CITY OF GOLETA
ENVIRONMENTAL CHECKLIST FORM and
INITIAL STUDY; March 3, 2014

1. **PROJECT TITLE:** Harvest Hill Ranch; Case No. 12-086-RZ, VTM

2. **LEAD AGENCY NAME AND ADDRESS:** City of Goleta, 130 Cremona Drive, Suite B, Goleta, CA 93117

3. **CONTACT PERSON AND PHONE NUMBER:** Brian Hiefield, Associate Planner; (805)961-7559

4. **APPLICANT:**
Harvest Hill, LLC
200 East Carrillo Street
Santa Barbara, CA 93101

AGENT:
Rich Ridgway
200 East Carrillo Street
Santa Barbara, CA 93101

5. **PROJECT LOCATION:** The project is located at 880 Cambridge Drive (APN 069-620-044) and is within the Inland Area of the City.

6. PROJECT DESCRIPTION: The project includes the following elements:

- A Rezone of 880 Cambridge Drive from DR-1.8 (Design Residential, 1.8 units/acre) to 20-R-1 (Single Family Residential, 20,000 square-foot minimum lot size);
- A vesting tentative tract map to subdivide a 4.7 acre (net) property into seven (7) lots (6 net new) intended for development of one single family dwelling per lot as noted below:
  - Lot 1 - 42,782 ft^2
  - Lot 2 – 32,689 ft^2 (existing house, attached secondary unit, pool, and pool house)
  - Lot 3 – 28,483 ft^2 (existing barn and guest house)
  - Lot 4 – 33,542 ft^2
  - Lot 5 – 25,060 ft^2 (existing tractor shed)
  - Lot 6 – 20,027 ft^2
  - Lot 7 – 21,937 ft^2

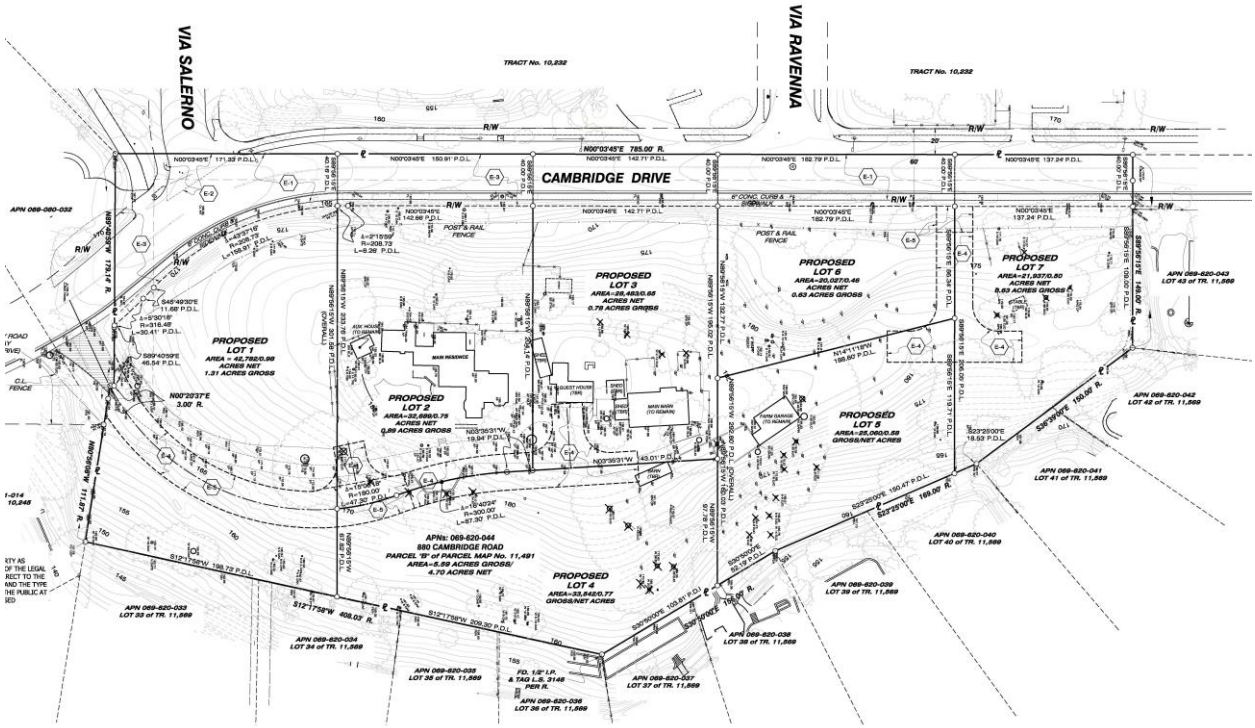
The vesting tentative tract map includes architectural guidelines for the subdivision. The architectural guidelines describe the intended community character, architectural design, and landscaping for each of the seven (7) lots in the subdivision.

The applicant proposes the following for lots 3 and 5. On lot 3, the applicant proposes to retain the existing adobe barn, which may be adaptively reused and converted to a residential second unit in the future. The reuse would not include additional square footage to the barn however there could be architectural changes to enhance the exterior aesthetics of the barn. Lastly, on Lot 5, the existing tractor shed would be retained.

Uses
The proposed Rezone to 20-R-1 will allow for one single family dwelling per lot along with other related residential uses allowed in the R-1 zone. Each lot will allow for one attached or detached residential second unit.

Site Plan
The seven (7) lot residential subdivision would have lots ranging in size from 20,027 square feet to 42,728 square feet. Access to the site is currently provided from two driveways onto Cambridge Drive at the northern and southern corners of the project site. Sidewalks exist on both sides of Cambridge Drive fronting the project site. The existing driveway on the northern portion of the property will be moved approximately 130 feet to the south and will serve lots 5 through 7. The existing driveway on the southern portion of the property will remain at its current location and will serve lots 1 through 4.

Project Site Plan



A preliminary landscape plan has identified two planting zone types for each lot. Zone 1 is within the development envelope for the lots and would allow a wide variety of plant materials and is meant to be more maintained/manicured (i.e. lawn, ornamental shrubs and bushes, gardens, trees, palms, etc.). Zone 2 is outside the development envelope for the lots and is meant to be more natural and planted with native drought tolerant species that are not manicured nor need maintenance on a regular basis. These areas would include native grasses and shrubs, oak trees or other native trees. In keeping with the historic agricultural use of the property and surrounding area Zone 2 would also allow for planting of fruit trees.

Preliminary earthwork quantities are estimated at 3,926 cubic yards of cut and 598 cubic yards of fill resulting in a net export of 3,328 cubic yards (Earthwork Calculations Services; Earthwork Volume Analysis, June 22, 2012) with a total disturbed area of approximately 1.5 acres. Storm water from the developed portions of each lot would be collected through a system of detention/infiltration/dispersion trenches and conveyed to subterranean storage structures before metered release into the gutter along Cambridge Drive.

The Goleta Water District and the Goleta Sanitary District would provide water and sanitary sewer service to the proposed project.

7. BACKGROUND INFORMATION

Site Information
The property is surrounded by existing single family residential neighborhoods. It was once a larger parcel that included the surrounding neighborhoods, the majority of which was subdivided and built out with single family homes in the 1970's. The property includes a main residence with

attached secondary unit, pool and pool house, guest house, tractor shed, adobe horse barn, riding ring, and small orchard.

Application Information
The project was submitted May 23, 2012 and the application was deemed complete on June 21, 2012. The proposed subdivision, site plan, and architectural guidelines were presented to the Design Review Board (DRB) on July 24, 2012, September 11, 2012, and November 9, 2012. The DRB provided positive comments for the project and completed Conceptual Review on November 9, 2012.

8. APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES: None

9. SITE INFORMATION:

Site Information	
Existing Site Information	**Existing Site Information**
General Plan Land Use Designation	Single Family Residential (R-SF)
Zoning Ordinance, Zone District	Inland Zoning Ordinance, Design Residential, 1.8 units/acre (DR-1.8)
Site Size	5.59 acres (gross)/4.69 acres)net)
Present Use and Development	Single family residential/equestrian
Surrounding Uses/Zoning	North: City of Goleta Single family residential, zoned 15-R-1/Santa Barbra County single family residential, zoned 15-R-1 South: City of Goleta single family residential, zoned 20-R-1/Santa Barbra County single family residential, zoned 12-R-1 East: Santa Barbara County single family residential. Zoned 20-R-1 West: Cambridge Drive/City of Goleta single family residential zoned 15-R-1
Access	Existing: Cambridge Drive Proposed: Cambridge Drive
Utilities and Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Power: Southern California Edison Natural Gas: Southern California Gas Co. Telephone: Verizon Fire: Santa Barbara County Fire Department Station #14 School Districts: Goleta Union School District and Santa Barbara Unified School District

10. ENVIRONMENTAL SETTING:

Project CEQA Baseline
The project site is currently developed with a main residence with attached secondary unit, pool and pool house, guest house, tractor shed, adobe horse barn, riding ring, and small orchard.

Surrounding Land Uses
The project site is surrounded by existing single family residences both within the City of Goleta and the unincorporated area of Santa Barbra County. Access to the site is currently provided from two driveways onto Cambridge Drive at the northern and southern corners of the project site. Sidewalks exist on both sides of Cambridge Drive fronting the project site.

Slope/Topography
Topographically, the site encompasses a small knoll/gentle ridge at a maximum elevation of 185 feet above mean seal level (amsl) that slopes gradually to the north, northwest, and northeast with moderately steep slopes to the south, southwest, and south east to a minimum elevation of 148 feet amsl. With exception for portions of the cut slope along Cambridge Drive, the average slope across the property does not exceed 12% (Watershed Environmental, Inc.; *Biological Assessment, 880 Cambridge Drive*, August 6, 2013). Existing drainage patterns onsite include sheetflows to the east and west where runoff is captured either by the curb/gutter of Cambridge Drive or by a concrete drainage swale along the property's easterly property boundary (Earth Systems Pacific; *Soils Engineering Report, Harvest Hill, Cambridge Drive, Santa Barbara, CA*, November 10, 2012). Ninety percent (90%) of the project site is mapped as Milpitas fine sandy loam (MeD2 and MeE2) and the remaining 10% in the northwest corner of the site is mapped as San Andreas-Tierra complex (SaD2) (US Department of Agriculture Soil Conservation Service; *Soil Survey of Santa Barbara County, South Coastal Part*, 1995). The Soil Conservation Service (SCS) classifies Milpitas fine sandy loam as moderately well drained with rapid to very rapid runoff and a high to very high erosion hazard. The SCS classifies the San Andreas-Tierra complex as well drained, with medium to rapid runoff rates, and a moderate to high erosion hazard.

Flora and Fauna and Surface Water Bodies
There are no naturally occurring creeks or drainage courses onsite and the property does not contain any mapped sensitive or special species or habitat such as environmentally sensitive habitat areas (ESHAs) as mapped by the City of Goleta in its General Plan/Coastal Land Use Plan (GP/CLUP, Conservation Element, Figure 4-1). The GP/CLUP maps show a Native Upland Woodlands/Savannahs ESHA approximately 420 feet to the west and southwest of the project site along the perimeter of the existing residential development on the west side of Cambridge Drive. Based on the biological assessment prepared for the site, there is no federally designated critical habitat for any federally listed species nor is there any designated critical habitat in the immediate vicinity of the project site (Watershed Environmental Inc.; August 6, 2013). Vegetation onsite consists of Coast Live Oak trees, Elderberry, non-native annual grassland, avocado and citrus trees, Eucalyptus, Moreton Bay figs, Pepper trees, Date palms, etc. Ornamental shrubs complete the vegetation types found onsite and consist of a variety of non-native species. Wildlife either observed or anticipated to occur onsite is limited and consists of relatively common species adapted to urban environments that can tolerate higher levels of noise, lighting, and human disturbance.

Cultural Resources

The project site is located within the Santa Barbara Channel cultural area. Evidence of cultural activity along the coastline extends over 9,000 years. The prehistoric cultural development has been characterized in three stages: the Early Period (ca. 8,000 to 5,000 years ago); the Middle or Intermediate Period (ca. 5,500 to 900 years ago); and the Late Period (ca. 900 to 200 years ago), (Dudek; *Phase I Archaeological Investigation, 880 Cambridge Drive, Goleta, CA*, October, 2011). Based on the results of the Phase I archaeological survey of the project site, there are no potentially significant prehistoric resources onsite and the closest historical archaeological site within 250 feet to the property is the Mission/Fremont Trail (CA-SBA-2728), an 1800s era trail connecting the Santa Barbara Mission to the Santa Ynez Valley (Dudek; October, 2011). There are no prior archeological surveys performed onsite pursuant to the records of the Central Coast Information Center at UCSB or the California Historic Resources Information System.

The main residence onsite was constructed sometime in the 1870s (Ronald L. Nye, PhD; *Letter Report Historical Assessment; 880 Cambridge Drive*, October 19, 2011) but has been subject to numerous alterations and additions lacking any cohesive architectural style or building type characteristic of a particular period to time (Nye; October 19, 2011). The existing pool house was constructed in 1961 and the detached guest house onsite was probably constructed in the early twentieth century as a ranch accessory building (Nye; October 19, 2011). The adobe barn was constructed sometime in the 1950s as was the existing tractor shed.

11. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

12. DETERMINATION:

On the basis of this environmental checklist/initial study:

☐ I find that the project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

■ I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or mitigated negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier environmental document, including revisions or mitigation measures that are imposed upon the project and that a subsequent document containing updated and/or site specific information should be prepared pursuant to CEQA Sections 15162/15163/15164.

☐ I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier environmental impact report or mitigated negative declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier environmental document, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

Jennifer Carman, Director, Planning and Environmental Review Date

13. EVALUATION OF ENVIRONMENTAL IMPACTS:

(a) All answers must take into account the whole action involved, including project specific, cumulative, construction, operational, onsite, offsite, direct, and indirect impacts. The explanation of each issue should identify the existing setting, any applicable threshold of significance, impacts, mitigation measures, and residual impact statement.

(b) A brief explanation is required for all answers except "No Impact". The discussion must be supported by appropriate information sources. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to requests such as the project.

(c) The checklist answers must indicate whether the impact is: Potentially Significant, Less than Significant with Mitigation Incorporated, Less than Significant, or No Impact.

(d) A "Potentially Significant" response is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant" entries when the determination is made, then an EIR is required.

(e) A "Less than Significant with Mitigation Incorporated" response is appropriate where such incorporation of mitigation would reduce a potentially significant impact to a less than significant level. If there are one or more "Less than Significant with Mitigation Incorporated" entries when the determination is made, then a Mitigated Negative Declaration may be prepared.

(f) Supporting Information Sources: References and sources should be attached, including but not limited to, reference documents, special studies, other environmental documents, and/or individuals contacted.

14. ISSUE AREAS:

Aesthetics and Visual Resources

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

Existing Setting

The project site is currently developed with a main residence and attached secondary unit, pool, pool house, guest house, tractor shed, adobe horse barn, riding ring, and small orchard. It is landscaped with a variety of non-native trees and shrubs, including two mature specimen Moreton Bay Figs, a Canary Island date palm and a mix of mature, sky-line eucalyptus trees. In addition, the site contains numerous mature Coast Live Oaks along with numerous avocado and citrus trees. The existing development onsite is well screened by this vegetation from public views along Cambridge Drive. The Visual and Historic Element of the City's GP/CLUP identify a "Scenic View to be Protected" from a City owned open space tract to the south and southwest of the project site on Via Salerno between the residences addressed at 895 Cambridge Drive and 5663 Via Salerno (GP/CLUP Visual and Historic Resources Element, Figure 6-1). Protected views from this scenic view point are primarily to the north per the GP/CLUP.

Thresholds of Significance

A significant aesthetic/visual resources impact would occur if the project resulted in any of the impacts noted in the above checklist (a – d). In addition, pursuant to the City's Environmental Thresholds and Guidelines Manual (Thresholds Manual), affirmative answers to the following questions also indicate potentially significant impacts on aesthetic/visual resources:

e) Does the project site have significant visual resources by virtue of surface waters, vegetation, elevation, slope or other natural or man-made features which are publicly visible? If so, does the project have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?

f) Does the project have the potential to impact visual resources of the Coastal Zone or other visually important area (i.e., mountainous area, public park, urban fringe, or scenic travel corridor)? If so, does the project have the potential to conflict with the policies set forth in the Local Coastal Plan, the Comprehensive Plan or any applicable community plan to protect the identified views?

g) Does the project have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?

