

# Executive Summary

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# SECTION 1.0

## 1.0 EXECUTIVE SUMMARY

### 1.1 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared by the City of Goleta (City) to evaluate potential environmental impacts resulting from the Willow Springs II residential project, referred to herein as the “project” or “Willow Springs II”. Willow Springs II, LP The Towbes Group (the applicant) would construct a 100-unit residential project on approximately 6.0 acres of undeveloped land. The Willow Springs II property is, immediately adjacent to the existing 235-unit Willow Springs (“Willow Springs I”) residential development. The project includes a request to amend the Willow Springs I Development Plan in order to provide for sharing of Willow Springs I common facilities by Willow Springs II. This amendment to the Willow Springs I Development Plan does not result in any environmental impacts. Therefore, this environmental analysis focuses on the Willow Springs II project and the 6.0 acres of area of new development, which consists of six parcels, including Assessor Parcel Numbers 073-060-44 through 48 and a separate parcel underlying an easement for the public right-of-way identified as Via Luisa, and the land underlying the public right-of-way easement for Camino Vista Road (“project site”).

The project site is located east of Los Carneros Road and Calle Koral, west of the Aero Camino industrial area, north of Hollister Avenue and the existing 235-unit Willow Springs I development, and south of Highway 101 and the extension of Camino Vista Road. The project also includes the extension of Camino Vista Road, a public right-of-way along the northern boundary of the Willow Springs II development. The extension would connect its existing terminus west of the site near the entrance to Willow Springs I and Aero Camino to the east.

This EIR was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970<sup>1</sup> and the State CEQA Guidelines (CEQA Guidelines).<sup>2</sup> The City is the lead agency for this EIR pursuant to Section 15367 of the CEQA Guidelines. The City will use this EIR in its consideration of the requested approvals that would allow implementation of the project.

On March 12, 2010, a Notice of Preparation (NOP) was circulated for review and comment by the public, agencies, and organizations as required under CEQA. A public hearing to accept scoping comments was held on April 1, 2010. Comments relating to the EIR scope were taken into consideration in the preparation of this the Draft EIR.

The Draft EIR was released for public review on October 24, 2011. A Draft Addendum to the City’s General Plan/Coastal Land Use Plan EIR was prepared for amendments to the General Plan/Coastal Land Use Plan, which was released concurrently for public review on October 24, 2011. (See Section 1.2.3, Requested Approvals, for a description of the amendments to the General Plan/Coastal Land Use Plan). The Draft EIR public comment period ended on December 7, 2011.

An environmental hearing to accept comments regarding the Draft EIR and the Addendum was held on November 10, 2011, in the Goleta City Council Chambers. All comments received and responses to comments are included in Section 9.0 of this EIR.

This Executive Summary summarizes the project description and conclusions of the impact analyses provided in the EIR. Chapter 2.0 *Project Description* provides a detailed description of

<sup>1</sup> State of California, Public Resources Code, Sections 21000 et seq.

<sup>2</sup> Title 14, California Code of Regulations, Sections 15000 et seq.

the project evaluated in the EIR. Chapter 3.0, Related Projects, describes the assumptions used for the cumulative impacts analyses. Chapter 4.0, Environmental Impact Analysis, addresses each of the issues that were identified in the Initial Study as requiring further analysis in the EIR. The impact analysis for each issue area examined in this EIR is presented in six subsections as described below:

- **Existing Conditions** – This subsection provides information describing the relevant environmental setting as well as the applicable regulatory setting.
- **Thresholds of Significance** – This subsection identifies the thresholds used to assess the significance of project impacts. These are based primarily on applicable CEQA criteria and the City's *Environmental Thresholds and Guidelines Manual*.
- **Project Impacts** - This subsection describes the nature and extent to which the project would change the existing environment and makes a determination of whether or not these changes would exceed the thresholds of significance.
- **Cumulative Impacts** – This subsection identifies the potential for significant effects to occur as a result of the project in combination with other development anticipated in the vicinity of the project site. Where this potential exists, a determination is made as to whether or not the project's contribution to this impact is cumulatively considerable and therefore significant.
- **Mitigation Measures** – Mitigation measures are identified for each significant impact that would occur as a result of the project. Although not required under CEQA, in some cases mitigation measures are also recommended for impacts that are considered less than significant, in order to further reduce such impacts.
- **Residual Impacts** - This subsection identifies the levels of significance for project impacts following the implementation of mitigation measures, specifically identifying significant unavoidable adverse impacts, i.e., impacts that cannot be mitigated to less than significant levels.

Chapter 5.0 describes the environmental effects that were found to be less than significant during the scoping process, and were, therefore, not included in the analysis in Chapter 4.0. Chapter 6.0 describes alternatives to the project and the extent to which each alternative would reduce or avoid the environmental impacts associated with the project. Chapter 7.0 identifies growth-inducing impacts, and Chapter 8.0 identifies significant irreversible environmental changes.

## 1.2 PROJECT DESCRIPTION

Willow Springs II includes the development of 100 condominium units within 10 buildings on an approximately 6.0 acre site in the City, east of Los Carneros Road and immediately north and east of the existing Willow Springs I residential community. The density would be approximately 18.22 units per acre. The project also includes the extension of Camino Vista Road, which is a public right-of-way along the northern boundary of the project site, providing a connection between the existing terminus of Camino Vista Road near the entrance to Willow Springs I and a portion that extends west from Aero Camino and terminates at the east boundary of the project site. The total project area including the residential development and the Camino Vista Road extension would be on approximately 6.0 acres. The project includes a Vesting Tentative Map, which would result in the vacation of the Via Luisa public road easement.

## 1.2.1 Project Site

The project site is 6.0 acres and is comprised of six parcels (APNs 073-060-44 through 48) and a separate parcel underlying an easement for the public right-of-way identified as Via Luisa, which are a portion of an existing subdivision under Tract Map 13646, and the land underlying a City easement for Camino Vista Road. The project site is located within the Central Hollister Residential Development Area of the Inland Area of the City, as designated by the City's General Plan/Coastal Land Use Plan (General Plan). Under the General Plan, the project site property is designated as Medium Density Residential (R-MD) and a Central Hollister Affordable Housing Opportunity Site. The combination of the project site's two designations, R-MD and as a Central Hollister Affordable Housing Opportunity Site, provide for a minimum density of 20 units per acre and a maximum of 25 units per acre, as described in General Plan Policy LU 2.6. The minimum density provision is intended to ensure efficient use of a limited supply of land with an R-MD designation and to provide opportunities to meet affordable housing needs of the City. Under Article III of Chapter 35 of the Goleta Municipal Code (the zoning code), the project site property is zoned Design Residential (DR 20), which provides for a residential density of 20 units per acre.

The project site is also currently subject to the Willow Springs/Los Carneros Community Specific Plan (Specific Plan), adopted in 1983 and amended in 1999 by the County of Santa Barbara. Upon incorporation, the City adopted inherited the Specific Plan by adoption of all County of Santa Barbara ordinances as required by state law via City Council Ordinance No. 02-01. The Specific Plan area is bounded by Hollister Avenue on the south, Los Carneros Road and the Los Carneros Wetland on the west, the railroad tracks on the north, and the Aero Camino industrial area on the east. The Specific Plan designates the project site for industrial development. Subsequent to County's adoption of the Specific Plan, tThe City incorporated and subsequently adopted the General Plan, which designates the project site for residential development, as described above, rather than industrial development. The project includes repealing the Specific Plan, which will eliminate the inconsistency with the General Plan.

~~The project site is comprised of a portion of an existing subdivision, Tract Map 13646 and five Assessor's Parcel Numbers (APNs 073-060-44 through 48), which includes an easement to the City for public road purposes. The City is concurrently processing an abandonment of the Via Luisa public road easement.~~

With the exception of a soil stockpile along the eastern boundary, the project site is currently vacant, undeveloped and relatively flat. The project earthwork grading and site preparation includes raising the site with up to six feet of fill soil (one foot in currently higher elevation areas), to achieve a continuous grade across the site for construction and drainage, to provide suitable soils within which to place the structures, and to provide a protective cap over an archaeologically sensitive area.

### 1.1.2.2 Project Objectives

The project objectives are to:

- 1) Develop residential units on one of the Central Hollister Affordable Housing Opportunity Sites as identified in the General Plan;
- 2) Provide additional residential units and associated infrastructure adjacent to the second phase of the existing 235-unit Willow Springs Development and utilize the share access, recreational amenities, open space, and drainage facilities, and other common areas of

- ~~the existing with the Willow Springs I development;~~
- 3) Create ~~infill~~ development with a location adjacent to major transportation corridors, which facilitates the residents' use of public transportation;
  - 4) Develop a project that is consistent with the City's affordable housing policies.

### 1.2.3 Requested Approvals

The project includes the following requested approvals from the City:

- Repeal the existing Willow Springs/Los Carneros Community Specific Plan (08-128-SP).
- ~~Amendment of General Plan Open Space Element Figure 3-5 (Open Space Plan Map) and Conservation Element Figure 4-1 (Special-Status Species and Environmentally Sensitive Habitat Areas [ESHA] to remove the Coastal Sage ESHA designation on APNs 073-060-044 through 048. (11-080-GPA)~~
- ~~Amendment of General Plan Open Space Element Figure 3-2, Table 3-1(C), and Policy OS 6.11 to designate the Willow Springs North property as the location for a neighborhood park. (11-080-GPA)~~
- ~~Amendment of General Plan Safety Element Figure 5-2 (Fire, Flood, and Tsunami Hazards Map) to update the tsunami inundation area citywide. (11-081-GPA)~~
- Vesting Tentative Tract Map for condominium purposes for 100 condominium units (08-128-VTM).
- Development Plan for Willow Springs II, 100-unit condominium development with associated infrastructure improvements (08-128-DP).
- Minor Conditional Use Permit for a 10-foot boundary wall height for the continuation of an existing wall in the Willow Springs Phase-I project (08-128-CUP).
- Development Plan Amendment to the existing Willow Springs I project (85-DP-008 RV01) to (i) allow Willow Springs II residents access to the passive and active recreational facilities, access roads, and other common area/infrastructure improvements provided at Willow Springs I (08-128-DP AM).

~~The Amendments to the General Plan are analyzed reviewed~~ in a separate CEQA Addendum to the Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151) for the Willow Springs II Project. The amendments to the General Plan are the following:

- Amendment of Open Space Element, Open Space Plan Map, Figure 3-5, to remove the ESHA designation on the project site;
- Amendment of Conservation Element, Special-Status Species and Environmentally Sensitive Habitat Areas, Figure 4-1, to remove an Environmentally Sensitive Habitat Area designation on the project site;
- Amendment of Open Space Element, Existing and Planned Parks and Open Space Areas, Table 3-1, to more accurately describe the location of the Willow Springs Park under the Description column;
- Amendment of Open Space Element, Policy OS 6.11 to more accurately describe the location of the Willow Springs Park;
- Amendment of Safety Element, Fire, Flood, and Tsunami Hazards Map, Figure 5-2, to update the tsunami layer.

The Addendum is available for review at Goleta City Hall, 130 Cremona Drive, Goleta, CA 93117.

No approvals are required by other public agencies will utilize this EIR for permits or other approvals required to implement the project.

### **1.3 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

**Table 1-1** summarizes the project's environmental impacts and the measures identified to mitigate these impacts. 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.

The project would result in impacts that are considered less than significant (Class III) or that can be reduced to less than significant with mitigation (Class II). The project would not result in significant unavoidable adverse impacts (significant impacts that cannot be reduced to a less than significant level with implementation of mitigation measures, Class I) related to any of the issues evaluated as shown in Table 1-1.

### **1.4 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED**

Through the Initial Study and NOP public review process, concerns were raised relative to potential impacts to on-site archaeological resources. In addition to the scoping meeting, to address this area of controversy, two public meetings were held with the local Native American representatives of the Coastal Band of the Chumash Nation, and an alternative project description was accepted as a preferred project compared to the NOP project description. The preferred project became the project analyzed in this EIR. The Chumash Native Americans agreed that concerns for potential impacts to a buried femur bone were considered avoided with the project description and mitigation measures included herein. No other controversial issue areas were raised through the public scoping process for this project. Issues to be resolved include the selection of a preferred alternative by the City.

