or paleontological resources of unknown significance. The likelihood for such disturbance, while low, is considered to be a potentially significant impact (Class II).

Impact CULT-3. The proposed project would not directly or indirectly affect any unique paleontological resource or unique geologic feature onsite. Such impacts would be considered less than significant (Class III).

Cumulative Impacts

Cumulative impacts on cultural resources include the regional loss and destruction of historical resources over time. No historical structures are proposed to be demolished, and the additional residences on the subject property would not result in a significant impact on the setting of the existing residence, since the setting has already been compromised by the development of a residential subdivision surrounding the subject property in the early 1960s. Because no project-specific thresholds of significance would be triggered as a result of the proposed project, project contributions to cumulative cultural resource impacts would be considered less than significant (Class III)

Required Mitigation Measures

CULT-1 In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a City of Goleta approved archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City of Goleta Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City of Goleta Archaeological Guidelines and funded by the applicant.

Plan Requirements and Timing: This condition shall be included as a note on the final grading and building plans. PES staff shall review plans for such a note prior to issuance of a Land Use Permit for grading.

Monitoring: City of Goleta staff shall check plans prior to approval of any LUP for the project to verify compliance. City of Goleta staff shall also conduct periodic site inspections to verify compliance in the field.

CULT-2 No demolition and/or alteration of the existing historic residence on proposed Parcel 1 is allowed without review and approval by City staff and the DRB.

Plan Requirements and Timing: No demolition and/or alteration of the existing historic residence on proposed Parcel 1 shall occur without benefit of a City issued LUP. Prior to approval of such a LUP, the applicant shall prepare a historic resource report addressing the potential effect of such alteration/demolition on the historic resource value of the existing residence for review and approval by City staff and the DRB.

Monitoring: City staff shall ensure compliance with this requirement before any permits are approved/issued by the City for any demolition/alteration of the existing historic residence on proposed Parcel 1.

CULT-3 An outdoor plaque shall be installed stating that the project site is a Place of Historic Merit. The applicant shall work with City of Goleta staff to design the plaque and identify an area along the public right-of-way suitable for placing the outdoor plaque. The applicant shall be responsible for cost of manufacturing and installing the plaque.

Plan Requirements and Timing: The applicant shall include the plaque as part of the DRB application.

Monitoring: City of Goleta staff shall process the application and schedule the project to be heard by the DRB prior to LUP approval.

Residual Impact

With implementation of these mitigation measures, project specific impacts, as well as project contributions to cumulative impacts on cultural resources in the area, would be considered less than significant.

3.5 GEOLOGY AND SOILS

Environmental Setting

A geologic assessment of the project site, *Preliminary Geologic Investigation: Taylor Residential Project*, was prepared by Rick Hoffman and Associates and dated March 12, 2003. Based on that report the closest, significant, earthquake fault to the project site is the east/west trending More Ranch Fault located approximately 1.7 miles to the south. A lesser fault identified as the Carneros Fault lies approximately 1 mile to the west of the project site. Another lesser fault, associated with the Carneros Fault, is located several hundred feet to the north of the project site but does not cross the property. Figure 3.5-1 shows the faults running roughly parallel east/west through the Goleta area. None of these faults intersect the project site.

Figure 3.5-1

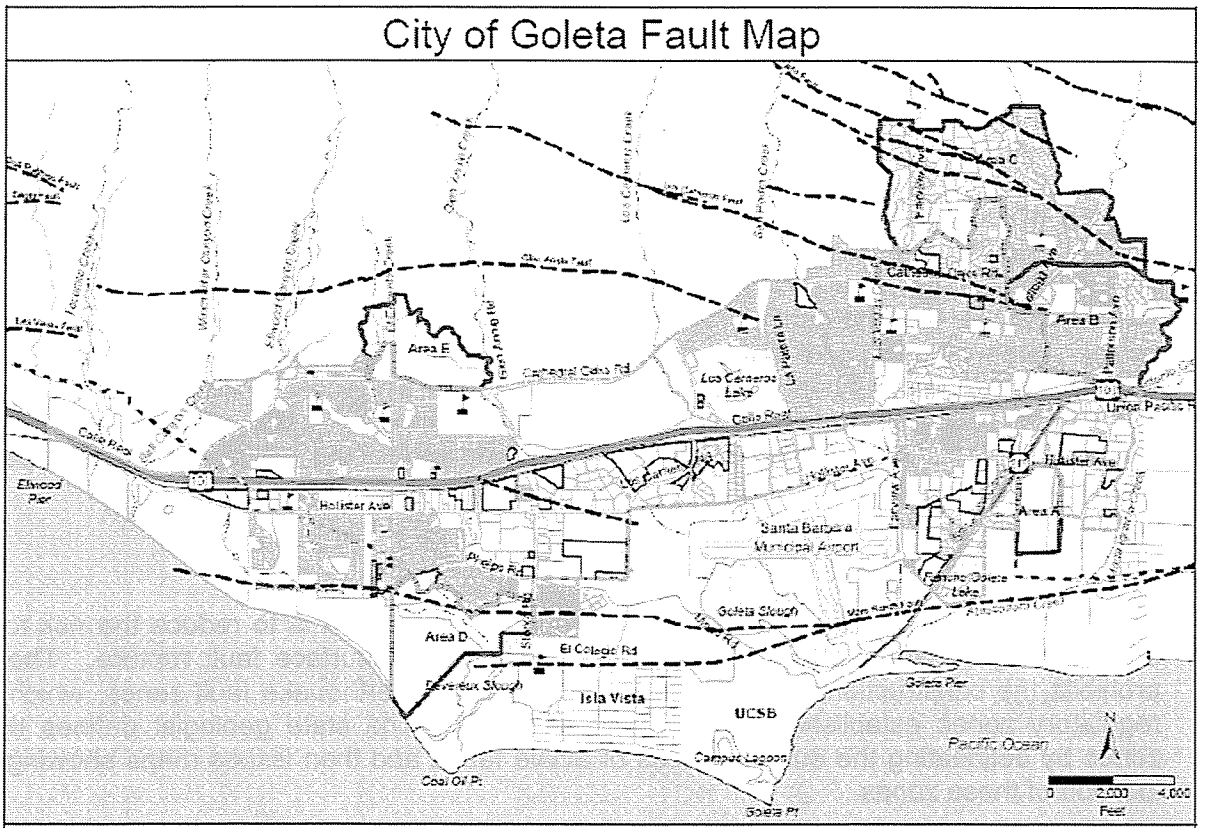


Figure 4.3-1
Draft Costco Gasoline Station SEIR

The site is located in Seismic Zone 4, and hence would require the most restrictive design criteria of the Uniform Building Code for resistance to seismic shaking.

The topographic configuration of the property is near flat along the north-central portion of the property and slopes from the north to the southwest and southeast. Elevations on the existing property range from 95 feet to 80 feet above sea level. Slopes on the property range between 1.5% and 20% and run west, southwest, south and southeast from the site of the existing residence. Average slope gradients are approximately 2-3%, except for the south-easternmost portion of the property, which has average slopes of 7-8%. Slopes of

15% to 18% are common within the building envelope of proposed Parcel 2, and a maximum slope of 20% occurs in the southwest corner of proposed Parcel 3. The property has been terraced to the south side of the existing home. The cut along the north edge of the property is approximately 2 feet. The terracing along the south side of the property consists of two retaining walls approximately 2 feet high.

Soils on the northern and western portions of the subject property are composed of Milpitas-Positas fine sandy loam while soils on the eastern portion of the property are composed of Goleta loam. Surface runoff for the Milpitas-Positas soils is described as medium with a moderate erosion hazard on unprotected slopes. Surface runoff for the Goleta loam soils is described as medium with a slight erosion hazard on unprotected slopes.

The project site is underlain by the Goleta Groundwater Basin with a worst-case depth-to-groundwater of 30 feet at the southeast corner of the property (Hoffman, March 2003). In addition, the applicant's consulting geologist has concluded that occasional perched groundwater occurs onsite due to layers of low permeability clay during heavy rainfall cycles (Hoffman, March 2003).

Regulatory Framework

Clean Water Act Section 402

Section 402 of the Clean Water Act mandates that certain types of construction activity comply with the requirements of the EPA's National Pollutant Discharge Elimination System (NPDES) program. The EPA has delegated to the State Water Resources Control Board the authority for enforcement of the NPDES program in California, where it is implemented by the state's nine regional water quality control boards. Construction activity disturbing 1 acre or more must obtain coverage under the state's General Permit for Stormwater Discharges Associated with Construction Activity (General Permit). The Central Coast Regional Water Quality Control Board (RWQCB) administers the NPDES stormwater permit program in Santa Barbara County.

Alquist-Priolo Earthquake Fault Zoning Act

The purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to reduce the risk to life and property caused by one type of earthquake hazard: surface fault rupture. The act prohibits the construction of most types of structures in earthquake fault zones, which are regulatory zones established by the state geologist. The state geologist defines these zones by delineating the surface traces of active faults and then issues maps showing the location of these zones.

Seismic Hazards Mapping Act

The purpose of the Seismic Hazards Mapping Act is to protect public safety from other types of earthquake hazards not related to surface fault rupture, including strong ground shaking, liquefaction, and seismically-induced landslides. Like the Alquist-Priolo Earthquake Fault Zoning Act, the Seismic Hazards Mapping Act mandates that the state geologist delineate zones. The locations of these zones, called seismic hazard zones, are shown on the Seismic Hazard Zone Maps. Cities and counties are prohibited from issuing development permits for sites within seismic hazard zones until appropriate measures have been developed and incorporated into the development plans.

California Building Standards Code

California's minimum standards for structural design and construction are delineated in the California Building Standards Code (CBSC). The CBSC is based on the Uniform Building Code, which is widely used in the United States. The CBSC requires that the building official complete the appropriate soil classification, using borings or excavation, and that these classifications be included on the building plans. The CBSC provides standards for various construction activities based on soil characteristics.

Thresholds of Significance

A significant impact on Geology and Soils would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

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?
b. Result in substantial soil erosion or the loss of topsoil

The City of Goleta's *Environmental Thresholds and 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

Impact GEO-1. There are no Alquist-Priolo mapped earthquake faults or zones within the City of Goleta (General Plan Safety Element; 2006). Due to the distance between the project site and the More Ranch Fault (approximately 1.7 miles to the south), potential seismic risks are considered to be adverse but less than significant (Class III).

Impact GEO-2. The project would expose new residences to strong seismic shaking. The risk of a large enough earthquake that would result in damage to these structures and facilities is very low. Furthermore, the proposed structures would be subject to the requirements of UBC Seismic Zone 4 for resistance to seismic shaking. This impact is considered adverse, but less than significant (Class III).

Impact GEO-3. Liquefaction is a state of almost complete failure of saturated sandy soil due to seismic shaking. The Seismic Safety and Safety Element of the County of Santa Barbara's Comprehensive Plan identifies the project site as having a low potential for liquefaction (Hoffman, March 2003). However, the potential for one of the geologic prerequisites for liquefaction (groundwater within 50 feet of the surface) is considered possible but not probable (Hoffman, March 2003). Secondly, surface soils are underlain by Alluvium/Older Alluvium at depths ranging from 100 to 200 feet. Such geologic formations

do not normally have thick sequences of well sorted, water saturated sandy materials as is generally needed for liquefaction to occur (Hoffman, March 2003). Finally, there is no known historic evidence of prior liquefaction in Santa Barbara County (Seismic Safety and Safety Element of the County of Santa Barbara's Comprehensive Plan; 1980). As such, potential risks to people and structures due to the liquefaction potential are considered less than significant (Class III).

Impact GEO-4. Lack of surface evidence of past slope instability, and presence of underlying Alluvium/Older Alluvium geologic formations, the potential for the occurrence of landslides is considered low (Hoffman, March 2003) (Class III).

Impact GEO-5. Although the project site does not exhibit any visible evidence of significant past erosion, the proposed project would involve some grading and excavation which could result in erosion and sediment loss from stockpiled soils and graded areas onsite. As such, the potential for erosion resulting from project construction would be considered potentially significant (Class II).

Impact GEO-6. Throughout the project's construction phase, areas of work would include areas of bare soil, over excavations, and stock-piled soil. During rain events, any bare areas would be exposed to erosion and potential sediment-laden runoff. Sediment-laden runoff that enters the storm drain system could potentially reach area watercourses. While no potential impacts would be expected in the dry season, if work is to be conducted in the rainy season (generally November 1 to March 31), adequate erosion and runoff control measures would be needed to prevent transport of sediment off site and into downstream drainages and watercourses (Class II).

Impact GEO-7. Soil and geologic conditions onsite are not of the type that pose a significant potential for becoming unstable as a result project implementation or would contribute to on or offsite landslides, lateral spreading, subsidence, liquefaction, or collapse. Soils onsite are not sufficiently expansive to pose a substantial risk to life or property; however, special consideration should be given to the existing retaining wall along the southern property boundary. Such potential impacts would be considered less than significant (Class III).

Impact GEO-8. The proposed project would be connected to the Goleta Sanitary District's wastewater 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 (Class III).

Cumulative Impacts

Project contributions to cumulative, adverse erosion and soil loss in the area would be considered potentially significant. The exposure of the new structures to potential impacts from strong seismic shaking would not be seen as cumulatively significant, as development within the entire City is within the Seismic Zone 4 and is subject to standard building code requirements. All other project contributions to cumulative impacts on geologic processes and soils would be considered less than significant.

Required Mitigation Measures

GEO-1 The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15th to November 1st) unless a City of Goleta 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. Special consideration should be given to the existing retaining wall along the southern property boundary. Special consideration includes, but is not limited to, preventing overland escape of water, maintaining the retaining wall's structural integrity, etcetera. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion.

Plan Requirements and Timing: This requirement shall be noted on all grading and building plans. Graded surfaces shall be reseeded treated with soil binders, and/or subject to any other dust control measures deemed appropriate by the City of Goleta within 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 of Goleta staff shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeding and to verify the construction has commenced in areas graded for placement of structures.

GEO-2 Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.

Plan Requirements and Timing: An erosion and sediment control plan incorporating best available erosion and sediment control measures shall be submitted to and approved by Planning and Environmental Services and Community Services prior to approval of any LUP for the project. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The plan shall be implemented prior to the commencement of grading/construction.

Monitoring: Planning and Environmental Services and Community Services staff shall perform site inspections throughout the construction phase.

GEO-3 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 and Timing: The applicant shall submit proof and City of Goleta staff shall review and approve documentation prior to LUP approval.

Monitoring: City of Goleta staff shall review the documentation prior to LUP approval.

Residual Impacts

With implementation of these mitigation measures, project specific impacts, as well as project contributions to cumulative impacts on geologic processes and resources, would be considered less than significant.

3.6 HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

Electromagnetic Fields

The subject property is located in a residential neighborhood near Southern California Edison's Vegas power substation, which is located 150 feet to the northeast of the Project site. Transmission power lines (consisting of 2 three-circuit 66KV lines and 2 three-circuit 16KV lines) traverse the entirety of the parcel's northern property line. Southern California Edison conducted a site visit with City Staff on November 21, 2006, to measure true (not averaged) ambient power frequency magnetic field environments levels in milliGauss (mG) across the project site.

Most, if not all, of the property exceeds a reading of 2.0 mG as measured with a handheld device at waist height. Traversing the property from the northern property line south through three-quarters of the property, readings ranged from 18.4 mG located to 4.1 mG (Sias, 2006)

Hazardous Materials

A Phase I Environmental Site Assessment was prepared by West Coast Environmental and Engineering (May 4, 2007) to determine if any evidence of hazardous materials storage and use, contamination, hazardous waste generation, waste disposal activity, or other environmental concerns (including an Underground Storage Tank (UST)) have been or are on the property. The assessment included a search of federal, state, and local documents including the Environmental Data Resource (EDR) database. The assessment indicates that the target property or the surrounding properties are not listed in any of the databases that list contaminated properties or properties under assessment for contamination. This assessment concluded that there is no evidence of any recognized environmental conditions/hazards onsite, with the exception of the presence of a former kerosene heater at the house and agricultural chemicals, and that no known UST has been or is located on the premises. A copy of this report is on file with the City of Goleta Planning and Environmental Services Department.

There are no other known hazards or hazardous materials onsite or in the vicinity of the proposed project.

Regulatory Framework

Resource Conservation and Recovery Act of 1976

The goal of the Resource Conservation and Recovery Act (RCRA), a federal statute passed in 1976, is the protection of human health and the environment, the reduction of waste, the conservation of energy and natural resources, and the elimination of the generation of hazardous waste as expeditiously as possible. The Hazardous and Solid Waste Amendments (HSWA) of 1984 significantly expanded the scope of RCRA by adding new corrective action requirements, land disposal restrictions, and technical requirements. The corresponding regulations provide the general framework for managing hazardous waste, including requirements for entities that generate, store, transport, treat, and dispose of hazardous waste.