Project Specific Impacts

a) The GP/CLUP has identified the views to the north from the City-owned open space off Via Salerno as a "Scenic View to be Protected". The project and its resulting single family residences would not be visible from this open space area due to the intervening topography and vegetation. As such project impacts on this Scenic View to be protected per the GP/CLUP would be less than significant.

The GP/CLUP goes on to define views of the Santa Ynez Mountains as a "Scenic Resource" (GP/CLUP Policy VH 1.1). North-bound travelers along Cambridge Drive would see the Santa Ynez Mountains as shown in Figures 1 and 2 below:

Figure 1

Figure 2

As shown in these two pictures, such views are directly to the north given the existing vegetation and grade differential between the property and the road and do not extend to the east. Since the project site is located to the east of Cambridge Drive, any development on the project site would not encroach upon views of the Santa Ynez Mountains. Therefore, the project's impacts on scenic vistas and scenic resources would be less than significant.

b,f) The project would have no effect on any scenic resource within a State scenic highway nor is the project located in the Coastal Zone. No significant visual impacts would occur as a result of project implementation.

c) To protect the existing visual character of the site, the applicant has prepared draft Architectural Guidelines that would govern all future development within the subdivision. These guidelines mandate a "traditional ranch" architectural vernacular utilizing one-story and split level homes based on the topography of the various building sites with guidelines for siting, massing and scale, building exteriors, doors/windows, garages/accessory buildings, and landscaping. In order to protect the agricultural character of the site, the applicant intends to retain all but one of the existing native Coast Live Oaks, both Moreton Bay fig trees, and other mature specimen trees as well as many of the existing avocado and citrus trees onsite. Such design components, as well as the use of appropriate set backs are intended to reduce potential privacy issues and impacts on private views to the maximum extent feasible. The draft Architectural Guidelines would be subject to DRB approval prior to final map recordation, which would provide additional tools for the City and applicant to ensure that the future residential units planned for each of these lots would be as sensitive to the visual character of the site as possible.

The DRB reviewed the draft Architectural Guidelines at three duly noticed public meetings. The DRB provided positive comments on the project and completed Conceptual Review of the Architectural Guidelines November 9, 2012. Future residential development of the project site subject to the Architectural Guidelines would not degrade the visual character of the site and therefore would be less than significant.

d) In order to prevent exterior night lighting from exposing the adjoining areas to excessive light and glare, the DRB Bylaws require all exterior site, structure and building lighting to be well designed, and appropriate in size and location. The proposed exterior lighting will be shielded to prevent glare and directed away from neighboring land uses. During Conceptual Review of the Architectural Guidelines, the DRB reviewed the proposed exterior illumination and concluded the project adheres to the DRB's Bylaws. The proposed exterior illumination, subject to final DRB review, would not create a new source of substantial light or glare and therefore would be less than significant.

e) Views of skyline trees onsite consist of eucalyptus and other specimen trees. Twelve (12) of the 19 eucalyptus trees are identified for removal primarily for fire safety reasons, and many of them are shallow rooted, which can causing safety concerns in wind events. There are 48 Coast Live Oak trees onsite with a diameter at breast height of six inches or greater, however only one is identified for removal for construction of subdivision improvements or future residences. Other specimen trees identified for retention are one Australian Silver-Oak and two Morton Bay Fig trees. To preserve existing mature specimen trees planned for retention to the maximum extent feasible,

the applicant has provided conceptual development envelopes within each proposed lot. These envelopes identify where future structural development would be restricted to including all subdivision improvements (e.g., utilities, water/sewer service lines, and driveways). Such envelopes protect all native and non-native specimen trees designated for retention. Additionally, the applicant has identified a landscape buffer surrounding the development envelopes intended to protect important visual resources onsite. The DRB provided positive comments during Conceptual Review for the development envelopes, and landscape buffer plan as proposed in the Architectural Guidelines. The development envelopes and landscape buffer would retain the majority of the existing vegetation and specimen trees onsite. Therefore the project will not degrade a significant visual resource and would be less than significant.

Cumulative Impacts

The project's contribution to cumulative aesthetic impacts would be less than significant, as it is consistent with the size, bulk and scale of the surrounding residential neighborhood and would not contribute to overall changes in the visual character of the City.

Required Mitigation Measures
Based on the above analysis, no mitigation measures are necessary.

Residual Impact
Because there are no significant impacts with respect to the checklist and City's Threshold's Manual criteria, the project's contribution to residual aesthetic impacts would be less than significant and would not contribute to the overall changes in the visual character of the City.

AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**See Prior Document**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				■	
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?				■	
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?				■	
d. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				■	
e. Result in the loss of forest land or conversion of forest land to non-forest use?				■	

Existing Setting

Although the subject property has been historically used for equestrian purposes and does support a small, non-commercial avocado and citrus orchard, it is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the State of California, nor is it designated as agricultural under the GP/CLUP. Soils onsite are classified by the Unified Soil Classification System (USCS) as Capability Unit IV, which is not prime or suitable for any agricultural production beyond lemons and avocados. Since 1993, the property has been zoned for residential development.

Thresholds of Significance

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

Project Specific Impacts

a-e) The project would not result in the conversion of any prime farmland or farmland of statewide importance or conflict with any existing agricultural use, agricultural zoning, or Williamson contract based on the on-site soils. There are no forest resources onsite or in proximity to the project. No impacts to agricultural or forest resources would occur as a result of project implementation.

Cumulative Impacts

Based on the above analysis, the project's potential cumulative impact to agriculture and forest resources would be less than significant.

Recommended/Required Mitigation Measures

As no impacts to agricultural or forest resources are anticipated to occur as a result of project implementation, no mitigation is recommended or required.

Residual Impacts

The project would not result in any residual impacts on Agriculture and Forest Resources.

Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Conflict with or obstruct implementation of the applicable air quality plan?			■		
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			■		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			■		
d. Expose sensitive receptors to substantial pollutant concentrations?			■		
e. Create objectionable odors affecting a substantial number of people?			■		

Existing Setting

Meteorological Setting

The project site is located on the coastal plain in the City of Goleta. The climate in and around the City of Goleta, as well as most of Southern California, is dominated by the strength and position of the semi-permanent high-pressure center over the Pacific Ocean near Hawaii. It creates cool summers, mild winters, and infrequent rainfall. It drives the cool daytime sea breeze, and it maintains a comfortable humidity range and ample sunshine after the frequent morning clouds dissipate. However, the same atmospheric processes that create the desirable living climate combine to restrict the ability of the atmosphere to disperse the air pollution generated by the population attracted in part by the desirable climate.

Temperatures in the Goleta area average 59 degrees annually. Daily and seasonal oscillations of mean temperature are small because of the moderating effects of the nearby oceanic thermal reservoir. In contrast to the steady temperature regime, rainfall is highly variable. Measurable precipitation occurs mainly from early November to mid-April, but total amounts are generally small. Goleta averages 18 inches of rain annually with January as the wettest month.

The wind pattern on air pollution is that locally generated emissions are carried offshore at night and toward inland Santa Barbara County by day. Dispersion of pollutants is restricted when the wind velocity for nighttime breezes is low. The lack of development in inland Santa Barbara County, however, causes few air quality problems during nocturnal air stagnation. Daytime ventilation is usually much more vigorous. Both summer and winter air quality in the project area is generally very good.

Existing Air Quality

The project is located in the South Central Coast Air Basin (SCCAB), which encompasses San Luis Obispo, Santa Barbara, and Ventura Counties. The project site is located in Santa Barbara County. The California Air Resources Board (CARB) and the Santa Barbara County Air Pollution Control District (APCD) operate ambient air monitoring stations that measure pollutant concentrations throughout Santa Barbara County and other jurisdictions belonging to the SCCAB. The nearest monitoring stations to the project site are: Goleta monitoring station, located at 380 North Fairview Avenue, which monitors ozone (O_3), carbon monoxide (CO) and nitrogen oxides (NO_x); and the Santa Barbara station, located at 700 East Canon Perdido, which measures inhalable particulate matter (PM-10), and fine particulate matter (PM-2.5). Data from the monitoring stations have been published from the last five years. The following conclusions can be drawn from this data:

1. Photochemical smog (ozone) levels infrequently exceed standards. The State 1-hour ozone standard has not been exceeded in seven years, and the State and Federal 8-hour standards were each exceeded once in 2009.
2. CO measurements in Goleta have remained at a low level since 2008. Federal and State CO standards have not been exceeded in the last five years. Maximum 1-hour CO levels at the closest air monitoring station are currently less than 25 percent of the most stringent standard because of continued vehicular improvements. This data suggests that baseline CO levels in the project area are generally healthful and can accommodate a reasonable level of additional traffic emissions before any adverse local air quality effects would be expected.
3. PM-10 levels occasionally exceed the State standard, but the Federal standard is very rarely exceeded. Between 2008 and 2012, the State PM-10 standard was exceeded on less than 4 percent of all days, while the more lenient Federal standard has not been exceeded in the past 5 years.
4. A substantial fraction of PM-10 is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). Even with the revision of the national 24-hour PM-2.5 standard from 65 micrograms per cubic meter ($\mu g/m^3$) to 35$\mu g/m^3$, the frequency of days exceeding the standard is minimal. PM-2.5 measurements have only exceeded Federal standards once in the past 5 years.
5. More localized pollutants such as NO_x and lead are likely very low near the project site because background levels never exceed allowable levels based on APCD's monitoring of measured pollutants according to federal standards. There is substantial excess dispersive capacity to accommodate localized vehicular air pollutants such as NO_X without any threat of violating the applicable standards.

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Regulatory Framework

Ambient Air Quality Standards (AAQS)

Ambient Air Quality Standards (AAQS) and emergency episode criteria for various pollutants exist on a state and federal level. Generally, state regulations have stricter standards than those at the federal level. AAQS are set at concentrations that provide a sufficient margin of safety to protect public health and welfare. Air quality at a given location can be described by the concentration of various pollutants in the atmosphere. The significance of a pollutant concentration is determined by comparing the concentration to an appropriate federal and/or state ambient air quality standard.

Federal standards are established by the US Environmental Protection Agency (EPA) and are termed the National Ambient Air Quality Standards (NAAQS). State standards are established by the California Air Resources Board (CARB) and are called the California Ambient Air Quality Standards (CAAQS). The region generally has good air quality, as it attains or is considered in maintenance status for most ambient air quality standards. The Santa Barbara County Air Pollution Control District (APCD) is required to monitor air pollutant levels to assure that federal and state air quality standards are being met.

Air Quality Planning

State and federal laws require that jurisdictions that do not meet clean air standards develop plans and programs to become compliant. These plans typically contain emission reduction measures and attainment schedules to meet specified deadlines. If and when attainment is reached, the attainment plan becomes a "maintenance plan."

In 2001, an attainment plan was developed that was designed to meet both federal and state planning requirements. The federal attainment plan was combined with those from other statewide non-attainment areas to become the State Implementation Plan (SIP). The 2001 Clean Air Plan (CAP) was adopted as the Santa Barbara County portion of the SIP, designed to meet and maintain federal clean air standards. The 2010 CAP, adopted by the APCD Board, incorporates updated data and is currently the most recent Clean Air Plan for ultimately meeting the state ozone standard.

Santa Barbara County is designated as a federal ozone attainment area for the 8-hour ozone National Ambient Air Quality Standard (the 1-hour federal standard was revoked for Santa Barbara County). The County is also designated as a state ozone attainment area for the one-hour ozone standard as of 2010. A new California 8-hour ozone standard was implemented in May 2006, which the County has violated. The County also continues to violate the State standard for PM-10, therefore the County is a non-attainment area for the state standards for ozone and for PM-10. The County is in attainment for the Federal PM-2.5 standard and is designated "unclassified" for the state PM-2.5 standard, and is designated "attainment" or "unclassified" for other state standards and for all federal clean air standards.

<u>Thresholds of Significance – Criteria Pollutants</u>

A significant air quality impact could occur if the proposed project resulted in any of the impacts noted in the above checklist.

In addition, per the Thresholds Manual, a significant adverse air quality impact may occur when a project, individually or cumulatively, triggers any of the following:

a) interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NO_X and ROC (reactive organic compounds; same as reactive organic gases (ROG)). Thresholds are 25 pounds/day of either NO_x or ROC;
b) equals or exceeds the State or Federal ambient air quality standards for any criteria pollutant (as determined by modeling);
c) results in toxic or hazardous pollutants in amounts which may increase cancer risks for the affected population
d) Causes an odor nuisance problem impacting a considerable number of people.

Cumulative air quality impacts and consistency with the policies and measures in the GP/CLUP and the Air Quality Attainment Plan (AQAP) should be determined for all projects (e.g., whether the project exceeds the AQAP standards).

The following significance thresholds have been established by the Santa Barbara County APCD (*Scope and Content of Air Quality Sections in Environmental Documents*, SPCAPCD, 2011). While the City of Goleta has not yet adopted any new threshold criteria, these APCD thresholds are appropriate for use as a guideline for the impact analysis.

APCD Operational Impacts Thresholds

Based on APCD Thresholds, the project would result in a significant impact, either individually or cumulatively, if it would:

e) Emit 240 pounds per day or more of ROG and NO_X from all sources;
f) Emit 25 pounds per day or more of unmitigated ROG from any motor vehicle trips only;
g) Emit 25 pounds per day or more of unmitigated NO_X from any motor vehicle trips only;
h) Emit 80 pounds per day or more of PM-10;
i) Cause or contribute to a violation of any California or National Ambient Air Quality standard (except ozone);
j) Exceed the APCD health risk public notification thresholds adopted by the APCD Board (10 excess cancer cases in a million for cancer risk and a Hazard Index of more than 1.0 for non-cancer risk); or
k) Be inconsistent with Federal or State air quality plans for Santa Barbara County.

The cumulative contribution of project emissions to regional levels should be compared with existing programs and plans, including the most recent Clean Air Plan (SBCAPCD 2010).

l) Due to the County's non-attainment status for ozone and the regional nature of ozone as a pollutant, if a project's emissions from traffic sources of either of the ozone precursors (NO_X or ROC), exceed the operational thresholds, then the project's cumulative impacts would be significant.

m) For projects that do not have significant ozone precursor emissions or localized pollutant impacts, if emissions have been taken into account in the 2010 Clean Air Plan growth projections, regional cumulative impacts may be less than significant.

APCD Construction Impacts Thresholds

Quantitative thresholds of significance are not currently in place for short-term emissions. However, CEQA requires analysis of the short-term impacts such as exhaust emissions from construction equipment and fugitive dust generation during grading. The APCD recommends that construction-related NO_X, ROC, PM-10, and PM-2.5 emissions, from diesel and gasoline powered equipment, paving, and other activities, be quantified.

n) APCD uses 25 tons per year for NO_X and ROG as a guideline for determining the significance of construction impacts.

Under APCD Rule 202 D.16, (APCD, Rule 202, 2012), if the combined emissions from all construction equipment used to construct a stationary source, which requires an Authority to Construct permit, have the potential to exceed 25 tons of any pollutant, except carbon monoxide, in a 12-month period, the permittee must provide offsets under the provisions of Rule 804 (APCD, Rule 804, 2012) and must demonstrate that no ambient air quality standard will be violated.

Project Specific Impacts

Construction Period Impacts:

a, b) Construction related air quality impacts generally occur during project grading. Preliminary earthwork quantities for construction of subdivision improvements are estimated at 3,926 cubic yards of cut and 598 cubic yards of fill (3,328 cubic yards of exported material). The CalEEMod computer model, developed by the South Coast Air Quality Management District (SCAQMD), version 2013.2.2, was used to calculate emissions during construction due to fugitive dust from grading and exhaust emissions as shown in Table AQ-1.

Table AQ-1
Total Construction Period Unmitigated Emissions (Fugitive and Exhaust Sources)
(tons/year)

	ROG	*NO_X*	*CO*	*SO_2*	*PM_{10}*	*$PM_{2.5}$*
	0.143	0.956	0.581	8.600	0.068	0.059
Thresholds	25 tons/year	25 tons/year	none	25 tons/year	25 tons/year	25 tons/year
	Source: CalEEMod v. 2013.2.2 model					

The emissions modeling included the following assumptions. The total timeframe for the construction period was assumed to be six to seven months (as is typical for the type of project, size, and site conditions), including: two weeks for site preparation and grading, six months for building construction, and twelve days for paving and painting, with some overlap between these phases. Emissions calculations were based on default CalEEMod assumptions for the types and quantities of construction equipment for a typical project of this size.