**Table 1-1  
Summary of Impacts and Mitigation Measures**

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<b>Aesthetics</b>			
<p><u>Impacts to Onsite Visual Resources</u>  <b>Class III.</b> The project site consists of graded surfaces that are lacking in discernable relief or distinguishing natural vegetation, and does not contain either permanent or temporary man-made structures or landscaping possessive of positive aesthetic qualities. Therefore, the development of the project site would not result in significant impacts upon existing onsite visual resources.</p>	Less Than Significant	No mitigation measures are required.	Less Than Significant
<p><u>Impacts on Visual Character and Quality</u>  <b>Class II.</b> The project would introduce buildings with heights and architectural elevations that are essentially the same as the buildings within Willow Springs I. The density of residential units is also similar to Willow Springs I, taking into account the centrally located open space Lot 20 between Phase I and II of the overall Willow Springs residential development. The landscaping palette of trees and shrubs would closely resemble the palette used in Willow Springs I; although, the Landscaping Plan indicates that the project's visible trees and shrubs are intended to be denser, especially along the eastern property line where evergreen trees will be incorporated to accomplish more effective screening of the industrial area to the east. Overall, the project would have a visual appearance nearly identical to that of the completed Willow Springs I.</p> <p>Although the project is expected to be compatible with the visual character and quality of the surrounding area, the project would include various specific elements (such as mechanical equipment,</p>	Potentially Significant	<p><b>AES 1-1</b> The permittee shall receive Preliminary and Final approval from the Design Review Board (DRB). The DRB shall specifically consider <u>compatibility with the area and surroundings, architectural treatments, placement of mechanical equipment and utility infrastructure, colors, materials, finish floor elevations, nightlighting, trash enclosures, and landscape palette during review of all project plans, including the lighting, utility, landscape, and building plans.</u></p> <p><b>Plan Requirements and Timing:</b>  In consultation with Planning and Environmental Services Department, the DRB shall ensure the plans are consistent with the plans approved by the <del>Planning Commission and/or</del> City Council. The review shall include site plan, floor plans, elevations, grading plan,</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>utilities, and trash bins, nighttime lighting, and plexi-glass or other solid material for noise mitigation, etc.) that could degrade the visual quality of the project if not properly concealed or screened from view. In addition, if the site's landscaping is not successfully established (e.g. plantings are not appropriate for high saline soils) and maintained, it could detract from the visual quality of the development. The potential for inadequate installation and maintenance of the landscape plan, failure to break up massing, lack of blending the development into the surrounding area, and potential inadequate screening of mechanical equipment, utilities, and trash enclosures would potentially significantly degrade the visual quality of the site.</p>		<p>landscape plan, and lighting plan consistent with the DRB submittal requirements. Particular attention shall be paid to compatibility with the area and surroundings, architectural treatments, mechanical equipment, utility infrastructure, nightlighting, trash enclosures, and landscape palette. Additional materials shall be provided as required by the DRB to complete their review. <u>All project plans as determined necessary by the City, including the grading and utility plans, shall be submitted to the DRB for Preliminary and Final review and approval shall be granted prior to issuance of any LUP for grading. All project plans as determined necessary by the City, including building, lighting and landscape plans, shall be submitted to the DRB for Preliminary and Final review and approval prior to issuance of any LUP for construction.</u></p> <p><b>Monitoring:</b> City staff shall verify compliance at time of DRB review, prior to issuance of any LUP for grading and any LUP for construction, during field inspection, and prior to <u>any occupancy clearance</u> <del>final inspection</del>.</p> <p><b>AES 1-2</b> The overall and specific height of structural development shown on</p>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>final plans shall not exceed the mean height and peak height shown on approved project exhibit maps (<u>Elevations Sheets</u>). Finished grade shall be consistent with the approved final grading plan. <del>Building Hheights limitations shown on any approved final project issued LUP</del> plan sets shall be adhered to during construction.</p> <p><b>Plan Requirements and Timing:</b> During the framing state of construction and prior to commencement of roofing, the permittee shall submit <u>written verification from a licensed surveyor demonstrating that the overall structural height above sea level and mean height and peak height from finished floor conform to these assumptions shown on approved final project issued LUP plan sets (grading sheet for identification of finished floor elevation, elevation sheets for mean and peak height elevations in order to determine overall height above sea level.</u></p> <p><b>Monitoring:</b> City staff shall verify compliance prior to issuance of any LUP for grading and any LUP for construction, during field inspection, and prior to commencement of roofing.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>AES 1-3</b> The permittee shall submit a composite utility plan for City staff and DRB Preliminary/Final review. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) shall be included on all building plans and shall be designed to be integrated into the structure and/or screened in their entirety from public view.</p> <p><b>Plan Requirements and Timing:</b> Detailed plans showing all external/roof mounted mechanical equipment shall be submitted for review <u>and approval</u> by City staff and the DRB prior to <u>any</u> LUP issuance <u>for construction</u>.</p> <p><b>Monitoring:</b> Prior to <u>any occupancy clearance</u><del>final inspection</del>, City staff shall verify installation of all external/roof mounted mechanical equipment per the approved <u>final project</u> plans.</p> <p><b>AES 1-4</b> All new utility service connections and above-ground mounted equipment such as backflow devices, etc, shall be shall be screened from public view and/or 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 fencing/walls.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>Whenever possible, utility transformers shall be placed in underground vaults, <u>unless otherwise approved by the City, and then must be completely screened from view.</u> All gas and electrical meters shall be concealed and/or painted to match the building. All gas, electrical, backflow prevention devices and communications equipment shall be completely concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults that must be located within the right-of-way shall be installed below grade unless otherwise approved by the City, and then must be completely screened from view.</p> <p><b>Plan Requirements and Timing:</b> The plans submitted for City staff and DRB Preliminary/Final review shall identify the type, location, size, and number of utility connections and above-ground mounted equipment as well as how such equipment would be screened from public view and the color(s) that it would be painted so as to blend in with the project and surrounding area.</p> <p><b>Monitoring:</b> Prior to <u>any occupancy clearance</u> <del>final inspection</del>, City staff shall verify that</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>all above-ground utility connections and equipment is installed, screened, and painted per the approved <u>final project plans</u>.</p> <p><b>AES 1-5</b> All utility distribution lines within the project site shall be undergrounded.</p> <p><b>Plan Requirements and Timing:</b> This requirement shall be incorporated into the project plans and the plans shall be <u>submitted for reviewed</u> for compliance with this <del>measure</del> <u>requirement</u> and <u>approved</u> by City staff prior to <u>approval issuance</u> of any Land Use Permit <u>for grading</u> and/or <u>clearance</u> <del>for</del> <u>prior to</u> map recordation, whichever occurs first.</p> <p><b>Monitoring:</b> <del>City of Goleta</del> staff shall review the <u>final project development plan</u> and <u>all subsequent plans</u> submitted for <u>approval issuance</u> of any Land Use Permit <u>for grading, any Land Use Permit for construction, building, or grading permit(s)</u> to verify compliance. City staff shall verify utility installation per the approved <u>final project plans</u> prior to any <del>final inspection for the project</del> <u>occupancy clearance</u>.</p> <p><b>AES 1-6</b> Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels and shall otherwise meet dark night sky requirements. Exterior lighting fixtures shall be kept to the minimum number and intensity needed to ensure public safety. These lights shall be dimmed after 11 p.m. to the maximum extent practical without compromising public safety. Upward directed exterior lighting is prohibited. All exterior lighting fixtures shall be appropriate for the architectural style of the structure and surrounding area. The final lighting plan shall be amended to include identification of all types, sizes, and intensities of wall mounted building lights and landscape accent lighting. "Moonlighting" type fixtures that illuminate entire tree canopies should also be avoided.</p> <p><b>Plan Requirements and Timing:</b> The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures shall be <u>submitted for reviewed and approved</u> by the DRB and City staff prior to <u>any</u> LUP issuance <u>for construction</u>.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Monitoring:</b> Prior to <u>any occupancy clearance</u> inspection, City staff shall inspect to ensure that exterior lighting fixtures have been installed consistent with approved <u>final project plans</u>.</p> <p><b>AES 1-7</b> The use of plexi-glass, or similar noise attenuation features along the north-facing development facade, as required by Mitigation Measure N2-1, shall not cause glare effects so as to impair the visibility of vehicle travel on nearby Highway 101 or other roadways, or otherwise create unsightly conditions.</p> <p><b>Plan Requirements and Timing:</b> The locations, types, and manufacture specifications of plexi-glass or other potentially glare-causing features shall be provided to the Planning and Environmental Services Department for approval for use. Specifications provided shall describe all non-reflective qualities, coatings or other glass treatment information that demonstrate glare reduction qualities for outside facing portions. The specifications shall be shown on <u>all project architectural plans</u> and shall be <u>submitted for review</u> and <u>approved</u> by City staff and the DRB prior to <u>any LUP issuance for construction</u>.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Monitoring:</b> Prior to <u>any occupancy clearance</u> <del>final inspection</del>, City staff shall site inspect to ensure installation according to approved <u>final project plans</u>.</p> <p><b>AES 1-8</b> Trash/recycling enclosure(s) shall be provided.</p> <p><b>Plan Requirements and Timing:</b> The enclosure shall be compatible with the architectural design of the project, shall be of adequate size for trash and recycling containers (at least 50 SF), and shall be accessible by <del>users</del> <u>residents</u> and for removal. The trash/recycling area shall be enclosed with a solid wall of sufficient height to screen the area, shall include a solid gate and a roof, and shall be maintained in good repair in perpetuity. The enclosure(s) shall be shown on <u>all project plans as determined necessary by City staff</u> and shall be <u>submitted for reviewed and approved</u> <del>by</del> City staff and the DRB prior to <u>any LUP issuance for construction</u>.</p> <p><b>Monitoring:</b> Prior to <u>any occupancy clearance</u> <del>final inspection</del>, City staff shall site inspect to ensure installation according to approved <u>final project plans</u>.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>AES 1-9</b> Project landscaping shall consist of approximately seventy-five percent (75%) drought-tolerant native and/or Mediterranean type plant coverage, which adequately complement the project design and integrate the site with surrounding land uses. Project landscaping shall provide partial screening of the site parking areas and structures. Landscaping shall also consist of plant species that are known to thrive in the site's specific soil characteristics (e.g., highly saline), based on soil testing that evaluates soil characteristics to appropriate depths.</p> <p>Invasive plant species shall not be used for project landscaping. Excluded species shall include, <del>but not be limited to,</del> those listed as problematic and/or invasive by the California Native Plant Society, the California Invasive Plant Council, or which are listed as 'noxious weeds' by the State of California or the U.S. Federal Government <u>and/or otherwise determined to be problematic and/or invasive by the City's Planning and Environmental Services Department.</u> Boston ivy (<i>Parthenocissus tricuspidata</i>), Japanese honeysuckle (<i>Lonicera japonica</i>), and rockrose (<i>Cistus ladanifer</i>) shall be among those species excluded from use in landscaping.</p>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Plan Requirements and Timing:</b>                      The final landscape plan shall identify the following:</p> <ul style="list-style-type: none"> <li>• type of irrigation;</li> <li>• all existing and new trees, shrubs, and groundcovers by species;</li> <li>• size of all plantings;</li> <li>• map showing areas of high saline constrained soils; and,</li> <li>• location of all plantings.</li> </ul> <p>The final landscape plan shall be reviewed and approved by the DRB and City staff prior to <u>any</u> LUP issuance <u>for construction</u>. <del>For All</del> landscaping in or near the open space area, <u>shall be subject to County of Santa Barbara Fire Department approval shall also be required</u> prior to <u>any</u> LUP issuance <u>for construction</u>.</p> <p>The final landscape plan shall also be reviewed and approved by a City of <del>Goleta</del> approved qualified biologist or restoration ecologist prior to <u>any</u> LUP issuance <u>for construction</u> to exclude all potentially invasive species. The approved plant pallet shall be adhered to throughout the life of <u>any development</u> <u>the project</u>.</p> <p><b>Monitoring:</b> Prior to <u>occupancy clearance</u> <del>final inspection</del>, City staff in consultation with an approved</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>biologist shall site inspect to ensure that landscaping has been installed consistent with the <u>approved</u> final landscape plan.</p> <p><b>AES 1-10</b> <del>The permittee shall enter into an agreement to install</del> required <u>common area and private landscaping and water-conserving irrigation systems as provided in the final landscape plan, as well as maintain required landscaping and water conserving irrigation systems</u> for the life of the project.</p> <p><b>Plan Requirements and Timing:</b>  <del>The applicant/permittee shall sign the</del> <u>execute a</u> landscape installation and maintenance agreement <u>approved by the City Attorney's Office, including at least a 5-year maintenance period, prior to any LUP issuance for construction.</u> Performance securities for installation and maintenance shall be reviewed and approved by City staff prior to <u>any LUP issuance for construction.</u></p> <p><b>Monitoring:</b> Prior to <u>occupancy clearance final inspection,</u> City staff <u>shall</u> site inspect to ensure installation according to <u>the approved final landscape plan.</u> City staff shall check maintenance <u>periodically as needed.</u> Release of any performance security requires</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>appropriate documentation and City staff signature as set forth in the agreement.</p> <p><b>AES 1-11</b> No signs of any type are approved <del>with the action</del> unless otherwise specified <u>herein</u>. All signs require a separate sign permit and Design Review Board (DRB) approval and shall comply with the City of Goleta sign regulations.</p> <p><b>Plan Requirements and Timing:</b> Future signage shall comply with the requirements of Article I, Chapter 35 of the <u>Goleta</u> Municipal Code, as may be amended or any superseding sign regulations, prior to issuance of any Sign Certificate of Conformance or its functional equivalent.</p> <p><b>Monitoring:</b> City staff shall verify compliance with this requirement.</p> <p><b>AES 1-12</b> The <del>applicant</del> <u>permittee</u> shall enter into a maintenance agreement to promptly remove any graffiti at the project site.</p> <p><b>Plan Requirements and Timing:</b> The <del>applicant</del> <u>permittee</u> shall sign the <u>execute</u> a maintenance agreement <u>approved by the City Attorney's Office, including at least a 5-year maintenance period</u>, prior to <u>any</u> LUP issuance <u>for construction</u>.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Monitoring:</b> City staff shall verify compliance with this requirement.</p> <p><u>Recommended Mitigation Measure</u></p> <p><b>AES 1-13</b> The permittee shall provide landscaping along the north parkway of Calle Koral to partially screen foreground views of the structures as part of the project. Such landscaping shall be included in the Final Landscape Plan and shall be consistent with the specifications outlined in Mitigation Measure AES 1-9, above, and shall be subject to the agreement specified in Mitigation Measure AES 1-10, above. In addition to the specifications of AES 1-9, the landscaping for this particular area shall be of relatively low profile such that it does not intrude into the skyline above the existing Willow Springs I structures or Willow Springs II structures, and <del>must</del> <u>shall</u> avoid potentially interfering with direct views of the distant Santa Ynez Mountains from Los Carneros Road.</p> <p><b>Plan Requirements and Timing:</b> The final landscape plan shall identify the following:</p> <ul style="list-style-type: none"> <li>• type of irrigation;</li> <li>• all existing and trees, shrubs, and groundcovers by species;</li> <li>• size of all plantings;</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> <li>• map showing areas of high saline constrained soils; and</li> <li>• location of all plantings.</li> </ul> <p>The final landscape plan shall be reviewed and approved by the DRB, City staff (and for landscaping in or near the open space area, <u>County of Santa Barbara Fire Department approval shall also be required</u>) prior to <u>any LUP issuance for construction</u>.</p> <p><b>Monitoring:</b> Prior to <u>occupancy clearance final inspection</u>, City staff shall site inspect to ensure that landscaping has been installed consistent with the final landscape plan.</p>	
<p><u>Impacts on Scenic Views</u></p> <p><b>Class III.</b> The Los Carneros Road overpass, Los Carneros Road near the intersection with Calle Koral, and Hollister Avenue have been identified in the General Plan as having scenic views worthy of protection. These views include either the Santa Ynez Mountains, the coastal plain and shoreline features. Although the project site is near these roadways designated as having scenic views, visibility of the project site is considerably constrained by the presence of adjacent structures and landscaping, distances from viewing locations, and natural and man-made topography. A view analysis from several viewing perspectives including from roadways, railways, and private residential area, concludes that the project would not have a significant impact on protected views.</p>	<p>Less Than Significant</p>	<p>No mitigation measures are required.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><u>Cumulative Visual Impacts</u>  <b>Class III.</b> As the project does not intrude into the skyline or otherwise cause significant impacts to visual resources identified in the City General Plan (Policy VH 1.1, cumulative aesthetic and visual resource impacts are considered less than significant. The project in combination with related projects in the area will visually continue the “filling in” of undeveloped land and reduce views of undeveloped open space in the central portion of the City. When considered cumulatively, the combined effects could cause degradation of the existing visual quality of the area and surroundings if architectural treatments, mechanical equipment, utility infrastructure, nightlighting, trash enclosures, and landscaping are not properly addressed. The project’s contribution to cumulative impacts is considered potentially significant.</p>	<p>Less Than Potentially Significant</p>	<p>No mitigation measures AES 1-1 through AES 1-12 are required.</p>	<p>Less Than Significant</p>
<p><b>Air Quality</b></p>			
<p><u>Construction Period Impacts</u>  <b>Class III.</b> Peak annual construction activity emissions will be below the 25 tons per year APCD guidelines for ROG NOx under Rule 202 D.16. Nevertheless, because of the area’s non-attainment status, APCD requires standard fugitive dust control mitigation measures for any project involving earth-moving activities in the region. However, there are no PM-10 thresholds, and the project would result in less than significant impacts during the construction period. Mitigation measures to reduce emissions are provided as recommendations.</p>	<p>Less Than Significant</p>	<p><u>Recommended Mitigation Measures for Construction Period Impacts</u>  <b>AQ 1-1</b> Dust generated by construction and/or demolition activities shall be kept to a minimum.   <b>Plan Requirements:</b> The following dust control measures listed below shall be shown on all building and grading plans and the permittee shall ensure that these measures are implemented by the contractor/builder:                      a. During clearing, grading, earth moving, excavation, and/or transportation of cut or fill</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities.</p> <p>b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall occur whenever wind exceeds 15 miles per hour. If wind speeds increase to the point <del>when</del> <u>at which</u> such measures cannot prevent dust from leaving the site, construction activities shall be suspended.</p> <p>c. Minimize amount of disturbed area, <u>to reduce the total area generating dust and reduce onsite vehicle speeds shall be</u> <del>to</del> 15 mph or less.</p> <p>d. Gravel pads, knock-off plates, or similar BMPs, shall be installed at all access points to the project site to prevent tracking of mud onto roadways.</p> <p>e. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>binders to prevent dust generation. Trucks transporting soil material to and from the site shall be tarped from the point of origin.</p> <p>f. All gravel, dirt, and construction material shall be cleaned from the right-of-way at a minimum of once a day at the end of the work day.</p> <p>g. After clearing, grading, earth moving, and/or excavation is complete, the disturbed area shall be treated by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed in a manner that prevents dust generation.</p> <p>The permittee shall ensure that the contractor or builder designates a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to City staff and the APCD and shall be posted in three locations along the project site's perimeter for the duration of grading and construction activities.</p>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Timing:</b> All requirements shall be noted on all <u>project plans as determined necessary by City staff, including the grading and construction plans, and shall be reviewed and approved by City staff prior to any submitted for LUP issuance for grading and any LUP issuance for construction.</u> Requirements shall be adhered to throughout all grading and construction periods.</p> <p><b>Monitoring:</b> City staff shall ensure measures are printed on plans and shall periodically site inspect to ensure compliance. APCD inspectors will respond to nuisance complaints.</p> <p><b>AQ 1-2</b> Grading and construction contracts <del>shall must</del> specify that contractors shall adhere to requirements that reduce emissions of ozone precursors and particulate emissions from diesel exhaust.</p> <p><b>Plan Requirements:</b> The following shall apply:</p> <ul style="list-style-type: none"> <li>a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.</li> <li>b. Fleet owners of mobile construction equipment are</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13, California Code of Regulations, Chapter 9, Section 2449).</p> <ul style="list-style-type: none"> <li>c. All commercial diesel vehicles are subject to limitations on idling time (Title 13, California Code of Regulations, Chapter 9, Section 2485). Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes. Electric auxiliary power units <del>shall be used, unless otherwise approved by the City whenever possible.</del></li> <li>d. Diesel construction equipment meeting the CARB Tier 1 emission standards for off-road heavy-duty diesel engines shall be used, <del>except that any available e</del>Equipment meeting CARB Tier 2 or higher emission standards <del>shall be used, unless otherwise approved by the City to the maximum extent feasible.</del></li> <li>e. Diesel powered equipment should be replaced by electric equipment, <del>unless otherwise approved by the City whenever feasible.</del></li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> <li>f. <del>If feasible, Diesel</del> construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by CARB or the EPA, <u>unless otherwise approved by the City.</u></li> <li>g. Catalytic converters shall be installed on gasoline-powered equipment, <u>unless otherwise approved by the City</u>—if feasible.</li> <li>h. All construction equipment shall be maintained in tune per the manufacturer's specifications.</li> <li>i. The engine size of construction equipment shall be the minimum practical size.</li> <li>j. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.</li> <li>k. Construction worker trips <del>should</del> <u>shall</u> be minimized by requiring carpooling and by providing lunch onsite, <u>unless otherwise approved by the City.</u></li> <li>l. Coatings (e.g. paints) shall be</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>labeled as “low-VOC” or “zero-VOC” in accordance with EPA rules for interior and exterior surfaces.</u></p> <p><b>Timing:</b> All requirements shall be noted on all <u>project clearance plans as determined necessary by City staff, including the grading and construction plans,</u> and shall be reviewed and approved by City staff prior to <u>any LUP issuance for grading and any LUP issuance for construction.</u> Requirements shall be adhered to throughout all grading and construction periods.</p> <p><b>Monitoring:</b> City staff shall ensure measures are printed on plans and shall periodically site inspect to ensure compliance. APCD inspectors will respond to nuisance complaints.</p> <p><b>AQ 1-3</b> Diesel fuel emissions shall be limited.</p> <p><b>Plan Requirements:</b> The following limitations on diesel-fueled vehicles in excess of 10,000 pounds shall apply during all construction and subsequent operational activities:</p> <ul style="list-style-type: none"> <li>a. Diesel-fueled vehicles in excess of 10,000 pounds shall not idle in one location for more than five (5) minutes at a time.</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>b. Diesel-fueled vehicles in excess of 10,000 pounds shall not use diesel-fueled auxiliary power units for more than five (5) minutes to power heater, air conditioner, or other ancillary equipment on any such vehicle.</p> <p>c. The permittee shall designate one or more locations as deemed appropriate, for the permanent posting of a notice(s) to all drivers of diesel-fueled vehicles in excess of 10,000 pounds of these limitations on vehicle idling in all areas of the property that may be frequented by such vehicles. Such signs <del>shall</del> <u>will</u> be maintained in their approved location(s) as long as diesel-fueled vehicles in excess of 10,000 pounds are being used.</p> <p><b>Timing:</b> All requirements shall be noted on all <del>project clearance</del> <u>plans as determined necessary by City staff, including grading and construction plans,</u> and shall be reviewed and approved by City staff prior to <u>any LUP issuance for grading and any LUP issuance for construction.</u> Requirements shall be adhered to throughout all grading and construction periods. The location and information</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>provided on the sign(s) shall be reviewed and approved by City staff prior to <u>any LUP issuance for grading</u>.</p> <p><b>Monitoring:</b> City staff shall ensure measures are printed on plans and shall periodically site inspect to ensure compliance. APCD inspectors will respond to nuisance complaints.</p>	
<p><u>Operational Impacts</u>  <b>Class III.</b> Long-term project emissions primarily stem from motor vehicles associated with the project, as there are no stationary sources that would require permits from the APCD. The project will not cause any recommended guideline levels to be exceeded as indicated in Table 4.2-7.</p>	<p>Less Than Significant</p>	<p><del>None required</del>  <del>Recommended Mitigation Measure for Operational Impacts</del>  <del>Project related operational emissions for ROG and NOx would be below the APCD Guidelines. However, because of the non-attainment status of the air basin for the State standard for ozone, reasonably available control measures should nevertheless be implemented to reduce ozone precursor emissions. For a residential project, these measures are primarily related to energy conservation to reduce NOx emissions. These measures will reduce these emissions and/or Greenhouse Gas (GHG) emissions as discussed in Section 4.6, and are described as Mitigation Measure GHG 1-1.</del></p>	<p>Less Than Significant</p>
<p><u>Health Risk Assessment (HRA) Regarding Exposure to Toxic Air Contaminants</u>  <b>Class III.</b> <del>In preparation of this analysis, Giroux &amp; Associates contacted the APCD, which confirmed that t</del>There are no identified stationary toxic sources near the project site. The nearest source, the Ellwood Offshore Facility owned by Venoco Inc., is located at 7979 Hollister Avenue and is more than 3.5 miles from the Willow Springs II <u>project site</u>.</p>	<p>Less Than Significant</p>	<p>None required</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><u>Consistency with Air Quality Planning</u>  <b>Class III.</b> This project's 100 units would be located in a medium density area in the General Plan/Coastal Land Use Plan, Land Use Plan Map (General Plan Figure 2-1, November 2008 <del>October, 2006</del>), and provide 2.6% of the housing developments allowed by the General Plan, or 6.1% of the projected housing need for the current planning period. Both the density and magnitude of the project are consistent with the General Plan, therefore the project is consistent with the 2010 CAP by virtue of its consistency with General Plan growth projections</p>	Less Than Significant	None required	Less Than Significant
<p><u>Cumulative Impacts</u>  <b>Class III.</b> The significance thresholds used for this analysis are intended to address cumulative air quality impacts. Due to the County's non-attainment status for ozone and the regional nature of the pollutant, if a project's total emissions of the ozone precursors, NOx or ROG, exceed the long-term threshold of 25 lbs. per day, then the project's cumulative impacts would be considered significant. The project would not exceed any of these thresholds and therefore, the project's contribution to cumulative air quality impacts is considered less than significant.</p>	Less Than Significant	None Required	Less Than Significant
<b>Biological Resources</b>			
<p><u>Vegetation and Sensitive Plant Communities</u>  <b>Class III.</b> Vegetation at the project site consists of coyote brush scrub or ruderal/disturbed areas that consist overwhelmingly of non-native grasses and forbs. No plant communities within the project site are considered to be sensitive.</p>	Less Than Significant	No Mitigation Required	Less Than Significant
<p><u>Sensitive Plant Species.</u>  <b>Class III.</b> Sensitive plant species were not observed during biological surveys in February</p>	Less Than Significant	No Mitigation Required	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>2008 or July 2010, and have either been verified as absent by surveys or are presumed absent within the project limits of disturbance due to competition from invasive species, the site's history of agricultural use, and mass grading that occurred on the site at least twice since 1986.</p>			
<p><u>Environmentally Sensitive Habitat Areas (ESHA).</u>  <b>Class II.</b> The Los Carneros Wetland is designated an ESHA by the City of Goleta, and the Goleta Slough is designated ESHA by the City of Santa Barbara and the County of Santa Barbara. Development of the project would increase the amount of impervious surfaces at the project site, which would increase the quantity of stormwater runoff reaching downstream waterbodies, potentially conveying pollutants that could degrade water and soil quality in these ESHA designated areas.</p> <p>Invasive exotic species introduced as landscaping could be conveyed by stormwater, wind, or wildlife, or by various other means to the Los Carneros Wetland, the Goleta Slough, where they could potentially outcompete native plants and disrupt normal ecological processes threatening the quality of habitat in these ESHA designated areas.</p>	Potentially Significant	<p><b>BIO-1</b> Impact BIO 1 is mitigated by water quality mitigation measures included in Section 4.8 Hydrology and Water Quality.</p> <p><b>BIO-2</b> Impact BIO 2 is mitigated by measure AES 1-5, which is found in Section 4.1: Aesthetics.</p>	Less than Significant
<p><u>Sensitive Wildlife Species.</u>  <b>Class III.</b> Sensitive species may forage at the project site, but are not expected to reproduce thereon, and would be capable of escaping harm during construction activities.</p>	Less Than Significant	No Mitigation Required	Less Than Significant
<p><u>Nesting Birds.</u>  <b>Class II.</b> Construction activities, or fuel modification activities during the operational phase, would have the potential to disturb</p>	Potentially Significant	<b>BIO-3</b> No earlier than 14 days prior to construction or site preparation activities that would occur during the nesting/breeding season of	Less Than Significant