Hazardous Waste Control Law

The Hazardous Waste Control Law is the basic hazardous waste law for California *(California Health and Safety Code, Chapter 6.5)*. It establishes criteria for defining hazardous waste and its safe handling, storage, treatment, and disposal. The law is designed to provide cradle-to-grave management of hazardous wastes, as well as to reduce the occurrence and severity of hazardous material releases. The Santa Barbara County Fire Prevention Department (SBCFPD) administers the program.

Regulatory definitions of "Hazardous Material" and "Hazardous Waste" are as follows:

- **Hazardous Material:** Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering regulatory agency has a reasonable basis for believing it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. A number of properties may cause a substance to be considered hazardous including toxicity, ignitibility, corrosivity, or reactivity (California Health and Safety Code, §25501(k)).

- **Hazardous Waste:** A waste or combination of waste that, because of its quantity, concentration, or physical, chemical or infection characteristics, may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of or otherwise managed (Title 22, California Code of Regulations, §66084). The term hazardous waste includes extremely hazardous waste and acutely hazardous waste.

Underground Storage (of Petroleum) Tank Regulations

Under Chapter 6.7 of the California Health and Safety Code and Chapters 16 and 18 of the California Code of Regulations (state law) and Title 40 CFR Part 280 (Federal law), regulates design, construction, installation, operation, and monitoring of UST systems as well as establish uniform requirements for unauthorized release reporting, and for repair, upgrade and closure. These laws have been developed to reduce the degree of impact from gasoline product releases to the environment (i.e., secondary containment and control systems). The UST regulations are intended to protect the waters of the state from discharges of hazardous substances (i.e. gasoline). Compliance with 40 CFR Part 280 is administered by the EPA, which typically delegates oversight to the CUPA. For applicable businesses in the City of Goleta, oversight of SPCC Plans is administered by SBCFPD.

Uniform Fire Code (UFC)

The UFC addresses the standards for using and containing flammable/combustible/hazardous materials. The SBCFPD enforces the UFC.

Uniform Building Code (UCB)

The UBC lists the standards for grading, excavation, electrical, pumping, and other building related issues. The Building and Safety Department enforces the UBC.

Thresholds of Significance

A significant Hazards and Hazardous Materials impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, but this proposed project doesn't result in a significant impact within that checklist; however, the City of Goleta's *Environmental Thresholds and Guidelines Manual* address public safety impacts resulting from involuntary exposure to hazardous materials. These thresholds focus on the activities that include exposure to electromagnetic fields, the installation or modification to facilities that handle hazardous materials, transportation of hazardous materials, or non-hazardous land uses in proximity to hazardous facilities. If any of the above significant criteria for hazards and hazardous materials are met or exceeded, the impact could result in an increase in the possible exposure of the public and the environment to hazards. This would require mitigation that could take the form of additional engineering to minimize the chance of exposure or changes to the project to minimize any impacts caused by the hazards.

Project Specific Impacts

Impact HAZ-1. Electric and magnetic fields are invisible lines of force that surround any electrical device. Electric fields are produced by voltage and increase in strength as the voltage increases. The electric field strength is measured in units of volts per meter (V/m). Magnetic fields result from the flow of current through wires or electrical devices and increase in strength as the current increases. Magnetic fields are measured in units of gauss (G) or tesla (T). Most electrical equipment has to be turned on (i.e. must be flowing) for a magnetic field to be produced. Electric fields, on the other hand, are present even when the equipment is switched off, as long as it remains connected to the source of electric power.

Electric fields are shielded or weakened by materials that conduct electricity (including trees, buildings, and human skin). Magnetic fields, on the other hand, pass through most materials and are therefore more difficult to shield. Both electric and magnetic fields decrease as the distance from the source increases. Research into electromagnetic fields (EMF) issues has primarily focused on magnetic fields due to the difficulty of shielding individuals from the these fields. While shielding mechanisms are available, they are not considered viable when the field source is outside of the building (CDHS 2000).

Power transmission and distribution lines are commonly associated with EMF, but household wiring, lighting and appliances all produce EMF. Power transmission lines are an extremely low frequency (ELF) (60 hertz) source, whereas microwaves and radios have much higher frequencies. This means that their magnetic fields drop off drastically within 3 feet of their source (Boice et al, 1996).

Studies by the California Department of Health Services (CDHS) have found that the typical daily exposure for adults is about 1 mG. This agency considers magnetic field readings of 0.01 to 1 mG within the range of commonly seen levels (CDHS 2000).

According to "Electric and magnetic Fields, 1996", two studies have identified that the median (middle reading in the statistical sample) level of typical magnetic fields in homes is 0.5 to 0.6 mG, while 10 percent of the homes were over 2.0 and 2.5 mG, respectively (EPRI, 1992; Kaune et al, 1987).

Considerable controversy still remains over the health effects of EMF, particularly ELF. This controversy is derived from several sources, including the following:

- Many scientists believe the magnetic fields of power lines emit little energy and are therefore too weak to have any effect on cells;
- The inconclusive nature of laboratory experiments, many of which use an intensity of magnetic field considerably greater than would be found in a home or school; and
- The inconclusive nature of epidemiological studies, due in part to the difficulty of determining a person's exposure to EMF (CDHS 2000).

In 1994, Santa Barbara County summarized possible health effects from Electromagnetic Fields are summarized as follows:

- Changes in cell activity. Exposure to ELF fields can cause changes in calcium flow through the cell membrane, changes in the immune response by cells, and changes in RNA transcription.
- Interactions with the nervous system. Animal studies have shown a consistent effect of electric fields on the secretion of certain neurohormones that administer the circadian rhythms, but the effect is demonstrated only at certain field frequencies and intensities. Some studies have reported altered sensory response and stress response.
- Variations in reproduction and development. ELF field exposure may be associated with abnormal embryo development for some specific circumstances and may affect brain development.
- Effects on cancer promotion. No evidence of initiating cancer by exposure to ELF fields has been found. Laboratory studies on immune response, RNA transcription and circadian rhythms, and epidemiological surveys have suggested that ELF fields might play some role in promoting cancer, but the kind of cancer promotion is still inconclusive (*Residences at Sandpiper Supplemental Final Environmental Impact Report, 2001)*

However, their document states, "there is evidence that 60-Hz magnetic fields can produce biological effects...what is not clear, however, is whether and how those biological effects can cause public health problems."

This conclusion is consistent with findings by the federal National Institute of Environmental Health Sciences (NIEHS). In its report to Congress in 1999, the NIEHS stated, "The NIEHS believes that there is weak evidence for possible health effects from [power frequency] ELF-EMF exposures, and until stronger evidence changes this opinion, inexpensive and safe reductions should be encouraged."

The County of Santa Barbara considered the adoption of specific significance criteria with respect to 60-Hz magnetic fields, and the Electromagnetic Fields Threshold adopted by the County in 1994 concluded "At this time, given the current information regarding

potential health impacts and the uncertainty surrounding these impacts, the Board of Supervisors did not adopt a specific threshold for ELF exposure." In the absence of a threshold, CEQA impacts are addressed on a case-by-case basis. For the purpose of this document and consistent with previous environmental reviews, a significant impact caused by EMF would occur if "New development is exposed to ELF magnetic fields equal to or greater than 2mG." Upon incorporation in 2002, the City Of Goleta continued utilizing the 2mG threshold.

The proposed project would be located within areas that are exposed to ambient power frequency magnetic field environments exceeding 2.0mG. Most, if not all, of the property exceeds a reading of 2.0mG as measured with a handheld device at waist height. As one traversed the property from the northern property line south through three-quarters of the property, readings ranged from 18.4mG to 4.1mG. In light of the 2.0mG threshold, a substantial impact to health would be significant and unavoidable (Class I).

Impact HAZ-2. Since the proposed project is not a hazardous materials facility, nor has any indication of an UST been unearthed (West Coast Environmental and Engineering, 2007), the City of Goleta's risk based thresholds are not particularly applicable. However, for the purposes of this analysis, the proposed project could be considered to pose a significant impact to health impacts if a UST or another hazardous material exposed people to hazardous materials. As such, impacts would be considered to be a potentially significant impact (Class II).

Impact HAZ-3. The house had formerly been heated with a kerosene power heater, but the above ground system was removed and replaced with a natural gas system years ago (West Coast Environmental and Engineering, 2007). Underground tanks or piping associated with the former kerosene heater at the house has the potential for subsurface hydrocarbon impacts, but any potential impacts from this infrastructure would be expected to remain in the vicinity of the house and no impacts on any adjacent lots that may be created in the future is expected. The likelihood for a hydrocarbon impact, while low, is considered to be a potentially significant impact (Class II).

Cumulative Impacts

The proposed land subdivision would locate more humans within EMFs exceeding 2.0mG, but EMF levels are not expected to become more intense by subdividing the land or constructing residential units and associated infrastructure. With implementation of mitigation measures below, the project's contribution to these cumulative impacts would be considered a potentially significant and unavoidable impact (Class I).

The residential units are anticipated to use, store, and or handle hazardous materials in concentrations typical of the surrounding residential properties. These cumulative impacts are considered less than significant (Class III).

Required Mitigation Measures

The following mitigation measures would be required:

Although the most effective means to reduce human exposure to ELF magnetic fields is avoidance, due to the proposed site design it is not possible to design the proposed

subdivision in a way to avoid the 2.0mG threshold. Mitigation measures HAZ-1 and HAZ-2 are therefore recommended to educate prospective homeowners to their potential risk:

HAZ-1 The applicant shall provide an EMF Disclosure Statement and an EMF Information Package containing a balanced range of EMF educational and informational materials to potential buyers of units on Parcel 1 through Parcel 4.

Plan Requirements and Timing: The applicant shall provide this disclosure and Information Package as part of the map recordation and project CCRs for City Staff, including the City Attorney, to verify the disclosure and Information Package is fair and adequate. The disclosure shall be reviewed and approved prior to recordation of the Final Map.

Monitoring: City Staff shall verify that an adequate disclosure has been incorporated into the CCRs prior to sale of the homes and that an adequate EMF Information Package has been assembled by the applicant and has been made easily available for review by prospective buyers. PES Staff shall review and approve the contents of the Package for objectivity, balance and completeness.

HAZ-2 The applicant shall request that the California Department of Real Estate insert the following into the final Subdivision Public Report: "The subject property is located near powerlines and a power substation. Purchasers should be aware that there is ongoing research on adverse health effects associated with long-term exposure to low-level magnetic fields. Although no causal link is established, there is sufficient evidence to require reasonable safety precautions. The buyer may wish to become informed on the issue before making a decision on a home purchase in this location."

Plan Requirements and Timing: The applicant shall provide this disclosure request to the California Department of Real Estate for inclusion in the Subdivision Public Report. A copy of the request shall be sent to City Staff. The disclosure shall be reviewed and approved prior to approval of a Land Use Permit.

Monitoring: City Staff shall verify that the California Department of Real Estate Subdivision Public Report contains this statement.

HAZ-3 The applicant shall underground all utility lines within the project site.

Plan Requirements and Timing: Construction plans for these improvements shall be reviewed and approved by the Community Services Department prior to Land Use Permit approval. Undergrounded utilities shall be implemented prior to occupancy.

Monitoring: City Staff shall verify that completion of these improvements in the field.

HAZ-4 In the event that hazardous materials (including an UST or the former kerosene heater infrastructure) are found onsite, grading and construction shall be temporarily suspended or redirected, but assessment work shall determine the lateral and vertical extent of the contamination and a site Remediation Action Plan shall be submitted to the SBCFPD's Protection Services Division (PSD) and/or the RWQCB for review and approval. Construction contingency plans and a Site Health and Safety Plan shall be prepared as necessary.

Plan Requirements and Timing: The plan shall include at a minimum the following components:

1. The applicant will notify PES and SBCFPD PSD staff if any contamination or suspected contamination is encountered;
2. Prior to attempting to mitigate the contamination by removal, cover, or remediation, or any other method, a specialist from SBCFPD PSD will be contacted to witness the area of concern and
3. If necessary, the applicant shall apply for appropriate permits for remediation from SBCFPD PSD.

The Remediation Action Plan shall be reviewed and approved by SBCFPD prior to continuing excavation. The applicant shall obtain a compliance letter from SBCFPD prior to continuing grading in the affected area. Approval and implementation of all required specifications shall be completed prior to grading in the affected area.

Monitoring: City Staff and SBCFPD PSD shall review and approve the Remedial Action Plan, and inspect remediation activities as to plan in the field.

Residual Impacts

Residual project specific as well as project contributions to cumulative hazardous materials impacts would be considered significant due to EMF exposure levels. All of the other residual project-specific and cumulative impacts from hazardous materials, with implementation of the above mitigation measures, would be less than significant.

3.7 HYDROLOGY AND WATER QUALITY

Environmental Setting

The project site is characterized by slopes ranging from 1.5%, near the existing home, to 20%, in the southwest corner of the property. The slopes run west, southwest, south and southeast from the site of the existing residence. Average slope gradients are approximately 2-3%, except for the south-easternmost portion of the property, which has average slopes of 7-8%. The property has been terraced to the south side of the existing home. The cut along the north edge of the property is approximately 2 feet. The terracing along the south side of the property consists of two retaining walls approximately 2 feet high. An existing retaining wall, believed to be constructed when the adjacent tract to the south was built, separates this property from the residential properties to the south.

The nearest watercourse to the project site is San Jose Creek which lies approximately 300 feet to the east. The project site does not lie within the creek's 100-year floodplain. The project site is not hydrologically connected to San Jose Creek and all runoff from season rainfall flows to the southwest corner of the property and North Kellogg Avenue, over the south property line, and to the southeast/northeast corner of the property before it before it percolates into the ground.

The project site does overlay the Goleta Groundwater Basin which lies at a depth of between 40 and 50 feet during historic high water table years with a worst case scenario of 30 feet (Hoffman and Associates, March 2003). The project site is also subject to local occurrences of low permeability clay layers that can result in occasional perched groundwater. Given that the project site is located approximately 2 miles from the ocean at an elevation of 80 to 95 feet above sea level the potential for a tsunami or seiche is considered low (Hoffman and Associates, March 2003).

Regulatory Framework

Clean Water Act Section 402

The Clean Water Act (CWA) provides for the restoration and maintenance of the physical, chemical, and biological integrity of the Nation's waters. Discharges of pollutants must be authorized through the EPA's National Pollution Discharge Elimination System (NPDES) permits. These permits can include Waste Discharge Requirements (WDRs) and Stormwater Pollution Prevention Plans (SWPPPs). The CWA (33 United States Code [U.S.C.] Section 1344) seeks to restore and maintain the chemical, physical, and biological integrity of the waterways of the nation. The act sets up a system of water quality standards, discharge limitations, and permit requirements. The EPA has delegated to the State Water Resources Control Board the authority for enforcement of the NPDES program in California, where it is implemented by the state's nine regional water quality control boards.

Construction activity disturbing 1 acre or more must obtain coverage under the state's General Permit for Stormwater Discharges Associated with Construction Activity (General Permit). The Central Coast Regional Water Quality Control Board (RWQCB) administers the NPDES stormwater permit program in Santa Barbara County.

Wastewater Discharge Permit

The operational phase of the project requires a Wastewater Discharge Permit from the Central Coast Regional Water Quality Control Board. A Wastewater Discharge Permit, also known as a Section 401 permit is required when the operation or discharge from a property or business may affect surface, coastal, or groundwater. In certain situations, the RWQCB may waive the requirement to obtain a Wastewater Discharge Permit for discharges to land or may determine that a proposed discharge can be permitted more effectively through enrollment in a general NPDES permit or general Wastewater Discharge Permit.

Thresholds of Significance

A significant Hydrology and Water Quality impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

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. 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?
e. Otherwise substantially degrade water quality?

In addition, the City of Goleta's *Environmental Thresholds and Guidelines* Manual assumes 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

Impact HYD-1. The future development of three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units would increase the level of impervious surface onsite thereby increasing the level of stormwater runoff if no mitigation was proposed. The site's soils exhibit moderate permeability to a very slow permeability. Surface runoff is described as medium and the erosion hazard is considered moderate on unprotected slopes. During higher than normal rainy seasons, the low lying area near the extreme southeastern corner of the property may experience retarded percolation as the ground becomes saturated causing instances of perched water. Plans note an overland escape over the southern parcel lines as is presently the case. As such, the potential for altering existing drainage, adding to stormwater water runoff, or degrading the water quality would be considered potentially significant. Ingress and egress from the site would be modified. Existing primary access from North Kellogg Avenue would be abandoned. Access for Parcel 1 and Parcel 2 is proposed to be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. Proposed access for Parcel 3 and Parcel 4 would be along a shared paver driveway located on North Kellogg Avenue. The creation of a cul-de-sac at Camino Contigo, and additional structures would create additional impervious surfaces and a potentially significant hydrology and water quality impact (Class II).