Neither the City nor the APCD has adopted any significance thresholds for construction-generated PM_{10}, however as shown in Table AQ-1, peak annual construction activity emissions would be below the APCD guideline of 25 tons per year for ROG and NO_X. The City and APCD do require fugitive dust control measures be incorporated into the permit conditions of approval for any project involving earth-moving activities. Therefore, the project would not conflict with an applicable air quality plan and would have less than significant impacts related to fugitive and exhaust emissions.

e) Construction of new parking areas and driveways onsite would require application of aggregate concrete (AC aka asphalt) that could create objectionable odors from reactive organic compounds (ROC) found in asphalt. Such odors, however, would be temporary and limited to a small area. APCD Rule 329, a prohibitory rule governing the application of cutback and emulsified asphalt paving materials, would apply to all project paving activities. Rule 329 establishes maximum levels of ROC in cutback and emulsified asphalt that would limit odor levels to a less than significant impact. Therefore, given the

short duration and small area of paving, and limited amounts of ROC in the asphalt the construction impacts related to objectionable odors affecting a substantial number of people would be less than significant.

Operational Impacts:

a, b) Long-term project emissions are primarily associated with traffic generated by the project. As discussed in the Transportation and Traffic section below, the project is predicted to generate 57 net new trips per day. Operational mobile and area source emissions for the project were calculated using the CalEEMod computer model (version 2013.2.2). The model was run using the trip generation factors specified in the Institute of Transportation Engineers Trip Generation Manual, 8th Addition (Land Use 210, Single Family Residential). The model was used to calculate area source emissions from the increased operation of the new buildings and the resulting vehicular operational emissions for the increase of daily trips to/from the site. The model assumes that operation of the project would begin in 2014. The results are shown below in Table AQ-2.

Table AQ-2
Project Operations – Mobile and Area Source Emissions

	Emissions (lbs/day)					
Year 2014	**ROG**	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Area Sources	0.018	5.40×10^{-4}	0.05	0.00	2.40×10^{-4}	2.40×10^{-4}
Mobile Sources	0.05	0.13	0.54	8.20×10^{-4}	0.062	0.018
Energy Sources	9.30×10^{-4}	7.99×10^{-3}	3.40×10^{-3}	5.00×10^{-5}	6.50×10^{-4}	6.50×10^{-4}
Total	**0.068**	**0.14**	**0.59**	**8.70×10^{-4}**	**0.063**	**0.019**
SBCAPCD Threshold	25/55 [a]	25/55 [a]	N/A	N/A	80	N/A

Totals may vary due to rounding.
[a] Transportation (mobile) sources only/total emissions.
Source: CalEEMod v.2013.2.2 Model

The project's emissions would not exceed significance threshold levels as indicated in Table AQ-2 above. Therefore, the project's operational air quality impacts would be less than significant.

d) The project site is surrounded by single family residential development. As stated in the subsection above, long-term operational impacts are primarily associated with traffic generated by the project. The project would not result in emissions levels that would exceed APCD thresholds and given that residential development typically does not result in the generation of other hazardous air contaminants, long-term project emissions are not anticipated to pose any risk to sensitive receptors, such as residents, in the area. Micro-scale air quality impacts have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. The City's Thresholds Manual concludes that any project generating less than 800 peak hour trips would not likely create a CO "hot spot." The project would generate 5 AM peak hour trips and 6 PM peak hour trips; therefore the project is not expected to result in a CO hot spot. Therefore, this impact would be less than significant.

e) Based on the single family residential nature of the subdivision, the project is not expected to generate long-term objectionable odors affecting a substantial number of people. Therefore, the project would have no impact due to such sources.

Cumulative Impacts

c) The significance thresholds used for air quality analysis on a project level (25 lbs per day of NO_X or ROG from transportation sources only) are also intended to address cumulative air quality impacts. The project's operational emissions as outlined in Table AQ-2 would not exceed these thresholds; therefore, the project's contribution to cumulative air quality impacts would be less than significant.

A project's consistency with the Clean Air Plan (CAP), the County's plan to achieve attainment status of the ozone standard, is based on consistency with growth forecasts used in developing the CAP. The current CAP (2010) used forecast data from the 2007 Regional Growth Forecast prepared by the Santa Barbara County Association of Governments (SBCAG). This forecast is based on development anticipated by general plans, including the City's GP/CLUP. The project is consistent with the City's GP/CLUP designation for the property of Single Family Residential. Therefore, its population density was adequately forecasted and is accounted for in the 2010 CAP growth projections and would not result in an inconsistency with the 2010 CAP. The project's contribution to regional cumulative air quality impacts would be less than significant.

Recommended Mitigation Measures

As no impacts to air quality are anticipated to occur as a result of project implementation, no mitigation measures would be required.

Residual Impact

Residual project-specific and cumulative impacts on air quality would remain less than significant.

BIOLOGICAL RESOURCES

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

Existing Setting

There are no creeks or natural drainages onsite or in close proximity. There is no previously mapped special status species habitat or ESHAs onsite. The closest City of Goleta mapped ESHA is over 400 feet southwest of the project site, and the ESHA is on a City-owned open space parcel off Via Salerno. The project site includes six different vegetation/land cover types including; Coast Live Oak (individuals and small groupings), Elderberry bush, non-native annual grassland, avocado/citrus orchard trees, ornamental ground cover and shrubs, and ornamental trees including various species of eucalyptus, pepper trees, two mature, specimen Moreton Bay fig trees, a Canary Island date palm, black acacia, and an Australian silver-oak. The biological assessment of the property prepared by Watershed Environmental concluded that there are a total of 77 different plant species onsite, over 90% of which are non-native. There are 48 Coast Live Oaks with a diameter at breast height (DBH) of at least six (6) inches ranging up to as great as 60 inches.

Wildlife use of the site is limited to a few relatively common species adapted to an urban environment that can tolerate elevated levels of noise, night lighting, and human activities. These include common bird, reptile, amphibian, and mammal species (Watershed Environmental Inc.; August 6, 2013). While no bats were observed onsite during the field study, bats may be roosting in the barn, tractor garage, and other assorted accessory structures onsite (Watershed Environmental Inc.; August 6, 2013).

Given the fact that the property's perimeter is entirely fenced with chain-link and surrounded by residential development, large mammal use of the property for wildlife movement and migration probably does not occur (Watershed Environmental Inc.; August 6, 2013). Although not observed (game trails, scat accumulations, or animal tracks), it is possible that deer or bears may use the property on occasion (Watershed Environmental Inc.; August 6, 2013). Finally, no state or federally listed endangered or threatened species were observed onsite during field study (Watershed Environmental Inc.; August 6, 2013)

Thresholds of Significance

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

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

The GP/CLUP contains the following policies relating to biological resources:

CE 8 Protection of Special Status Raptors and Related ESHA.
CE 9 Protection of Native Woodlands

Project Specific Impacts

a,d) During the field study, one inactive red-shouldered hawk nest was observed in a eucalyptus tree that is planned for removal in order to construct the southerly driveway. Observations by the residents of the main residence confirm that this nest has been used in the last several years by a pair of red-shouldered hawks. While no other nests have yet been observed onsite, the potential exists for hawks to use the site for nesting. As the Eucalyptus tree housing the nest lies approximately in the middle of the proposed subdivision and is planned for removal, project impacts on at least this one nesting pair of red-shouldered hawks, as well as any other raptor pairs that may choose to nest onsite in the future, would be potentially significant. Conservation Element Policy CE 8.4 of the GP/CLUP requires protection of raptor species by requiring the project be designed with a 100-foot development buffer around historic and active nests, for protected species (raptors), if feasible. Due to the relatively small size of the project site, site topography, and other site constraints relative to the development proposal, it is not feasible to establish a 100-foot development buffer around this nest. However, Policy CE 8.4 also addresses impacts from construction. Whenever feasible, no construction activity will be allowed within a 300-foot buffer from any nest during the nesting and fledging season.

Construction related impacts, although temporary, may include increased traffic, noise, vibrations, and other short-term impacts. Due to the potential for raptors to nest in the vicinity of the project site, a potentially significant impact to nesting raptors may occur during project construction. A 300-foot buffer from any raptor nest would be required in relation to the project site during construction or a biologist may monitor during construction. These mitigation measures are listed below and would reduce potentially significant impacts to nesting raptors to less than significant.

All raptor nest sites, which include hawks nests, are also specifically protected under California Department of Fish and Wildlife Code, and all migratory bird nests are protected by the Federal Migratory Bird Treaty Act, which require the preservation of hawks nests during active nesting (Fish and Game Code, § 1 et seq.; 16 Unites States Code, § 703 et seq.). The construction of the project has the potential to temporarily impact nesting birds if active nests are present within the project's 300-foot buffer during construction. Impacts to nesting birds resulting from construction of the proposed project are potentially significant. To mitigate this potentially significant impact, a 300-foot buffer from any nest site in relation to the project site must be established for construction to provide mitigation as described below. This mitigation would reduce potentially significant impacts to nesting birds to less than significant.

b,c) There is no riparian habitat or other sensitive natural community onsite or proximate to the subject property identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act. As a result, the project would have no impacts on such resources.

e) Forty eight (48) Coast Live Oaks with a DBH of at least six (6) inches exist on the project site. Of these, one Coast Live Oak is designated for removal for build-out of the project. The root zone of two more Coast Live Oaks may be significantly disturbed by construction activities related to grading and road construction (Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013). The Thresholds Manual defines the root zone as the area within 6 feet of the outer most edge of a tree canopy.

GP/CLUP Policy CE 9.1 identifies Coast Live Oaks as a protected native tree species and requires that new development be sited and designed to preserve these trees. The Thresholds Manual defines the loss of 10% or more of trees with biological value on a project site as potentially significant. Although the removal of one Coast Live Oak would not exceed the 10% threshold for a significant impact, all native trees are protected in accordance with GP/CLUP Policy CE 9.1. Therefore disturbance or outright removal of these trees either during construction or during project operation would pose a potentially significant impact. In addition, any construction encroachment into a tree's root zone would place the tree at a higher level of risk for damage or unintended removal. Therefore root zone disturbance during construction would be a potentially significant impact. However, the tree protection and replacement plan described below in Mitigation Measure B-2 will protect native trees and the root zones and reduce project impacts to less than significant.

f) The project would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state

habitat conservation plan as none of these documents include the project site or any property in close proximity. As a result, the project would have no impact.

Cumulative Impacts

During construction and operational build-out, the project would have the potential to significantly affect biological resources. The project's impacts to raptor nesting sites during construction would be mitigated to less than significant levels with the mitigations listed below. Because construction would pose only a short-term impact to raptor nesting sites, the project contributions to cumulative impacts would not be significant. Potential impacts to native and mature specimen trees during construction and operational build-out would be mitigated to less than significant levels with the mitigations listed below. Therefore the project's cumulative impacts would be less than significant.

Required Mitigation Measures

B-1. The permittee must retain a City-approved biologist to conduct a survey of nesting birds. The survey must be conducted prior to commencement of any demolition, grading, and/or construction activities, either for subdivision improvements or future residential construction. The survey must establish the breeding and roosting status of nesting birds throughout the subject property and designate a 300 foot buffer from any nest. The survey must include recommendations to minimize impacts to nesting birds during construction, including but not limited to, imposing setbacks, installing fence protection, and restricting the construction schedule. The survey must take into account expected increases and decreases in nesting birds over the construction period and must include a map showing known roosting and nesting sites. Construction within the 300 foot buffer must be avoided during the nesting season (e.g., March 1st through July 1st). In addition, construction must not occur until the City-approved biologist has notified the City that all young birds have successfully fledged and the nests are no longer active. **Plan Requirements and Timing:** The 300 foot buffer(s) must be shown on all final grading, drainage, and subdivision improvement plans and residential construction plans where applicable. The survey must be conducted no more than 14 days prior to construction activities for grading/installation of subdivision improvements as well as for future residential construction on any of the seven lots. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the issuance of Grading/Building permits.

Monitoring: The Planning and Environmental Review Director, or designee, will review any biological reports in consultation with any resource/trustee agency as needed, as well as conduct periodic site inspections to verify compliance with survey recommendations in the field.

B-2. In order to protect all existing native Coast Live Oak trees and all non-native specimen trees designated for retention per Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013 as well as minimize adverse effects of grading and construction onsite, the permittee must implement a tree protection and replacement plan as outlined below. No ground disturbance including grading for buildings, accessways, easements, subsurface grading, and/or underground utility installation can occur within the critical root zone of

any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan must be incorporated into the project's Conditions, Covenants, and Restrictions (CC&Rs) and must include the following:

Tree Protection Exhibit

a) A tree protection exhibit showing the location, diameter and critical root zone of all native and specimen trees located onsite.
b) The tree protection exhibit as described in subsection a) must show fencing of all trees to be protected at the critical root zone (outer edge of the tree canopy plus 6 feet). Fencing must be at least three feet in height consisting of orange construction fencing or other comparable bright colored material acceptable to the Director of Planning and Environmental Review, or designee, and must be staked every 6 feet. The permittee must place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs must be installed prior to commencement of grading, and remain in place throughout all grading and construction activities.
c) The tree protection exhibit as described in subsection a) must clearly identify any areas where landscaping, grading, and trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by the Director of Planning and Environmental Review, or designee.
d) The tree protection exhibit as described in subsection a) must clearly identify construction equipment staging and storage areas. The locations must also be depicted on any project plans submitted for LUP for either subdivision improvements and/or future residential construction. No fill soil, rocks or construction materials, or construction equipment can be parked, stored or operated within any critical root zone.
e) The tree protection exhibit as described in subsection a) must show all proposed utility corridors and irrigation lines for the project. New utilities must be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.
f) The tree protection exhibit as described in subsection a) as well as grading and construction plans must show any proposed tree wells or retaining walls for the project. The tree wells or retaining walls must be located outside of the critical root zone of all protected trees unless specifically authorized.
g) The tree protection exhibit as described in subsection a) must identify by tree number on Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013 the trees designated for removal. Only trees designated for removal on the approved tree protection plan can be removed.

Requirements:

a) Any encroachment within the critical root zone of native trees must adhere to the following standards:
    i. Any paving must be of pervious material (gravel, brick without mortar or turf block).
    ii. Any trenching required within the critical root zone of a protected tree must be done by hand.
    iii. Any roots one inch in diameter or greater encountered during grading or trenching must be cleanly cut and sealed.

b) All trees located within 25 feet of buildings must be protected from stucco and/or paint during construction.
c) No permanent irrigation can occur within the critical root zone of any native or specimen tree designated for retention per Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013. Drainage plans must be designed so that tree trunk areas are properly drained to avoid ponding.
d) The tree protection plan must identify by tree number on Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013 the trees designated for removal. Only trees designated for removal on the approved tree protection plan can be removed.
e) Any Coast Live Oak trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) must be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. A drip irrigation system with a timer must be installed. Replacement Coast Live Oak trees must be planted before final inspection or the City issues a certificate of occupancy and be irrigated and maintained until they are established (five years). The plantings must be protected from predation by wild and domestic animals as well as from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

Plan Requirements: A copy of the project's CC&Rs incorporating the tree protection and replacement plan must be submitted to the Planning and Environmental Review Director, or designee, for review and approval. The project's CC&Rs must be recorded before recordation of the final map. Before issuance of any LUP for either construction of subdivision improvements or new structures, the permittee must submit grading plans, building plans and the tree protection and replacement plan to the Planning and Environmental Review Director, or designee, for review and approval. All aspects of the plan must be implemented as approved. **Timing:** Each mitigation measure must be met prior to the issuance of a LUP for either subdivision improvements and/or future residential construction.

Monitoring: The Planning and Environmental Review Director, or designee, must conduct site inspections throughout all phases of development to ensure compliance with the required tree protection and replacement plan and evaluate all tree protection and replacement measures for their adequacy.

B-3. The permittee must submit to the Planning and Environmental Review Director, or designee, evidence of posting a performance security to guarantee implementation of the approved tree protection and replacement plan. The performance security must be approved by the City Attorney's Office. The maintenance period for all replacement trees must be a minimum of five (5) years. **Plan Requirements and Timing:** The performance securities must be provided and agreements signed before the City issues a LUP for either construction of subdivision improvements or new structures.