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>nesting birds within the vicinity of the project site, which would be considered a violation of the MBTA and California Fish and Game Code Section 3503.</p>		<p>native bird species potentially nesting on the site (typically February 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the construction zone or within 500 feet of the construction zone. If active nests are found within the survey area, construction activities within the 500-foot radius shall stop until consultation with the County/City, CDFG, and USFWS (when applicable, i.e. if the nesting birds are listed under the federal Endangered Species Act), is conducted and an appropriate setback can be established. A fence barrier shall be erected around the buffer and clearing and construction within the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p> <p><b>Plan Requirement:</b> Grading Plans shall include the notes specifying the requirement for a biological field</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>survey for nesting birds. All plans shall be revised, as necessary, to reflect setbacks and barrier fence details used to establish sensitive biological areas.</u></p> <p><b>Timing:</b> <u>A qualified biologist shall conduct a field survey no earlier than 14 days prior to construction or site preparation activities. The biologist report shall be submitted to the Planning and Environmental Services Department for review prior to issuance of any LUP for grading.</u></p> <p><b>Monitoring:</b> <u>Planning and Environmental Services Department shall review any biological reports in consultation with resource/trustee agencies, as needed, such as the USFWS and CDFG. If deemed necessary by the City, monitoring shall be conducted and setbacks shall be maintained throughout the construction period.</u></p>	
<p><u>Raptor Habitat.</u></p> <p><b>Class III.</b> There are no historical or active raptor nests or communal roosts at the project site or within 100 feet of the project site. Due to lack of suitable nesting habitat and the site's proximity to development, the project would not substantially reduce or eliminate the quantity or quality of raptor nesting or communal roosting areas.</p>	<p>Less Than Significant</p>	<p>No Mitigation Required</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><u>Wildlife Movement.</u></p> <p><b>Class III.</b> The project would develop an area along a wildlife movement corridor identified as part of this analysis, however, the project would not remove habitat within the direct path for movement or otherwise obstruct or substantially constrict the ability of wildlife to pass through the corridor to and from areas to the north and south.</p>	Less Than Significant	No Mitigation Required	Less Than Significant
<p><u>Cumulative Impacts.</u></p> <p><b>Class II.</b> Prior to mitigation to reduce project-related stormwater runoff and/or contamination conveyed by stormwater to ESHAs, the project's contribution would potentially be cumulatively considerable.</p> <p><b>Class II.</b> Prior to mitigation that would reduce project level impacts of invasive species to downstream ESHAs to less than significant levels, the project's contribution would potentially be cumulatively considerable.</p>	Potentially Significant	<p><b>BIO-4</b> Impact BIO 4 is mitigated by water quality mitigation measures included in Section 4.8 Hydrology and Water Quality.</p> <p><b>BIO-5</b> Impact BIO 5 is mitigated by mitigation measure BIO 2.</p>	Less Than Significant
<p><u>Class III. The six-acre project site is not considered significant nesting or roosting habitat for raptors and the project's conversion to urban development, when considered with other cumulative development in the area would not result in significant loss of suitable nesting or roosting habitat for raptors. The project's contribution to the loss of raptor habitat is not cumulatively considerable and is therefore less than significant. -</u></p>	<u>Less Than Significant</u>	<u>No Mitigation Required</u>	<u>Less Than Significant</u>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<b>Cultural Resources</b>			
<p><u>Historical Resources.</u>  <b>Class III.</b> There are no historic structures within or in the immediate vicinity of the project site.</p>	Less Than Significant	No Mitigation Required	Less Than Significant
<p><u>Archaeological Resources.</u>  <b>Class II.</b> A portion of the development would cover 2.56 acres of CA-SBA-56. In lieu of normal site disturbance from mass grading in this area, the project grading has been designed to cap the archaeological deposits, an accepted method in the archaeological field for protecting resources and has been used as mitigation in practice. However, potential impacts identified in association with the capping procedure include impacts from:</p> <ul style="list-style-type: none"> <li>• Site preparation;</li> <li>• Chemical incompatibility of fill soil;</li> <li>• Utility pipeline excavations;</li> <li>• Precluding future access to resources;</li> <li>• Grading outside of CA-SBA-56;</li> <li>• Off-Site grading within stockpiles to the north;</li> <li>• Construction Workers inadvertently or intentionally disturbing native soils; and</li> <li>• Increased population at the site increasing the potential for residents and visitors to enter archaeologically sensitive areas to the north of the site.</li> </ul>	Potentially Significant	<p><del>A Phase 3 Data Recovery Program (Dudek, 2010) is by the project applicant to recover information relative to the specific nature, age, integrity, and significance of cultural resources within those areas of CA SBA 56 identified as the intermediate artifact scatter area prior to being capped and filled. No further data recovery is currently for the lower density scatter, as it was determined that additional sampling in this area is not likely to yield additional information important in prehistory.</del></p> <p><del>The level of data collection includes the excavation of four controlled excavation units measuring 1 meter by 1 meter. The Phase 3 Program would also include the compilation of the testing data completed during the various Phase 2 studies. Data recovery activities, themselves, have been known to cause impacts to sensitive resources. The Phase 3 Program would include four controlled units within the intermediate artifact scatter area. McKenna et al. notes that the excavation of four additional units is a relatively small sample (0.0007% of the surface area) that would likely not provide additional data substantially different from previously compiled data sets and would not be considered a statistically valid sample. These excavations would also increase impacts (disturbance) on the remaining resources. It is McKenna et al.'s opinion that</del></p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>sufficient data has been collected during the numerous pervious studies. Hundreds of artifacts, hundreds of linear meters of trench data, aerial photographs, carbon dates, etc., were previously collected, which could be analyzed and synthesized (assuming these artifacts are available). A systematic analysis of the previously recovered artifacts and ecofacts for the entire archaeological site would be sufficient to complete a comprehensive Phase 3 archaeological report assuming there is enough appropriate material available for analysis. As such, this approach is recommended in the following mitigation measure.</p> <p><b>CR 1-1</b> The permittee shall develop provide a pre-project implementation Phase 3 Data Recovery Program (Phase 3) developed by a City-approved archaeologist to address CA-SBA-56 in a comprehensive manner. <b>Plan Requirements:</b> The Phase 3 Data Recovery Program Plan shall be prepared pursuant to City Cultural Resource Guidelines and include the excavation of four 1 X 1 meter excavation units in the Late Period occupation, intermediate artifact scatter area. The placement of these units should shall be determined placed to avoid previously disturbed areas (e.g. trenches, STPs, or other controlled units). The units shall should also be placed in areas being directly</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>impacted by the current development area and where the most information may be obtained. The Phase 3 shall include:</p> <ul style="list-style-type: none"> <li>• <u>Research design;</u></li> <li>• <u>Discussion of relevant research questions that can be addressed by the CA-SBA-56 resources;</u></li> <li>• <u>Methods to be used to gather the data, including data from previous studies;</u></li> <li>• <u>Laboratory methods to analyze the data;</u></li> <li>• <u>An assessment of artifacts recovered and any corresponding field notes, graphics, lab analyses; and</u></li> <li>• <u>Results of investigations.</u></li> </ul> <p>The Phase 3 shall be funded by the permittee and shall be prepared by a City-approved archaeologist. The Phase 3 shall be documented in a draft and final report and shall be reviewed and approved by a City-retained archaeologist. Pursuant to City Cultural Resource Guidelines, the final report, archaeological collections, field notes, and other standard documentation shall be permanently curated at the UCSB Repository for Archaeological Collections.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>The Phase 3 shall specify that a Chumash Native American observer shall be retained by the permittee to observe all excavation activity associated with the Program. The observer shall maintain daily notes and documentation necessary, and provide the observation notes and documentation to all interested Chumash representatives who request to be informed of the Phase 3 excavation progress.</u></p> <p><b>Timing:</b> A Phase 3 research design prepared pursuant to City Cultural Resources Guidelines, and a copy of a contract (<u>Including a detailed scope of work</u>) between the permittee and a City-approved archaeologist and Chumash Native American observer for the Phase 3 program, and the subsequent draft and final Phase 3 report, shall be reviewed and approved by the City and City-retained archaeologist (funded by the permittee) prior to recordation of the <u>final map</u>. The permittee shall provide a bond <u>subject to City approval</u> to the City for completion of the Phase 3 that shall be <u>returned released</u> upon completion of <u>the Phase 3 mitigation and all contract requirements as determined by the City in writing</u>. All <u>excavation and curation requirements shall be met within 60 days following City approval of the final Phase 3</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><del>report prior to issuance of any Land Use Permit for grading.</del></p> <p><b>Monitoring:</b> The Phase 3 Data Recovery Program shall be <u>submitted for approval</u> by the City and City-approved archaeologist prior to <u>recording of the final map</u>. City staff and the City-retained archaeologist shall periodically site inspect to verify completion of the Phase 3 field work, including presence of the City-approved archaeologist and Chumash Native American observer. The City-retained archaeologist shall review and approve the draft and final Phase 3 reports. The permittee shall provide the City with a letter from the UCSB Repository for Archaeological Collections indicating that all required materials have been accepted for curation.</p> <p><del><b>Plan Requirements:</b> The first step in preparing the Phase 3 shall include the assessment of available artifacts recovered from CA SBA 56 and any corresponding field notes, graphics, lab analysis and results. It is anticipated that the artifacts are located in the lab at UCSB, the Natural History Museum, or may be available from the local representative(s) of the Chumash Nation. The archaeologist shall determine whether sufficient data and</del></p>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>artifacts exist to prepare a complete record that would serve as a Phase 3 report. Once the determination has been made, one of the following approaches shall be carried out:</p> <p>a. Preferred Mitigation: If sufficient compilation of artifacts is achieved based on existing surveys, rather than conducting additional excavations, a systematic analysis of the previously recovered artifacts and ecofacts shall be undertaken and presented in a comprehensive Phase 3 archaeological report. It shall include a Research Design, a discussion of relevant research questions that can be addressed by these CA-SBA-56 resources, a discussion on methods to gather these data, and laboratory methods to analyze the data.</p> <p>a. Should the archaeologist determine that a sufficient compilation of artifacts is not available, then a Phase 3 Data Recovery Program involving additional soil surveys (excavations) shall be completed in accordance with the following:-</p> <p>2) A minimum of 16 controlled excavation units will be needed to obtain supplemental data to replace information not readily available. The placement of these units should be determined to avoid previously disturbed areas (e.g. trenches, STPs, or other controlled units). The units should also be placed in areas being</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>directly impacted by the current development area and where the most information may be obtained.</p> <p>All excavations shall be conducted under the supervision of a qualified archaeological consultant with a trained archaeological field crew. All fieldwork should be undertaken in the presence of a local representative of the Coastal Band of the Chumash Nation.</p> <p>If it is necessary to prepare a Phase 3 under the second approach, impacts to archaeological resources could occur as a result of greater soil disturbances. While it is preferred that these additional potential impacts be avoided, with monitoring and limiting the number of test pits, and given the fact that the Phase 3 analysis would retrieve archaeological information prior to future access to the resources as a result of the project, potential impacts associated with conducting the Phase 3 excavations are considered less than significant.</p> <p><b>Timing:</b> A Phase 3 research design prepared pursuant to City Cultural Resources Guidelines, and a copy of a contract between the permittee and a City-approved archaeologist and Chumash Native American observer for the Phase 3 program, and the subsequent draft and final Phase 3</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><del>report, shall be reviewed and approved by the City and City-retained archaeologist (funded by the permittee) prior to recordation. The permittee shall provide a bond to the City for completion of the Phase 3 that shall be returned upon completion of all contract requirements. All curation requirements shall be met within 60 days following City approval of the final Phase 3 report.</del></p> <p><del><b>Monitoring:</b> The Phase 3 Data Recovery Program shall be approved by the City and City-approved archaeologist prior to recordation. City staff and the City-retained archaeologist shall periodically site inspect to verify completion of the Phase 3 field work, including presence of the City-approved archaeologist and Chumash Native American observer. The City-retained archaeologist shall review and approve the draft and final Phase 3 reports. The permittee shall provide the City with a letter from the UCSB Repository for Archaeological Collections indicating that all required materials have been accepted for curation.</del></p> <p><b>CR 1-2</b> All site preparation and construction activities, including project-related activities such as grading of the north side of Camino Vista Road,</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>movement of stockpile soils <del>from Willow Springs North</del>, site preparation for geogrid within the archaeological area, and the standard grading over-excavation areas, utility installation and placement of fill, etc. shall be monitored by a qualified archaeological monitor(s) and local Chumash observer(s). In accordance with local guidelines, the monitor(s) shall have the following authorities:</p> <ul style="list-style-type: none"> <li>a. The archeological monitor(s) and Native American monitor(s) shall be on-site on a full-time basis during any earthmoving activities, including preparation of the area for capping; grading; trenching, or other excavation activities. The monitors <del>will</del> shall remain on-site until it is determined through consultation with the <del>applicant</del> <u>permittee</u>, City staff, archaeological consultant, and Native American representative that monitoring is no longer warranted;</li> <li>b. To have the authority to halt any activities impacting known or previously unidentified cultural resources and to conduct an initial assessment of the resource(s);</li> <li>c. In the event potential human remains (including a single bone fragment of unknown origin) are uncovered at any time, mitigation requirements established under</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>Mitigation Measure CR 1-7 below shall be carried out;</p> <ul style="list-style-type: none"> <li>d. If an artifact is identified as an isolated find, recover the artifact(s) with the appropriate location data and include the item in the overall inventory for the site;</li> <li>e. If a feature or concentration of artifacts is identified, halt activities in the vicinity of the find, notify the applicant, permittee and City, and prepare a proposal for the treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s);</li> <li>f. Prepare a comprehensive archaeological technical report documenting the results of the monitoring program and include an inventory of recovered artifacts, features, etc.;</li> <li>g. Prepare the artifact assemblage for curation with an appropriate curation facility (e.g. UCSB or local Native American facility). Include an inventory of recovered artifacts, features, etc.;</li> <li>h. File an updated archaeological site survey record with the UCSB Central Coastal Information Center.</li> </ul> <p><b>Plan Requirements and Timing:</b></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>Prior to approval of any Land Use Permit for any grading—and/or excavation, the applicant/permittee shall prepare a Construction Monitoring Plan. Plan specifications for the monitoring shall be printed on all plans submitted for grading, and building permits. The applicant/permittee shall enter into a contract with a City approved archaeologist(s) and Chumash Native American representative observer(s) and shall fund the provision of on-site archaeological/cultural resource monitoring during initial grading, and excavation activities prior to any LUP issuance for grading.</p> <p><b>Monitoring:</b> City staff shall approve Construction Monitoring Plan and ensure there is a valid contract with archaeologist and Native American representative and shall conduct periodic field inspections to verify compliance during ground disturbing activities.</p> <p><b>CR 1-3</b> Placement of fill soils over the archaeological area of the project site shall include the following surface preparation and fill placement measures:</p> <p>a. Remove all organic material from the archaeological site surface by hand (including brushing, raking, or use of power blower). Use of</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>motorized vehicles for vegetation removal is prohibited. All vegetation shall be removed at ground surface such that no soil disturbance results.</p> <ul style="list-style-type: none"> <li>b. Remaining root balls and masses in the ground after hand removal of vegetation stems/trunks shall be sprayed with topical pesticide per manufacturers specifications to ensure no further growth. The resulting dead vegetation masses shall be left in place. Complete surface vegetation removal and die-off of root massing must be achieved prior to geogrid placement.</li> <li>c. No remedial grading, sub-grade preparation or scarification shall occur prior to placement of the geogrid fabric.</li> <li>d. A bioaxial geogrid (Tensar <u>BX1200TX 160</u> or equivalent) shall be laid over the ground surface throughout CA-SBA-56 site boundaries and a 50 foot buffer area. <u>The geogrid type and verification of its technological capability shall be provided by a qualified geotechnical engineer.</u></li> <li>e. Placement of fill soils on top of the geogrid fabric shall be done in no greater than 8-inch lifts with rubber-tired equipment.</li> <li>f. The first six inches of fill shall be yellow sand that signals to any</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>future sub-surface activity (e.g. landscaping activity) that excavation shall not extend deeper.</p> <ul style="list-style-type: none"> <li>g. Geogrid fabric shall be capable of preventing compaction and load impacts on underlying archaeological resources.</li> <li>h. Fill soils shall have a pH ranging from 5.5 to 7.5 only.</li> <li>i. Fill soils shall be free of archaeological resources.</li> <li>j. Fill soils shall be spread from the outside with rubber track heavy equipment, such that the equipment shall only be working on top of the fill soils. The fill soils shall be placed ahead of the loading equipment so that the machine does not have contact with the archaeological site surface.</li> <li>k. The fill soils shall be sufficiently moist so that they shall be cohesive under the weight of the heavy equipment as the material is spread out over the archaeological site and buffer area.</li> <li>l. The project soils engineering report shall be revised to include the above measures with respect to site preparation with the archaeological area to ensure consistency in requirements.</li> </ul>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Plan Requirements and Timing:</b> Prior to approval of any Land Use Permit for any grading—and/or excavation, the applicant/permittee shall prepare a Construction Monitoring Plan. Plan specifications for the monitoring shall be printed on all plans submitted for grading, landscaping, and building permits. The applicant/permittee shall enter into a contract with a City approved archaeologist and Native American representative and shall fund the provision of on-site archaeological/cultural resource monitoring during initial grading, and excavation activities prior to any LUP issuance for grading.</p> <p><u>A qualified geotechnical engineer shall provide the geogrid type and verification of its technological capability as part of the grading plan review and approval in consultation with City Community Services Department.</u></p> <p><b>Monitoring:</b> City staff shall approve Construction Monitoring Plan and ensure there is a valid contract with archaeologist and Native American representative and shall conduct periodic field inspections to verify compliance during ground disturbing activities.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>CR 1-4</b> All fill soils to be used within the project site shall be chemically compatible with the existing native soils within the area of CA-SBA-56 within the project site. As provided in Mitigation Measure CR 1-3d., the soils shall range between 5.5 and 7.5 in pH. Soil samples and lab testing results shall demonstrate compatibility. Soil tests shall be conducted according to the following:</p> <ul style="list-style-type: none"> <li>a. An experienced licensed environmental professional or licensed geologist shall complete the soil sample collection process.</li> <li>b. The licensed environmental professional or licensed geologist shall determine the appropriate spacing. Samples shall include soil borings that extend the entire depth are taken throughout the stockpiles, and represent all soils that originated from different sources or exhibit differing characteristics with the stockpiles.</li> <li>c. Laboratory testing on the soil shall be performed and evaluated for all samples (an extrapolated average pH over the entire stockpile <del>would</del><u>shall</u> not be sufficient).</li> </ul> <p><b>Plan Requirements and Timing:</b>  <del>Applicant</del> <u>The permittee</u> shall submit lab results <u>to the City</u> prior to <u>issuance</u> of any Land Use Permits for grading.</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Monitoring:</b> Laboratory results showing acceptable pH levels for fill soils shall be <u>submitted to the City for review and approved</u> prior to <u>issuance of any Land Use Permits for grading.</u></p> <p><b>CR 1-5</b> Excavations for all utility connection lines and landscaping within the CA-SBA-56 boundary shall not encroach below imported fill soils, except where specified as for water pipeline and sewer manhole installation. Water pipeline areas shall be limited to: 1) a 3-foot long, 3-foot wide, and 6-inch deep trench; and 2) a 40-foot long, 3-foot wide, and 2-foot deep trench at the southeast portion of the <u>project site.</u> Sewer manhole installation shall be limited to a single 4-foot diameter sewer manhole near the southeast portion of the <u>project site.</u></p> <p><b>Plan Requirements and Timing:</b> This requirement shall be printed on all plans submitted for any <u>LUP for grading, any LUP for construction, building, grading, or demolition permits.</u> The area where excavation is to go below fill soils as specific herein shall be clearly marked on the plans.</p> <p><b>Monitoring:</b> City staff shall conduct periodic field inspections to verify</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>compliance during ground disturbing activities.</p> <p><b>CR 1-6</b> The transitional area of grading between the CA-SBA-56 boundary, which shall be capped in place and filled to reach final elevations, and the areas outside the CA-SBA-56 boundary, which would undergo over-excavation, re-compaction, and fill, shall be conducted with methods to protect the integrity of the preserved archaeological boundary from adjacent subsurface grading activity. The permittee shall develop a grading plan that includes, but is not limited to:</p> <ul style="list-style-type: none"> <li>a. Measures for clearly delineating the CA-SBA-56 boundary in the field prior to initiating grading and through the end of grading. A qualified archaeologist acceptable to the City shall be consulted on the appropriate delineation boundaries.</li> <li>b. A typical cross-section diagram that clearly illustrates the grading methods to be employed along these boundaries, temporary grading elevations, bottom of excavated area, and any slopes or shoring, and finished elevations,</li> <li>c. The top of the cut or slope shall be sufficiently outside the delineated archaeological boundary to prevent inadvertent</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>disturbances to resources.</p> <p>d. If the transition area is to be temporarily sloped during grading (as opposed to temporary shoring), the cut angle from the top of slope to the bottom of slope within the over-excavated area shall be at an angle that is considered stable based on the soil classification type and CALOSHA specifications for stable angles.</p> <p>e. Once filled, the geogrid fabric shall be extended beyond the archaeological boundary as a buffer such that it covers the length of the underlying cut slope.</p> <p>f. <u>Any other measures determined by and approved by the City to provide equivalent mitigation and protection of the integrity of the preserved archaeological boundary.</u></p> <p><b>Plan Requirements and Timing:</b>            Prior to <u>any LUP issuance of a for grading permit</u>, a detailed plan shall be prepared and stamped by the project soils engineer, and submitted for approval from the City Planning and Environmental Services and Department in consultation with <u>the Community Services Department</u>. The protective delineation and grading methods for the transition area shall be printed on the project</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>grading plans.</p> <p><b>Monitoring:</b> City staff shall conduct periodic field inspections to verify compliance prior to ground disturbing activities (for the delineation) and during ground disturbing activities.</p> <p><b>CR 1-7</b> Procedures shall be prepared and shall be followed in the event human remains are discovered.</p> <p><b>Plan Requirements:</b> Prior to initiating scarification or grading activity, the <del>applicant</del> <u>permittee shall meet on-site with the City approved archaeologist, and the construction crew, shall meet on-site with and</u> the local Chumash representative(s), identified as the Most Likely Descendent (MLD) by the State Native American Heritage Commission. Discussions between the MLD, the <del>landowner</del> <u>permittee, the Lead Agency, and the consulting archaeologist</u> shall identify the procedures to be followed in the unlikely event human remains are uncovered. These procedures shall include those identified by California Public Resources Code 5097.98 and the City's Cultural Resource Guidelines. The County coroner shall be contacted if human remains are discovered. Satisfactory disposition of the remains shall be agreed upon by all parties so as to limit future</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>disturbance.</p> <p><b>Timing:</b> Prior to initiating vegetation removal or grading activity, the applicant/permittee, the City approved archaeologist, and construction crew shall meet on-site with the local Chumash Native American representative(s). Procedures required under PRC 5097.98 shall be printed as notes on all approved grading and construction plans.</p> <p><b>Monitoring:</b> City staff shall periodically site inspect onsite monitoring activities and shall respond according to procedures in the event human remains are discovered.</p> <p><b>CR 1-8</b> A pre-construction workshop, funded by the permittee, shall be conducted by a City-approved archaeologist(s) and Chumash Native American observer(s).</p> <p><b>Plan Requirements:</b> Attendees shall include the permittee, archaeologist, Chumash Native American observer, construction supervisors, and heavy equipment operators to ensure that all parties understand the Construction Monitoring Plan and their respective roles and responsibilities. All construction and/or landscaping personnel who would work on the site</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>during any phase of ground disturbance within the documented boundary of CA-SBA-56 shall be required to attend. The names of all personnel who attend the workshop shall be recorded and shall be issued hardhat stickers identifying that they have received workshop training. This workshop shall be videotaped and shown to any new personnel that may be added during ground disturbing activities. Names of newly trained personnel shall be recorded and they shall be issued the identifying hardhat stickers. The workshop shall include:</p> <ol style="list-style-type: none"> <li>a. review of the types of archaeological resources that may be uncovered;</li> <li>b. the provision of examples of common archaeological artifacts and other cultural materials to examine;</li> <li>c. an explanation of why monitoring is required and identify monitoring procedures;</li> <li>d. a description of what would temporarily stop construction and for how long;</li> <li>e. a description of a reasonable "worst case" new discovery scenario such as the discovery of intact human remains or a substantial midden deposit;</li> <li>f. an explanation of reporting</li> </ol>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>requirements and responsibilities of the construction supervisor; and</p> <p>g. a discussion of prohibited activities, including unauthorized collecting of artifacts.</p> <p><b>Timing:</b> The permittee shall provide workshop specifications, date/time, and list of attendees to the City prior to issuance of <u>any Land Use Permit for any site preparation, ground disturbing, grading, and/or issuance of any Land Use Permit for construction activities</u>. The workshop shall be held prior to the start of any site disturbance.</p> <p><b>Monitoring:</b> City staff shall attend the workshop and shall periodically site inspect for compliance during any site preparation, ground disturbing, grading, and/or construction activities.</p> <p><b>CR 1-9</b> During construction activities, fencing shall be installed to prevent construction traffic and activity within the CA-SBA-56 boundaries on the Willow Springs North property. The fencing shall establish a 50-foot buffer around the perimeter boundary of CA-SBA-56 on the Willow Springs North property, with the exception of the area adjacent to the Camino Vista Road alignment. Fencing along the south boundary of CA-SBA-56 shall be co-terminus with the grading/soil</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>disturbance limits of the roadway construction.</p> <p><b>Plan Requirements and Timing:</b> The applicant/permittee shall identify required fencing on the project plans and the fencing shall be installed and photo-documentation submitted to City prior to issuance of any Land Use Permits for construction.</p> <p><b>Monitoring:</b> City staff shall review plans for inclusion of fencing and review photo-documentation of fence installation prior to issuance of any Land Use Permits for construction and shall perform periodic field checks to ensure fencing is maintained onsite as required.</p> <p><b>CR 1-10</b> To minimize the potential for future looting of archaeological resources by new residents and visitors, the applicant/permittee shall implement long-term management of the site, including the remaining areas of CA-SBA-56. Management shall include:</p> <ul style="list-style-type: none"> <li>a. Establish a neighborhood watch program (also known as "site stewardship") with a designated contact person with phone numbers for people to report suspicious activity in or near the site.</li> <li><del>a. Notice shall be provided at the time of purchase of occupancy.</del></li> <li><del>e.b.</del> Permit access to the site by local</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>Native American representatives to insure protection of the resources, pursuant to an <u>access agreement acceptable to the City in writing.</u></p> <p><del>d.c.</del> Yellow colored sand shall be used as a buffer between the geogrid and the fill soils atop CA-SBA-56.</p> <p><b>Plan Requirements and Timing:</b>  <del>Applicant</del> <u>The permittee shall submit to the City the site stewardship program details, notice to potential buyers, and agreement for access to the site with local Native Americans prior to recordation of the final map.</u> The requirement for the yellow sand buffer shall be identified on applicable project plans <u>as determined by the City prior to issuance of any Land Use Permits for grading and any Land Use Permit for construction.</u> The purpose and presence of the yellow sand “buffer” shall be explained to maintenance personnel to ensure future maintenance activities do not impact site resources.</p> <p><b>Monitoring:</b> City staff shall review and approve the required submittals prior to <u>recordation of the final map and prior to any Land Use Permits issuance for grading and any Land Use Permit for construction, as appropriate.</u></p>	
<p>Disturbance of Human Remains.  <b>Class II.</b> One specimen of human remains (a</p>	<p>Potentially Significant</p>	<p><b>CR 2-1</b> To ensure that the reburial area of the human femur bone is not disturbed by</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>reburied femur) is reported to exist within the project site. Representatives of the Coastal Band of the Chumash Nation have expressed that any disturbance to the femur would be unacceptable, including exposing it or relocating it from its current location. These representatives have also expressed that any development on top of <del>the reburial</del> (e.g., structures, roads, play courts, etc.) would be considered degrading to its cultural significance.</p>		<p>site surface preparation, landscaping installation and maintenance, or overall site or road maintenance, the permittee shall undertake special precaution in soil disturbances within the area of interest. The permittee shall prepare a plan for this specific area that includes, <del>but is not limited to,</del> the following:</p> <ol style="list-style-type: none"> <li>a. A plan to delineate the sensitive area in the field to avoid any subsurface disturbance in its immediate vicinity;</li> <li>b. A specialized landscape plan and plant palette that includes shallow-rooted vegetation that would not disturb the burial over the long-term;</li> <li>c. Placement of landscaping to avoid digging directly in location of the burial;</li> <li>d. Creation of an 8 to 2 inch layer of yellow sand or some other commonly recognized earthen material below the surface, but above the burial, that would signal to a maintenance worker or landscaping installer to not dig below that layer.</li> </ol> <p><b>Plan Requirements and Timing:</b>            The permittee shall submit <u>the plan to the City site stewardship program details, notice to potential buyers, and agreement for access to the site with local Native Americans</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>prior to recordation of the final map. The requirement for the yellow sand buffer shall be identified on applicable project plans as determined necessary by the City prior to issuance of any Land Use Permits for construction. The purpose and presence of the yellow sand "buffer" shall be explained to maintenance personnel to ensure future maintenance activities do not impact site resources.</p> <p><b>Monitoring:</b> City staff shall review and approve the required submittals prior to issuance of any Land Use Permits for grading and any Land Use Permit for construction.</p>	
<p><u>Cumulative Impacts.</u>  <b>Class II.</b> Previous development within Santa Barbara County has resulted in the loss of much of the evidence of the prehistoric occupation and use of the area. As reported in Section 3.0 <i>Related Projects</i>, a minimum of 38 projects are within the City of Goleta. As such, a potential impact to cultural resources at a project level would also be considered a cumulative impact as well.</p>	Potentially Significant	Mitigation Measures CR 1-1 through 1-10 and CR 2-1 would also reduce the project's cumulative impact to less than significant.	Less Than Significant
<b>Geologic Resources</b>			
<p><u>Seismic Shaking</u>  <b>Class II.</b> Severe ground shaking during earthquakes is a hazard endemic to most of California, and all project construction would be subject to compliance with the seismic safety standards of the CBC <del>Zone 4</del>, which has been adopted by the City of Goleta.</p>	Potentially Significant	<b>GEO 1-1</b> The permittee shall ensure that all soils and engineering <u>report</u> recommendations are incorporated into the project engineering and construction plans, including soils tests of the imported soil to ensure that it meets the soil classifications	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>assumed in the soils reports, and that an adequate amount of non-expansive soils occurs with the import soils to meet the <del>CBC</del> <u>City's building code requirements set forth in Title 15 of the Goleta Municipal Code for construction</u>, as outlined in the reports. The permittee shall retain a licensed soils engineer acceptable to the City to review all construction plans for consistency with the soils reports and to monitor on-site grading and construction to ensure the conditions at the project site do not substantially change the requirements of the report.</p> <p><b>Plan Requirements and Timing:</b> <u>All project plans as determined necessary by City staff, including gGrading and cConstruction pPlans,</u> shall be reviewed and stamped by the project soils engineer and shall be submitted to the City Community Services for review and verification that all requirements have been incorporated prior to issuance of <u>any the LUP for grading and any LUP for construction.</u></p> <p><b>Monitoring:</b> The project soils engineer shall monitor grading and construction activity and report observations to the City. The City shall conduct field inspections as needed.</p>	
<u>Liquefaction.</u>	Potentially Significant	Mitigation Measure Geo 1-1, described	Less Than