Impact HYD-2. Grading for project access, includes the partially constructed cul-de-sac, and is estimated to include a total of 1,100-cubic yards of cut and 1,500-cubic yards of fill. The existing driveway apron is also proposed to be removed, but no additional frontage improvements along North Kellogg Avenue are proposed.

While no additional cut and fill would be removed from proposed Parcel 1, the remaining three parcels would have associated rough and finished grading.

Proposed Parcel 2's existing contours range from 88 feet to 81 feet. Finished grade would range from 81 feet – 88 feet and conceptual finished floor of the structure would be approximately 83 – 93 feet. This results in approximately 2 – 5 feet of fill within the proposed building envelope. Grading is estimated to include a total of 75-cubic yards of cut and fill.

Proposed Parcel 3's existing contours range from 89 feet to 94 feet. Finished grade would range from 90 feet – 93 feet and conceptual finished floor of the structure would be 93 feet. This results in approximately 0 – 3 feet of fill within the proposed building envelope. Grading is estimated to include a total of 45-cubic yards of cut and fill.

Proposed Parcel 4's existing contours range from 85 feet to 91 feet. Finished grade would range from 87 feet – 91 feet and conceptual finished floor of the structure would be 88 feet. This results in approximately 1 – 3 feet of fill within the proposed building envelope. Grading is estimated to include a total of 30-cubic yards of cut and fill.

The existing drainage contours and drainage patterns would be altered; however, the applicant proposes to install "Storm Treat" detention basins and bioswales to collect the stormwater from the hardscaped areas. Each "Storm Treat" detention basin has a storage capacity of 1,390-gallons. To maintain existing drainage patterns, a total capacity of 3,306-gallons was needed. The proposed three "Storm Treat" detention basin system has a storage capacity of 4,170-gallons, which would result in less water leaving the property than baseline conditions. In addition, installation of the stormwater detention basins would reduce the amount of standing surface water, thus reducing the breeding grounds of mosquitoes and possibly reduce the transmission of West Nile Virus and other communicable illnesses.

Figure 3.7-1 contains a cut-away of the "Storm Treat" detention basin and Figure 3.7-2 contains a cut-away of a typical "Storm Treat" detention basin installation.

Figure 3.7-1

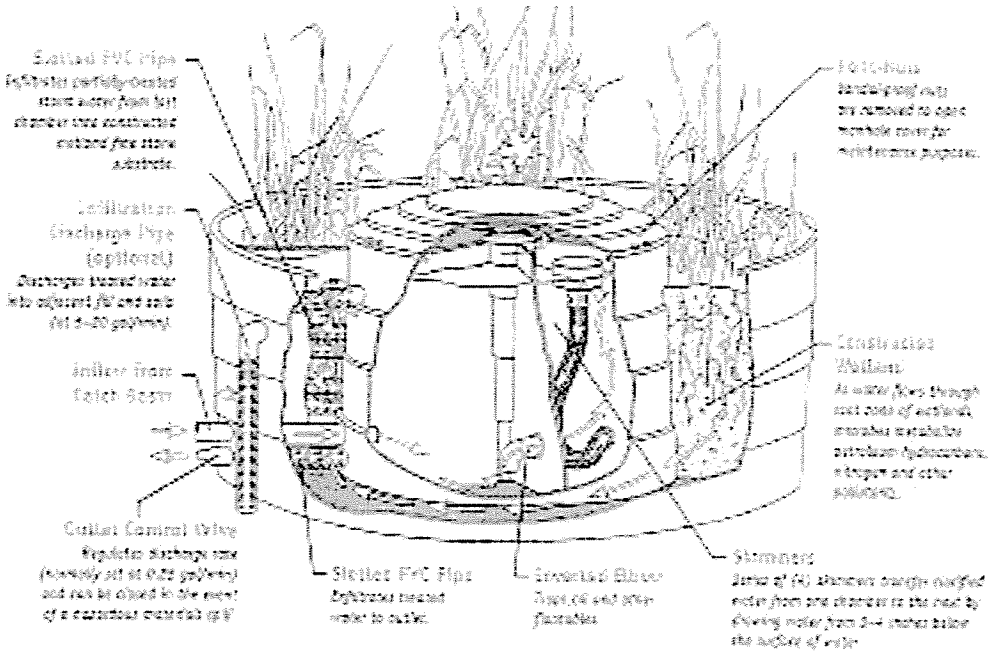
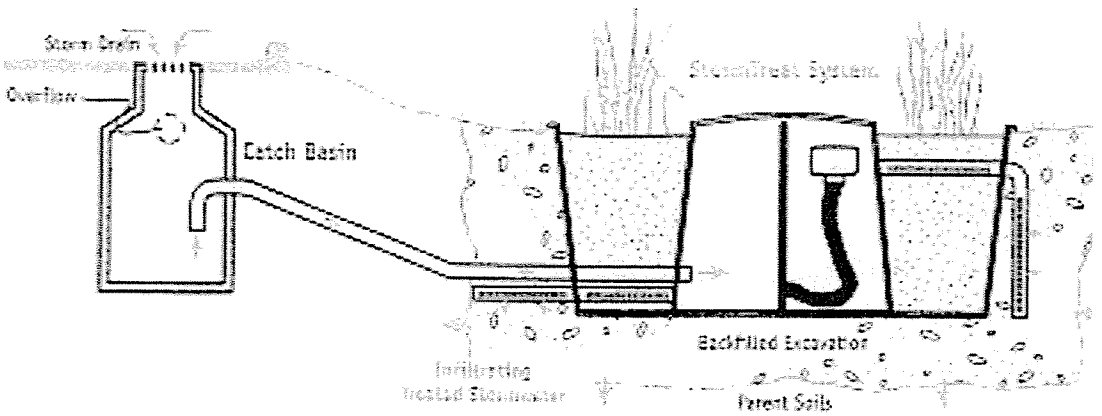


Figure 3.7-2



Removing the existing driveway would increase the area of pervious soil to absorb rainwater on Parcel 1 and Parcel 3. The stormwater that flows over the south property line on Parcel 1, in a worse case scenario, would remain as is. Improvement plans for Camino Contigo direct drainage from Camino Contigo directly north of the Taylor property directly to the east as is (per Santa Barbara Road Encroachment Permit 034773). The stormwater created onsite by the cul-de-sac and would be collected by a proposed "Storm Treat" detention basin in the northeast corner of Parcel 2. The stormwater that flows to the northeast or southwest corner of the Parcel 2 would be collected by a proposed "Storm Treat" detention basin and/or percolate into the ground on Parcel 2. The stormwater that flows over the south property line on Parcel 3 would continue to escape to North Kellogg Avenue. The stormwater that flows to the southwest corner of the property and North Kellogg Avenue would be collected by a proposed "Storm Treat" detention basin on Parcel 4. Improvement

plans indicate a filtered catch basin and sidewalk culvert would be constructed at North Kellogg Avenue. The proposed grading and alteration of some drainage patters would be a potentially significant hydrology and water quality impact (Class II).

Impact HYD-3. The construction areas would be temporarily stripped of existing groundcover, landscaping and some hardscape, resulting in areas of exposed soils that would remain exposed until construction of the homes is complete or nearly so and the parcel's groundcover, landscaping and hardscape has been restored. Furthermore, the excavation required for grading may require one or more temporary soil stockpiles. Any excavation soil stockpile would not be expected to remain on site for long as the soil is needed for onsite fill. Soils that are to be imported to be used for fill shall be clean soil. The proposed temporary soil exposure would be a potentially significant hydrology and water quality impact (Class II).

Impact HYD-4. Related impacts and associated mitigation measures are discussed in Section 4.5, Geology and Soils. Refer to Impacts Geo-1 to Geo-8. These impacts are considered potentially significant or adverse, but less than significant (Class II and III).

Cumulative Impacts

Potential impacts of erosion, sedimentation, and polluted runoff related to the construction phase of the project are not considered potentially significant since the size of the disturbed area is small and within an existing residential neighborhood and since adherence to erosion and sedimentation control measures, as discussed in Section 4.5, Geology and Soils, would be required. The potential for polluted runoff during the operational phase was not identified as a project-specific significant impact, and hence would not be considered to have a significant contribution to potential cumulative impacts. Given the low potential for offsite erosion and sedimentation impacts, the project would not be considered to have potentially significant cumulative impacts. Therefore, the project's contribution to cumulative hydrologic and water quality impacts is less than significant (Class III).

Required Mitigation Measures

The following mitigation measures would be required:

HYD-1 Provide a variable width private drainage easement for the benefit of Parcel 1. **Plan Requirements and Timing:** The applicant shall identify the exact dimensions on the projects and staff shall review the easement language. The applicant shall record the approved easement prior to Map Recordation.

Monitoring: City of Goleta staff shall verify the easement is included on the map prior to Map Recordation.

HYD-2 The applicant shall submit drainage and grading plans with a final hydrology report for review and approval by Community Services and Building staff. The plan shall incorporate appropriate Best Management Practices to minimize storm water impacts to the maximum extent feasible in accordance with the City's Storm Water Management Plan. The drainage plan shall also incorporate/anticipate the post-construction erosion control and water quality plan (HYD-9) to demonstrate drainage patterns are not being altered in a

manner that intensifies offsite impacts. **Plan Requirements and Timing:** The plans shall include but not be limited to bio-swales, permeable paving, on site detention, fossil filters and other operational features. 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 or the approved plans.

Monitoring: City of Goleta staff shall review the reports prior to Map Recordation.

HYD-3 The applicant shall install a "Storm Treat" detention basin system with a minimum storage capacity of 3,306-gallons.

Plan Requirements: The "Storm Treat" detention basin system with a minimum storage capacity of 3,306-gallons shall be submitted to and approved by City of Goleta staff prior to approval of any LUP for the project. The "Storm Treat" detention basin system shall be designed in such a manner that less water would leave the property than baseline conditions erosion and sediment control during all phases of development of the site. **Timing:** The "Storm Treat" detention basin system shall be implemented during grading/construction.

Monitoring: City of Goleta staff shall perform site inspections throughout the grading/construction phase.

HYD-4 Grading and construction activities shall address water quality through the use of BMPs. The applicant shall identify proposed BMPs on the projects Erosion and Sediment Control Plan and shall submit an Operations and Maintenance Procedure Plan to be approved by the City of Goleta staff. The applicant is encouraged to use reclaimed water for dust suppression activities.

Plan Requirements: An Erosion and Sediment Control Plan incorporating BMPs and an Operations and Maintenance Procedure Plan shall be submitted to and approved by City of Goleta staff prior to approval of any LUP for the project. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of grading/construction.

Monitoring: City of Goleta staff shall perform site inspections throughout the construction phase.

HYD-5 The applicant shall specify a designated onsite washout for all construction materials (concrete, paint, etc.) to prevent runoff into street, storm drain systems, or creeks in the Erosion and Sediment Control Plan and Operations and Maintenance Procedure Plan. Contractor's crews and subcontractors shall be directed to the designated area and provided training on the proper

usage of the area. The washout area may be on or off site and Contractor shall be responsible for maintenance of the washout area on a regular basis in order to prevent overflow out of the washout area.

Plan Requirements and Timing: The applicant shall submit an Erosion and Sediment Control Plan and an Operations and Maintenance Procedure Plan, and City of Goleta staff shall review and approve documentation prior to LUP approval.

Monitoring: City of Goleta staff shall conduct site inspections to verify compliance in the field.

HYD-6 Incorporate a permeable paving system for the proposed project driveways that would allow a portion of the driveway to percolate into the ground. **Plan Requirements:** Permeable driveways shall be identified in the Erosion and Sediment Control Plan incorporating BMPs and an Operations and Maintenance Procedure Plan, which shall be submitted to and approved by City of Goleta staff prior to approval of any LUP for the project. **Timing:** The permeable driveways shall be installed after rough grading.
Monitoring: City of Goleta staff shall conduct site inspections to verify compliance in the field.

HYD-7 The applicant shall maintain the drainage system, "Storm Treat" detention basins, storm drain water interceptor and other storm water pollution control devices in accordance with the Erosion and Sediment Control Plan and Operations and Maintenance Procedure Plan. **Plan Requirements and Timing:** The applicant shall submit an Erosion and Sediment Control Plan and an Operations and Maintenance Procedure Plan, and City of Goleta staff shall review and approve documentation prior to LUP approval.

Monitoring: City of Goleta staff shall perform site inspections throughout the construction phase.

HYD-8 The applicant shall provide an Erosion and Sediment Control Plan and Operations and Maintenance Procedure Plan, which shall describe replacement schedules for pollution absorbing filters, and etcetera, for the operation and use of the storm drain system. The Plan shall be approved by City of Goleta staff. **Plan Requirements and Timing:** The applicant shall submit an Erosion and Sediment Control Plan and an Operations and Maintenance Procedure Plan, and City of Goleta staff shall review and approve documentation prior to LUP approval.

Monitoring: City of Goleta staff shall perform site inspections after the construction phase as needed to address maintenance.

HYD-9 Provide/update an engineered drainage plan that addresses the existing drainage patterns and improvement of the quality and/or rate of water run-off conditions from the site with each future residence. The applicant shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property, or other measures specified in the Erosion and Sediment Control

Plan and Operations and Maintenance Procedure Plan, to intercept all sediment from the improved, hard-surfaced areas prior to discharge into the public storm drain system, including any creeks. All proposed interceptors or clarifiers shall be reviewed and approved by City of Goleta staff. Maintenance of these facilities shall be provided by the applicant, as outlined in Condition HYD-6 and HYD-7, above, which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program. **Plan Requirements and Timing:** The applicant shall submit an Erosion and Sediment Control Plan and an Operations and Maintenance Procedure Plan, and City of Goleta staff shall review and approve documentation prior to LUP approval.

Monitoring: City of Goleta staff shall perform site inspections after the construction phase as needed to address maintenance.

Residual Impacts

With implementation of these mitigation measures project specific impacts, as well as the project's contribution to cumulative hydrology and water quality, would be considered less than significant.

3.8 LAND USE

Environmental Setting

The project site is surrounded by existing single-family residential development and a Southern California Edison power substation.

Regulatory Framework

Thresholds of Significance

A significant Land Use impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

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?

Project Specific Impacts

Impact LU-1. The General Plan Land Use Element identifies the site for single-family uses. Future residential development of Parcels 2, 3 and 4 would be limited by any regulations in place at the time an application for a LUP is submitted. Such limitations may include, but may not be limited to Floor-to-Area Ratios (FARs), height limitations, and environmental buffers. As proposed, Parcel 1 would not conform to the current recommended FARs. As such, the potential for conflicting with applicable land use policy could be considered potentially significant (Class II).

Impact LU-2. The General Plan Noise Element identifies noise thresholds in Table 9-2 "Noise and Land Use Compatibility Criteria" for Residential – low density and NE 6.5 "Other Measures to Reduce Construction Noise." Future residential development's noise exposure of Parcels 2, 3 and 4 and related construction noise would be evaluated by and required to abide by these threshold. Such limitations may include, but may not be limited to noise attenuation consideration in construction drawings, limits on construction hours and machinery. As such, the potential for conflicting with applicable land use policy could be considered potentially significant (Class II).

Impact LU-3. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan due to the fact that no such plan(s) exist for either the project site or the surrounding area.

Cumulative Impacts

Project contributions to neighborhood compatibility and quality of design could be considered potentially significant (Class II). Cumulative impacts on associated biological resources due to the level of direct and indirect impacts on specimen Coast Live Oak trees onsite the proposed project's contribution to cumulative impacts on such native trees in the Goleta area is considered potentially significant (Class II).

Required Mitigation Measures

LU-1 See Aesthetics Mitigation Measures.

LU-2 See Biological Resources Mitigation Measures.

LU-3 See Noise Mitigation Measure.

Residual Impacts

With implementation of these mitigation measures project specific impacts, as well as the project's contribution to cumulative neighborhood compatibility, quality of design, and biological resource impacts, would be considered less than significant.

3.9 NOISE

Environmental Setting

The project site lies outside of the 60dB Community Noise Equivalent Level (CNEL) 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. Ambient noise levels in the vicinity are primarily the result of residential traffic and operational noise associated with residential uses. The project site is located in an area of the City of Goleta experiencing Community Noise Equivalent Levels (CNEL) of up to 59 decibels (dB).