Monitoring: Prior to final inspection or issuance of a certificate of occupancy, the Planning and Environmental Review Director, or designee, must site inspect to ensure installation or all replacement trees according to the approved tree protection and replacement plan. The Planning and Environmental Review Director, or designee, will check maintenance as needed. Release of any performance security requires

appropriate documentation and Planning and Environmental Review Director, or designee, signature.

B-4. During construction, washing of concrete, paint, or equipment can occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing is not allowed near native or non-native specimen tree designated for retention per Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013. An area designated for washing functions must be identified on all plans submitted for issuance of any LUP, grading, and/or building permit(s). **Plan Requirements:** The applicant must designate a wash off area, acceptable to the Planning and Environmental Review Director, or designee, on all plans submitted for issuance of any LUP, grading, or building permit(s). **Timing:** The wash off area must be designated on all plans submitted for issuance of any LUP, grading, and/or building permit(s). The washoff area must be in place throughout construction.
Monitoring: The Planning and Environmental Review Director, or designee, must verify compliance prior to issuance of any LUP, grading, or building permit(s) and conduct periodic site inspections to ensure compliance throughout the construction period.

Residual Impacts

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

Cultural Resources

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

Existing Setting

The project site is located within the Santa Barbara Channel cultural area. Evidence of cultural activity along the coastline extends over 9,000 years. The prehistoric cultural development has been characterized in three stages: the Early Period (ca. 8,000 to 5,000 years ago); the Middle or Intermediate Period (ca. 5,500 to 900 years ago); and the Late Period (ca. 900 to 200 years ago), (Dudek; October, 2007). Historically, settlement in the vicinity of the project site was defined by three periods; the Mission Period (AD 1769 to 1830), the Rancho Period (AD 1830 to 1865), and the American Period (AD 1865 to 1915). As provided in the City's GP/CLUP Final

EIR, Section 3.5 *Cultural Resources,* the City is known to contain prehistoric, ethnographic, historical and paleontological resources. No cultural resource or archaeological investigations have been done on the project site in the past in the past, but the site is within 250 feet of the historic Fremont Trail to the east (Dudek; *Phase I Archaeological Investigation, 880 Cambridge Drive, Goleta, CA*, dated October, 2011). Four other archaeological investigations have previously been conducted within a ½ mile of the project site but none of those investigations recorded the presence of any pre-historic sites (Dudek; October, 2011).

The project site was originally used for agricultural purposes as evidenced by aerial photographs from 1928 showing a barn and other agricultural structures on the property (Dudek; October, 2011). Ranching operations on the property may date back to as early as 1840 (Ronald L. Nye, PhD; *Letter Report Historical Assessment, 880 Cambridge Drive, Goleta, CA*, dated October 19, 2011). By 1947, the property was farmed in orchard crops, but the orchard trees were removed from the property by 1967 (Dudek; October, 2011). The current avocado and citrus trees onsite were planted sometime around 1975 (Dudek; October, 2011).

The project site contains five principal structures; a main residence, pool house, cottage, barn, and garage (Nye; October 19, 2011). The primary residence may date back to the 1870s and has had numerous additions and remodels over the years (Nye; October 19, 2011). The pool house was constructed in 1961 and the cottage was built sometime between 1920 and 1930 (Nye; October 19, 2011). The adobe brick barn was constructed in the 1950s as was the tractor garage immediately to the east of the barn (Nye; October 19, 2011). Pursuant to the Visual and Historic Resources Element of the GP/CLUP, Figure 6-2 and Table 6-1, the main residence is designated as a historic resource. However, none of the structures on the project site or the property itself meet any of the City's criteria for a significant historic resource. They also do not qualify as a historic resource pursuant to the California Register of Historic Resources (Nye; October 19, 2011).

Thresholds of Significance

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

Project Specific Impacts

a) The GP/CLUP designates the main residence onsite as a historic resource that is eligible for listing in a historical register or inventory (Figure 6-2/Table 6-1, Visual and Historic Resources Element, GP/CLUP). Pursuant to the GP/CLUP Final EIR, the project site was originally listed as a locally significant historic resource under the Goleta Community Plan adopted by the Santa Barbara County Board of Supervisors in 1993. Supporting documentation from the County of Santa Barbara lists the primary residence as an "1870s 1-story board and batten house" without any further reference to any site specific historic resource investigation or analysis (Preservation Planning Associates; *Exhibit A, Draft Update of the Goleta Land Use Plan, Historic Resources*, dated June 24, 1990 on file with Planning and Environmental Review). Given its historic resource designation in the GP/CLUP and the fact that no historical assessment has previously

been done for the project site, a site specific historical assessment of the property was done. The study found that none of the five structures onsite would qualify either under the City's historic resource criteria pursuant to GP/CLUP VH 5.2 or the State's criteria for listing under the California Historic Resource Code (Nye: October 19, 2011). Therefore notwithstanding the GP/CLUP's designation as a historic resource, based on site specific analysis, the structures on site are not locally significant historical resources. The following discussion summarizes the basis of the findings for each structure:

Main Residence: Although originally constructed in the 1870s, the residence has been subject to numerous additions and alterations until the 1970s using a variety of materials and styles not reminiscent of any particular time period or architectural vernacular. For instance, the residence includes an adobe addition that connects two separate buildings using a board and batten construction style. Door and window materials and openings vary throughout the structure ranging from Victorian Era vertically oriented 2/2 double-hung windows to wood and steel casement windows from the 1940s and 1950s and sash windows installed as late as 1956. All of the structures' doors are post-WWI era and include aluminum framed sliding glass doors.

Pool House: This structure is a faux board and batten building built in 1961 and has no architecturally relevant characteristics of style, materials or workmanship warranting a designation as a historic resource.

Cottage: The original wing of this structure was probably a ranch accessory building built in the 1920s or 1930s. The newer wing of the structure was built in the 1950s and has a different roof line, depth of eaves, and aluminum window frames in contrast to the older portion of the building. These additions and alterations have not retained its original architectural vernacular

Barn: Constructed in the 1950's as a two-story structure out of adobe bricks, a common construction technique at the time. In fact, post-World War II adobe buildings are not unusual in this area. As the barn does not embody any architectural characteristics of style, materials, or workmanship particular to any historic period, the barn does not qualify as a historic resource.

Garage: The tractor garage was constructed in the 1950s and does not exhibit any important historical or architectural qualities that could warrant a historic resource designation.

Based on the above analysis, none of the structures onsite warrants protection as historic resources. As such, no significant impacts to historic resources would occur as a result of project implementation.

b,d) A records search through the California Archaeological Inventory Central Coast Information Center at UCSB indicated that no archaeological sites have been recorded on the project site and the project site is not shown to contain significant archaeological, paleontological or historical resources (Dudek, October, 2011). A phase I Archaeological Study was conducted for the property by Dudek in October of 2011. Given the absence of any observed pre-historic remains during this survey effort, the potential for buried prehistorical archaeological resources within the project site is low (Dudek; October, 2011). Furthermore, as the project site is located on a raised knoll, it is highly unlikely

that the site could have been subject to recent flooding/alluvium deposits that could have buried prehistoric resources onsite. Therefore, the proposed project would have a less than significant impact on archaeological resources.

c) There are no unique paleontological resources or unique geologic features onsite. Therefore project impacts on such resources would not occur.

Cumulative Impacts

Based on the above analysis the project's potential cumulative impact to archaeological/cultural resources would be less than significant.

Recommended Mitigation Measures

As no significant impacts to cultural resources are anticipated to occur as a result of project implementation, no mitigation measures are required.

Residual Impact

Residual project specific impacts as well as the project's contribution to cumulative impacts on archaeological/cultural resources would be less than significant.

Geology and Soils

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

Existing Setting

The City of Goleta is located within the Transverse Range Geomorphic Province of California and the project site is located within the North-Sub-basin of the Goleta Groundwater Basin. The geologic formation onsite is mapped as Quaternary-age older alluvium (Qoa). The project site consists of a rounded ridge that slopes at gentle to moderate gradients to the east and west (Earth Systems Pacific; November 10, 2011). The onsite drainage pattern consists of sheet flow to either the east or west. Seven borings were conducted onsite ranging in depth from 7 to 16.5 feet (Earth Systems Pacific; November 10, 2011). Although soils samples were moist, no subsurface water was observed in any of these borings (Earth Systems Pacific; November 10, 2011). The closest mapped earthquake faults to the project site are a sub-fault off of the Goleta Fault approximately 0.2 miles to the north and the Los Carneros Fault approximately 0.4 miles

to the south. Neither of these faults is considered active (*Section 3.6, Geology, of the GP/CLUP EIR* dated September, 2006).

Thresholds of Significance

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

Project Specific Impacts

a, c) No active faults, (defined as those where rupture within the last 11,000 years can be demonstrated), have been mapped in the immediate area of development. The closest potentially active fault is the More Ranch Fault approximately 2.5 miles south of the project site. This fault is considered to be a significant potential source of seismic shaking (*Section 3.6, Geology, of the GP/CLUP EIR* dated September, 2006). Severe ground shaking during earthquakes is a hazard endemic to most of California and the existing risk to the subject property is not any greater than anywhere else in the City. All project construction would be subject to compliance with the seismic safety standards of the California Building Standards Code (CBC) (Zone 4), which has been adopted by the City (GMC, §§ 15.01 et seq.).

The GP/CLUP maps the site in an area of moderate landslide potential (Figure 5-2, GP/CLUP EIR dated September, 2006). Potential impacts to development in these areas include landslides, rock-falls, soil and slope creep, and other mass soil movement processes. Pursuant to GP/CLUP SE 5.1, the City requires approval of geotechnical/geological, soil, and structural engineering studies that evaluate the potential for slope related impacts to the project and the residences and their foundations must be designed to meet the California Building Standards Code's seismic and soil parameters. All these measures would ensure that any impacts resulting from seismic-related ground failure or landslides would be less than significant.

b) Pursuant to the City of Goleta, Municipal Code, Section 15.09.290, an Erosion and Sediment Control Plan would be required to be created by the applicant as part of the grading plan and permit requirements, which must incorporate the City's best management practices (BMPs) for erosion and sediment control. The BMPs would prevent erosion and reduce silt in surface water runoff and in the storm drain system during removal of artificial fill, site grading and soil disturbance needed for construction of subdivision improvements and future residential development. As such, the proposed project would have a less significant impact.

d) Pursuant to the GP/CLUP SE 5.1 a soil study would be required to be created by the applicant as part of the grading plan and permit requirements, containing information on expansive soil on the project site. The study would be required to address expansive soils if any exist on site and present methods to remove expansive soils and other un-

engineered soils during grading for the individual lots and import non-expansive soils that are appropriately compacted to meet California Building Standards Code soil parameters. Therefore, due to the City's requirements for approval of a soil study prior to grading, impacts to life or property due to expansive soils would be less than significant.

e) Sewage disposal service for the project would continue to be provided by the Goleta Sanitary District (GSD). Therefore, no potential geological hazards posed by the use of septic tanks or alternative waste water disposal systems would exist.

Cumulative Impacts

Based on the above analysis, the project's potential cumulative impact to geology and soils would be less than significant.

Recommended Mitigation Measures

As no significant impacts to geology and soils are anticipated to occur as a result of project implementation, no mitigation measures would be required.

Residual Impact

Residual project specific and project contributions to cumulative geological hazards and impacts to geological processes would be less than significant.

Greenhouse Gas Emissions

Would the project:	**Potentially Significant Impact**	**Less Than ignificant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**See Prior Document**
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			■		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■		

Existing Setting

The project site has been used as a single family residence and equestrian operation with a minor agricultural component (avocado and citrus) for many years.

Climate Change Background

Parts of the Earth's atmosphere act as an insulating "blanket" for the planet. This "blanket" of various gases traps solar energy, which keeps the global average temperature in a range suitable for life. The collection of atmospheric gases that comprise this blanket are called "greenhouse gases," based on the idea that these gases trap heat like the glass walls of a greenhouse. These gases, mainly water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), and chlorofluorocarbons (CFCs), all act as effective global insulators,

reflecting visible light and infrared radiation back to earth. Most scientists agree that human activities, such as producing electricity and using internal combustion vehicles, have contributed to the elevated concentration of these gases in the atmosphere. As a result, the Earth's overall temperature is rising.

Climate change could impact the natural environment in California by triggering, among others things:

- Rising sea levels along the California coastline;
- Extreme-heat conditions, such as heat waves and very high temperatures, which could last longer and become more frequent;
- Increase in heat-related human deaths, an increase in infectious diseases, and a higher risk of respiratory problems caused by deteriorating air quality;
- Reduced snow pack and stream flow in the Sierra Nevada mountains, affecting winter recreation and water supplies;
- Potential increase in the severity of winter storms, affecting peak stream flows and flooding;
- Changes in growing season conditions that could affect California agriculture, causing variations in crop quality and yield; and
- Changes in distribution of plant and wildlife species due to changes in temperature, competition from colonizing species, changes in hydrologic cycles, changes in sea levels, and other climate-related effects.

According to the US Environmental Protection Agency (EPA), a GHG is any gas that absorbs infrared radiation in the atmosphere. This absorption traps heat within the atmosphere creating a greenhouse effect that is slowly raising global temperatures. The California Health and Safety Code defines GHG to include the following: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). (Health & Safety Code, § 38505, subd. (g).).

The effect that each GHG has on climate change is measured as a combination of the volume of its emissions, and its global warming potential (GWP), and is expressed as a function of how much warming would be caused by the same mass of CO_2. Thus, GHG emissions are typically measured in terms of pounds or tons of CO_2 equivalents (CO_2e) and often expressed in metric tons of CO_2 equivalents (MT CO_2e) or millions of metric tons of CO_2 equivalents (MMT CO_2e).

Global climate change issues are addressed through the efforts of various federal, state, regional, and local government agencies as well as national and international scientific and governmental conventions and programs. These agencies work jointly and individually to understand and regulate the effects of greenhouse gas emissions and resulting climate change through legislation, regulations, planning, policy-making, education, and a variety of programs. The significant agencies, conventions, and programs focused on global climate change are listed below.

Federal U.S. Environmental Protection Agency
California Air Resources Board
California Executive Order S-3-05
California Executive Order S-13-08
California Global Warming Solutions Action of 2006 (AB 32)
Senate Bill (SB) 97. SB 97, enacted in 2007
State of California Climate Change Proposed Scoping Plan
Senate Bill (SB) 375. SB 375
Santa Barbara County Air Pollution Control District (APCD)

City of Goleta Energy Efficiency Standards

Thresholds of Significance

The State Natural Resources Agency adopted amendments to the CEQA Guidelines for GHG emissions that became effective on March 18, 2010. These new CEQA Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents. According to the amendments made to Appendix G of the CEQA Guidelines, the project would have a significant impact if it would:

A. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
B. Conflict with an applicable plan, policy, or regulation adopted for the purposed of reducing the emissions of GHGs.

The adopted CEQA amendments require a lead agency to make a good-faith effort based, to the extent possible, on scientific and factual data in order to describe, calculate, or estimate the amount of GHG emissions resulting from a project. They give discretion to the lead agency in whether to:

1. Use a model or methodology to quantify GHG emissions resulting from a project, and which model or methodology to use; and/or
2. Rely on a qualitative analysis or performance-based standards.

In addition, a lead agency should consider the following factors, among others, when assessing the significance of impacts from GHG emissions on the environment:

1. The extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting;
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project; and
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions.

The amendments call on Lead Agencies to establish significance thresholds for their respective jurisdictions.

Currently, neither the State of California nor the City of Goleta has established CEQA significance thresholds for GHG emissions. Indeed, many regulatory agencies are sorting through suggested thresholds and/or making project-by-project analyses. This approach is consistent with that suggested by CAPCOA in its technical advisory entitled “CEQA and Climate Change: Addressing Climate Change Through the California Environmental Quality Act Review (CAPCOA; 2008):

> *…In the absence of regulatory standards for GHG emissions or other specific data to clearly define what constitutes a ‘significant project’, individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice.*

In June 2010, the Bay Area Air Quality Management District (BAAQMD) became the first regulatory agency in the nation to approve guidelines that establish thresholds of significance for GHG emissions. These thresholds are summarized in Table GHG-1.