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><b>Class II.</b> The Project site includes soils identified as having liquefaction potential at depths of approximately 10 to 35 feet below the existing ground surface. If liquefaction were to occur at the <u>project</u> site, the result would likely be in the form of dynamic settlement of less than 3 inches.</p>		above, would also reduce project impacts due to liquefaction.	Significant
<p><u>Landslides/Slope Stability</u>  <b>Class III.</b> The project site is relatively flat and is not located within a State-designated seismic hazard zone for landslide potential or City-designated landslide area. In addition, there are no distinct or prominent geologic or topographic features located at the project site or surrounding area with slopes that would be prone to landslides.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Expansive Soils</u>  <b>Class II.</b> Expansive soils are developed over the intermediate-age alluvium found within the project area. Expansion and contraction of clays in these soils can cause substantial damage to building foundations and other structures. Prior to implementation of mitigation measures, these impacts are considered potentially significant.</p>	Potentially Significant	Mitigation Measure Geo 1-1, described above, would also reduce project impacts due to expansive soils.	Less Than Significant
<p><u>Settlement</u>  <b>Class II.</b> Due to the requirement that no project foundation elements extend into the existing soils within the archaeological area, compacted fill soil would be placed on-site to create suitable conditions for placement of foundations and road surfaces within the archaeological area. A geogrid fabric would underlie the fill soil in this area to distribute the loading of structures. The placement of fill soil above existing un-compacted soils would increase the potential for settlement, although the use of a geogrid fabric</p>	Potentially Significant	Mitigation Measure Geo 1-1, described above, would also reduce project impacts due to settlement.	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>would reduce differential settlement. As described above, the dynamic settlement could be up to 3 inches.</p>			
<p><u>Erosion/Sedimentation</u>  <b>Class II.</b> The project could result in erosion and sedimentation impacts from exposed soils during construction activities, and the project may result in a limited degree of soil erosion effects from vegetated areas during operation of the project following construction.</p>	<p>Potentially Significant</p>	<p>Water Quality Mitigation Measure WQ 1-2, identified in Section 4.8 <i>Hydrology and Water Quality</i> would mitigate the project's impact due to erosion and sedimentation. In addition Mitigation Measure GEO 5-1 shall be required.</p> <p><b>GEO 5-1</b> The final grading and erosion control plan shall be designed to minimize erosion.</p> <p><b>Plan Requirements:</b> The plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Best management practices (BMPs), such as temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags), shall be installed in association with project grading. The BMPs shall be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may occur and shall be maintained to ensure effectiveness. The sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by the City.</li> <li>b. Non-paved areas shall be revegetated or restored (i.e.</li> </ul>	<p>Less Than Significant</p>