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 1= 10 dB

Regulatory Framework

City of Goleta General Plan Policies

The General Plan contains numerous policies that seek to maintain or minimize noise within the City. These policies are found within the Nose Element and include the following: NE 1.1 Land Use Compatibility Standards, NE 1.2 Location of New Residential Development, NE 6.5 Other Measures to Reduce Construction Noise.

Thresholds of Significance

A significant noise impact on sensitive receptors would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Additional thresholds are contained in the City of Goleta's *Environmental Thresholds and Guidelines Manual.* The City of Goleta's adopted thresholds assume that outdoor CNEL noise levels in excess of 64 dB and interior CNEL noise levels of 45 dB or more are considered to pose significant noise impacts on sensitive receptors.

Project Specific Impacts

Impact NOI-1. The proposed project would not result in the generation of excessive, long-term noise levels nor would it result in the exposure of people to, or generation of, excessive groundborne noise levels. Additional residential traffic and operational noise generated by the proposed three new single-family dwellings, potentially two second residential units, accessory buildings and associated infrastructure and would not measurably increase the existing CNEL of the surrounding neighborhood (Class III).

Impact NOI-2. The project site is surrounded on the north, east, and south by single-family residential development with additional residential units immediately across North Kellogg Avenue, which has a 60-foot wide right-of-way. These residences, as well as all other residential units would be subject to increased noise levels during project grading and construction. Grading is estimated to occur over a period of three months for installation of improvements and preparation of pads for residential development per parcel. Construction of a single-family home, on average, last for a period of 9 to 12 months as measured from completed grading to the issuance of a Certificate of Occupancy. Noise associated with heavy equipment powered by internal combustion engines, such as tractors, graders, trucks, etcetera, or impact equipment, such as pneumatic wrenches, jack hammers and rock drills, used during grading and construction activities can exceed 95 dB measured 50 feet from the source. Noise associated with typical construction equipment, such as saws, ranges between 70 to 80 dB measured 50 feet from the source. At a point source attenuation rate of 6 dB for each doubling of distance from the source, construction equipment noise levels would not decrease below the City of Goleta's 65 dB threshold until the distance between the source and adjacent residential units reached 1,600 feet. Since a substantial number of existing residential units lie within a 1,600 foot radius of the project site, construction noise is considered to pose a potentially significant impact on these sensitive noise receptors (Class II).

Cumulative Impacts

Over the long-term, the proposed project would contribute incrementally but not considerably to the noise environment of the surrounding area. Over the short-term construction noise would result in a potentially significant project contribution to cumulative noise levels in the area (Class III).

Required Mitigation Measures

NOI-1 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 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.

Plan Requirements: Three signs stating these restrictions shall be provided by the applicant and posted on site. In addition, each contractor for construction of the future residential dwellings shall sign an agreement agreeing to comply with this condition prior to approval of any LUP for such residential development. **Timing:** Signs shall be approved by City of Goleta staff and in place prior to beginning of, and throughout all, grading and construction activities. Individual agreements signed by the contractor(s) for the future residential units shall be submitted prior to issuance of any building permit for such construction. Violations may result in suspension of permits.

Monitoring: City of Goleta staff shall conduct periodic site inspections to verify compliance and shall respond to complaints.

Residual Impacts

Upon implementation of the above mitigation measures, residual project specific impacts, as well as residual project contributions to cumulative noise impacts on sensitive receptors in the area, would be considered less than significant (Class III).

3.10 Public Services

Environmental Setting

Fire protection services for the proposed project would be provided by the Santa Barbara County Fire Department with Station 12 being the primary responder. Police protection is provided to the City of Goleta through a contract with the Santa Barbara County Sheriffs Department.

Regulatory Framework

Thresholds of Significance

A significant Public Services impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

a. 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 (Fire) public services:

Project Specific Impacts

Impact PS-1. The project site lies well within a 5 minute response time from Santa Barbara County Fire Department Station #12 which is the County Fire Department standard for urban areas. The County Fire Department standard for the minimum ratio of firefighters to population is 1/4,000 with a ratio of 1/2,000 considered ideal. Based on the City of Goleta's daytime population, which includes employees and guests, the City of Goleta falls well short of this standard for all of the fire stations located within the City of Goleta limits. In addition, the County Fire Department has a standard of 1 engine company which assumes 4 firefighters/engine for 16,000 people. Currently, neither Fire Station #12, the primary responding station, nor Fire Station #11 on Storke Road meet this standard per the Public Facilities Element of the City of Goleta's General Plan. Overall, the ratio of firefighters to population within the City of Goleta is currently 1 firefighter/4,909 people. The proposed project would incorporate a new fire hydrant to be installed on the northeast corner of North Kellogg Avenue/Camino Contigo intersection in front of 5532 Camino Contigo compliant with Santa Barbara County Fire Department safety standards and improved safety access through the construction of a partial-cul-de sac that incorporates a fire approved hammerhead design and upon completion would allow a fire approved turnaround with proper turning radii. Due to the minimal increase in population posed by this project, 9 to 16 individuals, the potential project specific effect on the County Fire Departments ability to adequately serve these new residential units would be considered less than significant[1] (Class III).

[1] Ten additional people would represent a 0.5% increase in population for the SBCoFD's ideal 1 firefighter/2,000 population and a 0.25% increase for the SBCoFD's minimum average of 1 firefighter/4,000 population.

Cumulative Impacts

The project's contribution to cumulative demand for fire protection would be offset by the required payment of development impact mitigation fees (DIFs) prior to issuance of any LUP for construction of any new residential unit and payment of Quimby fees prior to map recordation. As such, the project's contribution to cumulative demand for such public facilities would be considered less than significant.

Required Mitigation Measures

PS-1: Payment of development impact fees shall be required to reduce the project's contribution to cumulative fire impacts. **Plan Requirements and Timing:** Fees shall be paid prior to granting any Final Inspection for the proposed project.

Monitoring: City of Goleta staff shall ensure payment of fees prior to granting any Final Inspection for the proposed project.

Residual Impacts

Residual project specific, as well as project contributions to cumulative demand for fire protection would be considered less than significant.

3.11 TRAFFIC AND CIRCULATION

Environmental Setting

The subject property abuts North Kellogg Avenue on the west and Camino Contigo (within the County of Santa Barbara) on the north. North Kellogg Avenue consists of a 60-foot right-of-way consisting of two travel lanes, on-street parking on both sides of the street, three feet of parkway on both sides of the street, and curb/gutter/sidewalk on both sides of the street. Camino Contigo consists of a 54-foot right-of-way. This includes two travel lanes, on-street parking on both sides of the street, and curb/gutter/sidewalk on both sides of the street, but no parkway. Camino Contigo is currently barricaded at its terminus along the northern boundary of the subject property. A one-foot wide denial strip between Camino Contigo and the project parcel has been removed by the County of Santa Barbara allowing access from this parcel to the North Kellogg Avenue/Camino Contigo intersection.

Per the Transportation Element of the City of Goleta's General Plan, major intersections (North Kellogg Avenue/Cathedral Oaks Road and North Kellogg Avenue/Calle Real) providing project access to the regional transportation system currently operate at level-of-service (LOS) A during the afternoon peak hour[1] and are anticipated to continue to operate at LOS A under General Plan buildout conditions with planned transportation improvements. With the exception of the Fairview Avenue/Calle Real, Fairview Avenue/Highway 101 southbound interchange, and Patterson Avenue/ Highway 101 southbound interchange, all other intersections with the project's travelshed currently operate at LOS C or better. Intersections within the project's travelshed that are anticipated to operate during the afternoon peak hour below LOS C under General Plan buildout with planned transportation improvements include Hollister Avenue/Storke Road, Fairview Avenue/Calle Real, Hollister Avenue/Patterson Avenue, and the Patterson Avenue/Highway 101 southbound interchange. None of these intersections are anticipated to operate below LOS D at Plan buildout with planned transportation improvements.

Regulatory Framework

City of Goleta Ordinances

Development in the City is subject to the City's Inland Zoning Ordinance (Article III, Chapter 35 of the Municipal Code) for those portions of the City outside of the Coastal Zone. Division 6 of the City's Inland Zoning Ordinance (Section 35-251 et seq.) sets forth standards for parking required to serve the residential uses.

Thresholds of Significance

A significant Transportation/Traffic impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
f. Result in inadequate parking capacity?

[1] The PM peak hour is considered the critical peak hour for traffic impact analysis by the City.

Additional thresholds of significance are set forth in the City of Goleta's *Environmental Thresholds and 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.

LEVEL OF SERVICE (including the project)	INCREASE IN V/C (greater than)
A	.20
B	.15
C	.10
OR THE ADDITION OF	
D	15 trips
E	10 trips
F	5 trips

2) Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.

3) Project adds traffic to a roadway that has design features (e.g. narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with a substantial increase in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic.

4) Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

It should be noted that the City of Goleta's project-specific impact thresholds for LOS A, B, and C conditions are determined based on increases in V/C ratios. For purposes of determining project impacts for the unsignalized study intersections, the ICU methodology was utilized to quantify the V/C ratio increases over existing conditions with the LOS determined through use of the Highway Capacity Manual (HCM) method of analysis.

The City of Goleta's cumulative traffic impact thresholds are also determined based on increases in V/C ratios. Again, for purposes of determining cumulative impacts for the unsignalized study intersections, the ICU methodology was utilized to quantify the V/C ratio increases over the future without project conditions with the LOS determined through use of the HCM method of analysis.

Project Specific Impacts

Impact TRANS-1. Per the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 6th Edition*, new (above baseline), average daily trips (ADTs) generated by this type of residential project (three single-family dwellings and potentially two residential second units) would result in an increase in traffic over the baseline condition of 40 ADTs of which 6 would be pm peak hour trips (PHTs). As such, the addition of 6 new PHTs, even at Calle Real/North Kellogg Avenue or Camino Contigo/North Kellogg Avenue, would not result in a significant, project specific traffic impact (Class III).

Impact TRANS-2. The project site lies well outside of the Santa Barbara Municipal Airport (SBMA) Planning Area as well as any SBMA operational zones. There are no private airstrips within the Goleta area. The proposed project would not result in any impact on SBMA operations or airport safety (Class III).

Impact TRANS-3. The westernmost 130 feet of the existing driveway would be abandoned from North Kellogg Avenue to just west of the existing home. Access for Parcel 1 and 2 would be taken from Camino Contigo, which is within the County of Santa Barbara through a partial cul-de-sac to be constructed at the end of Camino Contigo. It is anticipated that the cul-de-sac would be completed subject to additional development and permits on the parcel to the north (APN 069-265-005). A one-foot wide denial strip between Camino Contigo and the project parcel has been removed by the County of Santa Barbara. Proposed access for Parcel 3 and 4 would be along a shared drive with a reciprocal ingress/egress easement located on North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway. A reciprocal ingress/egress and maintenance easement would be needed between Parcels 1 and 2 and Parcels 3 and 4.

The speed limit on North Kellogg Avenue changes from 25 miles per hour south of its intersection with Coralino Road to 35 miles per hour north of Coralino Road (within the County of Santa Barbara). Stopping sight distance from the existing driveway to the north is 230 feet. At these posted speeds, City of Goleta staff has determined that the available stopping sight distance on southbound North Kellogg Avenue from Coralino Road to the existing driveway is not sufficient to meet City of Goleta's safety standards and as such, any intensification of the level of use experienced by the existing driveway would pose a potentially significant safety hazard. Therefore, new ingress and egress to Parcel 3 and 4 would be taken from North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway. Approximately twelve feet of pavement would have to be constructed to connect North Kellogg Avenue with proposed Parcel 3 and 4.

Provided that all vehicles would exit the proposed parcels in a forward gear, stopping sight distance from the proposed driveway onto northbound North Kellogg Avenue as well as at the existing North Kellogg Avenue/Camino Contigo intersection is adequate and does not contain blind-spots and would allow for safe ingress/egress to the proposed parcels (Class III).

Impact TRANS-4. Variable width easements for ingress, egress, public utilities and a turnaround for emergency vehicles are identified for the benefit of all proposed parcels. New ingress and egress to Parcel 1 and Parcel 2 would be taken from a partially constructed cul-de-sac which addresses grade differences and incorporates a modified Fire Department hammerhead turnaround as part of the design, and Parcel 3 and Parcel 4 would be taken from North Kellogg Avenue approximately 27 feet (centerline to centerline) further south from the existing driveway. Each proposed dwelling would be located within 150 feet (as the hose bends) from emergency

vehicle turnouts. Turnaround details would need to be provided and meet the Fire Department's standards including turning radii. All emergency vehicular paths are to provide a 12-foot wide by 13.5-foot tall clear area. An all-weather road base would be required for all vehicular paths under a 10% slope, and a paved surface will be required for all vehicular paths over 10% slope. As such, adequate access is provided to the proposed parcels (Class III).

Impact TRANS-5. Per City code, a single-family dwelling less than 3,000 square feet requires a two-car garage, and a single-family dwelling in excess of 3,000 square feet is required to have a three-car garage. Parking shall not be located within the front or side yard setbacks. The configuration and available area for development on all three proposed parcels appears to be adequate to ensure compliance with these parking requirements is met onsite (Class III).

Impact TRANS-6. The proposed project would not conflict with any adopted policies, plans, or programs supporting alternative transportation or alternative transportation improvements such as bus turnouts and bicycle lanes. No such impacts would occur as a result of project implementation (Class III).

Cumulative Impacts

The proposed project's incremental contribution to cumulative traffic volumes within the City of Goleta would be offset through the payment of required traffic development impact fees at the time of map recordation. As such, the project's contribution to cumulative traffic impacts would be considered less than significant (Class III).

Required Mitigation Measures

TRANS-1. The applicant shall obtain an encroachment permit(s) from the County of Santa Barbara for Parcels 1 and 2 to access the project site off Camino Contigo in perpetuity and from the City of Goleta for Parcel 3 and 4 to access the project site off North Kellogg Avenue in perpetuity. **Plan Requirements and Timing:** Prior to recordation of the Final Map, the applicant shall submit the above required encroachment permit(s) from the County.

Monitoring: City of Goleta staff shall review documentation prior to map clearance for recordation.

TRANS-2. The applicant shall draft Ingress/Egress Maintenance Easements between Parcel 1 and Parcel 2, and between Parcel 3 and Parcel 4. These easements shall be reviewed by staff and recorded against the property to allow access and define maintenance responsibilities for owners of Parcel 1 and Parcel 2 and Parcel 3 and Parcel 4 in perpetuity. **Plan Requirements and Timing:** Prior to recordation of the Final Map, the applicant shall submit the above required draft easement language to City of Goleta staff.

Monitoring: City of Goleta staff shall review documentation prior to map clearance for recordation.

TRANS-3. The applicant shall design a turnaround area within Parcel 3 and Parcel 4 driveway so vehicles won't be required to enter onto Kellogg Avenue in reverse gear. The turnaround area is required to be open for vehicular movements in

perpetuity. **Plan Requirements and Timing:** Turning radii shall be shown on the project plans reviewed and approved by the Design Review Board.

Monitoring: City of Goleta staff shall review project plans and turning radii prior to Design Review Board review and approval.

TRANS-4: In addition to the project-specific mitigation measures, payment of GTIP development impact fees shall be required to reduce the project's contribution to cumulative traffic impacts. **Plan Requirements and Timing:** Fees shall be paid prior to approval of any Land Use Permit for the proposed project.

Monitoring: City of Goleta staff shall ensure payment of fees prior to approving any LUP.

Residual Impacts

Upon implementation of these mitigation measures, residual project specific impacts, as well as project contributions to cumulative impacts, would be considered less than significant.

3.12 UTILITIES AND SERVICE SYSTEMS

Environmental Setting

Water and sewer service for the proposed parcels would be provided by the Goleta Water District (GWD) and the Goleta Sanitary District (GSD). Natural gas and electric service are available from The Gas Company and Southern California Edison. Phone and cable service would be provided by Verizon and Cox Cable. Trash collection would be provided by Allied Waste Services with project generated solid waste sent to the County's Tajiguas landfill for disposal.

Regulatory Framework

Thresholds of Significance

A significant Utilities and Service Systems impact would be expected to occur if the proposed project resulted in any of the impacts noted in the Thresholds of Significance checklist included in Appendix A, such as:

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?

In addition, under the City of Goleta's *Environmental Thresholds and Guidelines Manual*, a project that would generate 196 tons 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 of Goleta's solid waste stream. Any project generating 40 tons/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 of Goleta's solid waste stream.