Table GHG-1
Bay Area Air Quality Management District GHG Thresholds of Significance

GHG Emission Source Category	Operational Emissions
Other than Stationary Sources	1,100 MT CO_2e/yr OR 4.6 MT CO_2e/SP/yr [a]
Stationary Sources[b]	10,000 MT CO_2e/yr
Source: Santa Barbara County Planning & Development Department, *Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards. Interim GHG Emissions – Evidentiary Support*, June 10, 2010. [a] SP = Service Population (residents + employees). [b] Stationary Sources include stationary combustion sources (industrial-type uses) regulated by the APCD.	

According to the methodology used to establish the BAAQMD GHG threshold, the threshold of 1,100 MT CO_2e/yr is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. For projects that are above this "bright-line cutoff level" of 1,100 MT CO_2e/yr, emissions from these projects would still be less than cumulatively significant if the project as a whole would result in an efficiency of 4.6 MT CO2e per service population per year for mixed-use projects (BAAQMD 2010b).

On June 10, 2010, the Santa Barbara County Planning & Development Department produced a memorandum "*Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards,"*[1] which states, "While Santa Barbara County land use patterns differ from those in the Bay Area as a whole, Santa Barbara County is similar to certain Bay Area counties (in particular, Sonoma, Solano, and Marin) in terms of population growth, land use patterns, GP/CLUP policies, and average commute patterns and times. Because of these similarities, the methodology used by BAAQMD to develop its GHG emission significance thresholds, as well as the thresholds themselves, have applicability to Santa Barbara County and represent the best available interim standards for Santa Barbara County." In accordance with CEQA Guidelines §§15064.4(b)(2), and 15064.7(c), the City has consistently relied upon Santa Barbara County's "*Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards,"* as the expert recommended threshold for establishing greenhouse gas impacts of a project.[2]

[1] Santa Barbara County Planning & Development Department, *Support for Use of Bay Area Air Quality Management District Greenhouse Gas Emissions Standards*. *Interim GHG Emissions – Evidentiary Support*, June10, 2010.

[2] On August 13, 2013, the Court of Appeal of the State of California, First Appellate District, reversed the lower court's writ of mandate invalidating the BAAQMD's thresholds of significance. As a result of the Court of Appeal's reversal of the Alameda Superior Court's ruling, BAAQMD may now recommend use of their 2010 CEQA thresholds. (*California Building Industry Association v. Bay Area Air Quality Management District*, ___ Cal.App.4th ___, (Court of Appeal Case No. A136212).)

The City of Goleta is located in Santa Barbara County and shares meteorological attributes, as well as similar land use patterns and policies, and thresholds deemed applicable in Santa Barbara County would also reasonably apply to projects within the City Goleta. In addition, the City of Goleta would rely upon the Santa Barbara County Air Pollution Control District (APCD), as a commenting agency, to review the GHG analysis, and these thresholds would represent a consistent approach and uniformity for impact determinations for City and County projects under the District's review. Therefore, this analysis uses the BAAQMD/Santa Barbara County Interim Thresholds of Significance to determine the significance of GHG emissions related to this project, based on the 1,100 MT CO_2e/year or 4.6 MT CO_2e per service population per year threshold for commercial and residential land uses. There is no BAAQMD threshold of significance for construction emissions.

According to the methodology used to establish the BAAQMD GHG threshold, the threshold of 1,100 MT CO_2e/yr is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. Of all the projects to be expected to be built out in the San Francisco Bay Area Air Basin by 2020, approximately 59 percent of these projects would exceed this threshold; this fraction of projects would account for 92 percent of all emissions expected at buildout in 2020. For projects that are above this "bright-line cutoff level" of 1,100 MT CO_2e/yr, emissions from these projects would still be less than cumulatively significant if the project as a whole would result in an efficiency of 4.6 MT CO_2e per service population per year for mixed-use projects (BAAQMD 2010b).

According to the applicable thresholds for this project, the project would result in a significant impact if it:

A. Generates operational emissions in an amount more than 1,100 MT CO_2e/yr, and/or results in significant construction or operational GHG emissions based on a qualitative analysis.
B. Fails to employ reasonable and feasible means to minimize GHG emissions in a manner that is consistent with the goals and objectives of AB 32.

It is also noted that the use of the BAAQMD threshold does not imply that it is a threshold that the City has formally adopted or should adopt as a GHG emissions significance threshold.

Project Specific Impacts

Given the global nature of climate change resulting from GHG emissions, GHG emission impacts are inherently cumulative in nature. Accordingly, the determination of whether a project's GHG emissions impacts are significant depends on whether those emissions would make a cumulatively considerable contribution to a significant cumulative impact. This is assessed in the Cumulative Impacts section below.

Cumulative Impacts

a,b) The project's "business as usual" GHG emissions have been calculated for the project. "Business as usual" refers to emissions that would be expected to occur in the absence of GHG reduction measures. These emissions include operation of the project and forecast trip generation, as well as the GHG emissions from project construction. The CalEEMod v.2012.2.2 computer model was used to calculate direct and indirect project-

related emissions. Table GHG-2 presents the estimated CO_2, N_2O, and CH_4 emissions of the project.

Construction. Project construction activities would generate approximately 81.68 MT CO_2e. Construction GHG emissions are typically summed and amortized over the lifetime of the project (assumed to be 30 years), then added to the operational emissions. Construction GHG emissions have been amortized, and would result in 2.72 MT CO_2e/yr.

Mobile Source. The CalEEMod model relies upon project-specific land use data to calculate mobile source emissions. The proposed project would directly result in 69.06 MT CO_2e/yr of mobile source-generated GHG emissions.

Energy Consumption. Energy Consumption emissions were calculated using the CalEEMod model and project-specific land use data. Electricity would be provided to the project site via Southern California Edison. The project would indirectly result in 21.52 MT CO_2e/yr due to energy consumption.

Water Demand. The project's water supply would be groundwater and imported sources provided by the Goleta Water District. The estimated water demand for the proposed project would be approximately 0.64 million gallons of water per year. Emissions from indirect energy impacts due to water supply would result in 1.34 MT CO_2e/yr.

Solid Waste. The project is anticipated to generate approximately 6.97 tons of solid waste per year. Solid waste associated with operations of the proposed project would result in 3.17 MT CO_2e/yr.

Table GHG-2
Business as Usual Greenhouse Gas Emissions

Source	Total Metric Tons of CO_2e[3]
Mobile Source	69.064
Energy	21.52
Water Demand	1.34
Waste	3.17
Construction (amortized over 30 years)	2.72
Total Project Emissions[3]	**97.81 MT CO_2e/yr**
GHG Significance Threshold	**1,100.00 MT CO2e/yr**
GHG Significance Threshold Exceeded?	***No***

Notes:
1. Emissions calculated using CalEEMod v.2013.2.2 computer model.
2. Totals may be slightly off due to rounding.

Total Project-Related Sources of Greenhouse Gases. As shown in Table GHG-2, the total amount of project-related "business as usual" GHG emissions from all sources combined would total 97.81 MT CO_2e/year. Therefore, the total project-related unmitigated operational GHG emissions would not exceed the 1,100 MT CO_2e/year threshold utilized by the City, resulting in a greenhouse gas emissions impact that would be less than significant.

Required/Recommended Mitigation Measures

As the impacts associated with greenhouse gas emissions would be less than significant, no mitigation would be required.

Residual Impact

The project would not result in any residual impacts on Greenhouse Gas Emissions.

Hazards and Hazardous Materials

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			■		

Existing Setting

The site has a history of agricultural production since the 1840s. The most recent agricultural use of the property includes the keeping of horses as well as a small avocado and citrus orchard, which has been ongoing for the last 60 years (Dudek; *Phase 1 Environmental Site Assessment, 880 Cambridge Drive*, dated October, 2011). The project site is not listed on the Cortese List pursuant to Government Code Section 65962.5 as a hazardous materials site. There are no private airstrips in the vicinity of the project site, and the property lies within 2¼ miles of the Santa Barbara Municipal Airport (SBMA). The project site lies well out of the Wildland Fire Hazard Area of the City.

Thresholds of Significance

A significant impact with regard to hazards and hazardous materials would be expected to occur if the project resulted in any of the impacts noted in the above checklist. In addition, the City's Thresholds Manual addresses public safety impacts resulting from involuntary exposure to hazardous materials. These thresholds focus on the activities that include the installation or modification to facilities that handle hazardous materials, transportation of hazardous materials, or non-hazardous land uses in proximity to hazardous facilities. Since the project is not a hazardous materials facility, the City's risk based thresholds are not applicable.

Project Specific Impacts

a,b) As a residential subdivision, the project would not be expected to generate hazardous waste or pose a threat for the release of hazardous materials through use or transport of such materials. The commercial stabling of horses onsite will not continue as a result of the subdivision. Large quantities of pesticides and insecticides are not anticipated given the residential nature of the project and such agricultural chemicals are not commonly used on avocado and citrus trees (Dudek; October, 2011). Therefore, the risk of exposure of the public and/or the environment to hazardous materials either used or transported onsite would be less than significant.

c) The project site lies within 700 feet of Mountain View Elementary School (less than ¼ mile). Given the nature of the project, the amounts and types of hazardous materials used onsite (household varieties and levels) would not be sufficient to pose a threat to the school in case of an accidental release, and would not pose a greater risk than already exists in the surrounding neighborhood. Associated safety risks would be less than significant.

d) The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5 (Cortese List). As such, associated hazardous material risks and impacts would not occur to the public or the environment as a result of project implementation.

e,f) There are no private airstrips in the vicinity of the project site. The project site is located well outside of the Santa Barbara Municipal Airport (SBMA) approach zone as defined by the Santa Barbara County Airport Land Use Plan. The SBMA approach zone is approximately 1½ miles to the south of the project site therefore, no safety impact associated with SBMA operations would result.

g,h) The project would not result in the construction of any new facilities or establishment of new uses that could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Santa Barbara County Fire Department has reviewed the project and determined that the access plan utilizing two driveways with Department approved hammerheads is adequate for emergency services purposes. The project site is located adjacent to but outside of the City's Wildland Fire Hazard Area. Therefore, associated impacts on emergency services and exposure to wildland fire hazards would be less than significant.

Cumulative Impacts

Because project specific hazards risk and risk of exposure to hazardous materials would be less than significant given the small residential nature of the proposal, project contributions to cumulative hazards risks and exposure to hazardous materials would be less than significant.

Required/Recommended Mitigation Measures

As all project impacts involving the risk of exposure of the public and/or environment to hazards or hazardous materials would be less than significant or no impact, no mitigation is required.

Residual Impact

The project would not result in any residual impacts on Hazards and Hazardous Materials.

Hydrology and Water Quality

Would the project:	**Potentially Significant Impact**	**Less Than ignificant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**See Prior Document**
a. Violate any water quality standards or waste discharge requirements?			■		
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			■		

Would the project:	Potentially Significant Impact	Less Than ignificant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			■		
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			■		
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■		
f. Otherwise substantially degrade water quality?			■		
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■	
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■	
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				■	
j. Inundation by seiche, tsunami, or mudflow?				■	

Existing Setting

The existing drainage pattern on the site involves sheet flows across the site. Where the water flows westward the runoff enters the gutter system along Cambridge Drive and is conveyed to either a City owned open space area on the west side of Cambridge Drive that functions as a bioretention basin or to the drainage facilities along Cathedral Oaks Road. Sheet flow to the east is captured in an offsite, concrete lined drainage swale along the eastern property boundary that connects to the City's stormdrain network in Longfellow Drive to the east of the property (Flowers and Associates; *Preliminary Drainage Analysis, 880 Cambridge Drive, Goleta, CA, February 7, 2014*). Planned storm water management improvements associated with the project include onsite detention, infiltration, and dispersion.

Thresholds of Significance

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

Project Specific Impacts

a) All sewage effluent generated by the project would be collected by the Goleta Sanitary District and conveyed to the District's sewage treatment facility. The only other source of discharge from the site would be landscape irrigation tailwater. Given the nature of the project (single family residential) and planned onsite storm water detention, infiltration, and dispersion system for the subdivision, water quality would not be adversely affected (Flowers & Associates, Inc.; *Conceptual Lot Development Plan Exhibit, Harvest Hill Ranch, 880 Cambridge Drive*, *County of Santa Barbara,* dated May 9, 2012). Therefore, project related impacts in this topic area would be less than significant.

b) Water for the project would be provided by the Goleta Water District (GWD). The GWD operates under the *Wright Judgment* which prohibits overdrafting of the Goleta Groundwater Basin (GGWB) and mandates the maintenance of the basin in a hydrologically balanced condition (*Wright v. Goleta Water Dist.* (1985) 174 Cal. App. 3d 74.). Based on historic water demand provided by GWD, the prior orchard and equestrian uses on the property had a higher onsite water demand than the proposed project. As such, the project would result in a reduction in onsite water demand. Providing water to the project site would not contribute to groundwater overdraft compared to baseline levels. In addition, the project site is one of the properties granted "adjudicated" water rights through the *Wright Judgment* and therefore not subject to the groundwater mandates set forth therein. Based on this and the fact the project would result in a reduction in water demand, the project would result in a less than significant impact to groundwater supplies.

c) During construction of subdivision improvements, project grading is anticipated to impact over 1.5 acres of the project site (Earthwork Calculations Services; June 22, 2012). Per the City of Goleta, Municipal Code, Section 15.09.290, an Erosion and Sediment Control Plan will be required by the applicant as part of the grading plan and permit requirements, containing requirements of the City's best management practices (BMPs) for erosion and sediment control. This will prevent erosion and reduce silt in surface water runoff and in the storm drain system during removal of artificial fill, site grading and soil disturbance needed for construction of subdivision improvements and future residential development. As such, due to the City's requirements of BMP's for erosion and sediment control, the proposed project would have a less significant impact.

d,e) The project would result in an increase in impermeable surfaces (residential dwellings, driveways, walkways, patios, etc.) and would increase the potential for urban pollutants to be captured by storm water runoff from the site. To address this issue, all storm water from the developed portions of each lot would be collected through a system of

bioretention areas designed to infiltrate most of the runoff, as well as other detention/infiltration/dispersion trenches that convey runoff to subterranean storm water storage structures (Flowers & Associates, Inc.; February 7, 2014).

The project civil engineer, Flowers & Associates, Inc. has prepared a preliminary drainage analysis that identifies the existing (baseline) storm water runoff condition as well as assesses the adequacy of the drainage improvements noted in the conceptual lot development plan noted above. Pursuant to the preliminary drainage analysis, pre-development (baseline) peak storm waterflows, and post development peak stormwater flows including proposed diversion systems are estimated in Table H-1 for the 2, 5, 10, 25, 50, and 100 year events (Q2, Q5, Q10, Q25, Q50, and Q100) (Flowers & Associates, Inc.; February 7, 2014):

Table H-1
Pre-Development / Post Development Peak Stormwater Flows
Cubic Feet/Second (cfs)

Storm Event	Pre-Development	Post Development	Percent Difference
Q2	4.01 cfs	3.96 cfs	1.2%-
Q5	7.18 cfs	6.88 cfs	4.2%-
Q10	9.42 cfs	8.82 cfs	6.4%-
Q25	12.18 cfs	11.21 cfs	7.8%-
Q50	14.23 cfs	12.88 cfs	9.5%-
Q100	16.2 cfs	16.3 cfs	0.6%+

Given this analysis, the project including diversion systems would result in decreased storm water runoff (ranging from 1.2% to 9.5%) for all storm events except the 100 year event. The 100-year storm event storm water runoff would be virtually identical to baseline values.