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>geotextile binding fabrics) immediately after grading and installation of utilities, to minimize erosion and to re-establish soil structure and fertility. Revegetation shall include drought-resistant, fast-growing vegetation that would quickly stabilize exposed ground surfaces. Alternative materials rather than reseeding (e.g., gravel) may be used, subject to review and approval by the Planning and Environmental Services and Community Services departments.</p> <p>c. Runoff shall not be directed across exposed slopes. All surface runoff shall be conveyed in accordance with the approved drainage plans.</p> <p>d. Energy dissipaters or similar devices shall be installed at the end of drainpipe outlets to minimize erosion during storm events.</p> <p>e. Grading shall occur during the dry season (April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan is in place and all erosion control measures are in effect. Erosion control measures shall be identified on an erosion control plan and shall prevent runoff,</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>erosion, siltation, and tracking of mud and soil onto City streets. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. Graded surfaces shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within four (4) weeks of grading completion.</p> <p>f. Site grading shall be completed such that permanent drainage away from foundations and slabs is provided and so that water shall not pond near <u>proposed</u> structures or pavements.</p> <p><b>Timing:</b> Final <u>project plans as determined necessary by City staff, including grading, drainage, and erosion control plans,</u> shall be reviewed and approved by the City prior to <u>any LUP issuance for grading and any LUP issuance for construction.</u> BMPs and erosion control measures shall remain in place/shall be implemented for the duration of grading and construction.</p> <p><b>Monitoring:</b> City staff shall verify</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		compliance during grading and construction activities.	
<p><u>Cumulative Impacts</u>  <b>Class II.</b> Impacts associated with geology and soils are confined to the project site and do not affect off-site areas associated with the related projects identified in Section 3.0 <i>Related Projects</i> or other growth. Cumulative development in the area would increase the overall potential for exposure to seismic hazards by potentially increasing the number of people exposed to seismic hazards. Cumulative impacts related to geologic resources are considered potentially significant.</p>	Potentially Significant	Mitigation Measures GEO 1-1 and GEO 5-1 would address the cumulative contribution of the project.	Less Than Significant
<b>Greenhouse Gas Emissions</b>			
<p><del>Greenhouse gas emission impacts are inherently cumulative in nature.</del></p> <p><u>Construction Emissions</u>  <b>Class III.</b> The project will generate approximately 198 MT of CO<sub>2</sub>e during the construction period. These emissions are not considered significant because they would be temporary and finite in nature, the project construction activities will follow Best Management Practices and the process by which the construction emissions are deemed to have a less than significant impact is consistent with the AB 32 Scoping Plan.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Operational Emissions</u>  <b>Class III.</b> The project will generate 3.99 MT CO<sub>2</sub>e/year/service population during operation. These emissions are not considered significant because they are below the 4.6 MT CO<sub>2</sub>e/year/service population numerical threshold of significance, the process by which</p>	<u>Less Than Significant</u>	<u>No mitigation required.</u>	<u>Less Than Significant</u>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>the operational emissions are deemed to have a less than significant impact is consistent with the AB 32 Scoping Plan and the project will be constructed in compliance with the Green Building Code of the City and the Energy Efficiency Standards.</p>			
<p><del>Cumulative Impacts</del><del>Total Operational Emissions</del>  <b>Class III.</b> While any GHG impacts of the project and other projects in the area would be incrementally cumulative, However, these emissions represent a small percentage of California's GHG emissions, which were estimated at 484 million metric tons of CO<sub>2</sub>e in 2004.<sup>3</sup> However, as the The incremental impact of the project's operational emissions is are less than the threshold of 4.6 MT CO<sub>2</sub>e/service population/year; and based on a qualitative analysis both the operational and construction emissions are less than significant. Therefore, when the project impacts are combined with the project's GHG impacts of other projects in the area, the cumulative impact is not cumulatively considerable and is, therefore, are considered less than significant.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><b>Hazards and Hazardous Materials</b></p>			
<p><u>Potential Exposure to Agricultural Chemicals</u>  <b>Class II.</b> Given the site's historical use as an orchard, there is a potential that its soils contain pesticides or other chemicals routinely used in agricultural production. Preparation of the site for fill and minimal excavation for portions of utility line installation could result in exposure of</p>	Potentially Significant	<p><b>HAZ 1-1</b> Prior to any soil disturbance activities at the project site (including soils beneath the stockpile), shallow native soils shall be sampled for pesticides. An experienced environmental professional (e.g., Registered</p>	Less Than Significant

<sup>3</sup> CARB (2009a). *Greenhouse Gas Reporting in a Cap and Trade Program Background Information*. <http://www.arb.ca.gov/cc/capandtrade/meetings/021809/summary.pdf>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>construction workers to these agricultural chemicals. Most of the site would be capped with fill soil to protect underlying archaeological resources. This would also prevent exposure of residents to agricultural chemicals, if present in the site soils. However, exposure of future residents to agricultural chemicals may occur in areas outside of sensitive archaeological areas that would not be filled or that would contain minimal fill depths. Exposure of construction workers and/or residents to agricultural chemicals is considered a potentially significant impact.</p>		<p>Environmental Assessor, Professional Geologist, or Certified Engineering Geologist) <u>approved by the City shall design and implement a soil sampling and testing plan. Laboratory testing of soil shall be performed to evaluate the presence of contamination. Soil sampling and testing for the presence of pesticides shall be conducted at a minimum in accordance with the California Department of Toxic Substance Control (DTSC) Interim Guidance for Sampling Agricultural Fields for School Sites, dated August 2002, as it may be amended. Further site investigation shall occur in the event that the City determines that, based on the results of this initial testing, further site investigation is and remediation activities may be warranted. The permittee shall prepare a plan for remediation of the site in the event that the City determines that, based on the results of Where indicated as required by the further site investigation, remediation and clean-up measures and activities to mitigate the soil contamination shall be undertaken. Local oversight by the County of Santa Barbara Fire Department Fire Prevention Division and/or Regional Water Quality Control Board is recommended.</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Plan Requirements and Timing:</b> Prior to issuance of <u>any Land use Permit for grading—permit</u>, the <u>permittee applicant</u> shall provide the <u>City of Goleta</u> with the results of the soil sampling tests <u>results</u> along with a plan for remediation, as <u>determined to be warranted by the environmental professional needed</u>, for review and approval <u>by the City</u>.</p> <p><b>Monitoring:</b> <u>The</u> City Planning and Environmental Services <u>Department</u>, in consultation with the County Fire Department <u>staff</u> shall verify compliance with the soil <u>testing, site investigation and remediation plan measures</u> prior to issuance of <u>any Land Use Permit for grading permit</u>.</p>	
<p><u>Potential Impacts Associated with Neighboring Hazardous Materials Sites</u>  <b>Class II.</b></p> <p><i>99 Aero Camino - Bergen Brunswig Property</i>            Contaminants identified from this property (e.g. benzene, toluene, TPH, etc.) are considered VOCs and may enter into the indoor air of the residential units as vapors. Indoor exposure would be more of a concern because the vapors are less diluted as they are trapped indoors. This may necessitate further groundwater assessment and engineering controls incorporated into the building design, such as vapor retardants, etc. Contaminants released to the subsurface may have spread through the soil laterally to adjacent</p>	<p>Potentially Significant</p>	<p><b>HAZ 2-1</b> Prior to soil disturbance activities involving native soils, or imported fill soils that are not associated with the stockpile that underwent the Assessment, <u>the and</u> groundwater in the eastern portion of the <u>project site property</u> near the adjacent Bergen Brunswig (99 Aero Camino) property shall be investigated due to former hazardous material usage at this off-site location. The permittee shall prepare a soil and groundwater sampling and testing plan and a <u>Remediation plan according to shall be conducted, as necessary, including the following:</u></p> <p>a. The soil shall be sampled for</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>properties, due to chemical composition, soil properties, and subsurface conditions. Chemicals with the ability to travel through soil as vapor, such as VOCs and some TPH compounds, may move up through the soil and into overlain buildings through cracks in the foundation and other available pathways. In the event that detectable concentrations of contaminants are identified in the soils and/or groundwater underlying the site, engineering controls, such as installation of passive or active venting systems along with a membrane would be required. This potential for exposure is considered potentially significant.</p> <p><u>137 Aero Camino - Automated Business Forms Property</u></p> <p>The project site is located approximately 150 feet to the north-northwest of the SCP site at 137 Aero Camino. This SLIC site remains an open case with the RWQCB because of the presence of PCE and TPH in the soil, TCE and PCE in the groundwater, and an unstable chlorinated solvent plume. The contaminated soil would not directly pose an environmental risk to the project given the distance between this soil and the project site. While groundwater contamination exists, the project is located up-gradient of the contamination and therefore the groundwater contamination is not expected at the site and would not result in the potential for VOCs release at the future residential units. Therefore, potential impacts from exposure to hazardous material contamination at this property are considered less than significant.</p> <p>-</p>		<p>gasoline constituents, including TPH and BTEX.</p> <p>b. Groundwater shall be sampled for volatile organic compounds (VOCs), including PCE and TCE.</p> <p>c. Groundwater wells shall be placed outside of the boundary of CA-SBA-56 (archaeological site).</p> <p>d. Groundwater <u>monitoring</u> well drilling shall be conducted in the presence of a City approved archaeologist and local designated Native American representative.</p> <p>e. Laboratory testing on soil and/or groundwater shall be performed to evaluate the presence of contamination. Once the project has been initially evaluated via soil and/or groundwater collection and analysis, further site investigation <del>and remediation activities shall occur in the event that the City determines that, based on the results of this initial testing, further site investigation is may be warranted. The permittee shall prepare a plan for remediation of the site in the event that the City determines that, based on the results of</del> <u>Where indicated as required by this further</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>investigation, <u>remediation and clean-up measures activities</u> to mitigate soil and/or groundwater contamination shall be undertaken.</p> <p>f. An environmental professional (e.g., Professional Geologist) <u>approved by the City</u> shall provide oversight and project monitoring to ensure the health and safety of all workers. Local oversight by the County of Santa Barbara Fire Department Fire Prevention Division and/or Regional Water Quality Control Board is recommended.</p> <p>- <b>Plan Requirements and Timing:</b> Prior to <u>issuance approval of any Land Use Permit for the grading plan</u>, the <u>permittee applicant</u> shall provide the County Fire Department's Hazardous Materials Unit (HMU) a soil and groundwater sampling and testing plan that incorporates the items outlined <u>above in this mitigation measure</u> for review and approval prior to conducting the testing. Once completed and prior to issuance of <u>any Land Use Permit for grading</u>, the <u>permittee applicant</u> shall also provide the <u>City Planning and Environmental Services Department</u> and the HMU with the results of the <u>soil and groundwater sampling tests</u>. <u>Prior to issuance of any Land</u></p>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>Use Permit for grading, the permittee shall provide the City a plan for remediation, as determined to be warranted by the City for review and approval by the City. Remediation, as determined warranted by the City, shall be conducted in accordance with the approved remediation plan.</u></p> <p><b>Monitoring:</b> City staff shall verify compliance with this requirement prior to <u>any Land Use Permit issuance for grading.</u></p>	
<p><u>Potential Impacts Associated with On-Site Soil Stockpiles</u></p> <p>Based on the results of the AMEC <u>Soil Stockpile Screening- Level Risk Assessment</u>, and the FPD review of the <u>Assessment</u>, as provided in the July 13, 2009 letter from Steven Nailer of the Hazardous Materials Unit of the Fire Department (included in Appendix E), additional assessment of stockpile soil is not warranted and there are no requirements for additional analysis or notification to future residents or property owners at this time. The soil stockpile has been cleared for use on the site as fill from a hazardous materials exposure standpoint. Exposure impacts from the soil stockpile are considered less than significant.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Health Risk Assessment Regarding Exposure to Toxic Air Contaminants From Adjacent Uses</u></p> <p>The project would be located adjacent to an existing industrial area along Aero Camino to the east and near business parks and general commercial uses to the east, southwest, and</p>	Less Than Significant	No mitigation required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>west. Storage, use, and disposal of hazardous chemicals are subject to Business Plans, which are enforced by the HMU to prevent contamination of the environment. There is no record of hazardous materials and waste generators having contaminated the project site. The list of hazardous materials used within a 2,000-foot radius, including the Aero Camino industrial area does not include acutely hazardous chemicals at this time. There are currently no known complaints from existing adjacent residents of Willow Springs I of hazardous chemical odors from the Aero Camino area.</p>			
<p><u>General Plan Safety Element, Airport Influence Area</u></p> <p><b>Class III.</b> The Federal Aviation Administration (FAA) has completed an aeronautical study (Study No. 2011-AWP-423-OE) of the project in accordance with Title 14 of the Code of Federal Regulations. The study considered the project site location (coordinates), the building heights, frequencies and use of power. The FAA issued the project applicant a "Determination of No Hazard to Air Navigation." The FAA determination notice is provided in Appendix E. Since the project is within the AIA, a real estate disclosure for potential residents would be required under General Plan Policy SE 9.7, and made a condition of approval of the project. Therefore, impacts associated with hazards from an airport-related accident are considered less than significant.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><b>Hydrology and Water Quality</b></p>			
<p><u>Hydrology and Drainage</u></p> <p><b>Class III.</b> Drainage from the project site is</p>	Less Than Significant	No mitigation required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>tributary to the previously constructed Willow Springs I development situated immediately south of the project site. Storm drains that are constructed as a part of the project would tie-in to the existing storm drains within that development. The Willow Springs I drainage system was built to also provide capacity for the Willow Springs II project (originally anticipated to provide commercial development) in the design of its storm drains and improvements to the Los Carneros wetland/retention basin. As this project is residential, which produces less runoff than commercial land uses, the Willow Springs I storm drains and retention basin are expected to have adequate capacity to accept drainage from the project.</p>			
<p><u>Surface and Groundwater Quality - Construction</u>  <b>Class II.</b> Construction would involve grading of approximately 25,900 cubic yards of earthmoving and over 6 acres of disturbance on-site and well as stockpile removal from Willow Springs North involving 4.7 acres of potential surface disturbance in addition to the project site. This grading activity would involve vegetation removal and expose soil to erosion and potential for sedimentation of surface water bodies. Also, during on-site grading and building construction, hazardous materials such as fuels, paints, solvents, and concrete additives could be used. These hazardous materials require proper management and disposal. <u>Until final plans are reviewed for adequacy of BMPs, including review of how CCRWQCB permit measures fit together with City BMP requirements, impacts to surface and groundwater quality as a result of construction activity are considered potentially</u></p>	Potentially Significant	<p><b>WQ 1-1</b> The <del>applicant</del><sup>permittee</sup> shall prepare a Storm Water Pollution Prevention Plan (SWPPP) covering all phases of grading operations.</p> <p><b>Plan Requirements:</b> The SWPPP shall be prepared by a licensed civil engineer and incorporate all appropriate Best Management Practices (BMPs) necessary to mitigate short-term construction impacts. The plan <del>may</del><sup>shall</sup> include, <del>but is not limited to,</del> the following BMPs:</p> <ol style="list-style-type: none"> <li>a. Temporary berms and sedimentation traps (such as silt fencing, straw bales, and sand bags); the BMPs shall be placed at the base of all cut/fill slopes and soil stockpile areas where potential erosion may</li> </ol>	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><u>significant (WQ 1).</u></p>		<p>occur and shall be maintained to ensure effectiveness; the sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by the City;</p> <p>b. Non-paved areas shall be revegetated or restored (i.e., geotextile binding fabrics) immediately after grading and installation of utilities, to minimize erosion and to re-establish soil structure and fertility; revegetation shall include non-invasive, drought-resistant, fast-growing vegetation that would quickly stabilize exposed ground surfaces; alternative materials rather than reseeding (e.g., gravel) may be used, subject to review and approval by the Planning and Environmental Services and Community Services Departments.</p> <p>c. Runoff shall not be directed across exposed slopes; all surface runoff shall be conveyed in accordance with the approved drainage plans;</p> <p>d. Energy dissipaters or similar devices shall be installed at the end of drainpipe outlets to minimize erosion during storm events;</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>e. Grading shall occur during the dry season (April 15<sup>th</sup> to November 1<sup>st</sup>) unless a City approved erosion control plan is in place and all erosion control measures are in effect; erosion control measures shall be identified on an erosion control plan and shall prevent runoff, erosion, and siltation; all exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion; graded surface shall be reseeded within four (4) weeks of grading completion, with the exception of surfaces graded for the placement of structures; these surfaces shall be reseeded if construction of structures does not commence within four (4) weeks of grading completion.</p> <p>f. Site grading shall be completed such that permanent drainage away from foundations and slabs is provided and so that water shall not pond near structures or pavements.</p> <p><b>Timing:</b> The final drainage and stormwater quality protection plan shall be submitted to City staff for review and approval prior to <u>any</u> LUP issuance <u>for grading</u>. BMPs shall be installed prior to initiation of grading as appropriate and</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>throughout the construction period.</p> <p><b>Monitoring:</b> City staff shall verify that the SWPPP has been implemented per the approved final plan and prior to commencement of grading. BMPs shall be monitored throughout the construction period in consultation with <u>the</u> Community Services Department.</p>	
<p>Surface and Groundwater Quality - <i>Operations Class II.</i> Surface runoff would generally be directed into storm drains within the project site, which would then distribute the water southwesterly with direct connections to the storm drain system in Willow Springs I. A portion of the runoff from the driveway and parking lots in the eastern portion of the site would initially flow east to the bio-swale running north-south to provide a cleanse of the water before it would enter the storm drain system of Willow Springs I. As described earlier in this section, runoff from the project site would be conveyed to the 7.25 acre Los Carneros Wetland via the storm drain connections within Willow Springs I. Specifically, runoff exiting from storm drain line "A" would drain through more than 500 feet of vegetated open space, and runoff exiting from storm drain line "C" would drain through more than 950 feet of vegetated open space, before being discharged into the Goleta Slough. If untreated, pollutants from the project could be discharged into receiving waters. Both the Goleta Slough and the Los Carneros Creek are "impaired" based on the CCRWQCB criteria.</p>		<p><b>WQ 2-1</b> <del>The applicant permittee shall obtain proof of exemption or proof that submit a NPDES Storm Water Permit from the CCRWQCB has been obtained, including the required conditions of the NPDES permit, to ensure any NPDES permit requirements are consistent with the final drainage/stormwater quality protection plan. Alternatively, if no NPDES permit is required by CCRWQCB, the permittee shall submit written documentation of an exemption.</del></p> <p><b>Plan Requirements and Timing:</b> <del>Prior to the issuance of preliminary or precise grading permits or LUP issuance, the applicant would provide City staff with evidence that an NOI has been filed with the RWQCB. The permittee shall submit proof written documentation to the City and City staff shall review and approve documentation prior to any LUP issuance for grading.</del></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Monitoring:</b> City staff shall review the documentation prior to <u>any</u> LUP issuance <u>for grading</u>.</p> <p><b>WQ 2-2</b> The <del>applicant</del><u>permittee</u> shall prepare a final drainage/stormwater quality protection plan consistent with the City's Storm Water Management Plan that identifies all BMPs.</p> <p><b>Plan Requirements:</b> The final drainage/stormwater quality protection plan BMPs shall be prepared by a licensed civil engineer. The plan <del>may</del> <u>shall</u> include, <del>but is not limited to,</del> <u>the</u> following BMPs: <del>A final drainage analysis that provides final estimates on pre and post development stormwater runoff volumes, required storage capacity, and specification on all elements of the drainage control system.</del></p> <p><u>a. A final drainage analysis that provides final calculations on pre/post development stormwater runoff volumes, required storage capacity, specification on all elements of the drainage control system, and complies with the City's Interim LID Strategies for a Tier 3 project over 20,000 square feet.</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>a-b.</u> Catch basin filter inserts capable of capturing sediment, trash, debris, and petroleum products from low flow (first flush) stormwater runoff shall be installed in each stormwater inlet/catch basin to be connected to the storm drain system serving the project site. Catch basin filter inserts shall be specified for installation in all project stormwater inlets/catch basins shown on the final grading/drainage plan.</p> <p><u>b-c.</u> Regular maintenance and cleaning of catch basins and detention basins;</p> <p><u>e-d.</u> Routine cleaning of streets, parking lots, and storm drains;</p> <p><u>d-e.</u> Stenciling of all storm drain inlets to discourage dumping by informing the public that water flows to the ocean;</p> <p><u>e-f.</u> Development of an integrated pest management program for landscaped areas of the project, emphasizing the use of biological, physical, and cultural controls rather than chemical controls;</p> <p><u>f-g.</u> Provision of educational flyers to residents/commercial tenants regarding proper disposal of hazardous water and automotive waste;</p>	