Project Specific Impacts

Impact UTIL-1. As noted above, sewer service for the proposed parcels would be provided by the GSD. The GSD's collection system conveys effluent to its wastewater treatment plant opposite the Santa Barbara Municipal Airport (SBMA) on William Moffet Place. The GSD treatment plant treats collected effluent from the GSD service district, as well as Goleta West Sanitary District (GWSD), UCSB, and the County's facilities in the eastern Goleta Valley. Each service provider sending effluent to the GSD's treatment plant owns a portion of the total plant capacity. The GSD's share of plant capacity is 47.87%. The plant has treatment capacity for 9.7 million gallons/day (gpd) of effluent but currently operates under a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency with concurrence by the Central Coast Regional Water Quality Control Board that allows a maximum daily average discharge of 7.64 mgd. The GSD currently contributes a daily average of 2.54 mgd to the total effluent flow treated by the plant leaving it with a surplus of 1.12 mgd under the current RWQCB/NPDES permitted discharge levels. Using the District's most current wastewater generation factor of 184 to 220 gallons/day (gpd) for each equivalent residential unit (ERU), estimated additional daily average effluent generation resulting from the

proposed project would be between 552 and 1100 gpd. The addition of between 552 and 1100 gpd to the volume of wastewater to be treated by the GSD based on their existing unused daily capacity of 1.12 mgd would be considered an insignificant impact on the District's conveyance system and treatment capacity (Class III).

Impact UTIL-2. Related impacts and associated mitigation measures are discussed in Section 4.7, Hydrology and Water Quality. Refer to Impacts HYD-1 to HYD-9. These impacts are considered potentially significant or adverse, but less than significant (Class II and III).

Impact UTIL-3. Water to serve the three new single-family dwellings with accessory buildings, associated infrastructure and potentially two residential second units would be provided by the Goleta Water District (GWD). GWD relies on 4 sources of water to meet its existing and future demands: (1) water via the Cachuma Project (9,322 AFY); (2) water from the State Water Project (SWP) (4,500 AFY); (3) groundwater pumped from the Goleta Groundwater Basin per the terms and conditions of the *Wright Judgment* (2,350 AFY); and (4) recycled water (1,500 AFY) for a total yearly average supply of 17,672 acre feet/year (AFY). Current average yearly demand for GWD water is estimated at 14,318 AFY based on yearly consumption data for the years 1994 to 2004 with future projected demand at 2030 of 17,010 AFY (GWD, 2005). Using the City of Goleta's adopted duty factors for water consumption (City of Goleta *Environmental Thresholds and Guidelines Manual, 2003*), an average lot size of 20,818.5 ft^2, and an average yearly consumption rate of 0.50 AFY/unit/20,000 ft^2 parcel, total additional yearly water demand resulting from the proposed project would be approximately 2.0 AFY (four parcels averaging 24,675 ft^2 each at a duty factor of 0.50 AFY/parcel). While adequate water is currently available to serve the project without adversely affecting the District's water supply, the applicant must obtain a formal commitment from the District before delivery of water can be guaranteed. Therefore, project impacts on the District's water supply are considered potentially significant (Class II).

Impact UTIL-4. New wastewater effluent generation projected for the proposed project would be between 552 and 1100 gpd as noted above. While the GSD has sufficient conveyance and treatment capacity to handle this volume of new effluent, sewer service for the project cannot be guaranteed until the applicant obtains a formal commitment from the District for such service. Therefore, project impacts on the District's wastewater conveyance and treatment water supply are considered potentially significant (Class II).

Impact UTIL-5. Based on the City of Goleta's adopted Environmental Thresholds and Guidelines Manual (2003), the projected additional volume of solid waste generated by the proposed project would be approximately 11.5 tons/year.[1] Per the City of Goleta's adopted Thresholds, the anticipated volume of additional solid waste generated by the project would be considered an adverse, but less than significant impact on landfill capacity at Tajiguas. The proposed residential project would not be anticipated to violate any Federal, State, or local statutes and regulations related to solid waste (Class III).

Cumulative Impacts

Project contributions to cumulative demand wastewater conveyance and treatment capacity, cumulative demand for water, the need for regional additional stormwater control facilities, and

[1] The formula for estimating a single family residential project's solid waste generation per the City's Adopted thresholds is 3.01 people/unit x # units x 0.95 tons/year.

future increases in cumulative solid waste generation would be considered less than significant (Class III).

Required Mitigation Measures

UTIL-1 The applicant shall pay all applicable connection fees and obtain a Can and Will Serve Letter from the GWD for the proposed parcel map. **Plan Requirements and Timing:** The required GWD Can and Will Serve Letter shall be submitted to the City of Goleta prior to Final Map recordation.

Monitoring: City of Goleta staff shall verify compliance prior to Final Map for recordation.

UTIL-2 The applicant shall pay all applicable connection fees and obtain a Can and Will Serve Letter from the GSD for the proposed parcel map. **Plan Requirements and Timing:** The required GSD Can and Will Serve Letter shall be submitted to the City of Goleta prior to Final Map recordation.

Monitoring: City of Goleta staff shall verify compliance prior to Final Map for recordation.

Recommended Mitigation Measures

UTIL-3 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 all grading and building plans.

Timing: Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

Monitoring: City of Goleta staff shall verify compliance during construction and prior to occupancy clearance.

UTIL-4 Outdoor water use shall be limited through the measures listed below:

a. Landscaping shall be with native and/or drought tolerant species;
b. Drip irrigation or other water-conserving irrigation shall be installed;
c. Plant material shall be grouped by water needs;
d. Turf shall constitute less than 20% of the total landscaped area for each new residential unit;
e. No turf shall be allowed on slopes of over 4% for any new residential unit;
f. Extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
g. Soil moisture sensing devices shall be installed to prevent unnecessary irrigation.

h. Permeable surfaces such as turf block or intermittent permeable surfaces such as french drains shall be used for all parking areas and driveways.

Plan Requirements: The landscape plan submitted for DRB and staff review for any LUP for new residential construction shall comply with the aforementioned requirements. In addition, the applicant/owner shall enter into an agreement with the City of Goleta to install required landscaping/irrigation and maintain required landscaping for the life of the project. **Timing:** The applicant shall install all aspects of the landscape and irrigation plan prior to occupancy clearance.

Monitoring: City of Goleta staff shall conduct site visits to ensure installation and maintenance of landscape and irrigation. Any part of irrigation plan requiring a plumbing permit shown on building plans shall be inspected by Building Inspectors.

UTIL-5 Indoor water use shall be limited through the following measures:

a. All hot water lines shall be insulated;
b. Recirculating, point-of-use, or on-demand water heaters shall be installed;
c. Water efficient clothes washers and dishwashers shall be installed;

Plan Requirements: Indoor water-conserving measures shall be graphically depicted on building plans for review and approval by City of Goleta staff. **Timing:** Indoor water-conserving measures shall be installed per the approved building plans prior to occupancy clearance.

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

UTIL-6 Reclaimed water shall be used for all dust suppression activities during grading and construction. **Plan Requirements and Timing:** This measure shall be included as a note on all plans submitted for any LUP approval as well as project grading plans. Prior to the commencement of earth movement, the applicant shall submit to the City of Goleta an agreement/contract with a company providing reclaimed water stating that reclaimed water shall be supplied to the project site during all ground disturbances when dust suppression is required.

Monitoring: City of Goleta staff shall inspect activities in the field to ensure non-potable water is being used for all dust suppression activities.

Residual Impacts

Upon implementation of these mitigation measures, residual impacts on utilities and service systems would be less than significant.

SECTION 4.0
PRELIMINARY POLICY CONSISTENCY ANALYSIS

This preliminary policy consistency analysis focuses on the consistency of the proposed Tentative Parcel Map project with policies within the City of Goleta's General Plan and Inland Zoning Ordinance.

4.1 Applicable General Plan Policies

Policy		Discussion
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.	**Potentially Consistent.** The City's Design Review Board (DRB) would conduct a formal review of the proposed residences after map recordation and, in doing so, consider its compatibility with the surrounding neighborhood including size, bulk, scale, height, color, landscaping, and its effect on private/public views. Architectural treatment of the proposed residences is proposed to be similar to and blend in with the design, colors and materials of the surrounding neighborhood. The project would be conditioned to require DRB approval of final architectural plans. Therefore, the proposed project, as conditioned, would be consistent with this 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.	**Potentially Consistent.** This application is being considered as a Tentative Parcel Map which considers coordination of site planning, circulation and design. While the anticipated residential units are discussed in the context of this applicant, a subsequent application, as conditioned, is required to undergo Conceptual, Preliminary, and Final DRB review. DRB review promotes high standards in architectural and site design in the context of surrounding development and neighborhood characteristics. Therefore, the proposed project, as conditioned, would be consistent with this policy.
LU 2.4	**Single-Family Residential Use Category (R-SF). [GP/CP]** The intent of this use category is to identify and protect appropriately located land areas for family living in low-density residential environments. Existing developed areas with this designation were generally subdivided at four units per acre or less and are characterized	**Potentially Consistent.** The project site is within the Single-Family Residential land use designation, which lists single-family detached dwellings and second residential units as allowable uses. Furthermore, the project conforms to the densities identified. Therefore, the proposed project would be consistent with this policy.

Policy		Discussion
	by a suburban atmosphere. This designation may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. The designation is also appropriate for areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. This designation is intended to provide for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. Assuming an average household size of 2.0 to 3.0 persons, this use category will allow population densities between 2.0 and 15.0 persons per acre.	
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.	**Potentially Consistent.** The project site was surveyed by Stone Archaeological Consulting in 2003. The study noted that the proposed lot split and subsequent residential improvements are not considered to have the potential to impact significant or important prehistoric or historic cultural remains. 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. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Policy		Discussion
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.	**Potentially 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.
CE 8.1	**ESHA Designation. [GP/CP]** Requisite habitats for individual occurrences of special-status plants and animals, including candidate species for listing under the state and federal endangered species acts, California species of special concern, California Native Plant Society List 1B plants, and other species protected under provisions of the California Fish and Game Code shall be preserved and protected, and their occurrences, including habitat requirements, shall be designated as ESHAs. These habitats include, but are not limited to, the following: e. Nesting and roosting areas for various species of raptors such as Cooper's hawks (*Accipiter cooperii*), red-tailed hawks (*Buteo jamaicensis*), white-tailed kites (*Elanus leucurus*), and turkey vultures (*Cathartes aura*).	**Potentially Consistent.** The project site was surveyed by Watershed Environmental in May 2004, and a written report with maps was supplied. While no special-status plant or animal species were found on the property during the biological survey, the Audubon Society finds 204-212 different species of birds in Santa Barbara every year, many of which may fly over the project area at one time or another. As birds are highly mobile, they may be expected to occasionally visit the site and may even nest on the property. This would include special-status species, such as the Cooper's hawk. Due to the possibility of a special-status species nesting onsite, standard conditions for nesting and roosting areas and associated buffers would be applied, and the project has been conditioned accordingly. Therefore, the proposed project, as conditioned, would be consistent with this policy.
CE 8.2	**Protection of Habitat Areas. [GP/CP]** All development shall be located, designed, constructed, and	**Potentially Consistent.** See discussion under CE 8.1. Therefore, the proposed project, as conditioned, would be consistent

	Policy	Discussion
	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.	with this policy.
CE 8.3	**Site-Specific Biological Resources Study. [GP/CP]** Any areas not designated on Figure 4-1 that meet the ESHA criteria for the resources specified in CE 8.1 shall be accorded the same protections as if the area were shown on the figure. Proposals for development on sites where ESHAs are shown on the figure, or where there is probable cause to believe that an ESHA may exist, shall be required to provide the City with a site-specific biological study that includes the following information: a. A base map that delineates topographic lines, parcel boundaries, and adjacent roads. b. A vegetation map that 1) identifies trees or other sites that are existing or historical nests for the species of concern and 2) delineates other elements of the habitat such as roosting sites and foraging areas. c. A detailed map that shows the conclusions regarding the boundary, precise location and extent, or current status of the ESHA based on substantial evidence provided in the biological studies. d. A written report that summarizes the survey methods, data, observations, findings, and recommendations.	**Potentially Consistent.** See CE 8.1. 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	**Potentially Consistent.** As discussed in CE 8.1, no special-status plant or animal species were found on the property during

Policy		Discussion
	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.	the biological survey, but it is recognized that a special-status species (of raptors) may nest onsite. The proposed project's design does not propose a 100-foot buffer around active or historical nests as no nests were discovered in the biological study. If a permanent 100-foot buffer was to be implemented around active and historical nest sites for protected species of raptors, it would likely prove the current project design to be infeasible. However, in the event that an active raptor nest site is discovered on the subject property, it has been conditioned that 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. Therefore, the proposed project, as conditioned, would be consistent with this policy.
CE 9.1	**Definition of Protected Trees. [GP/CP]** New development shall be sited and designed to preserve the following species of native trees: oaks (*Quercus* spp.), walnut (*Juglans californica*), sycamore (*Platanus racemosa*), cottonwood (*Populus* spp.), willows (*Salix* spp.), toyon (*Heteromeles arbutifolia*), or other native trees that are not otherwise protected in ESHAs.	**Potentially <u>Inconsistent</u>.** The project <u>has not</u> be sited and designed to preserve the oak tree population onsite. Of the 78 healthy coast live oak trees on the property with a dbh greater than, or equal to, four inches in size, 40 oak trees (51%) have canopy within the proposed building envelopes and therefore would be subject to either direct or indirect loss and/or adverse impacts as a result of future single family residential development on these four parcels. A mitigation hierarchy is provided to reduce biological impacts in order of their effectiveness: • Avoidance • Onsite Mitigation • Offsite Mitigation As avoidance has not occurred, the project has been conditioned to provide and implement an Oak Tree Protection and Replacement Plan. The Oak Tree Protection and Replacement Plan does identify an

Policy		Discussion
		adequate number of replacement trees, but it has not been demonstrated that enough planting room exists onsite to accommodate the initial planting and growth of 140 to 168 oak trees onsite. Locating physical space for onsite mitigation is complicated by the need for fire prevention measures, such as defensible space and vegetation clearance, as required by SE 7.1. Furthermore, The Oak Tree Protection and Replacement Plan does not propose an offsite location. The proposed project, even as conditioned, would not be consistent with this policy as it would displace existing plant communities as it has not be sited and designed to preserve the oak tree population onsite.
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.	**Potentially Consistent.** An Oak Assessment and Protection Plan for the Taylor Subdivision was prepared and submitted by a certified arborist. The report included an inventory of native trees and a Tree Protection Plan. Therefore, the proposed project would be consistent with this policy.
CE 9.3	**Native Oak Woodlands or Savannas. [GP/CP]** Native oak woodlands and savannas are designated as ESHAs and shall be preserved and protected. A minimum buffer area 25 feet wide shall be provided around the woodland, measured from the outer extent of the canopy of the trees or the critical root zone, whichever is greater.	**Potentially Consistent.** The Coast Live Oak community on the property is not considered an oak woodland because the understory vegetation is almost entirely non-native and the total area of contiguous oak tree canopy is less than 1-acre in size. Therefore, the proposed project is not subject to 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 alternative 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.	**Potentially Inconsistent.** The project has not be sited and designed to avoid removal of the oak tree population and to protect habitat area and canopy; however, feasible project alternatives do exist and are discussed in the Final Environmental Impact Report. Whereas the proposed project subjects 51% of the coast live oak trees to either direct or

Policy		Discussion
	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.	indirect loss and/or adverse impacts as a result of future single-family residential development on these four parcels. Alternative 1.2 (three parcel project) subjects 27% of the coast live oaks, and Alternative 2 (two parcel project) subjects 23% of the coast live oaks to either direct or indirect loss and/or adverse impacts as a result of future single-family residential development. The alternative projects would achieve a better policy consistency with CE 9.4. Therefore, the proposed project would not be consistent with this policy as it would not avoid removal of the oak tree population and it would not protect habitat area and canopy onsite.
CE 9.5	**Mitigation of Impacts to Native Trees. [GP/CP]** Where the removal of mature native 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 ratio of 10 replacement trees for every one tree removed. Where onsite mitigation is not feasible, offsite mitigation shall be provided by planting of replacement trees at a site within the same watershed. If the tree removal occurs at a site within the Coastal Zone, any offsite mitigation area shall also be located within the Coastal Zone. Minimum sizes for various species of replacement trees shall be established by ordinance. Mitigation sites shall be monitored for a period of 5 years. The City may require replanting of trees that do not survive.	**Potentially Inconsistent.** See CE 9.1 and CE 9.4. The alternative projects would better avoid removal of the coast live oak trees to either direct or indirect loss and/or significant impacts as a result of future single-family residential development on the project site. Alternative 1.2 (three parcel project) subjects 27% of the coast live oaks, and Alternative 2 (two parcel project) subjects 23% of the coast live oaks to either direct or indirect loss and/or adverse impacts as a result of future single-family residential development. As conditioned, an Oak Tree Protection and Replacement Plan, would be implemented that proposes a standard tree replacement mitigation ratio of 10:1 if planting 1-gallon-container-size trees, and 3:1 if planting 24-inch-box-size trees. The site is not located within the Coastal Zone. As project alternatives are available that are more consistent with this policy then the proposed project, even as conditioned, the proposed project would not be consistent