On July 12, 2013, the Central Coast Regional Water Quality Control Board adopted new stormwater regulations, called the Central Coast Post Construction Requirements, effective March 6, 2014. The new regulations apply to all development projects in designated Stormwater Management Areas resulting in 2,500 square feet or more of net impervious surface area. This project is subject to the new regulations. The County of Santa Barbara has developed guidelines, called the Project Clean Water Stormwater Technical Guide (Technical Guide), to help municipalities implement the new regulations. The City follows the Technical Guidelines. In compliance with the Central Coast Post Construction Requirements and Technical Guidelines, the applicant would need to submit a complete Stormwater Control Plan as described by the Technical Guide. The Stormwater Control Plan would need to demonstrate adequate stormwater management features and facilities as well as an operation and maintenance plan that identifies the individuals responsible for maintenance of the facilities. The Stormwater Control Plan must be approved by the Planning and Environmental Review Director, or designee, prior to LUP Approval. As much of the site would remain undisturbed and/or in a pervious state, there are ample onsite opportunities for stormwater management features and facilities such as bioretention areas that will increase storm water detention, infiltration, and storage to manage post-development stormwater runoff. Given the above analysis, and the requirement for an approved Stormwater Control Plan, project impacts on storm water flows into the City's storm drain system would be less than significant.

f) Currently, runoff sheet flows across the site as described in the setting above. As a result of project improvements implemented through the approved Stormwater Control Plan described above, the storm water detention, infiltration, and storage improvements would substantially improve treatment of storm water runoff prior to offsite discharge if any. Drainage inlets would be placed at both of the project's driveways to Cambridge Drive and fitted with inlet filters for removal of sediment and debris as well as media filters for hydrocarbon removal. Filtered storm water runoff will be conveyed by onsite storm drains to discharge to bioretention areas, a detention/infiltration trench, or to a curb face outlet on Cambridge Drive for metered release at a level equal to or less than existing volumes (Flowers & Associates, Inc.; February 7, 2014). Additional best management practices (BMPs) planned for inclusion into the project design include the following:

1. Downspouts connected to swale or landscaped areas and away from building foundations;
2. Driveways sloped to landscaped areas; Filter strips; and,
3. Revegetation of previously unvegetated open areas onsite.

As such, potential water quality impacts are less than significant.

g,h) None of the proposed development is within an area subject to flooding during a 100-year storm event due to the topography of the site and the fact that it is not in proximity to any creek. As such, associated flooding impacts as a result of project implementation are non-existent.

i,j) There are no levees or dams upstream of the project site that could threaten the future homes in the event of a dam or levee failure. The entirety of the site lies at an elevation ranging from 150 to 185 feet above msl and as such is well outside of the City's Potential Tsunami Run-Up Area as mapped by the City's GP/CLUP (Safety Element, Figure 5-2). Therefore, impacts to people and property associated with the failure of an upstream levee and/or dam, or due to inundation as a result of a tsunami, are non-existent.

Cumulative Impacts

All project contributions to cumulative hydrology/water quality impacts would be less than significant.

Required Mitigation Measures
No mitigation measures are required.

Residual Impact

The project would not result in any residual impacts on Hydrology and Water Resources.

Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Physically divide an established community?				■	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for purpose of avoiding or mitigating an environmental effect?			■		
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				■	

Existing Setting

The Land Use Element of the GP/CLUP designates the site as single family residential (R-SF). According to Land Use Policy LU 2.4, the intent of the single family residential designation is to identify and protect appropriately located land areas for low density residential development. The project site is completely surrounded by single family residential development. The project site lies within the Inland Area of the City with an existing zoning designation of DR-1.8 (Design Residential, 1.8 units/acre). Surrounding residential development within the City (residential development to the north, west, and south of the project site) is zoned 15-R-1 (single family residential, minimum lot size 15,000 square feet), 20-R-1 (single family residential, minimum lot size 20,000 square feet) or DR-1.8. The existing residential development to the east of the project site lies within the unincorporated portion of Santa Barbara County and is zoned either 12-R-1 (single family residential, minimum lot size 12,000 square feet) or 15-R-1. The applicant is requesting that the project site be rezoned to 20-R-1.

Thresholds of Significance

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

Project Specific Impacts

a,c) The project would not result in the physical division of any established community or neighborhood. The project represents residential infill within an established and developed residential area of the City with a density at or below any of the surrounding residential areas. In addition, the project does not involve modifications to the existing circulation network within the community. Access to the site would continue to be provided via two driveways onto Cambridge Drive. Pursuant to GP/CLUP Conservation Element Figure 4-1, no Environmentally Sensitive Habitats Areas (ESHAs) or special status species occur on the project site. There are no habitat or natural community conservation plans that apply to the project site. Therefore, the project would not result in impacts to any conservation plans.

b) The Single Family Residential land use category (GP/CLUP) identifies appropriately located land areas for family living in low-density residential environments and is intended to provide for development of one single-family residence per lot. The project is an allowed and permitted use within the Single Family Residential land use category.

The proposed project is consistent with the applicable requirements of the proposed 20-R-1 zoning district of the Inland Zoning Ordinance including permissible uses, maximum building height, and setbacks. The maximum building height for the project would be limited by the 25 foot maximum in the Inland Zoning Ordinance, and the homes will be a mixture of one and two stories. Setbacks would be 20-feet in the front, 10-feet on the sides, and 25-feet in the rear, which are the maximums allowed in the 20-R-1 Zone District.

The Visual and Historic Element of the GP/CLUP identifies the existing primary residence as a "locally significant historic resource" (Table 6-1/Figure 6-2, Visual and Historic Resources Element of the GP/CLUP). The applicant has no plans to alter, remove, or remodel the primary residence. In keeping with the policies of the Visual and Historic Element (VH 5.4, preservation of historic resources; VH 5.5, alterations subject to Phase 1 or 2 Historic resource study; VH 5.6, Phase 1 or 2 Historic resource study and salvage/relocation/documentation for demolition of historic structures;, VH 5.7 mitigation of new development impacts on historic resources; and VH 5.8 through VH 5.9), the applicant had a professional historian, Ronald Nye, PhD, prepare a historic resource assessment of all the existing structures onsite. As noted in the discussion of Cultural Resources, based on a site specific study none of these structures, including the primary residence, meet either City criteria for locally significant historic resources or State guidelines for listing on the California Register of Historic Resources.

On lot 3, the applicant proposes to retain the existing adobe barn, which may be adaptively reused and converted to a residential second unit in the future. The reuse would not include additional square footage to the barn. However, there could be architectural changes to enhance the exterior aesthetics of the barn. The primary dwelling unit proposed on Lot #3 has been reduced in size compared to other dwelling units in the subdivision in order to compensate for a potential residential second unit in the future, and to keep the overall habitable square footage for the lot consistent with the rest of the subdivision if the residential second unit is completed.

Therefore the projects effect on applicable City policy or regulation would be less than significant.

Cumulative Impacts

The project's density and number of units were anticipated in the Single Family Residential land use designation in the GP/CLUP, and therefore no cumulative land use impacts would result.

Recommended/Required Mitigation Measures

As there are no significant land use impacts, mitigation would not be required.

Residual Impact

The project would not result in any residual impacts on Land Use and Planning.

MINERAL RESOURCES

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

Existing Setting

The project site has been historically used for agricultural and equestrian purposes and there is no evidence that mineral resources or the extraction of mineral resources ever occurred onsite.

Thresholds of Significance

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

Project Specific Impacts

a,b) There are no known mineral resources of importance to the region or the state onsite and the project site is not designated under the City's GP/CLUP as an important mineral resource recovery site. Associated impacts as a result of project implementation would not occur.

Cumulative Impacts

As there are no project specific impacts on mineral resources, project contributions to cumulative impacts on mineral resources in the area would also not occur.

Required/Recommended Mitigation Measures

No mitigation would be required.

Residual Impacts

The project would not result in any residual impacts on Mineral Resources.

Noise

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

Existing Setting

The project site lies entirely within the <60 dBA noise contour of the City's GP/CLUP (Figure 9-1) and is far removed from any significant noise source such as the Santa Barbara Municipal Airport (SBMA), the Union Pacific Railroad, US Highway 101, or major arterials such as Hollister Avenue and Calle Real. The project site is however surrounded by single family residences and Mountain View school, all designated as sensitive noise receptors by the GP/CLUP.

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

doubled. For linear sources such as Highway 101 or the railroad tracks, the attenuation is 3 dB for each doubling of distance from the source.

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

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

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

Thresholds of Significance

A significant noise impact would be expected to occur if the proposed project resulted in any of the impacts noted in the above checklist. In addition, based on the City of Goleta's *Environmental Thresholds and Guidelines Manual*, Section 12 Noise Thresholds, the following thresholds are used to determine whether significant noise impacts would occur

1. A development that would generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors would generally be presumed to have a significant impact.

2. Outdoor living areas of noise sensitive uses that are subject to noise levels in excess of 65 dBA CNEL would generally be presumed to be significantly impacted by ambient noise. A significant impact would also generally occur where interior noise levels cannot be reduced to 45 dBA CNEL or less.

3. A project would generally have a significant effect on the environment if it would increase substantially the ambient noise levels for noise sensitive receptors in adjoining areas. Per Threshold 1 above, this may generally be presumed to occur when ambient noise levels affecting sensitive receptors are increased to 65 dBA CNEL or more. However, a significant affect may also occur when ambient noise levels affecting sensitive receptors increase substantially but remain less than 65 dBA CNEL, as determined on a case-by-case level.

4. Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to the US EPA guidelines, the average construction noise is 95 dBA at a 50-foot distance from the source. A 6 dB drop occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dBA. Construction within 1,600 feet of sensitive receptors on weekdays outside of the hours of 8:00AM to 5:00PM and on weekends

would generally be presumed to have a significant effect. Noise attenuation barriers and muffling of grading equipment may also be required. Construction equipment generating noise levels above 95 dBA may require additional mitigation.

With regard to Threshold 3, the term "substantial increase" is not defined within the Thresholds Manual. The limits of perceptibility by ambient grade instrumentation (sound meters) or by humans in a laboratory environment is around 1.5 dB. Under ambient conditions, people generally do not perceive that noise has clearly changed until there is a 3 dB difference. A threshold of 3 dB is commonly used to define "substantial increase." Therefore, for purposes of this analysis, an increase of +3 dBA CNEL in traffic noise would be a significant impact. Increases of +3.0 dB require a doubling of traffic volumes on already noise-impacted roadways. Projects usually do not, by themselves, cause traffic volumes to double. Offsite traffic noise impacts are therefore almost always cumulative in nature rather than individually significant.

Project Specific Impacts

a,c) As stated above, the project site lies outside of the 60 dB(A) Community Noise Equivalent Level (CNEL) noise exposure contour within the City's GP/CLUP (Figure 9-1). The primary sources of noise in the area are typical noise generating uses of a single family residential neighborhood including an elementary school (Mountain View Elementary). The GP/CLUP indicates that the range of normally acceptable noise levels for schools and single family residences is 50-60 dB(A). "Normally acceptable" for a specified land use is defined as:

> *satisfactory based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements. Both such uses are considered sensitive receptors and the limit of acceptable noise exposure of sensitive receptors is typically 60 dBA CNEL.*

Future noise contours at build out of the GP/CLUP indicate that the anticipated exterior noise levels to be experienced by project residents fall within this range. With typical construction techniques, interior noise levels typically decrease by 20 dB. Given the project's location and anticipated future CNEL, ambient noise impacts on project residents would be less than significant.

b) The project would not expose neighboring sensitive receptors to excessive groundborne vibration or groundborne noise levels since construction of the project would not require such vibration/noise generating construction techniques such as the driving of foundation piles. Impacts associated with groundborne noise and vibration on sensitive receptors in the area would be less than significant.

d) The City's Thresholds Manual notes construction noise poses a potentially significant impact on sensitive receptors if such receptors are within 1,600 feet of the construction site. Noise associated with heavy equipment operation and construction activities can average as high as 95 dB or more measured 50 feet from the source. At a point-source attenuation rate of 6 dB for each doubling of distance from the source, construction equipment noise levels at 95 dB would not decrease to below the 65 dB threshold for sensitive receptors until the distance between the source and receptor is 1,600 feet. Because many of the existing single family residences and Mountain View School are within 1,600 feet of the project site, construction noise impacts on such sensitive

receptors in the area would be potentially significant. With the inclusion of the mitigation measures below, the potential impacts would be less than significant. Construction noise at levels in excess of 65 dB is a short term impact. Given the residential nature of the project, noise levels at build-out of the project would be less than significant.

e) The site is located outside of the Santa Barbara Municipal Airport Approach Zone as defined by the Santa Barbara County Airport Land Use Plan as well as the Airport's 60 dB(A) noise contour. Relatively high altitude overflights which may occur over the project site are a less than significant noise impact on project residents and employees.

f) There are no private airstrips within the vicinity of the project site and hence no impact would result.

Cumulative Impacts

Because project related construction noise would pose only a short-term noise impact, the project contributions to cumulative noise impacts would be less than significant.

Required Mitigation Measures

1. All noise-generating project construction activities must be limited to Monday thru Friday, 8:00 a.m. to 5:00 p.m. Construction will 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 Review, or designee. The permittee must post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation. **Plan Requirements and Timing:** Three (3) signs stating these restrictions must be provided by the permittee and posted on site. Such signs must be a minimum size of 24" x 48." All such signs must be in place prior to beginning commencement of any grading/demolition and maintained through to occupancy clearance. Violations may result in suspension of permits.
Monitoring: The Planning and Environmental Review Director, or designee, will monitor compliance with restrictions on construction hours and promptly investigate and respond to all complaints.

2. Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50-feet from the source in an unattenuated condition must be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries. **Plan Requirements and Timing:** The permittee must submit 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 for shielding such stationary equipment so that it complies with this requirement for review and approval by the Planning and Environmental Review Director, or designee. This information must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to LUP issuance. All City approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities must be implemented and maintained for the duration of the period when such equipment is onsite.

Monitoring: The Planning and Environmental Review Director, or designee, will periodically inspect the site to ensure compliance with all noise attenuation requirements.

Residual Impact

With implementation of these mitigation measures, residual short-term construction noise impacts would be less than significant. No significant long-term noise impacts will occur with project build out.

POPULATION AND HOUSING

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

Existing Setting

According to the City of Goleta Housing Element Technical Appendix, June, 2009, as of January 2009, the City's population was 30,476 people. The California Department of Finance estimated the City's population was 29,962 people as of January, 2013. The estimated average household size was 2.7 persons and there were 11,559 housing units. Upon build-out of the GP/CLUP (anticipated to occur by the year 2030), the City's population is expected to reach 38,100.

Thresholds of Significance

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

Project Specific Impacts

a) The project would result in the construction of a net new six (6) single family residential units. Applying the City's overall average household size of 2.7 people/household, the project would generate a population increase of 16 people. This represents a 0.05% increase in the City's population that was already anticipated given the fact that under the GP/CLUP, the project site's planned land use is designated as single family residential (R-SF). Existing infrastructure to support the project is already available (water, sewer, drainage, roadways, etc) and service extensions from such infrastructure would not induce unplanned growth in the area.

Given the minimal population increase (0.05%), and the fact that needed infrastructure to serve this new population is already in place, project impacts associated with such an increase in population would be less than significant.

b,c) The project site is currently developed with one single family residence and associated ancillary structures. The project would not displace any existing housing units or require the displacement of any people thereby necessitating the construction of replacement housing. Therefore, no such impacts would occur.

Cumulative Impacts

The project would not result in any significant contribution to cumulative housing and population impacts either within the City or the surrounding Goleta Valley.

Mitigation Measures

No mitigation would be required.

Residual Impacts

The project would not result in any residual impacts on Population and Housing.

Public Services and Utilities

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

Existing Setting

Fire Protection

Fire protection services would be provided by the Santa Barbara County Fire Department (SBCFD). The closest station to the project is Fire Station #12 at 5330 Calle Real, just west of the Calle Real/Patterson Avenue intersection and approximately 1.8 miles to the south and east. The National Fire Protection Association (NFPA) and the SBCFD identify the following three guidelines regarding the provision of fire protection services:

1) A firefighter-to-population ratio of one firefighter on duty 24 hours a day for every 2,000 persons is the ideal goal. However, one firefighter for every 4,000 persons is the absolute maximum population that can be adequately served.
2) A ratio of one engine company per 12,000 persons, assuming three firefighters per station (or 16,000 persons assuming four firefighters per station), represents the maximum population that the SBCFD determined can be adequately served by a three-person crew.
3) A goal of five-minute response times for all calls for service in urban areas.

The mandated Cal-OSHA requirement for firefighter safety, known as the “two-in-two-out rule” is also applicable. This rule requires a minimum of two personnel to be available outside a structure prior to entry by firefighters to provide an immediate rescue for trapped or fallen firefighters, as well as immediate assistance in rescue operations.