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>g-h.</u> Provision of trash storage/material storage areas that are covered by a roof and protected from surface runoff.</p> <p>i. Drainage improvements associated with the project would route as much roof, parking areas and surface drainage as possible through the on-site landscape areas and bio-swale before it enters the drop inlets. An example of an area that may be used for biofiltration/temporary detention is the grass open space near the northwest portion of Willow Springs I. This area could be used to filter runoff that is not currently <del>designed</del> <u>proposed</u> to drain through the on-site bio-swale along the eastern boundary.</p> <p><b>Timing:</b> The final <u>drainage/stormwater quality protection plan shall be submitted to City staff for review and approval prior to any LUP issuance for grading. All BMPs shall be installed as identified on the final drainage/stormwater quality protection plan and grading and drainage plans prior to occupancy clearance.</u></p> <p><b>Monitoring:</b> City staff shall verify</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>that drainage/stormwater quality protection plan has been constructed/installed per the approved final grading and drainage plans prior to occupancy clearance.</u></p> <p><b>WQ 2-3</b> The permittee shall prepare <u>an maintenance agreement Operations and Maintenance Plan (Plan)</u> that addresses maintenance requirements for all improvements associated with the stormwater quality protection/BMPs described in the final drainage/stormwater quality protection plan.</p> <p><b>Plan Requirements:</b> At a minimum, <u>the maintenance agreement Operations and Maintenance Plan</u> shall include requirements that all inline storm drain filters shall be inspected, repaired, and cleaned per manufacturer specifications <u>and these requirements shall, at a minimum, occur prior to September 30<sup>th</sup> of each year.</u> Additional inspections, repairs, and maintenance shall be performed after storm events as needed throughout the rainy season (November 1<sup>st</sup> to April 15<sup>th</sup>) and/or per manufacturer specifications. Any necessary minor repairs shall be completed prior to the next rainy season. Prior to September 30<sup>th</sup> of each year, <u>the applicant/permittee shall submit to the City for its review</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>and approval a report summarizing all inspections, repairs, and maintenance work done during the prior year.</p> <p><b>Timing:</b> The permittee shall submit the required Operations and Maintenance Plan to City staff for review, approval, and execution prior to <u>any LUP issuance for construction</u>.</p> <p><b>Monitoring:</b> Community Services staff shall annually verify compliance with the provisions of the Operations and Maintenance Plan and shall respond to instances of non-compliance with the <u>agreement Plan</u>.</p>	
<p><u>Surface Water and Groundwater Quality Cumulative Impacts</u></p> <p><b>Class II.</b> Several projects are proposed for development within the general vicinity of the project, as described in Section 3.0 <i>Related Projects</i>. These related projects represent a mix of residential and commercial developments, which will result in various changes in the amount of impervious surfaces and the degree of potential surface water quality degradation that could occur. The project in combination with continued growth including redevelopment, infill, and urbanization of the South Coast Hydrologic Unit may have significant cumulative water quality impacts to the Los Carneros Creek watershed and the Goleta Slough. Given that these water resources are impacted currently, the project's contribution to cumulative impacts to</p>	<p>Potentially Significant</p>	<p>Mitigation measures WQ 2-1, 2-2, and 2-3 would reduce the project's contribution to cumulative impacts.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
surface water and groundwater quality would be potentially significant.			
<b>Land Use and Planning</b>			
<b>Class III.</b> The project is consistent with all elements of the City of Goleta’s General Plan, City of Santa Barbara’s Goleta Slough Ecosystem Management Plan, and the Airport and Goleta Slough Coastal Plan.	Less Than Significant	No mitigation required.	Less Than Significant
<b>Noise</b>			
<p><u>Construction Period Noise</u></p> <p><b>Class II.</b> The major areas where construction noise may represent an impact are within the adjacent Willow Springs I development. Residents, particularly those along the perimeter of the project site, may be subject to construction noises ranging up to 95 dBA at least for short periods of time. An assumption of 95 dBA at 50 feet is used in the City’s <i>Environmental Thresholds and Guidelines Manual</i> to define areas of potential impact. Therefore, construction-period noise impacts are expected to be potentially significant.</p>	Potentially Significant	<p><b>N 1-1</b> All noise-generating project grading/construction activities (including any demolition) 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. The permittee shall post the allowed hours of operation near the entrance to the site, so that workers onsite are aware of this limitation.</p> <p><b>Plan Requirements and Timing:</b> Three (3) signs stating these restrictions shall be provided by the applicant/permittee and submitted to the City for review and approval prior to issuance of any Land Use Permit for grading. Upon approval, the permittee shall ensure that all three</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>(3) signs are posted onsite.</u> Such signs shall be a minimum size of 24" x 48." All such signs shall be in place prior to commencement of any grading/construction and maintained through occupancy clearance. Violations may result in suspension of permits.</p> <p><b>Monitoring:</b> City staff shall monitor compliance with restrictions on grading/construction hours and shall investigate and respond to all complaints.</p> <p><b>N 1-2</b> Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50-feet from the source in an un-attenuated condition shall be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries.</p> <p><b>Plan Requirements and Timing:</b> The permittee shall submit <u>to the City</u> a list of all stationary equipment to be used in project construction which includes manufacturer specifications on equipment noise levels as well as recommendations from the project acoustical engineer to shielding such stationary equipment so that it complies with this requirement. This information shall be reviewed and approved by City staff prior to <u>any LUP issuance for grading and any LUP issuance for construction.</u> All</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>City approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities shall be implemented and maintained for the duration of the period when such equipment is onsite.</p> <p><b>Monitoring:</b> City staff shall periodically inspect the site to ensure compliance with all noise attenuation requirements.</p> <p><b>N 1-3</b> The following measures shall be incorporated into grading and building plans:</p> <ol style="list-style-type: none"> <li>a. The access point for construction and staging activities shall be located off of Camino Vista, away from existing residences adjacent to that road.</li> <li>b. Dirt hauling past existing Willow Springs I residences shall not occur on Saturday, Sunday, and state holidays.</li> <li>c. All construction equipment shall have properly maintained sound-control devices, and no equipment shall have an un-muffled exhaust system.</li> <li>d. <u>The permittee shall ensure that all</u> <del>Contractors</del> shall implement appropriate additional noise mitigation measures including <del>but not limited to</del> changing the location of stationary construction</li> </ol>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>equipment, shutting off idling equipment, and installing acoustic barriers around significant sources of stationary construction noise.</p> <p><b>Plan Requirements and Timing:</b> These requirements shall be printed <u>on all plans prior to any LUP issuance for grading and any LUP issuance for construction.</u> Requirements shall also be printed on grading and building permits.</p> <p><b>Monitoring:</b> City staff shall periodically inspect the site to ensure compliance with all noise attenuation requirements.</p>	
<p><u>Off Site Traffic Noise</u> <b>Class III.</b> The maximum traffic noise increase associated with project generated vehicular trips, when distributed upon various roadway segments, is +0.1 dB. Such a change is imperceptible within the range of human noise perception. Therefore, offsite, project-related noise impacts are less than significant.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Onsite Noise Exposure - Roadway Noise</u> <b>Class III.</b> Roadway noise levels at the building locations will remain below the 60 dBA Ldn value, which is considered normally acceptable for residential uses. All residential buildings, outdoor living areas, trails and facilities within the boundaries of the project would be subject to current and future traffic noise levels that would not exceed City thresholds.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<u>Aero Camino Industrial Area</u>	Less Than Significant	No mitigation required.	Less Than

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><b>Class III.</b> Noise levels from the industrial uses to the east of the project site are well below the noise performance standard in the M-1 zone, and do not contribute significantly to noise on the project site. The Leq value at the property line during measurements at point M1 was 52.6 dBA, which would not result in a significant impact on the project uses.</p>			Significant
<p><u>Outdoor Area Noise</u></p> <p><b>Class II.</b> All residences would be located in areas where the future Ldn will be below 65 dBA. However, the northern facades of Buildings 30 and 31 may have private outdoor living spaces where the City's General Plan standard of 60 dB Ldn may be exceeded from combined roadway traffic, trains, airport, and industrial activity sources. Impacts from noise exposure within the outdoor living spaces along the north facing side of the residences is considered potentially significant.</p>	Potentially Significant	<p><b>N 2-1</b> North-facing balconies or patios on <del>buildings</del><u>Building Nos. 30 and 31</u> adjacent to Camino Vista Road shall have solid perimeter barriers to a height of <del>5.5</del><u>4.5</u> feet above the deck to mitigate overall noise to below the 60 dB Ldn standard, <u>except that the permittee may prepare and submit an acoustic study, subject to review and approval by the City, which demonstrates to the satisfaction of the City that noise levels on the north facing balconies and patios for Building Nos. 30 and 31 can be reduced to below the 60 dB Ldn standard with a shorter perimeter barrier and/or through other noise mitigating measures approved by the City.</u></p> <p><b>Plan Requirements and Timing:</b> <u>Any acoustic study prepared by the permittee shall be submitted to the City for review and approval prior to issuance of any Land Use Permit for construction. These City approved noise mitigating requirements shall be incorporated into all plan sets submitted for issuance approval of</u></p>	Less Than Significant