Policy	Discussion
	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.	**Potentially Consistent.** Policies CE 10.1, 10.2, 10.3, 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, infill lot, but contains slopes ranging from 1.5%, near the existing home, to 20%, in the southwest corner of the property. The slopes run west, southwest, south and southeast from the site of the existing residence. Project conditions require a drainage easement, the incorporation of a permeable paving system for the proposed project driveways, drainage and grading plans with a final hydrology report, and an Erosion & Sediment Control Plan incorporating BMPs and an Operations and Maintenance Procedure 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 (Flowers & Associates, January 2008) determined detention basins with a minimum storage capacity of 3,306-gallons would be needed to detain the excess peak runoff, and are proposed as part of this project. As such, the project has also been condition to install a "Storm Treat" detention basin system with a minimum storage capacity of 3,306-gallons. The project is limited to grading in the dry season (i.e. April 15 to November 1) unless

Policy		Discussion
		a City approved erosion control plan is in place. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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.	**Potentially Consistent.** See discussion under CE 10.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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 nonpoint sources to the maximum extent feasible consistent with the requirements and standards of the Central Coast Regional Water Quality Control Board. Postconstruction 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	**Potentially Consistent.** See discussion under CE 10.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Policy		Discussion
	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.	
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	**Potentially Consistent.** See discussion under CE 10.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Policy		Discussion
	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.	
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.	**Potentially Consistent.** See discussion under CE 10.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.
CE 10.9	**Landscaping to Control Erosion.**	**Potentially Consistent.** See discussion

	Policy	Discussion
	[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.	under CE 10.1. 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.	**Potentially 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 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.	**Potentially Consistent.** The project has been conditioned to provide a landscape plan that shall consist primarily of native drought-tolerant species and to obtain a Can and Will Serve letters from the Goleta Water District. The Goleta Water District would also require water conservation measures in project design. Reclaimed water is not yet available in the project area. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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	**Potentially Consistent.** Section 4.5 Geology & Soils describes the geologic setting of the proposal, potential impacts, and sets forth mitigation measures. The applicant has prepared and submitted a Preliminary Geologic Investigation pursuant

	Policy	Discussion
	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.	to this requirement. The study recommends project-specific geologic risk reduction measures. Appropriate conditions of approval would render the impact of potential geologic hazards to less than significant levels. Additionally, the project would adhere to the requirements of UBC Seismic Zone 4 for resistance to seismic shaking. Therefore, the proposed project, as conditioned, would be consistent with this policy. Other hazards affecting the project are evaluated in sections 4.6 Hazards & Hazardous Materials.
SE 1.4	**Deed Restriction in Hazardous Areas. [GP/CP]** As a condition of development on property subject to the hazards addressed in this Safety Element, the property owner shall be required to execute and record a deed restriction that acknowledges and assumes responsibility for the risks; waives any future claims of damage or liability against the City; and agrees to indemnify and hold harmless the City against any and all liability, claims, damages, and/or expenses arising from any injury to any person or damage to property due to such hazards.	**Potentially Consistent.** The project would be conditioned to require the property owner to execute and record a deed restriction that acknowledges and assumes responsibility for the risks; waives any future claims of damage or liability against the City; and agrees to indemnify and hold harmless the City against all liability, claims, damages and/or expenses arising and injury to any person or damage to property due to electromagnetic fields related-hazards. Geologic hazards would be addressed by the mitigation measures proposed in Section 4.3. 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.	**Potentially Consistent.** See SE 1.3. Therefore, the proposed project, as conditioned, 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	**Potentially Consistent.** See SE 1.3. Therefore, the proposed project, as conditioned, would be consistent with this policy.

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	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.	
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.	**Potentially Consistent.** See SE 1.3. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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-	**Potentially Consistent.** The proposed project has been continually discussed with the Fire Department, and the project was redesigned to incorporate Fire Department requirements, including the partial cul-de-sac (designed with a modified hammerhead configuration). Also, 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 County of Santa Barbara Fire Department. The processing

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	minute response time.	of the FPC will ensure that the project is designed in such a manner that reduces the risk of loss due to fire, and that the proposal is in concurrence with all adopted fire codes. The project area is outside of the Wildland Fire Hazard Area and is well within a 5 minute response time from Santa Barbara County Fire Department Station #12. The proposed project would increase access to the project site and would install one additional fire hydrant in the project area. Therefore, the proposed project, as conditioned, would be consistent with this policy. Providing defensible space and vegetation clearance consistent with this policy is complicated by the need protect trees planting replacement trees onsite as required by CE 9.1, CE 9.4 and CE 9.5.
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.	**Potentially Consistent.** See SE 7.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.
PF 4.1	**Water Facilities and Services. [GP/CP]** The following criteria, standards, and procedures shall apply to water facilities and services: a. The City shall coordinate with	**Potentially Consistent.** The City has coordinated review of this project with the GWD and through environmental review found that water capacity is adequate and available. The project has been conditioned for the applicant and GWD to demonstrate

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GWD regarding new development within its boundaries to allow the GWD to continue to plan its capital improvements in an orderly manner consistent with the levels of growth allowed by the Land Use Plan. c. The City shall monitor and compare the planned and potential consumption of the available and planned water capacity within the service area of the GWD. d. Environmental reviews of new development shall evaluate the adequacy of water supply capacity to serve cumulative demand for all existing and planned development, including during extended periods of drought. g. The applicant and GWD shall demonstrate prior to issuance of final land use clearance that sufficient capacity shall be available to serve the development and all other cumulative projects within GWD's service area. This may be evidenced by an unconditional "will serve" letter or contract for service from GWD. All required water infrastructure for a project shall either be in place at the time of approval of the land use clearance or shall be assured through the use of bonds, payment of fees, or other sureties to the City's and GWD's satisfaction. h. Within new subdivisions, offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permit.	prior to map clearance that sufficient water capacity with sufficient quantity and pressure shall be available to serve the development and all other cumulative projects within GWD's service area through a can and will serve letter. Furthermore, the project has been conditioned regarding water conservation measures and drought-tolerant landscaping. Therefore, the proposed project, as conditioned, would be consistent with this policy.

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	Model homes may be exempted from this policy, subject to approval by the City. i. The City shall encourage and actively promote long-term water conservation through water-conserving features in new development, including low water-use plumbing fixtures and drought-tolerant landscaping. The City also encourages the reclamation of treated wastewater and development of distribution facilities for reclaimed water to serve appropriate uses and locations. l. The City shall seek to protect the quality and quantity of groundwater resources, including those that serve households and businesses that rely on private wells. The City encourages that such existing development be connected to the public water system of GWD and that the private wells be properly abandoned and closed. m. All new development within the City shall be served by the public water system.	
PF 4.2	**Sewer Facilities and Services. [GP/CP]** The following criteria, standards, and procedures shall apply to sewer facilities and services: a. The City shall monitor and compare the planned and potential consumption of the available and planned sewer capacity within the service areas of these utilities. e. Sewage collection and wastewater treatment capacity shall be available in time to meet the demand created by new development or shall be assured	**Potentially Consistent.** The City has coordinated review of this project with the GSD and through environmental review found that sewer capacity is adequate and available. The project has been conditioned for the applicant and GSD to demonstrate prior to map clearance that sufficient sewer capacity and treatment facilities shall be available to serve the development and all other cumulative projects within GSD's service area through a sewer connection permit. Therefore, the proposed project, as conditioned, would be consistent with this policy.

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	through the use of bonds or other sureties. The adequacy of sewerage facilities shall be identified prior to discretionary approvals of projects to the satisfaction of the City. The applicable sanitation district or project applicant may provide several alternative methods of documentation, including an unconditional "ability to serve" letter from the district. f. The applicant and the applicable sanitation district shall demonstrate prior to issuance of final land use clearance that sufficient capacity and facilities shall be available to serve the development and all other cumulative projects within the service area. This may be evidenced by an unconditional "will serve" letter or contract for service from the district. All required wastewater management infrastructure for a project shall either be in place at the time of approval of the land use clearance or shall be assured through the use of bonds, payment of fees, or other sureties to the City's and the applicable district's satisfaction. g. All necessary sewage collection facilities shall be in place at the time of approval of building permits. k. Within the urban boundary, all new development shall be required to connect to the public sewerage system.	
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	**Potentially Consistent.** The City has coordinated review of this project with the appropriate utility providers through environmental review found that essential utility capacity is adequate and available without reducing levels of service below the level of service guidelines elsewhere.

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	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.	The project has been conditioned for the applicant to demonstrate prior to map clearance that sufficient water capacity with sufficient quantity and pressure shall be available to serve the development and all other cumulative projects within GWD's service area through a can and will serve letter, and the project has been conditioned for the applicant to demonstrate prior to map clearance that sufficient sewer capacity and treatment facilities shall be available to serve the development and all other cumulative projects within GSD's service area through a sewer connection permit. The project has also been conditioned to pay all associated Development Impact Mitigation Fees and other agency fees essential for supporting new development. Therefore, the proposed project, as conditioned, would be consistent with this policy.
SE 10.5	**Restriction on Residential Development near Hazardous Facilities. [GP]** The City shall consider the exposure of new development to risk of hazardous materials accidents and exposure as a part of its project and environmental review processes and require any appropriate mitigation measures. The City shall not allow any new residential development near hazardous facilities if these residences would be exposed to unacceptable and unmitigable risk.	**Potentially Consistent.** See SE 1.4. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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	**Potentially Consistent.** The application being considered is a Tentative Parcel Map which 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. While

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	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.	the anticipated residential units are discussed in the context of this application, a subsequent application is required to undergo Conceptual, Preliminary, and Final DRB review, which would further consider natural landforms and landscaping in the residential design. The DRB review promotes high standards in architectural and site design in the context of surrounding development and neighborhood characteristics. In addition to the DRB review, the proposed project will also be reviewed by the County of Santa Barbara Fire Department concurrent with the DRB review and second through a mandatory Fire Protection Certificate (FPC) application to ensure that the project is designed in such a manner that reduces the risk of loss due to fire, and that the proposal is in concurrence with all adopted fire codes. In particular the vegetation clearance for fuel management and the creation of defensible space would be reviewed by the Fire Department. 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	**Potentially Consistent.** The visual character of the project is evaluated in Section 4.1 Aesthetics, which identifies several potentially significant and less than significant visual impacts. 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 developments by the City's DRB would help ensure that new structures and landscaping are aesthetically well designed and sited, and to ensure that the proposed residences respect and are aesthetically compatible with the existing home's scale, materials, and character.

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	exemplary design.	Therefore, the proposed project, as conditioned, would be consistent with this policy.
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.	**Potentially Consistent.** See VH 3.1. Therefore, the proposed project, as conditioned, 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.	**Potentially Consistent.** See VH 3.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.
VH 4.3	**Single-Family Residential Areas. [GP]** The following standards shall be applicable to single-family residential development (see related LU 2.3): a. The distinct architectural character of Goleta's existing neighborhoods shall be protected. b. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale. c. New construction shall utilize consistent architectural detailing and high quality materials to promote cohesiveness and compatibility. Strong contrasts in size, bulk, scale, color, and roof forms shall be avoided.	**Potentially Consistent.** See VH 3.1. In addition to the items discussed in VH 3.1, the DRB review would specifically consider the design issues in this policy. Therefore, the proposed project, as conditioned, would be consistent with this policy.

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d. All building elevations should be well articulated and include architectural features to vary wall planes. e. Safe and aesthetically pleasing pedestrian access that is physically separated from vehicular access shall be provided in all new residential developments, whenever feasible. Transitional spaces, including landscape or hardscape elements, should be provided from the pedestrian access to the main entrance. Main entrances should not open directly onto driveways or streets. Safe bicycle access should be considered in all residential developments. f. Visual impacts of parking, including driveways, garages, and garage doors, should be minimized. Forward-facing garages should be designed so that the garage does not dominate the streetscape or overall residential design. g. To maximize safety, garages should not open directly onto public or private accessways. h. Private open space shall be provided in proportion to building size. i. Privacy of residents and adjacent neighbors shall be protected. Examples of measures that might provide protection include site selection and design that uses setbacks and considers placement of windows, decks, balconies, and noise producing equipment. The use of landscape screening to provide privacy should be secondary to appropriate structural design.	

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	j. New gated residential communities shall be prohibited. Connectivity to neighborhood commercial areas, schools, recreational areas, and other facilities shall be encouraged. Fencing and walls used to define private yards shall be designed to prevent isolation of structures from the street.	
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 offstreet parking areas.	**Potentially Consistent.** See VH 1.6 and 3.1. Staff 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. Staff would consider placement of landscaping to provide screening along North Kellogg Avenue, Camino Contigo and the southern and eastern property lines. Moreover, staff in coordination with a biologist and the Fire Department would review the location for all replacement trees to address the design issues in this policy and to balance the tree replacement mitigation and fuel management policies. Therefore, the proposed project, as conditioned, would be consistent with this policy.
VH 4.12	**Lighting. [GP]** Outdoor lighting fixtures shall be designed, located, aimed downward or toward structures (if properly shielded),	**Potentially Consistent.** Final lighting plans and design of fixtures would be subject to DRB review and approval. Furthermore, the project would be conditioned to require all

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	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.	outdoor lighting fixtures to be hooded or otherwise direct light downward. Therefore, the proposed project, as conditioned, 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.	**Potentially 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 proposed project, as conditioned, would be consistent with this policy.
VH 4.15	**Site-Specific Visual Assessments. [GP]** The use of story poles, physical or software-based models, photo-realistic visual simulations, perspectives, photographs, or other	**Potentially Consistent.** When the staff reviews the proposed residences, they have the ability to require renderings or story poles in addition to site plan, floor plans, elevations, landscape plans, lighting plans,

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	tools shall be required, when appropriate, to evaluate the visual effects of proposed development and demonstrate visual compatibility and impacts on scenic views.	and etcetera. Therefore, the proposed project, as conditioned, would be consistent with this policy.
VH 4.16	**Green Building. [GP]** The City encourages the incorporation 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.	**Potentially Consistent.** The project would be conditioned to use drought tolerant landscaping and permeable surfaces, to recycle construction materials, and it is recommended that the project use energy conserving techniques. Therefore, the proposed project, as conditioned, would be consistent with this policy.
VH 5.4	**Preservation of Historic Resources. [GP]** Historic resources and the heritage they represent shall be protected, preserved, and enhanced to the fullest extent feasible. The City shall recognize, preserve and rehabilitate publicly owned historic resources and provide incentive programs to encourage the designation, protection, and preservation of privately owned historic resources. Various incentives or benefits to the property owner shall be considered, such as direct financial assistance, reduced permitting fees to upgrade structures, flexibility with regard to allowed uses, compliance with the State Historic Building Code rather than the Uniform Building Code, façade conservation easements, identification of grant sources, provision of information regarding rehabilitation loan financing, and tax advantages.	**Potentially Consistent.** The project site was surveyed by Post/Hazeltine Associates in 2004. The study noted that the existing residence was constructed circa 1931 in a relatively rare example of an upscale Monterey Revival-style house but does not qualify for designation as a City of Goleta Landmark nor does it meet the criteria for inclusion in the State or Federal Registers of Historic Places; however, it is recommended that the house be designated as a Place of Historic Merit. The existing residence is conditioned to not be demolished and/or altered without review and approval of City staff and the DRB, and the project has been conditioned to require an outdoor plaque stating the project site is a Place of Historic Merit. Therefore, the proposed project, as conditioned, would be consistent with this policy.
VH 5.7	**New Construction. [GP]** Development approved in proximity to an identified historic resource shall respect and be aesthetically compatible with the structures or sites in terms of scale, materials, and character.	**Potentially Consistent.** See VH 3.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.