Station 12 has an engine company with a staff of three personnel, consisting of an engine company captain, engineer, and firefighter. Fire Station 12 currently does not meet the NFPA and SBCFD guidelines, as follows (City of Goleta, GP/CLUP Final EIR, Table 3.12-1; 2006):

1) The current ratio of firefighters to population at Fire Station 12 is 1: 5,541.
2) Fire Station 12 currently serves a population of 16,623 (2000 Census), which is above the ratio of one engine company (three-person crew) per 12,000 population by approximately

4,623 people.
3) Response time from Fire Station 12 is typically within 5 minutes.

The SBCFD has also recently implemented a dynamic deployment system, for its fire engines, in addition to the traditional static deployment system from fire stations when the station's engine is "in-house". Dynamic deployment allows for the dispatching of engines already on the road to emergency calls rather than dispatching by a station's "first in area", as has been the previous practice. Basically, dynamic deployment uses a Global Positioning System (GPS) to monitor the exact location of each engine in real time. Previously, when an engine was out on routine (non-emergency) activities, such as inspections or training, the engine company was considered "in-service" and its exact location at any given moment in time was not known to County Dispatch. However, with dynamic deployment using the County's GPS, County dispatch has real-time information on the exact location of each engine at all times and can dispatch the closest, un-engaged engine to an emergency incident, regardless of which fire station's service area the call originates from. This precludes the need for an in-service engine to have extended run times when another fire engine would be closer (Fidler; telecom of 8/16/11). The Fire Department has also added a battalion chief as the fourth fire fighter on scene, in order to meet the "two-in-two-out rule."

Police Services
Police services are provided by the Santa Barbara County Sheriff's Department under contract to the City of Goleta (City). The City is divided into 3 patrol units, with 1 police car assigned to each unit. Additional police services are available from Santa Barbara County to supplement City police in an emergency. City police operate from three locations: City Hall, an office located in Old Town on Hollister Avenue, and a third location at the Camino Real Marketplace.

Schools
Public education services are provided within Goleta and the remainder of the Goleta Valley by the Goleta Union School District (GUSD) and the Santa Barbara Unified School District (SBUSD). In general, enrollments in the area school system have been declining for the past several years and area schools serving the project vicinity are operating below capacity. These schools include Mountain View Elementary School at 5465 Queen Anne Lane in the unincorporated area of Santa Barbara County, Ellwood Elementary School at 7686 Hollister Avenue, Goleta Valley Junior High at 6100 Stow Canyon Road, and Dos Pueblos High School at 7266 Alameda Avenue.

Libraries
Services at the Goleta Public Library are provided by contract with the City of Santa Barbara in a facility owned by the City at 500 North Fairview Avenue. The 2-acre library site includes a 15,437 square foot (SF) building and parking areas. The facility provides services for the City and nearby unincorporated areas. In 2010/2011, library visits were 256,996 and circulation was 606,741. Services were provided by 5 full-time and 2 part-time employees.

Thresholds of Significance

A significant impact on public services would be expected to occur if the project resulted in any of the impacts noted in the above checklist. While the NFPA and SBCFD criteria shown above are not adopted thresholds of significance, they provide a guideline for determining significance. In addition, the City's Thresholds Manual includes thresholds of significance for potential impacts on area schools. Specifically, under these thresholds any project that would generate enough students to generate the need for an additional classroom using current State standards, would be a significant impact on area schools. Current State standards for classroom size are as follows:

Grades K - 2	20 students/classroom
Grades 3 – 8	29 students/classroom
Grades 9 – 12	28 students/classroom

Project Specific Impacts

Fire Protection
The project would result in a net increase of six single family residences on the property. Fire protection requirements would include, but would not be limited to, structural fires, emergency medical services, public assistance, and other requests.

The project would be primarily served by Fire Station 12, and with implementation of the dynamic deployment system, the 5-minute response guideline would be met.

Once on the scene following any emergency call, the Fire Department would need adequate onsite fire protection facilities. The Fire Department has reviewed the project and determined that the emergency access plan prepared by the applicant is acceptable (SBCFD, letter of 6/08/12; Pepin). The proposed access and turnarounds will provide serviceable access as long as a minimum 20-foot wide all-weather travelway is maintained and parking is prohibited except for specified parking areas in close proximity to the future residences. In addition, the applicant would be required to install three new Fire Department approved fire hydrants capable of flowing 1,250 gallons at 20 psi. Finally, any new residential construction onsite would require compliance with Fire Department standard conditions such as sprinklering, proper addressing, gated access, and payment of Fire Department development impact fees. Therefore, impacts to fire protection services would be less than significant.

Police Services
As stated above, the Santa Barbara County Sheriffs Department provides 24-hour police protection services to the area under contract to the City of Goleta. Demand for police services resulting from the anticipated population increase (up to 20 people), would not change measurably from baseline levels in the foreseeable future. Additionally, the project includes adequate patrol car access. Therefore, project related impacts on police services in the City would be less than significant.

Schools
Using Goleta Union School District and Santa Barbara Unified Schools District student enrollment rates, the project is anticipated to generate one (1) net new Mountain View Elementary School student, 0-1 net new Goleta Valley Junior High School student, and 1 net

new Dos Pueblos High School student.[3] As none of these schools are at capacity and the number of students the project would generate is so low, no associated impacts on area schools are expected as a result of buildout of this subdivision.

Libraries
Residents of the project could utilize the City's public library located at 500 North Fairview. As the anticipated population increase of less than 20 people as a result full build-out of this subdivision would be minimal in nature and not pose a project specific impact on existing library facilities or necessitate the construction of new library space that could have an adverse environmental effect, project related impacts on the City's public library would be less than significant.

Cumulative Impacts

The project would also be subject to payment of Development Impact Fees (DIFs) for the purpose of requiring projects to pay a fair share of services and facilities for fire protection, police protection, libraries, and public administration associated with cumulative development. Fees are due prior to the City's issuance of a certificate of occupancy for the buildings. Santa Barbara Unified School District collects school fees separately for the junior high school and high school within the City, as well as on behalf of the Goleta Union School district elementary schools. School fees are collected prior to certificate of occupancy for the buildings. As a result of payment of these fees, the project's contribution to cumulative impacts on police protection and library services would be less than cumulatively considerable and is less than significant.

Required Mitigation Measures

Based on the above analysis, no mitigation measures would be required.

Residual Impact

Residual project related impacts on public services and facilities would be less than significant.

[3] Enrollment, capacity, and generation factor (0.2 students/unit) for GUSD provided by R. Patrick, 8/22/11, GUSD; Enrollment, capacity, and generation factor (0.2 students/unit DPHS and 0.1 student/unit GVJHS) for the SBSD (0.1 student/unit GVJHS and 0.2 students/unit DPHS) provided by David Hetyonk, 8/22/11, SBSD.

RECREATION

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

Existing Setting

The City's 10 public parks, 4 private parks, and 20 public open space areas comprise a total of 523 acres which equate to approximately 18 acres per thousand residents. The three larger City-owned regional open space preserves, the Sperling Preserve, Santa Barbara Shores Park, and Lake Los Carneros Natural and Historical Preserve collectively account for 363 acres of that total. Approximately 40% of the City's two miles of Pacific shoreline is held in City ownership. Together with the neighborhood open space areas, these preserves provide many opportunities for passive recreation activities and enjoyment of natural areas. Areas specifically developed for active recreational uses however are less abundant with about three acres of land per thousand residents. The City's single recreation center, the Goleta Valley Community Center, is insufficient to fulfill all the needs of community groups and residents. Although privately owned and managed, Girsh Park provides much-needed facilities for active recreation but there remains a shortage of public facilities for active recreation such as sports fields, tennis courts, swimming pools, and dedicated trails.

Thresholds of Significance

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

Project Specific Impacts

a) Using the City's standard of 4.7 acres of park space per 1,000 residents (as noted in the Existing Setting above), the addition of 20 residents as a result of the project would not generate any new, significant demand and/or use of existing neighborhood and regional parks or recreational facilities that could lead to substantial physical deterioration of such community resources. Therefore, the proposed project would have less than significant impacts on recreation facilities within the City of Goleta.

b) Given the anticipated minimal population increase resulting from build-out of this subdivision (less than 20 people) the project would not necessitate construction of any new public recreational facilities or amenities that could have an adverse environmental effect. Therefore, associated impacts would not occur as a result of project implementation.

Cumulative Impacts

As noted above, the project would not result in any significant project-specific effects on recreational facilities or create any substantial new demand for such public amenities. Given the scope and nature of the project, the project will be required to pay park and recreation facility fees pursuant to Goleta Municipal Code Chapter 16.14 at the time of map recordation, which would be used to fund public park facilities that would meet the incremental demand for recreational facilities created by the project. As such, the projects cumulative contribution can be offset and the project's contribution to recreational facilities would be less than significant.

Required/Recommended Mitigation Measures

No mitigation would be required.

Residual Impact

Residual demand for parks and recreational facilities generated by the proposed project would be less than significant.

Transportation and Traffic

Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**	**See Prior Document**
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			■		
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			■		
c. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			■		

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
d. Conflict with and applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■		
e. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■	
f. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			■		
g. Result in inadequate emergency access?			■		
h. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety or such facilities?				■	

Existing Setting

The project site is served by a network of City streets and US Highway 101. Access to the project site is currently provided from Cambridge Drive north of Cathedral Oaks Road. Cambridge Drive is a residential street with a curve-linear alignment, grade differentials, and posted speed limit in front of the site of 35 MPH. There are no designated bike lanes in this location or between Cathedral Oaks and North Patterson. Sidewalks exist along the project frontage on both sides of Cambridge Drive. The closest MTD bus stop is approximately ½ mile southwest of the project site and located on Cathedral Oaks Road.

US Highway 101 is a four-lane, north-south interstate highway that connects the City of Goleta to the Cities of Santa Barbara, Carpinteria, and Ventura to the south and Cities of Buellton, Lompoc, and Santa Maria to the north. Cathedral Oaks Road is an east/west arterial on the north side of US Highway 101 and varies from two to four lanes through the City. Cathedral Oaks and Calle Real are the primary east/west arterials through the City north of US Highway 101.

Thresholds of Significance

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

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

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

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

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

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

Project Specific Impacts

a-d) The site specific traffic analysis generated for the project is based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 8th edition*. The project would generate an estimated 57 average daily trips (ADTs) and 6 PM peak hour trips (PHTs) for the weekday afternoon peak hour of travel between 4:00 and 6:00 PM (Land Use 210, Single Family Residential, ITE *Trip generation Manual, 8th edition*).[4] The closest signalized intersection to the project is Cathedral Oaks Road and Cambridge Drive, which operates at a LOS A with a V/C ratio of 0.31. The 6 PHTs generated by the project represent approximately a 0.01 V/C ratio increase to this intersection, which is well below the City's threshold of 0.20 V/C increase for intersections operating at LOS A. The intersection is forecasted to remain at LOS A in the cumulative setting (2030 buildout). Projects that generate less than 500 daily trips and 50 PHTs are consistent with the Santa Barbara County Congestion Management Program (CMP), which establishes

[4] ADT and PM PHT rates based on 9.57 ADT/dwelling unit and 1.01 PM PHT/dwelling unit for a net project increase of six (6) new dwelling units.

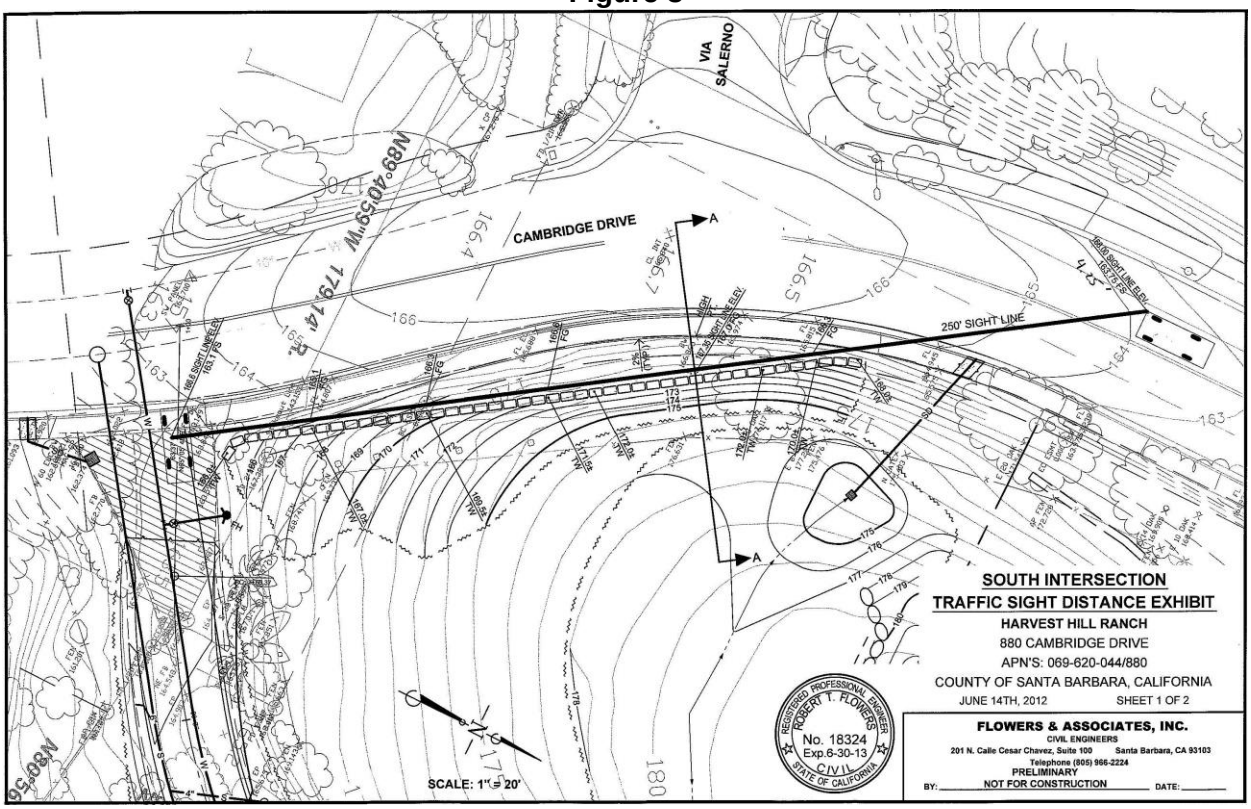
criteria to prevent congestion in the region's intersections. Therefore, the project is consistent with the CMP.

Given the low traffic volume increase resulting from full project buildout, the project would not: a) cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the City's street system; b) exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads, highways, or intersections, and/or c) conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Therefore, project generated traffic impacts in the area would be less than significant.

e) The project lies outside of any airport approach or clear zone and would have no impact on air traffic patterns.

f) Access would be provided from two driveways off of Cambridge Drive, one at the southwest corner of the project site that already exists and the other in the northwest corner of the project site. Cambridge Drive has a posted speed limit of 35 MPH and is relatively flat with a straight alignment north to south along the majority of the project site's frontage from its northern property boundary to approximately the northern property line of Lot 1. Along this portion of Cambridge Drive, available sight stopping distance at the new northerly driveway entrance is well in excess of the minimum 250' required by the Caltrans Highway Design Manual for roadways posted at 35 MPH (Caltrans; Highway Design Manual January 4, 2007). However, where the roadway turns to the southeast and its vertical alignment drops in elevation the resulting available sight stopping distance at the point where the existing and proposed southerly driveway enters onto Cambridge Drive is not ideal. This is due to both the vertical and horizontal alignment of the roadway as well as the steep cut slope leading away from the street and does not meet the 250' standard per the Caltrans Highway Design Manual, (Caltrans; January 4, 2007). To address this issue the applicant's engineer, Flowers and Associated, Inc. and traffic engineer, Associated Transportation Engineers (ATE), has prepared a solution that involves using a retaining wall to grade back the hillside north of the southern driveway to provide the required 250' as noted in Figure 3 below:

Figure 3



As shown in figure 3 above, with this proposed design the southerly driveway entrance onto Cambridge Drive would have the required site distance. Therefore, the project would pose a less than significant impact.

g) The Santa Barbara County Fire Department has reviewed the project's access plan and determined that adequate fire and emergency vehicle access is available to serve the project via the two driveways as discussed in the Public Services section. Therefore, the project would provide adequate emergency access and pose a less than significant impact.

h) Given the location, the context, and nature of the project, the proposal would not result in any conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety or such facilities.