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>any Land Use <u>Permit for construction, building, or grading permits prior to permit approval.</u></p> <p><b>Monitoring:</b> City staff shall verify compliance prior to <u>issuance of any Land Use Permit approval for construction.</u> City building inspectors shall spot check to ensure compliance in the field.</p>	
<p><u>Indoor Area Noise</u>  <b>Class III.</b> Construction of multi-family residences must comply with the California Building Code, which requires an acoustical report be submitted during plan check for a building permit providing documentation that interior noise standards will be met. Based on the noise exposure measurements being acceptable and building construction standards that would reduce interior noise, impacts related to noise on the interior of the residences is considered less than significant.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Project Generated Traffic Noise</u>  <b>Class II.</b> Although there may be a detectable increase in traffic noise, traffic noise levels with the addition of project generated traffic would be below the most stringent City of Goleta noise planning standard of 60 dB Ldn.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Cumulative Noise Impacts</u>  The potential for cumulative noise impacts is associated with traffic increases that would occur as a result of the project in combination with other projects in the area. The analysis of traffic noise considers future-year traffic volumes that include this combined traffic generation.</p>	Less Than Significant	No mitigation required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>Because noise levels on these roads would not exceed 65 dB, a significant cumulative noise impact would not occur.</p>			
<p><b>Utilities and Service Systems</b></p>			
<p><u>Water Supply</u>  <b>Class II.</b> A Judgment of Arbitration Award between Los Carneros Community Associates, Inc. and Los Carneros Community Associates, a partnership and GWD filed on February 26, 2002, provides for an allocation of 100.89 AFY of water from GWD for use by the Willow Springs development including Phase I and II. By adding the expected demand of 14.35 AFY for the project to the existing Willow Springs Phase I water use of 39.23 AFY, the total water use of the two phases would be 53.58 AFY or 53.1 percent of the total water supply allocated for these developments pursuant to the 2002 Judgment of Arbitration Award. <u>Therefore, the project has a committed water supply from the GWD, sufficient to cover the project's estimated water demand.</u></p> <p>If the project does not include design features and BMPs to make efficient use of water and minimize waste, it would not be consistent with water conservation goals of the GWD Water Conservation Plan.</p>	<p>Potentially Significant</p>	<p><b>WS 1-1</b> <u>The final landscape plan shall include measures to minimize outdoor water use shall be minimized.</u></p> <p><b>Plan Requirements:</b> The following measures shall be implemented in the final landscape plan:</p> <ul style="list-style-type: none"> <li>a. Landscaping shall use native and/or drought tolerant species;</li> <li>b. Drip irrigation or other water-conserving irrigation shall be installed, <del>wherever practical</del>;</li> <li>c. Plant material shall be grouped by water needs;</li> <li>d. Turf shall constitute less than 20% of the total landscaped area if <del>part of</del> <u>proposed under</u> the final landscape plan;</li> <li>e. No turf shall be allowed on slopes of over 4%;</li> <li>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; and</li> <li>g. Soil moisture sensing devices shall be installed to prevent unnecessary irrigation.</li> </ul> <p><b>Timing:</b> The final landscape plan</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>shall include these requirements and shall be reviewed and approved by City staff and DRB <u>prior to issuance of any Land Use Permit for construction.</u> The <u>applicant/permittee</u> shall implement all elements of the <u>approved final landscape plan</u> prior to <u>occupancy clearance/final inspection.</u></p> <p><b>Monitoring:</b> Prior to <u>occupancy clearance/final inspection,</u> City staff shall verify installation according to <u>the approved final landscape plan.</u></p> <p><b>WS 1-2</b> <u>Building plans shall include measures to minimize indoor water use, shall be minimized.</u> <b>Plan Requirements and Timing:</b> The following measures shall be implemented in project building plans:</p> <ul style="list-style-type: none"> <li>a. All hot water lines shall be insulated;</li> <li>b. Re-circulating, point-of-use, or on-demand water heaters shall be installed;</li> <li>c. Self regenerating water softening shall be prohibited in all structures; <del>and</del></li> <li>d. <u>Lavatories and drinking fountains shall be equipped with self-closing valves; and</u></li> <li><del>d.</del> <u>WaterSense Specification toilets shall be installed in each unit.</u></li> <li>e. <b>Timing:</b> Project building plans shall include these requirements.</li> </ul>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>Indoor water conserving measures shall be implemented prior to occupancy clearance.</p> <p><b>Monitoring:</b> Prior to <u>occupancy clearance</u><del>final inspection</del>, City staff shall inspect to verify installation according to plan.</p> <p><b>WS 1-3</b> Recycled/non-potable water, if available, shall be used for all dust suppression activities during grading and construction.</p> <p><b>Plan Requirements and Timing:</b> This measure shall be included as a note on all plans submitted for any LUP, <u>issued for grading, and any LUP issued for construction and/or building permit</u>. Evidence of availability, or lack thereof, shall be provided to the City.</p> <p><b>Monitoring:</b> City staff shall site inspect to ensure that reclaimed/non-potable water is being used for dust suppression.</p>	
<p><i>Cumulative Water Supply</i> The project's demand has been accounted for, pursuant to the 2002 Judgment of Arbitration Award, within the City's Water Supply Assessment for future build-out. As such, the project would not have a significant cumulative impact to the water supply.</p>	<p>Less Than Significant</p>	<p>No mitigation Required</p>	<p>Less Than Significant</p>
<p><u>Wastewater Treatment Capacity</u></p>	<p>Potentially Significant</p>	<p><b>WW 1-1</b> A Connection Permit from the Goleta West Sanitary District shall be</p>	<p>Less than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><b>Class II.</b> The quantity of wastewater generated by the project would not exceed either the GSD's or GWSD's sewage collection and treatment capacity, however, in order to ensure adequate capacity is maintained, the project must obtain a sewer connection permit, and pay the required fee for the estimated discharge.</p>		<p>obtained and provided to the City <del>prior to LUP issuance.</del></p> <p><b>Plan Requirements and Timing:</b> Prior to recordation of the Final Tract Map, a copy of the Connection Permit shall be provided to the City Planning and Environmental Services Department.</p> <p><b>Monitoring:</b> The Connection Permit shall be on file with the City prior to recordation of the Final Tract Map.</p>	
<p><u>Cumulative Wastewater Treatment</u></p> <p><b>Class II.</b> In November 2004, GSD entered into a settlement agreement with the RWQCB to upgrade the existing wastewater treatment facilities from its current blended secondary treatment level to full secondary treatment process by 2014. The agreement provides for the District to continue with its current blended secondary treatment process while it plans for this upgrade. GSD anticipates that the complete conversion schedule will be accomplished by November 2014. In order for the project and other related developments to connect to the wastewater system, payment of fees to reserve capacity and contribute to costs of plant upgrades would be required. Until planned upgrades are in place, the project would represent a significant contribution to the cumulative impact of the planned related projects.</p>	Potentially Significant	Mitigation Measure WW 1-1, described above, would also reduce the potential cumulative impacts to wastewater treatment.	Less than Significant
<p><u>Solid Waste Construction Period</u></p> <p><del><b>Class II.</b> As required by the City Community Services, the project must provide a plan to</del></p>	Potentially <del>Less Than</del> Significant	<b>SW 1-1</b> A Construction Waste Reduction and Recycling Plan (WRRP) shall be submitted to the Community Services Department for review and approval.	Less than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><del>recycle over 50% of the solid waste generated from construction of the project. The project would generate solid waste during construction, but would be less than the threshold of 196 tons per year during operations. Impacts from construction waste would occur, but are less than significant.</del></p>		<p>The plan shall include <del>in a</del> minimum 50 percent waste diversion requirement, including the following <del>mitigation measures:</del></p> <p><del>a-e.</del> A minimum 50 percent diversion goal shall be met during construction. Demolition and/or excess construction materials shall be separated on-site for reuse/recycling or proper disposal (e.g., concrete asphalt).</p> <p><del>b-f.</del> During grading and construction, separate bins for recycling of construction materials and brush shall be provided on-site. The <del>applicant/property</del> owner <del>permittee</del> shall contract with a City approved hauler to facilitate the recycling of all construction recoverable/recyclable material. (Copy of contract <del>to</del> shall be provided to the City.)</p> <p><del>e-g.</del> Recoverable construction material shall include <del>but not be limited to</del> asphalt, lumber, concrete, glass, metals, <del>and</del> drywall, <del>and any other material determined by the hauler to be recoverable construction material.</del></p> <p><del>d-h.</del> Prior to occupancy clearance, <del>applicant</del> permittee shall submit a Post-Construction Waste Reduction &amp; Recycling Summary Report documenting the types and amounts of materials that were generated during</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>construction of the project and how much was reused, recycled, composted, salvaged, or land-filled.</u></p> <p><b>Plan Requirements and Timing:</b>            Prior to issuance of <u>any Land Use Permit for grading and any Land Use Permit for construction</u>, recycling requirements shall be printed on the grading and construction plans. Materials shall be recycled as necessary throughout construction. Trash control shall occur throughout all grading and construction activities. All materials shall be recycled prior to <u>occupancy clearance permit compliance sign-off.</u></p> <p><b>Monitoring:</b> City staff shall site inspect during <u>grading and construction activities and prior to permit compliance sign-off</u> to ensure waste reduction and recycling components <u>included in the WRRP are established and implemented.</u> Additional covered receptacles shall be provided as determined necessary by City staff.</p>	
<p><u>Solid Waste -Operations</u>  <b>Class III.</b> Following diversion of 50 percent of the projects solid waste for recycling, the non-recycled waste from the project is estimated at 126 tons/year. This amount is below the City's project specific threshold of 196 tons per year, after recycling.</p>	<p>Less Than Significant</p>	<p>No mitigation required.</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><u>Solid Waste -Cumulative</u>  <b>Class III.</b> The project's solid waste generation, after a 50 percent recycling credit is applied, is estimated to be 126 tons/year. According to the City's <i>Environmental Thresholds and Guidelines Manual</i>, this level of solid waste generation is not considered a significant contribution to cumulative impacts. However, because it exceeds 40 tons/year, it is considered an adverse contribution that warrants recommended mitigation.</p>	<p>Less Than Significant</p>	<p>The following mitigation measure is recommended.</p> <p><b>SW 1-2</b> The <u>applicant/permittee</u> shall develop and implement an operational Solid Waste Management Program (SWMP). The program shall identify the amount of ongoing waste generated onsite at the project.</p> <p><b>Plan Requirements:</b> The program shall include, <del>but is not limited to,</del> the following measures:</p> <ul style="list-style-type: none"> <li>a. Provide that solid waste enclosure areas within the project site <u>that is approved by Marborg</u> include dedicated space for recyclable materials storage of at least 50 percent of the total enclosure area, not to equal less than a total of 50 square ft.</li> <li>b. Implementation of a green waste source reduction program focusing on recycling of all green waste generated on-site.</li> <li>c. Development of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project.</li> <li>d. Implementation of a program to purchase materials that have</li> </ul>	<p>Less Than Significant</p>



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>recycled content for project construction and/or operation (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. To ensure compliance, the <u>applicant permittee</u> shall develop an integrated solid waste management program, including recommended source reduction, recycling, composting programs, and/or a combination of such programs.</p> <p>e. <u>Covenants, Conditions and Restriction (CC&amp;Rs)</u> shall include the requirement that the Homeowners Association shall be responsible for implementation of the SWMP.</p> <p><b>Timing:</b> The <u>applicant permittee</u> shall submit a Solid Waste Management Program to the Community Services Department of the City for review and approval prior to <u>any LUP issuance for construction</u>. All program components shall be implemented prior to occupancy clearance and shall be maintained in perpetuity. <u>The permittee shall submit CC&amp;Rs to the City for review and approval prior to occupancy clearance.</u></p> <p><b>Monitoring:</b> Prior to <u>occupancy</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><del>clearance final inspection</del>, City staff shall ensure compliance with the Solid Waste Management Plan. Once the project is occupied, the <del>developer</del> <u>permittee</u> and homeowners association shall be responsible for implementation of the Solid Waste Management Plan. City staff shall inspect the site periodically for the first five (5) years after completion of project construction to verify compliance with the Solid Waste Management Plan. The <del>developer</del> <u>permittee</u> shall be responsible for funding such inspections through a permit compliance account to be established with the City to verify compliance with all project conditions of approval.</p>	
<b>Recreation</b>			
<p><u>Public Active Recreation Facilities</u>  <b>Class II.</b> The project would include active private recreation amenities on-site, as well as provide access to Willow Springs I amenities, to partially meet the demands of its residents; however, the value of the active recreation amenities in meeting the recreation demands of the future residents may not be sufficient. Until a legally binding document is produced to allow project residents to use Willow Springs I amenities, and the active recreation value of on-site amenities is established, the project's increase to the City's existing deficit of active recreational facilities is considered significant.</p>	Potentially Significant	<p><b>REC 1-1</b> The <del>applicant</del> <u>permittee</u> shall submit <u>Covenants, Conditions and Restrictions (CC&amp;Rs)</u> for review and <u>approval by legal documents acceptable to the City Attorney's Office</u>, which guarantee residents of Willow Springs I and II long-term shared and equal access to all common areas, including the passive and active recreational facilities and amenities within Willow Springs I and II. <u>The permittee shall record the approved CC&amp;Rs.</u></p> <p><b>Plan Requirements and Timing:</b>  <del>Applicant</del> The <u>permittee</u> shall</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><del>submit documents CC&amp;Rs to City for review and approval prior to recordation of the final map for the condominiums. — any occupancy clearance, which shall provide that the common area shall include all of the common areas of both the existing Willow Springs I and the Willow Springs II project, including all passive and active recreational amenities, roadways, walkways, paths, uncovered parking spaces and all other common areas. The permittee shall record the approved CC&amp;Rs prior to any occupancy clearance.</del></p> <p><b>Monitoring:</b> City shall confirm approval from the City Attorney's Office and recordation of the <del>CC&amp;Rs of documents ensuring shared use of recreation facilities and amenities prior to occupancy clearance recordation.</del></p> <p><b>REC 1-2</b> The <del>applicant</del> permittee shall submit final plans showing tot lot and "Life Trail" equipment and installation details <del>prior to land use clearance.</del> The new Life Trail equipment shall be located at each of the five entrances to the Lot 20 decomposed granite trail and shall be installed at the entrance or the outside perimeter of the trail. In no case shall any Life Trail-related equipment or activities be located</p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>within the fenced preserve area. This shall be noted on project grading plans as well as within the project CC&amp;Rs.</p> <p><b>Plan Requirements and Timing:</b>  <del>Applicant—</del> <u>The permittee shall submit plans to City for review and approval prior to any land use LUP issuance for grading clearance.</u></p> <p><b>Monitoring:</b> <del>City shall confirm that these requirements are information is shown on applicable plans and CC&amp;Rs prior to any Land Use Permit issuance for grading clearance and City shall perform field visits to ensure installation per approved plans and shall confirm that these requirements are included in the CC&amp;Rs prior to occupancy clearance.</del></p>	
<p><u>Public Passive Open Space</u>  <b>Class III.</b> The City has an adequate level of passive open space opportunities for residents. The project would increase demands on the capacity of existing passive open space areas; however, there is sufficient supply of public passive open space within the City to meet the demand generated by the project.</p>	<p>Less Than Significant</p>	<p>No mitigation required</p>	<p>Less Than Significant</p>
<p><u>Cumulative Recreation Impacts</u>  <b>Class III.</b> Increased demand from new residents is expected to result in physical deterioration and reduced availability of park and recreational facilities. This additional demand cannot be met without provision of the new parks and</p>	<p>Less Than Significant</p>	<p>No mitigation required</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>rehabilitation of existing resources identified in the General Plan. However, payment of Quimby fees for each new residential unit satisfies the proportional share of the cost of acquisition and improvement of parks, recreation facilities, and open space, therefore, the project's additional demand for active recreational facilities would result in an adverse, but less than significant contribution to this cumulative impact.</p>			
<b>Traffic and Parking</b>			
<p><u>Site Access and Circulation</u>  <b>Class III.</b> The project site would be accessed from the Camino Vista Road extension via Willow Springs Court, a private road, which would extend southerly into the project site connecting to an internal driveway running parallel to Camino Vista Road. This internal driveway would connect with Willow Springs Lane, providing internal circulation throughout Willow Springs I and allowing residents to circulate between Willow Springs I and II, using this private internal access road. Willow Springs Lane is accessed directly from an existing portion of Camino Vista Road along the west boundary and extends easterly into Willow Springs I.</p> <p>The access and circulation system proposed for the site would adequately accommodate the traffic volumes that would be generated by the project. The internal circulation is required to meet California Building Code standard for widths, turning radii, and emergency vehicle access. Therefore, there would be no impact associated with the internal circulation design.</p>	<p>Less Than Significant</p>	<p>No mitigation required.</p>	<p>Less Than Significant</p>
<p><u>Camino Vista Road Through-Traffic</u>  <b>Class II.</b> The extension of Camino Vista Road to</p>	<p>Potentially Significant</p>	<p><b>T1-1</b> The permittee shall minimize potential safety impacts of <u>to</u> non-residential</p>	<p>Less Than Significant</p>