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VH 5.8	**Public Information and Involvement. [GP]** The City shall encourage and promote public awareness and appreciation of Goleta's historic resources through measures such as informational guides and tours. The City shall support public recognition programs through awards and plaques that acknowledge designated or rehabilitated resources. The City shall encourage public participation in defining historic values of properties.	**Potentially Consistent.** See VH 5.4. It is recommended that the existing residence be found a Place of Historic Merit and an outdoor plaque be installed stating such. Therefore, the proposed project, as conditioned, would be consistent with this policy.
TE 1.2	**Transportation and Land Use. [GP/CP]** The design of the City's transportation infrastructure and services, and investments in future improvements, shall be supportive of the land use plan set forth in the Land Use Element and responsive to the transportation impacts of development located in nearby areas outside the city boundary. The design of and improvements to Goleta's transportation system should accommodate not only existing conditions, but also projected growth based on the Land Use Element of this plan and planned growth in adjacent jurisdictions, including UCSB, the County, and the City of Santa Barbara.	**Potentially Consistent.** The project is in compliance with the intended Single-Family Residential land use designation and density identified in the Land Use Element. As such, the project is also in conformance with the Overall Street Plan and Collector Streets and Roads within the Transportation Element. It should be noted, the Transportation Element does not include/classify Camino Contigo as it is located within the County of Santa Barbara, but the project is in compliance with the land use designation identified in Santa Barbara County's Comprehensive Plan. Access to North Kellogg Avenue and Camino Contigo would be conditioned to be reviewed by the City Community Services Department and County Public Works and to obtain an encroachment permit. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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	**Potentially Consistent.** The project would be required to abandon the existing driveway and curb-cut on Kellogg Avenue, to construct a new driveway and curb-cut on Kellogg Avenue, and to construct a partial cul-de-sac at the end of Camino Contigo. City Community Services Department staff, County of Santa Barbara Public Works staff and Fire Department staff would review the driveway, curb-cut and cul-de-sac plans and associated frontage improvements.

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	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.	Therefore, the proposed project, as conditioned, would be consistent with this policy.
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.	**Potentially Consistent.** The City's contract traffic engineer analyzed the project's impacts and concluded that the project would result in an increase in traffic over the baseline condition, but would not result in a significant project-specific impact at the Calle Real/North Kellogg Avenue or Camino Contigo/North Kellogg Avenue intersections. Development Mitigation Impact Fees would be collected to reduce the project's contribution to cumulative traffic impacts. Therefore, the proposed project, as conditioned, 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.	**Potentially Consistent.** All required parking would be provided onsite in enclosed garages. Driveway aprons in single-family residential neighborhoods would have sufficient widths and depths to allow parking of two standard-sized vehicles in front of the garage. Therefore, the proposed project would be consistent with this policy.
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.	**Potentially Consistent.** See TE 9.1. Therefore, the proposed project would be consistent with this policy.
TE 9.3	**Parking in Residential Neighborhoods. [GP/CP]** Any proposed new or expanded use in	**Potentially Consistent.** See TE 9.1. Therefore, the proposed project would be consistent with this policy.

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	residential areas shall provide adequate onsite parking to support the use. Adequate parking shall be provided to minimize the need for parking in public rights-of-way and to avoid spillover of parking onto adjacent uses and into other areas. The existing supply of on-street parking spaces shall be preserved to the maximum extent feasible. Off-street parking for proposed new single-family dwellings in all residential use categories shall be provided in enclosed garages. Driveway aprons in single-family residential neighborhoods shall have sufficient widths and depths to allow parking of two standard-sized vehicles in front of the garage.	
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.	**Potentially Consistent.** Figure 7-5 in the City's General Plan (Pedestrian System Map) shows an existing sidewalk on North Kellogg Avenue fronting the subject property. The driveway apron on North Kellogg Avenue would be relocated approximately 10 feet further south from the existing driveway, and replacement frontage improvements would be required, but the project would have no impact on the sidewalk along North Kellogg Avenue. Camino Contigo also has sidewalks up to where the cul-de-sac would be constructed. Sidewalk design would be considered, but not necessarily required, at the terminus of the cul-de-sac. Therefore, the proposed project, as conditioned, 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	**Potentially Consistent.** See TE 10.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.

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	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.	
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 a safe, interconnected system of bikeways that is linked to walkways and trails to meet existing and anticipated 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.	**Potentially Consistent.** Figure 7-6 in the City's General Plan (Bikeways Plan Map) shows an existing Class III bikeway on North Kellogg Avenue fronting the subject property. The project would have no impact on the bikeway along North Kellogg Avenue. Therefore, the proposed project, as conditioned, would be consistent with this policy.
TE 12.1	**General. [GP]** The City shall pursue actions that will maximize the function, efficiency, and safety of the local street circulation system while minimizing environmental impacts by observing the following general guidelines: a. Control the location and spacing of driveways and the design of parking lots to avoid traffic and pedestrian conflicts and confusing circulation patterns (especially along designated arterials). e. Place high priority on the access needs of public safety vehicles, especially in emergency situations.	**Potentially Consistent.** The City's contract traffic engineer analyzed the project's proposed relocation of the existing driveway on North Kellogg Avenue approximately 10 feet further south and concluded that the stopping sight distance on North Kellogg Avenue is sufficient to meet safety standards, to improve upon the existing stopping sight distance condition and would not conflict with pedestrian or bicycle movements. The City's contract traffic engineer also analyzed the project's impacts at the North Kellogg Avenue/Camino Contigo intersection and concluded that adequate sight distance is available at the improved intersection. The Fire Department has already conceptually reviewed and approved access to the site, and as a part of the City's

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		Building Division plan check, a mandatory Fire Protection Certificate application is required of the applicant. This application allows the Fire Department to review and ensure that appropriate emergency vehicle access is provided for on the project site, and emergency access to the CRM is not impeded as a result of this proposal. Therefore, the proposed project, as conditioned, 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 c. Any additional offsite traffic mitigation measures are incorporated into the impact fee system for addressing cumulative transportation impacts of future development.	**Potentially Consistent.** See TE 4.1. Therefore, the proposed project, as conditioned, 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 Bill1600 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	**Potentially Consistent.** See TE 4.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Policy		Discussion
	charged a fee that represents its proportionate share of potential need for and 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.	
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	**Potentially 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.

Policy		Discussion
	urban areas.	
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.	**Potentially Consistent.** See PF 3.1. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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 within the city.	**Potentially Consistent.** The Fire Department has already conceptually reviewed and approved access to the site. While two routes of ingress and egress are provided, they do not internally connect. As a part of the City's Building Division plan check, a mandatory Fire Protection Certificate application is required of the applicant. This application allows the Fire Department to review and ensure that appropriate emergency vehicle access is provided for on the project site, and emergency access to the CRM is not impeded as a result of this proposal. 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.	**Potentially 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. Therefore, the proposed project would be consistent with this policy.
PF 3.8	**Impact Fee for Police Facilities. [GP]** The City shall continue to	**Potentially Consistent.** Development Mitigation Impact Fees would be collected to

Policy		Discussion
	require a development impact fee to provide revenue to assist with funding capital facilities for police services.	reduce the project's contribution to cumulative police impacts. Therefore, the proposed project, as conditioned, would be consistent with this policy.
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.	**Potentially 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, as conditioned, 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).	**Potentially Consistent.** All proposed utilities would be placed underground. Therefore, the proposed project 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	**Potentially 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

Policy		Discussion
	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.	proposed project, as conditioned, would be consistent with this policy.
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 nonresidential 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.	**Potentially 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. City staff would monitor compliance with restrictions on construction hours, and shall promptly investigate and respond to all noncompliance complaints. 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	**Potentially Consistent.** The project would be conditioned to include the measures in this policy. Therefore, the proposed project, as conditioned, would be consistent with this policy.

	Policy	Discussion
	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.	
HE 4.4	**Accessory Dwelling Units in New Subdivisions. [GP]** Some second units (unequal duets) and occasional duplexes are encouraged to be included in proposals for new single-family subdivision developments with four or more new units.	**Potentially Consistent.** The proposed project would provide single-family residences and potentially residential second units. The single-family homes would most likely be for purchase, but could be rental housing. The residential second units would contribute to the City's rental housing stock. Therefore, the proposed project would be consistent with this policy.
HE 11.2	**Applicability of Inclusionary Requirements. [GP]** Inclusionary requirements shall apply to residential projects as follows: b. Projects consisting of two to four housing units shall be required to pay an in-lieu fee based on the	**Potentially Consistent.** Housing In-Lieu Fees would be collected to further the City's goal of providing affordable housing. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Policy	Discussion
number and sizes of the units.	

4.2 Applicable Zoning Ordinance Policies (R-1 Single-Family Residential)

Standard	Discussion
Permitted Use One Single-Family dwelling per legal lot. One residential second unit per legal lot, or within 300 feet of the property line or less than three lots from another property containing a residential second unit.	**Potentially Consistent.** The proposed project would comply with the permitted uses allowed. Therefore, the proposed project would be consistent with this policy.
Minimum Lot Size Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum net lot width and a minim lot area of: 10-R-1: 10,000-square feet/80 feet wide	**Potentially Consistent.** The proposed project would consist of lots larger than 10,000-square feet and would have averaged widths of 80 feet or more. Therefore, the proposed project would be consistent with this policy.
Front Yard Setback 50 feet from the centerline and 20 feet from the right-of-line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be 20 feet from the easement line.	**Potentially Consistent.** The proposed project would comply with the required front yard setbacks. Therefore, the proposed project would be consistent with this policy.
Side Yard Setback On each side of the lot, 10% of the width of the lot	**Potentially Consistent.** The proposed project would comply with the required side yard setbacks. Therefore, the proposed project would be consistent with this policy.
Rear Yard Setback 25 feet or 15 feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit.	**Potentially Consistent.** The proposed project would comply with the required rear yard setbacks. Therefore, the proposed project would be consistent with this policy.
Height Limit No building or structure shall exceed a height of 35 feet	**Potentially Consistent.** Proposed Parcel 1: No change to the existing structure; Proposed Parcel 2: 1-story structure limited to a maximum peak height of 20 feet and 2-story structure limited to a maximum peak height of 25 feet. Meet the FAR Guidelines; Proposed Parcel 3 & 4: 1-story structure limited to a maximum peak height of 20 feet. Therefore, the proposed project, as conditioned, would be consistent with this policy.

Parking: Single-Family Dwellings 2 spaces per single-family and 2-family dwelling units, except that 3 spaces shall be required for any dwelling unit containing 3,000 square feet or more of gross floor area, excluding the area within a garage. All required spaces shall be provided within a garage. Residential Second Unit to provide 1 off-street parking space.	**Potentially Consistent.** Proposed Parcels 1-4: 3-car garage. Therefore, the proposed project would be consistent with this policy.
Maximum Floor-Area-Ratio Guidelines Parcel 1: Maximum FAR Guidelines of 0.12 Parcel 2: Maximum FAR Guidelines of 0.24 Parcel 3 & 4: Maximum FAR Guidelines of 0.26	**Potentially Consistent.** Proposed Parcel 1: A FAR of 0.13 exceeds the FAR Guidelines of 0.12; Proposed Parcel 2: A FAR of 0.18 meets the FAR Guidelines of 0.24; Proposed Parcel 3: A FAR of 0.19 meets the FAR Guidelines of 0.26; Proposed Parcel 4: A FAR of 0.20 meets the FAR Guidelines of 0.26; Therefore, the proposed project, as conditioned, would be consistent with this policy.

SECTION 5.0
OTHER CEQA CONSIDERATIONS

5.1 SIGNIFICANT IRREVERSIBLE IMPACTS

Pursuant to Section 15126.2(c) of the State CEQA Guidelines, an EIR must consider any significant irreversible environmental changes that would be caused by the proposed project should it be implemented. Section 15126.2(c) reads as follows:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The proposed project would modify the existing 1.91 acre parcel site through the addition of multiple parcels for future residential development. This would have irreversible impacts on the exposure to electromagnetic fields.

While no residence is permanent, the impacts presented by the parcel map that would allow intensification of residential development would be considered long-term, and for the purposes of this analysis, would be considered irreversible.

Development of the proposed project would result in the use of non-renewable resources during construction and occupation. Construction would require the consumption of natural resources and renewable and non-renewable materials, including building materials (e.g., wood, metal, stone, and etcetera) and fossil fuels (e.g., gasoline, diesel fuel, and natural gas). Once future residences are occupied, the project would require some consumption of natural resources and renewable and non-renewable materials such as electricity, natural gas, potable water, and fossil fuels for operational systems, such as pumps, air conditioning, lighting, and etcetera. Currently, these resources are readily available, and are expected to remain available in the foreseeable future. Therefore, the commitment of these resources to the proposed project is not considered significant.

5.2 GROWTH-INDUCING IMPACTS

Pursuant to Section 15126.2(d) of the CEQA Guidelines, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

> An EIR shall discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the

> environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

It is unlikely that the proposed project would cause any significant growth-inducing impacts. There are at least other larger residential projects being proposed within Goleta, but no other residential projects are being proposed within the general vicinity of the proposed project. During construction, some economic growth would occur, but long-term economic growth would be small in the larger perspective of the City of Goleta economy. The City of Goleta would collect additional property taxes, but the City of Goleta would also spend more to provide services. By definition the project would provide additional housing/population. It would not encourage or facilitate other activities that would affect the environment, either individually or cumulatively.

SECTION 6.0
ALTERNATIVES

6.1 Consideration of Alternatives

Alternatives to the proposed project are described in this section. A discussion of potential environmental impacts of the proposed project is provided in Section 3.0. This section provides a programmatic level of analysis of potential environmental impacts resulting from the described project alternatives. In accordance with Section 15126.6 of the State CEQA Guidelines (California Governor's Office of Planning and Research 2007), an EIR shall "describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives." The State CEQA Guidelines also require that a No Project Alternative be evaluated, and that under specific circumstances, an environmentally superior alternative be designated from among the remaining alternatives.

A comparative analysis of each alternative in relation to the impacts of the proposed project is summarized below in Table 6-1. Section 6.4 provides a discussion of the environmentally superior alternative.

6.2 Alternatives

Four alternatives to the proposed project have been identified. With the exception of the no project alternative, all of these alternatives would achieve all or most of the objectives of the proposed project, which is: to subdivide a 1.91 gross acre parcel into multiple parcels for future residential development.

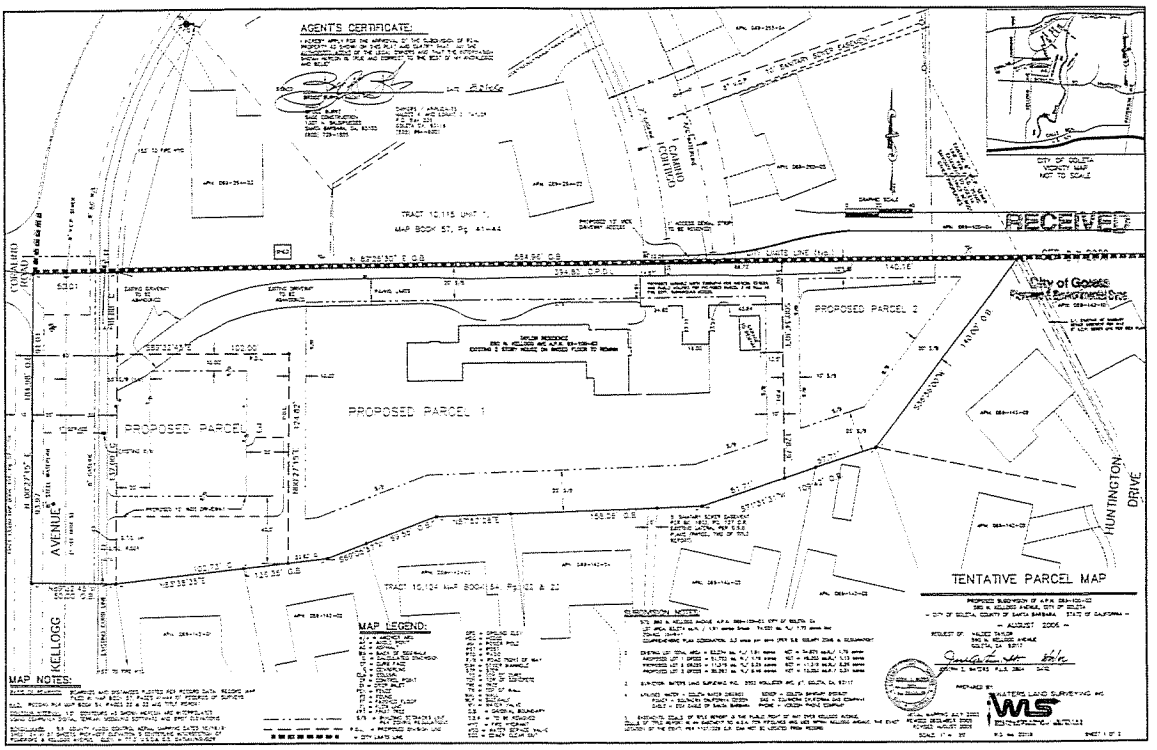
The following alternatives to the proposed project are discussed below:

- Alternative Project #1 (Three parcel project)
    - Alternative 1.1: MND Three Parcel Project
    - Alternative 1.2: Current Proposal without Proposed Parcel 2 and cul-de-sac
- Alternative Project #2 (Two parcel project)
    - Current Proposal without Proposed Parcel 2 and 3 and cul-de-sac
- No Project Alternative

<u>Alternative Project #1 (Three parcel project)</u>

Under this alternative, the proposed number of parcels would be reduced from four parcels to three parcels to minimize impacts from Electromagnetic Fields and to oak trees. Two three parcel projects are considered. The first three parcel alternative to be analyzed is the project considered in the MND (Figure 6-1). A second three parcel alternative to be analyzed is a variation of the current proposal without proposed parcel 2 and cul-de-sac (Figure 6-2).