Cumulative Impacts

The intersection at Cathedral Oaks Road and Cambridge Drive is forecasted to continue to operate at LOS A in the 30-year build-out scenario (cumulative) in the City's GP/CLUP, and the project is consistent with the planned land use of the property (Single Family Residential). Given the minor amount of traffic generated by the six new houses (57 ADTs), no intersections within the project's travelshed would experience a significant reduction in LOS from the cumulative condition to the cumulative plus project condition as a result of project implementation. The project's contribution to cumulative traffic impacts in the City would be addressed by payment of

the required traffic development impact mitigation fees. Therefore, project contributions to cumulative traffic conditions at area intersections would be less than significant.

Required Mitigation Measures

No mitigation would be required.

Residual Impact

Residual impacts to traffic and transportation systems would be less than significant.

Utilities and Service Systems

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

Existing Setting

Wastewater Treatment

Wastewater in the project area is collected and treated by the Goleta Sanitary District (GSD) at the Goleta Wastewater Treatment Plant (GWWTP). The GWWTP has a design capacity of 9.7 million gallons per day (mgd), based on an average daily flow rate. However, the discharge is restricted under the facility's National Pollution Discharge Elimination System (NPDES) permit (Permit No. CA0048160) (a Clean Water Act Requirement), to a daily dry weather discharge of 7.64 mgd (RWQCB, 2010). This permit can be renewed regularly to reconsider discharge needs of the facility. It was last renewed in 2010 and would be reconsidered again in 2015. GSD owns 59.22 percent of the capacity rights at the GWWTP, which gives GSD an allotment of 5.74 mgd of treatment capacity. GSD currently contributes 2.54 mgd in flow to the treatment plant, leaving GSD 3.20 mgd of remaining capacity.

At the present time the plant's treatment system consists of primary settling, biofiltration, aeration, secondary clarification, chlorine disinfection, and dechlorination. Wastewater flows greater than 4.38 million gallons per day (MGD) receive primary treatment only and are blended with treated secondary wastewater prior to disinfection and discharge to the ocean. Treated wastewater is discharged to the Pacific Ocean through a diffuser 5,912 feet offshore at a depth of approximately 87 feet. The GSD treatment facilities are in the process of a major upgrade from the current partial secondary blended process to full secondary treatment with construction occurring from 2011 to 2014. When the treatment plant upgrades are completed, the plant will be able to discharge effluent that has been treated to full secondary standards as well the capacity to treat wastewater to the tertiary standards required for recycled water use.

Water Supply

The Goleta Water District (GWD) is the water purveyor for the City of Goleta. The GWD currently has four sources of water: 1) surface water from the Lake Cachuma Project (9,322 acre feet/year or AFY); 2) surface water from the State Water Project (4,500 AFY); 3) ground water from the Goleta groundwater basin (2,350 AFY); and 4) recycled water (up to 3,000 AFY) (Goleta Water District; *Water Supply Assessment, City of Goleta Proposed Amended GP/CLUP*, May 22, 2008). The yearly average demand (2002 to 2007) of 13,992 AFY was delivered to the GWD from a combination of these four sources and together, these four sources are expected to be able to provide approximately 16,572 Acre Feet per Year (AFY) to the GWD through the year 2030 (Goleta Water District; May 22, 2008). According to historical water use data for the property, the average yearly demand from 1971 to 1996 was 6.2 AFY with a highest year consumption level of 31.25 AFY (1972).

Drainage Facilities

The existing drainage pattern on the subject property involves sheet flow to the east and west where it is captured in a concrete swale (east) and the gutter of Cambridge Drive for conveyance via the City's storm water collection system for discharge into San Jose Creek.

Landfill Capacity and Solid Waste

The County of Santa Barbara County owns and, through its Public Works Department (Department), operates the Tajiguas Landfill as well as the South Coast Recycling and Transfer Station. The management of solid waste by the Department includes collection, recycling, disposal, and mitigation for illegal dumping. Within the City, collection services are provided by Marborg Industries. Waste generated in the City is handled at the South Coast Recycling and Transfer Station where recyclable and organic materials are sorted. The remaining solid waste is disposed of at the Tajiguas Landfill. The 80-acre Tajiguas Landfill, located 26 miles west of

Santa Barbara, has a permitted capacity of 23.3 million cubic yards of which 71% is already utilized. The facility is permitted to operate through 2020 and based on current waste disposal rates it will reach its 23.3 million cubic yard capacity in approximately 2023. The South Coast Recycling and Transfer Station processes 550 tons of waste per day (City of Goleta, GP/CLUP FEIR, 2006).

Thresholds of Significance

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

Project Specific Impacts

a,b,e) Applying the GSD's wastewater generation rate of 184 gallons/day (gpd) per residential unit, project generated wastewater effluent would be 1,288 gallons per day (gpd), which is a net increase of 1,104 gpd (one unit currently exists onsite). This represents approximately 0.1% of the 1.12 mgpd remaining allocated capacity of the GSD. This volume of net new wastewater effluent would be a de minimis increase to the wastewater system and GSD has indicated that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project (GSD Sewer Service Availability letter, June 6, 2012). The project will require a Sewer Service Connection Permit from the GSD to guarantee sewer service to the six new residences, which can be acquired. Therefore the project's contribution to waste water discharge would be less than significant.

c) In order to maximize ground percolation, improve storm water runoff quality before offsite discharge, and limit the rate of discharge to the baseline (existing 0 condition) or less, the applicant's subdivision improvements plan utilizes a system of subterranean detention, infiltration, and dispersion trenches with subterranean storm water storage, drainage, and filtered catch basins. As discussed in the Hydrology section, storm water would discharged at metered rates into the gutter along Cambridge Drive and the existing concrete drainage swale along the property's easterly boundary at rates less than or equal to existing rates (Flowers and Associates; *Conceptual Lot Development Plan Exhibit, 880 Cambridge Drive, Goleta, CA* dated May 9th, 2012). Therefore, project build-out subject to these requirements will pose a less than significant impact on the City's system of drainage facilities.

d) Potable water service would continue to be provided by the Goleta Water District (GWD). Applying the water consumption rates for single family residential development at a density of two units/acre (0.5 AFY), projected water demand for the project would be 3.5 AFY or a net decrease of 2.7 AFY from the average yearly baseline level of 6.2 AFY noted above. In addition, the project site is one of the properties granted "adjudicated" water rights through the *Wright Judgment* (*Wright v. Goleta Water Dist.* (1985) 174 Cal. App. 3d 74.). As the project would actually result in a reduction in onsite water demand

over baseline levels, and has its own adjudicated water rights per the *Wright Judgment*, the GWD has sufficient water to supply the project without contributing to groundwater overdraft. The project will be subject to the issuance of a Can and Will Serve letter where the GWD would formally commit to serving the project. Development of the project subject to the conditions of the Can and Will Serve letter from GWD would pose a less than significant impact on the area's water supply.

f,g) The City's Thresholds Manual provides solid waste generation factors for a variety of land uses. Using the rate provided for single family residential development, and adjusting for the baseline level represented by the existing residence onsite, the project would generate approximately 17.2 tons per year of net new solid waste. The quantity of solid waste to be disposed of at landfills (non-recycled waste) is typically estimated at 50% of the total solid waste generation. The net new non-recycled waste from the project is therefore estimated at 8.6 tons per year. This amount does not exceed the City's project specific threshold of 196 tons per year. Therefore, the project's specific impact on solid waste disposal capacity at the Tajiguas Landfill would be less than significant.

Cumulative Impacts

Project contributions to cumulative impacts on the GWD's water supply, GSD's sewage treatment capacity, and the City storm drain system would be less than significant. As the anticipated solid waste flow generated by the project would not be a project specific, significant impact, any increase in the solid waste stream in excess of 1% of that estimated in the Santa Barbara County *Source Reduction and Recycling Element* (SRRE) would be an adverse contribution to cumulative impacts on the Tajiguas Landfill due to its very limited remaining capacity. Pursuant to the City's Thresholds Manual, any project generating more that 40 tons/year after receiving a 50% credit for source reduction and recycling would pose an adverse contribution to cumulative impacts on landfill capacity and the County's ability to handle its long-term solid waste stream. However, in this instance the estimated project generation rate of 8.2 tons per year is well below the City threshold of 40 tons per year and as such, project contributions to cumulative solid waste flow would be less than significant.

Required Mitigation Measures

Based on the above analysis, no mitigation measures would be necessary.

Residual Impact

Residual project impacts on utilities and service systems, including the project's contribution to cumulative impacts, would be less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	See Prior Document
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		■			
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			■		
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		■			

a) The information in the Biological Resources section of this study indicates the applicant's biologist observed one red-shouldered hawk nest in a eucalyptus tree planned for removal for construction of the southerly driveway accessing Lots 1-4. Refer to the Biological Resources Mitigation Measures for information on mitigating this impact. The impact would be less than significant with the incorporation of the mitigation measures.

b) The project's impacts were analyzed for each issue area and determined to be less than significant.

c) Project effects on human beings related to cultural resources, noise and transportation/traffic have been analyzed in this study. Impacts on human beings would be less than significant with the incorporation of mitigation measures, where required.

15.0 PREPARERS OF THE INITIAL STUDY, CONTACTS, AND REFERENCES

This document was prepared by City of Goleta Planning and Environmental Review Department staff.

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ATTACHMENTS

1. Mitigation Monitoring and Reporting Program

Attachment 1
HARVEST HILL RANCH PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigated Negative Declaration for
Case No. 12-086-RZ / -VTM

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
Biological Resources			
B-1. The permittee must retain a City-approved biologist to conduct a survey of nesting birds. The survey must be conducted prior to commencement of any demolition, grading, and/or construction activities, either for subdivision improvements or future residential construction. The survey must establish the breeding and roosting status of nesting birds throughout the subject property and designate a 300 foot buffer from any nest. The survey must include recommendations to minimize impacts to nesting birds during construction, including but not limited to, imposing setbacks, installing fence protection, and restricting the construction schedule. The survey must take into account expected increases and decreases in nesting birds over the construction period and must include a map showing known roosting and nesting sites. Construction within the 300 foot buffer must be avoided during the nesting season (e.g., March 1st through July 1st). In addition, construction must not occur until the City-approved biologist has notified the City that all young birds have successfully fledged and the nests are no longer active.	The 300 foot buffer(s) must be shown on all final grading, drainage, and subdivision improvement plans and residential construction plans where applicable.	The survey described in mitigation measure B-1 must be conducted no more than 14 days prior to construction activities for grading/installation of subdivision improvements as well as for future residential construction on any of the seven lots. Survey conclusions must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to the issuance of Grading/Building permits.	PER

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
B-2. In order to protect all existing native Coast Live Oak trees and all non-native specimen trees designated for retention per Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013 as well as minimize adverse effects of grading and construction onsite, the permittee must implement a tree protection and replacement plan as outlined below. No ground disturbance including grading for buildings, accessways, easements, subsurface grading, and/or underground utility installation can occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan must be incorporated into the project's Conditions, Covenants, and Restrictions (CC&Rs) and must include the following: *Tree Protection Exhibit* h) A tree protection exhibit showing the location, diameter and critical root zone of all native and specimen trees located onsite. i) The tree protection exhibit as described in subsection a) must show fencing of all trees	A copy of the project's CC&Rs incorporating the tree protection and replacement plan must be submitted to the Planning and Environmental Review Director, or designee, for review and approval. The project's CC&Rs must be recorded before recordation of the final map. Before issuance of any LUP for either construction of subdivision improvements or new structures, the permittee must submit grading plans, building plans and the tree protection and replacement plan to the Planning and	Each mitigation measure described in B-2 must be met prior to the issuance of a LUP for either subdivision improvements and/or future residential construction.	PER

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
to be protected at the critical root zone (outer edge of the tree canopy plus 6 feet). Fencing must be at least three feet in height consisting of orange construction fencing or other comparable bright colored material acceptable to the Director of Planning and Environmental Review, or designee, and must be staked every 6 feet. The permittee must place signs stating "tree protection area" at 15 foot intervals on the fence. Fencing and signs must be installed prior to commencement of grading, and remain in place throughout all grading and construction activities. j) The tree protection exhibit as described in subsection a) must clearly identify any areas where landscaping, grading, and trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by the Director of Planning and Environmental Review, or designee. k) The tree protection exhibit as described in subsection a) must clearly identify construction equipment staging and storage areas. The locations must also be depicted on any project plans submitted for LUP for either subdivision improvements and/or future residential construction. No fill soil, rocks or construction materials, or	Environmental Review Director, or designee, for review and approval. All aspects of the plan must be implemented as approved.		

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
construction equipment can be parked, stored or operated within any critical root zone. l) The tree protection exhibit as described in subsection a) must show all proposed utility corridors and irrigation lines for the project. New utilities must be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized. m) The tree protection exhibit as described in subsection a) as well as grading and construction plans must show any proposed tree wells or retaining walls for the project. The tree wells or retaining walls must be located outside of the critical root zone of all protected trees unless specifically authorized. n) The tree protection exhibit as described in subsection a) must identify by tree number on Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013 the trees designated for removal. Only trees designated for removal on the approved tree protection plan can be removed. *Requirements:* f) Any encroachment within the critical root zone of native trees must adhere to the			

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
following standards: iv. Any paving must be of pervious material (gravel, brick without mortar or turf block). v. Any trenching required within the critical root zone of a protected tree must be done by hand. vi. Any roots one inch in diameter or greater encountered during grading or trenching must be cleanly cut and sealed. g) All trees located within 25 feet of buildings must be protected from stucco and/or paint during construction. h) No permanent irrigation can occur within the critical root zone of any native or specimen tree designated for retention per Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013. Drainage plans must be designed so that tree trunk areas are properly drained to avoid ponding. i) The tree protection plan must identify by tree number on Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013 the trees designated for removal. Only trees designated for removal on the approved tree protection plan can be removed.			

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
j) Any Coast Live Oak trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) must be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. A drip irrigation system with a timer must be installed. Replacement Coast Live Oak trees must be planted before final inspection or the City issues a certificate of occupancy and be irrigated and maintained until they are established (five years). The plantings must be protected from predation by wild and domestic animals as well as from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.			
B-3. The permittee must submit to the Planning and Environmental Review Director, or designee, evidence of posting a performance security to guarantee implementation of the approved tree protection and replacement plan.	The performance security must be approved by the City Attorney's Office. The maintenance period for all replacement trees must be a minimum of five (5) years.	The performance securities must be provided and agreements signed before the City issues a LUP for either construction of subdivision improvements or new structures.	PER

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
B-4. During construction, washing of concrete, paint, or equipment can occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Washing is not allowed near native or non-native specimen tree designated for retention per Figure 5 of the Watershed Environmental Inc.; *Biological Assessment, 880 Cambridge Drive, Goleta, CA*, dated August 6, 2013. An area designated for washing functions must be identified on all plans submitted for issuance of any LUP, grading, and/or building permit(s).	The applicant must designate a wash off area, acceptable to the Planning and Environmental Review Director, or designee, on all plans submitted for issuance of any LUP, grading, or building permit(s).	The wash off area must be designated on all plans submitted for issuance of any LUP, grading, and/or building permit(s). The washoff area must be in place throughout construction.	PER
Noise			
N-1. All noise-generating project construction activities must be limited to Monday thru Friday, 8:00 a.m. to 5:00 p.m. Construction will 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 Review, or designee. The permittee must post the allowed hours of operation near the entrance to the site, so that workers on site are aware of this limitation.	Three (3) signs stating these restrictions must be provided by the permittee and posted on site. Such signs must be a minimum size of 24" x 48."	All such signs must be in place prior to beginning commencement of any grading/demolition and maintained through to occupancy clearance. Violations may result in suspension of permits.	PER

Mitigation Measure	Responsible Party Obligation	Time Frame	Monitoring Party
N-2. Stationary construction equipment that generates noise which exceeds 65 dB(A) measured 50-feet from the source in an unattenuated condition must be shielded to reduce such noise levels to no more than 65 dB(A) at project boundaries.	The permittee must submit 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 for shielding such stationary equipment so that it complies with this requirement for review and approval by the Planning and Environmental Review Director, or designee.	This information must be reviewed and approved by the Planning and Environmental Review Director, or designee, prior to LUP issuance. All City approved noise attenuation measures for stationary equipment used in any construction and/or demolition activities must be implemented and maintained for the duration of the period when such equipment is onsite.	PER.