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>Aero Camino would provide a roadway connection between the Aero Camino industrial area east of the project site and Los Carneros Road to the west. This roadway connection is anticipated to provide an alternative route for vehicles and trucks to access and depart the Aero Camino industrial area. Although some traffic-calming measures have been incorporated into the design of the road, use of the road extension for through traffic to and from Aero Camino would result in potential compatibility issues and would be inconsistent with the intended designation of the road as set forth in General Plan Policy T.E. 3.6.</p>		<p>through-traffic, particularly large truck traffic, by amending the Camino Vista Road extension right-of-way design. The following configuration shall be incorporated into the road plan (widths are for each side of the road unless specified):</p> <ol style="list-style-type: none"> <li>a. 6-foot bike <del>paths</del> <u>lanes</u> (instead of <u>proposed</u> 5-foot)</li> <li>b. 11-foot travel lanes (instead of 12-<u>proposed</u> foot)</li> <li>c. 8-foot parking lanes (instead of <u>proposed</u> 9-foot)</li> <li>d. 6-foot sidewalk on south side (to be constructed)</li> <li>e. Future 6-foot wide sidewalk on north side (dedicated)</li> <li>f. The eliminated roadway area shall be added to the landscape area along the south side of the Camino Vista Road extension.</li> <li>g. To ensure adequate emergency access width, a Street Parking Plan shall be provided as part of the road plan, and shall at a minimum include:             <ol style="list-style-type: none"> <li>i. delineations of the conceptual parking spaces along the parkways;</li> <li>ii. specifications for “No Parking” signs to be posted along Camino Vista Road, wherever necessary, to ensure there is a 12-foot wide travel width</li> </ol> </li> </ol>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p>clearance for emergency vehicles (such as Fire Engines); and</p> <p>iii. prohibition of parking along the curbs of street tree planters (bump-out/curb extensions) to maintain the bicycle lane and emergency access.</p> <p>h. <u>Transitional lane delineations and lane design for the existing 170-foot segment of Camino Vista near Aero Camino that provide the following:</u></p> <p>i. <u>11-foot travel lanes</u></p> <p>ii. <u>8-foot parking lanes on both north and south sides</u></p> <p>iii. <u>Delineations within the roadway signaling to motorists that this segment is a “shared” roadway with bicyclists.</u></p> <p><b>Plan Requirements and Timing:</b> The permittee shall submit revised plans for City review and approval prior to <u>Land Use Permits</u> recordation of the final tract map.</p> <p><b>Monitoring:</b> City shall approve revised plans prior to <u>final tract map recordation</u> <u>Land Use Permits</u> and shall field check for conformance upon completion of roadway construction.</p>	
<u>Camino Vista/Aero Camino Intersection Operations</u>	Potentially Significant	<b>T 2-1</b> The permittee shall provide traffic control measures to facilitate safe	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p><b>Class II.</b> The extension of Camino Vista Road would provide an alternative route for vehicles traveling between Aero Camino and the Highway 101/Los Carneros Road interchange. It is estimated to generate a level of traffic that would warrant a stop sign at the eastbound Camino Vista approach to the Camino Vista/Aero Camino Road intersection. In addition, vehicles have been observed parked along the curb returns at this intersection, even though parking on curb returns is not permitted. This situation can hamper intersection operations, if continued.</p>		<p>navigation through the Camino Vista Road/Aero Camino Intersection.</p> <p><b>Plan Requirements and Timing:</b></p> <ul style="list-style-type: none"> <li>a. Install a STOP sign and street painting at the eastbound approach of Camino Vista Road at its intersection with Aero Camino.</li> <li>b. STOP sign design details shall be included in the project road plans.</li> <li>c. <del>Road</del> <u>Public Improvement</u> plans shall be approved prior to <del>issuance of grading permit</del> <u>recordation of the final tract map</u>.</li> </ul> <p><b>Monitoring:</b> City Community Services and Planning and Environmental Services Departments shall confirm these measures are provided in the <u>public improvement plans</u> and are implemented through site investigation prior to <u>any first occupancy clearance</u>.</p>	
<p><u>Parking and Bicycle Route Conflict Along Existing Camino Vista Road Segment</u></p> <p><b>Class II.</b> The Camino Vista Road extension would extend the existing bicycle lane and would include separate on-street parking. Continued parking along the existing segment of Camino Vista Road would interfere with the increased use of this segment of bicycle path that would occur with the project.</p>	Potentially Significant	<p><b>T 3-1</b> The permittee shall install No Parking signs on the existing 36-foot wide section of Camino Vista Road adjacent to Willow Springs I to prevent vehicles from parking on Camino Vista Road and interfering with bicycle traffic.</p> <p><b>Plan Requirements and Timing:</b> <del>Road</del> <u>Public Improvement</u> Plans shall indicate the requirement for No Parking signs to be installed along the existing stretch of Camino Vista Road.</p> <p><b>Monitoring:</b> City Community Services</p>	Less Than Significant



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		and Planning and Environmental Services Department shall confirm this measures is provided in the <u>public improvement plans</u> and implemented through site investigation prior to <u>any first occupancy clearance</u> .	
<u>Project Impacts on Roadway Segments</u> <b>Class III.</b> The data presented in Table 4.13-5 show that the project would not increase the traffic volumes by more than 1.0% on the segment of Los Carneros Road south of Hollister Avenue where traffic currently exceeds capacity. The percent change for the area s/o Highway 101 SB Ramp (north of Hollister) is not significant since this segment is currently operating within its acceptable capacity.	Less Than Significant	No mitigation required	Less Than Significant
<u>Project Impacts on Congestion Management Program Freeway Segments - Highway 101</u> <b>Class III.</b> The project is forecast to add 4 PM peak hour trips to Highway 101 northbound and 26 PM peak hour trips to southbound Highway 101. These increases are less than the CMP threshold for freeway impacts, which is 50 trips for segments operating at LOS E or LOS F and 100 trips for segments operating at LOS D.	Less Than Significant	No mitigation required	Less Than Significant
<u>Intersection Operations</u> <b>Class III.</b> The study-area intersections are forecast to operate at LOS C or better with the addition of project traffic during AM or PM peak hours.	Less Than Significant	No mitigation required.	Less Than Significant
<u>Congestion Management Program Intersections</u> <b>Class III.</b> CMP Intersections within the study area include Highway 101 NB Ramps/Los Carneros Road, Highway 101 SB Ramps/Los Carneros Road, and Los Carneros Road/Hollister	Less Than Significant	No mitigation required.	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Avenue. These intersections are forecast to operate at LOS C or better under Existing+Project traffic conditions.			
<p><u>Cumulative Impacts on Roadway Operations</u></p> <p><b>Class III.</b> The project would not increase the traffic volumes by more than 1.0% on the segment of Los Carneros Road south of Hollister Avenue where traffic volume currently exceeds the City's acceptable roadway design capacity. The percent change for the area s/o Highway 101 SB Ramp (north of Hollister) is not significant since this segment is currently operating within its design capacity.</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Cumulative Impacts to Congestion Management Program Roadway Operations</u></p> <p><b>Class III.</b> The project is forecast to add 4 PM peak hour trips to Highway 101 northbound and 26 PM peak hour trips to southbound Highway 101, which is below the CMP thresholds for freeway impacts (50 trips for segments operating at LOS E or LOS F and 100 trips for segments operating at LOS D).</p>	Less Than Significant	No mitigation required.	Less Than Significant
<p><u>Cumulative Impacts on Intersection Operations</u></p> <p><b>Class II.</b> The project would exceed the City's cumulative traffic impact threshold at the Los Carneros Road/Calle Koral intersection. Although there are no GTIP intersection improvements at the intersection at this time, mitigation measures would be required for the Cabrillo Business Park project. The mitigation identified for the Cabrillo Business Park project is the provision of an additional northbound through lane on Los Carneros Road through this intersection to the Los Carneros Road/Highway</p>	Less Than Significant	<p><b>T 4-1</b> The permittee shall <u>construct or monetarily contribute to the construction of</u> <del>provide for</del> an additional northbound through lane along Los Carneros Road. <u>The northbound through lane shall be constructed from approximately 350 feet south of the intersection to align with the existing right turn lane north of the intersection.</u> It is noted full improvements for a northbound through lane are <u>required</u> <del>included as a mitigation measure</del> for traffic impacts associated with the Cabrillo Business</p>	Less Than Significant

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<p>101 SB ramp intersection. This improvement would provide LOS C (ICU 0.73) for the Cumulative + Project scenario. However, until these improvements are in place, the project's cumulative contribution to impacts at this intersection is considered potentially significant.</p>		<p>Park project (at the project level) and with the Village at Los Carneros project (at the cumulative level) as identified <u>as Development Plan conditions of approval in the EIRs</u> for each respective project. <del>If these traffic improvements are implemented prior to issuance of the first occupancy clearance at the Willow Springs II project, this measure will not be required for the Willow Springs II project.</del></p> <p>The <u>construction of the additional northbound through lane improvements along Los Carneros Road or the monetary contribution to construction of these improvements shall be implemented under one of the following scenarios:</u></p> <p>1) <del>If the Village at Los Carneros or Cabrillo Business Park projects have implemented these improvements, then Willow Springs II</del> <u>The permittee shall pay the project's fair-share contribution shall be provided</u> to the developer of Village at Los Carneros or Cabrillo Business Park per reimbursement agreements the Village at Los Carneros and/or Cabrillo Business Park developers would have with the City. The fair-share payment calculation is determined based on the project's contribution to the total cumulative growth as follows:</p> <p style="text-align: right;"><i>Project-Added      Volume      /</i></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><del>(Cumulative+Project Volumes – Existing Volumes) =Percent Share</del></p> <p>The project's percentage of the cumulative growth forecast for this intersection <del>is shall be</del> 4.5 percent. <del>(A worksheet presenting the fair-share calculations is contained in the Appendix I.)</del></p> <p>2) The permittee shall construct the through lane improvements. Under this scenario, the City shall establish a reimbursement agreement that <del>would shall</del> require future projects contributing to traffic impacts necessitating these improvements to pay the Willow Springs II <del>project developer</del> <u>permittee</u> their pro-rata share of the improvement costs.</p> <p>3) <del>The permittee shall pay if fees to the GTIP fund provided that the additional northbound through lane improvements are included in the GTIP. are identified for this location prior to approval, the applicant would be contributing toward this improvement through payment of GTIP fees.</del></p> <p>4) <u>The permittee shall execute an agreement with the City as approved by the City Attorney's Office requiring the permittee to pay the project's fair-share contribution for the through lane improvements.</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><b>Plan Requirements and Timing:</b> <u>In the event that the permittee shall pay a monetary contribution for the additional northbound through lane improvements under scenario #1 above, such contribution shall be paid pursuant to any applicable reimbursement agreement. In the event that the permittee shall construct the additional northbound through lane improvements under scenario #2 above, the design of the additional northbound through lane roadway improvements described above shall be reviewed and approved by the City prior to recordation of the final tract map. Said plans shall include monitoring to protect any archaeological/cultural resources that might be disturbed during any grading for construction of the additional through-lane as well as Best Available Control Measures (BACMs) to mitigate all other construction impacts. In addition, this improvement shall be either: 1) constructed by the applicant/permittee prior to the first occupancy clearance for the project, or 2) the applicant/permittee shall post a performance security deemed adequate by the City to cover the cost of all such improvements prior to the first occupancy clearance. Occupancy clearance shall not be issued until all of the aforementioned improvements are either fully completed or bonded for. In the event that the permittee shall pay a monetary contribution for the additional northbound through lane improvements under</u></p>	

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		<p><u>scenarios #3 or #4 above, such contribution shall be paid at the time payment of GTIP fees is required pursuant to the applicable ordinance.</u></p> <p><b>Monitoring:</b> <u>In the event that the permittee shall pay a monetary contribution for the additional northbound through lane improvements under scenarios #1, #3 and #4 above, City staff shall verify payment consistent with the reimbursement agreement or the ordinance regulating payment of GTIP fees, as applicable, prior to occupancy clearance. In the event that the permittee shall construct the additional northbound through lane improvements under scenario #2 above, -City staff shall verify roadway design review and approval prior to recordation of the final tract map approval of any Land Use Permit for the project— and shall either: 1) verify construction of the additional northbound through lane per the approved plans prior to the first occupancy clearance for the project, or 2) verify posting of an adequate performance security for these improvements prior to the first occupancy clearance.</u></p>	
<p><u>Cumulative Impacts to Congestion Management Program Intersections</u></p> <p><b>Class II.</b> The Highway 101 SB Ramps/Los Carneros Road intersection is forecast to operate at LOS E during the PM peak hour. The project would add 35 PM peak hour trips to the intersection, which would exceed the CMP threshold of 10 trips.</p>	<p>Less Than Significant</p>	<p>No mitigation required.</p>	<p>Less Than Significant</p>

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Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
The Hollister Avenue/Los Carneros Road intersection is forecast to operate at LOS D during the PM peak hour. The project would add 24 peak hour trips to this intersection, which would exceed the CMP threshold of 20 trips.			

Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
<b>Public Services</b>			
<p><u>Fire Protection</u>  <b>Class II.</b> Implementation of the project necessitates the provision of onsite fire protection facilities. Therefore, the Fire Department will require serviceable access, adequate fire hydrants, adequate road naming and building addressing, looped water main system, adequate interior fire sprinkler system, approved locking systems for any gated accessways, among other standard conditions (Hayden; letter of 7/9/08 May 4, 2012). Impacts to fire protection services are considered potentially significant, until such time as final plans are reviewed and approved for proper inclusion of Fire Department requirements.</p> <p>In addition, the project would install landscaping, and is adjacent to a vacant field to the north (Willow Springs North). Landscaping and vegetation growth in the vacant area could be susceptible to fire if landscape palette selection and fuel modification area maintenance is not properly conducted in consultation with the Fire Department.</p>	Potentially Significant	<p><b>PS-Fire 1-1</b>  <del>The permittee shall comply with the Santa Barbara County Fire Department (SBCFD) letter dated May 4, 2012. Conditions Letter of 7/9/08 is required, including but not limited to, serviceable access, adequate fire hydrants, adequate road naming and building addressing, looped water main system, adequate interior fire sprinkler system, approved locking systems for any gated access ways, and appropriate landscape palette selection and fuel modification area maintenance.</del></p> <p><b>Plan Requirements and Timing:</b>  <del>SBCFD Fire Department sign-off shall be required prior to issuance of any Land Use Permit for grading, any Land Use Permit for construction, any and/or building permit, and/or occupancy clearance issuance, as applicable.</del></p> <p><b>Mitigation Monitoring:</b> Prior to issuance of any Land Use Permit for grading, any Land Use Permit for construction, any building permit, and/or occupancy clearance issuance, City staff shall verify SBCFD Fire Department review and approval of any project, including Land Use Permit plan set and/or building plans, as applicable.</p>	Less Than Significant
<p><u>Police Services</u>  <b>Class III.</b> The project and associated population of approximately 265 residents would not result in the need for additional police protection</p>	Less Than Significant	No Mitigation Required.	Less Than Significant



Description of Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
services that require alteration of existing facilities or the construction of new facilities.			
<p><u>Libraries</u></p> <p><b>Class III.</b> The project population of approximately 265 residents could result in increased use of the Goleta Public Library. This increase is expected to only minimally affect use and annual circulation at the library and could be accommodated at the existing facility. Project demand would not result in the need for additional library services that require alteration of existing library facilities or the construction of new library facilities. Therefore, project related impacts on library services in the City are considered less than significant.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant
<p><u>Schools</u></p> <p><b>Class III.</b> Project student population would not result in the need for school services that require alteration of existing school facilities or the construction of new school facilities.</p>	Less Than Significant	No Mitigation Required.	Less Than Significant

## 1.5 ALTERNATIVES

The following alternatives were selected for analysis in this EIR:

- Alternative 1: No Project Alternative
- Alternative 2: Reduced Density Alternative
- Alternative 3: Redesign Alternative

The selection of these alternatives was based on CEQA Guidelines and the project's significant impacts. A summary of the alternatives analysis including identification of the environmentally superior alternative is provided below.

### 1.5.1 Alternative 1: No Project Alternative

The No Project Alternative is defined in Section 15126.6(e) of the CEQA Guidelines as “the existing conditions at the time of the notice of preparation is published ....as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” In this case, if the project is not approved, the site is expected to remain in its existing condition (vacant, cleared, and partially graded).

### 1.5.2 Alternative 2: Reduced Density Alternative

Alternative 2 would reduce the number of condominium units on the site by 28 for a total of 72 units by eliminating two of the buildings: Building 27 and 28 and a portion of Building 29 (as labeled on Figure 2-3, Site Plan). Under Alternative 2, the westerly portion of the internal driveway and parking areas could be eliminated, and the western extent of the internal driveway would terminate just west of the Fire Lane. The elimination of the westerly internal driveway connection would eliminate the need to remove a portion of the existing private recreation area containing the volleyball court, and would offer an opportunity to expand open space areas from Lot 20 northward into the project site.

While this Alternative would incrementally reduce several of the project's Class II and Class III impacts, Alternative 2 has been designed to reduce potential impacts to archaeological resources associated with CA-SBA-56 by avoiding the development of structures on top of the intermediate artifact scatter area as defined in the Phase II archaeological investigations.

### 1.5.3 Alternative 3: Redesign Alternative

Alternative 3 would involve a redesign to provide additional open space through further clustering of residential units into buildings that would be made taller to accommodate the units. This alternative would redesign the project site plan and elevations to include three-story structures, which would maintain the number of overall residential units and density, but would decrease the site coverage of structures and hardscape. This alternative would remove Buildings 28 and 29 with the residential units to be placed at the floor level of Buildings 31, 34, 35, and 36 along the eastern boundary, which would cause the footprint of those structures to increase marginally and heights to reach up to 35 feet. Buildings 28 and 29 were selected for removal as they are the only two structures that would be completely within the archaeologically sensitive area, and the compatibility with adding residential units at higher elevations adjacent Aero Camino industrial area is considered a less than significant impact.

### **1.5.4 Environmentally Superior Alternative**

Based on this alternatives analysis, an environmentally superior alternative must be designated among the alternatives described above. If the environmentally superior alternative is the No Project Alternative, then the EIR shall identify an environmentally superior alternative from among the other alternatives. The No Project Alternative is considered a marginally superior alternative. However, the No Project Alternative is not consistent with the City's recently adopted General Plan, which calls for use of the site to meet the City's housing needs.

Beyond the No Project Alternative, the next most environmentally superior alternative from among the other alternatives discussed in this EIR is the Reduced Density Alternative (Alternative 2). As Alternative 2 would leave the intermediate artifact scatter area associated with CA-SBA-56 undeveloped in the long-term (with the exception of capping), the archeological artifacts within that area would remain accessible for future research, and as such impacts involving accessibility would be reduced under this alternative. This alternative would also result in incremental reductions in the level of severity of impacts associated with scenic view corridors, air quality, biological resources, greenhouse gas emissions, hydrology and water quality, land use planning, outdoor noise exposure, utilities, recreation, and traffic, due to the reduction in units and corresponding reduction in onsite population. Therefore, the Reduced Density Alternative is considered the environmentally superior alternative to the project.