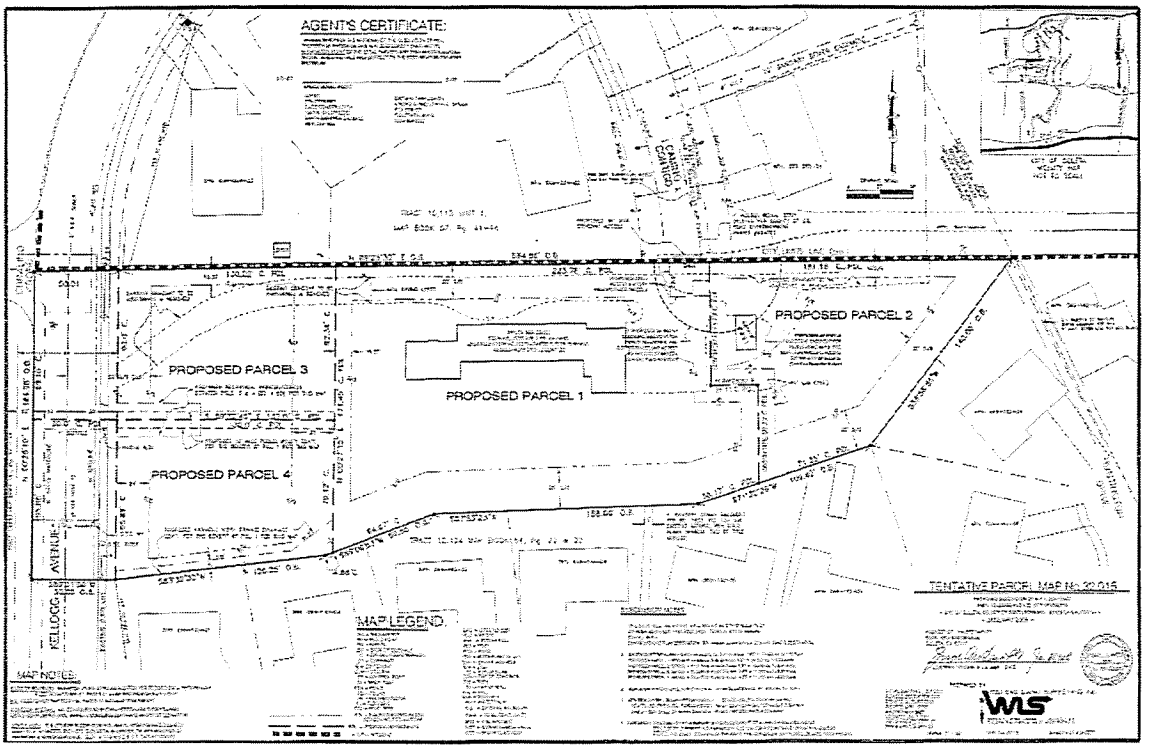
Figure 6-1
Alternative 1.1: MND Three Parcel Project Alternative



Alternative Project #1.1 (MND Three Parcel Project)

In this alternative, the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic filed environments exceeding 2.0 milligauss, but there would be one less primary residential unit and potentially one less secondary residential unit subject to a significant unavoidable adverse impact. Furthermore, by deleting one parcel, fewer oak trees along Kellogg Avenue would be impacted directly or indirectly and additional lands would be available for onsite oak tree replacement mitigation. Vehicular ingress and egress would be provided off Kellogg Avenue via the existing driveway and Camino Contigo via the Fire Department's previously approved hammerhead/driveway design. No cul-de-sac would be constructed at the end of Camino Contigo.

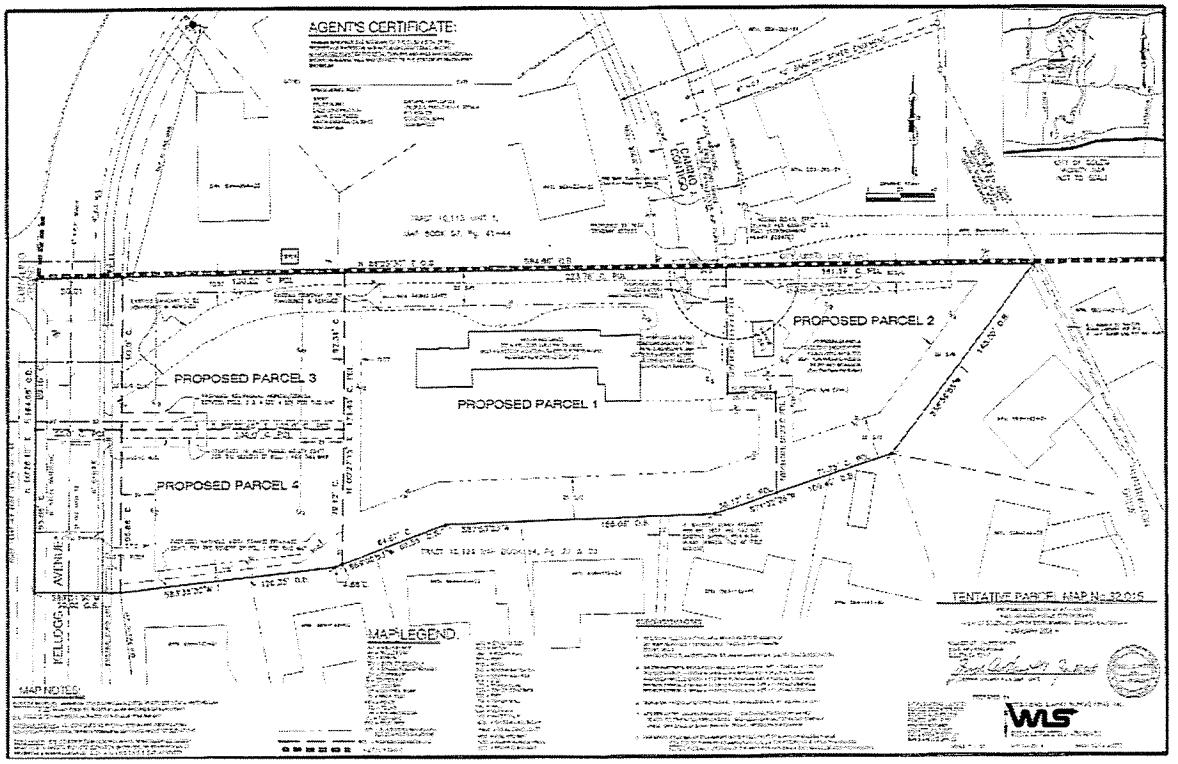
Figure 6-2
Alternative 1.2: Current Proposal without Proposed Parcel 2 and cul-de-sac



Alternative Project #1.2 (Current Proposal without Proposed Parcel 2)

In this alternative, the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic filed environments exceeding 2.0 milligauss, but there would be one less primary residential unit and potentially one less secondary residential unit subject to a significant unavoidable adverse impact. Furthermore, by deleting one parcel, fewer oak trees on the east end of the property (the location of what was proposed Parcel 2) would be impacted directly or indirectly and additional lands would be available for onsite oak tree replacement mitigation. Vehicular ingress and egress would be provided off Kellogg Avenue via a new driveway, located south of the existing driveway, and Camino Contigo via the Fire Department's previously approved hammerhead/driveway design as seen in Figure 6-1. No cul-de-sac would be constructed at the end of Camino Contigo.

Figure 6-3
Alternative 2: Current Proposal without Proposed Parcel 2 and 3 and cul-de-sac



Alternative Project #2 (Two parcel project)

Under this alternative, the proposed number of parcels would be reduced from four parcels to two parcels to minimize impacts from Electromagnetic Fields and oak trees. The currently proposed project without Parcel 2, Parcel 3 and the cul-de-sac (Figure 6-3) is analyzed.

Vehicular ingress and egress would be provided off Kellogg Avenue via a new driveway, located south of the existing driveway, and Camino Contigo via the Fire Department's previously approved hammerhead/driveway design approved via the previously proposed three parcel proposal. No cul-de-sac would be constructed at the end of Camino Contigo.

No Project Alternative

Under the No Project Alternative, the existing condition of the land would remain as is. There would be no subdivision of land or potential for additional single-family dwellings.

6.3 Analysis of Alternatives

Table 6-1 summarizes the evaluation of each of the alternatives and is provided to assist in the determination of which alternatives could avoid or lessen both adverse impacts and potentially significant impacts presented by the proposed project. The table also identifies where new or substantially increased adverse or potentially significant impacts may be identified for an alternative.

Table 6-1
COMPARATIVE IMPACT ANALYSIS FOR PROJECT ALTERNATIVES

ISSUE AREA	PROPOSED PROJECT	ALT 1.1 3 PARCELS	ALT 1.2 3 PARCELS	ALT 2 2 PARCELS	NO PROJECT
Aesthetics	=	=	=	=	-
Air Quality	=	=	=	=	-
Biological Resources	=	<	<	<	-
Cultural Resources	=	=	=	=	-
Geology and Soils	=	=	=	=	-
Hazards and Hazardous Materials (Electromagnetic Fields)	=	=	=	=	=
Hydrology and Water Quality	=	>	<	<	-
Land Use and Planning	=	=	=	=	-
Noise	=	=	=	=	-
Traffic and Circulation	=	=	=	=	-
Public Services	=	=	=	=	-
Recreation	=	=	=	=	-
Utilities and Service Systems	=	=	=	=	-
Overall	**=**	**=**	**<**	**<**	**-**

Key: = similar level of impact
< less impact
> more impact
- less significant impact (Class II versus Class I, or Class III versus Class II)

Alternative Project 1.1: MND Three Parcel Project

When compared to the proposed project, the Alternative Project 1.1: MND Three Parcel Project would result in similar impacts in most environmental impact categories.

In this alternative, the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic filed environments exceeding 2.0 milligauss, but there would be one less primary residential unit and potentially one less secondary residential unit subject to a significant unavoidable adverse impact.

Hydrology and water quality this alternative project is considered slightly inferior because the project would not contain the proposed stormwater detention basin system. The proposed project would have three parcels instead of four parcels which should result in fewer direct or indirect impacts to oak trees and allow for a greater area of land to be

available for onsite oak tree replacement mitigation, which would result in less of an impact to biological resources. However, more than 10% of the oaks would still be removed.

Traffic and circulation impacts would be slightly improved along North Kellogg Avenue as the driveway to proposed parcel 3 would have been located slightly further to the south, but this would be offset by not constructing the partially constructed cul-de-sac at the end of Camino Contigo, which incorporates a Fire Department's approved hammerhead/driveway design.

While impacts to aesthetics, air quality, noise, traffic and circulation, public services, recreation and utilities and service systems may be incrementally better as one less residence would be provided, the increment at the programmatic level is so minor that it is essentially equal.

In conclusion, Alternative 1.1, when compared to the proposed project, would expect to lessen direct and indirect impacts to biological resources and would allow more space for onsite mitigation, but impacts to hydrology and water quality would be expected to be increased as the stormwater detention basin system would not be installed. Overall, however, this alternative would be expected to be substantially the same as the proposed project in regards to the Class 1 significant unavoidable hazards and hazardous materials impact, as the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic field environments exceeding 2.0 milligauss. The project would still subdivide the parcel into three parcels instead of four parcels for future residential development.

Alternative Project 1.2: Current Proposal without Proposed Parcel 2

When compared to the proposed project, the Alternative 1.2: Current Proposal without Proposed Parcel 2 would result in similar impacts in most environmental impact categories.

In this alternative, the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic filed environments exceeding 2.0 milligauss, but there would be one less primary residential unit and potentially one less secondary residential unit subject to a significant unavoidable adverse impact.

Hydrology and water quality for this alternative project is considered superior because the project would contain the substantial stormwater detention basin system. The proposed project would have three parcels instead of four parcels which should result in fewer direct or indirect impacts to oak trees and allow for a greater area of land to be available for onsite oak tree replacement mitigation, which would result in less of an impact to biological resources. However, more than 10% of the oaks would still be removed.

Traffic and circulation impacts would be slightly improved along North Kellogg Avenue as the driveway to proposed parcel 3 and parcel 4 would have been located slightly further to the south, but this would be offset by not constructing the partially constructed cul-de-sac at the end of Camino Contigo, which incorporates a Fire Department's approved hammerhead/driveway design.

While impacts to aesthetics, air quality, noise, public services, recreation, and utilities and service systems may be incrementally better as one less residence would be provided, the increment at the programmatic level is so minor that it is essentially equal.

In conclusion, Alternative 1.2, when compared to the proposed project, would expect to lessen direct and indirect impacts to biological resources, would allow more space for onsite mitigation, and would lessen impacts to hydrology and water quality as the stormwater detention basin system would be installed. Overall, however, this alternative would be expected to be substantially the same as the proposed project in regards to the Class 1 significant unavoidable hazards and hazardous materials impact, as the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic field environments exceeding 2.0 milligauss. The project would still subdivide the parcel into three parcels instead of four parcels for future residential development.

Alternative Project 2: Current Proposal without Proposed Parcel 2 and 3 and cul-de-sac

When compared to the proposed project, the Alternative 2: Current Proposal without Proposed Parcel 2 and 3 and the cul-de-sac would result in similar impacts in most environmental impact categories.

In this alternative, the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic filed environments exceeding 2.0 milligauss, but there would be two less primary residential units and potentially one less secondary residential unit subject to a significant unavoidable adverse impact.

It is considered hydrology and water quality superior because the project would contain the substantial stormwater detention basin system. Also, by deleting two parcels, fewer oak trees would be impacted directly or indirectly and additional lands would be available for onsite oak tree replacement mitigation which would result in less of an impact to biological resources, and it may be possible to design the project to avoid removing 10% or less of the oaks.

Traffic and circulation impacts would be slightly improved along North Kellogg Avenue as the driveway to proposed parcel 4 would have been located further to the south, but this would be offset by not constructing the partially constructed cul-de-sac at the end of Camino Contigo, which incorporates a Fire Department's approved hammerhead/driveway design.

While impacts to aesthetics, air quality, noise, public services, recreation, and utilities and service systems may be incrementally better as two less residences would be provided, the increment at the programmatic level is so minor that it is essentially equal.

In conclusion, Alternative 2, when compared to the proposed project, would expect to lessen direct and indirect impacts to biological resources, would allow more space for onsite mitigation, and would lessen impacts to hydrology and water quality as the stormwater detention basin system would be installed. Overall, however, this alternative would be expected to be substantially the same as the proposed project in regards to the Class 1 significant unavoidable hazards and hazardous materials impact, as the building envelopes would still be located within areas that are exposed to ambient power frequency magnetic filed environments exceeding 2.0 milligauss. The project would still subdivide the parcel into two parcels instead of four parcels for future residential development.

No Project Alternative

The No Project Alternative would still be located within areas that are exposed to ambient power frequency magnetic field environments exceeding 2.0 milligauss, but there would be three less primary residential units and potentially one less secondary residential unit subject to a significant unavoidable adverse impact. The No Project Alternative would avoid all of the other impacts presented by the proposed project. It would, however, fail to achieve any of the proposed objectives.

6.4 Environmentally Superior Alternative

The No Project Alternative is identified as the Environmentally Superior Alternative, as it would avoid most of the impacts presented by the proposed project. When the No Project Alternative is determined to be the environmentally superior alternative, CEQA requires the identification of an environmentally superior alternative among the other alternatives pursuant to section 15126.6(e)(2) of the CEQA Guidelines.

Among the other project alternatives, the Alternative Project #2 (Two Parcel Project) is environmentally superior and is identified as the Environmentally Superior Alternative. This alternative would minimize the number of residences located within areas that are exposed to ambient power frequency magnetic field environments exceeding 2.0 milligauss and would reduce several other adverse residual impacts, but it would not eliminate exposure to extremely low frequency magnetic fields. The project would contain a substantial stormwater detention basin system to designed to minimize project water run-off and protect the oak trees. Furthermore, by deleting two parcels, fewer oak trees would be impacted directly or indirectly and additional lands are available for onsite oak tree replacement mitigation.

SECTION 7.0
LIST OF PREPARERS

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Rick Hoffman and Associates	Rick Hoffman and Associates (Geology and Soils and Hydrology and Water Quality analysis)
Pam Post and Tim Hazeltine	Post/Hazeltine Associates (Cultural Resources analysis)
David Stone	Stone Archeological Consulting (Cultural Resources analysis)

SECTION 8.0
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