COUNTY OF SANTA BARBARA

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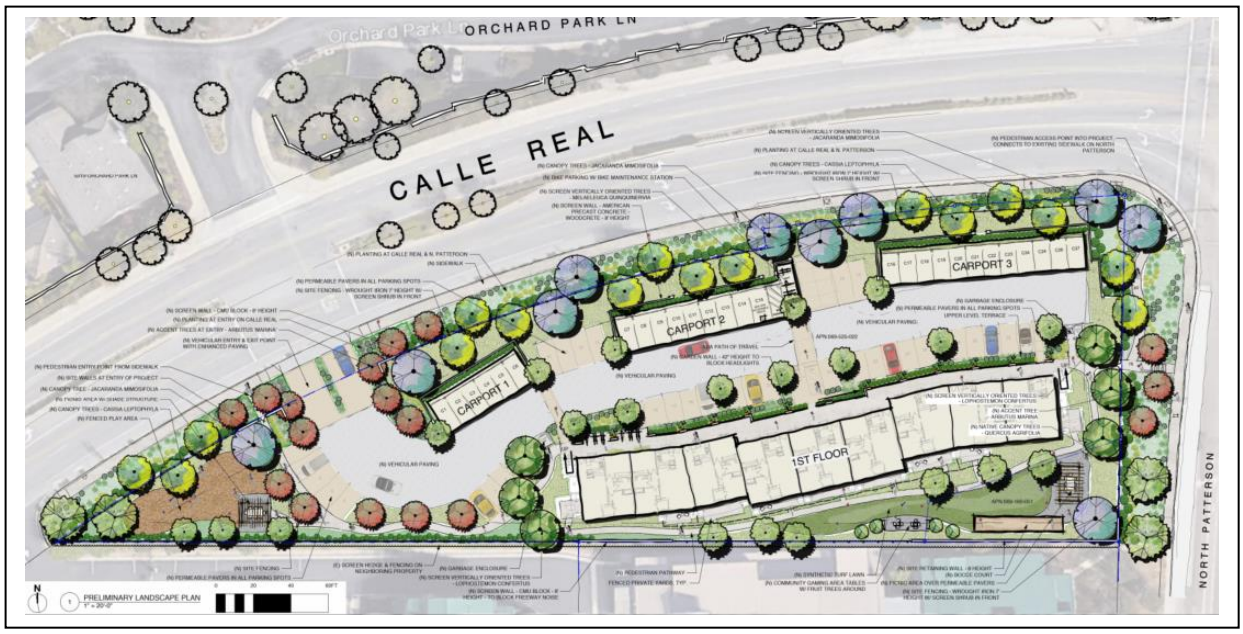
Draft Mitigated Negative Declaration

Galileo Pisa, LLC Apartments

Case Nos. 21NGD-00000-00001, 19GPA-00000-00003, 19RZN-00000-00002 & 19DVP-00000-00039
May 24, 2021



Owner
Galileo Pisa, LLC
5325 Calle Real
Santa Barbara, CA 93111

Agent
Trudi Carey
5325 Calle Real
Santa Barbara, CA 93111

Engineer
Mac Design Associates
Michael Caccese
1933 Cliff Drive, Suite 6
Santa Barbara, CA 93109

For more information contact: Sean Stewart, Planner, Development Review (805) 568-2517

1.0 REQUEST/PROJECT DESCRIPTION

The project is for 1) a General Plan Amendment to convert APN 069-160-051 from a land use designation of General Commercial to Residential with a corresponding density of 20-units per acre (Res-20); 2) a Rezone to convert APN 069-160-051 (0.11-acres) from General Commercial (C-2) to Design Residential with a corresponding density of 20-units per acre (DR-20); and 3) a Final Development Plan to allow construction of a 27-rental-unit apartment complex along with associated site improvements including 54 covered bicycle parking spaces, three detached approximately 10'-5" tall carport structures totaling 27 of the 60 total parking spaces, two trash enclosures of approximately 120 square feet each, and 28,673 square feet of common open space. The apartment building will total 27,723 gross square feet, paving will total 12,716 square feet, hardscaping will total 9,964 square feet, and landscaping will total 12,874 square feet. The project will comply with the Water Efficient Landscape Ordinance (WELO) and Tier 4 stormwater control requirements.

Nine single story, first-floor units are proposed that will each be 888 net square feet and contain two bedrooms and one bathroom. In addition, 18 two-story units comprising the 2nd and 3rd floors of the apartment building will each be 914 net square feet and contain two bedrooms, one and a half baths. All units will have a living, dining, and kitchen space, along with an area for individual washers and dryers. Sixty parking standard sized spaces are proposed, including 27 covered spaces, 6 guest spaces, two electric vehicle charging spaces, and two handicap accessible spaces. Grading includes 2,870 cubic yards of cut, 200 cubic yards of import, and 3,070 cubic yards of fill. No native trees are proposed for removal and 42 producing, 34 failing, and 29 dead avocado trees (105 total) are proposed for removal. The parcel will be served by the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, and County Sheriff. Access will be provided off of Calle Real. The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20. The two parcels will be voluntarily merged by the applicant prior to the Board of Supervisors final action on General Plan Amendment, Rezone, and Development Plan. Following the voluntary merger, the project will be located on a single, 1.62-acre parcel zoned DR-20.

2.0 PROJECT LOCATION

The project is located on the southwest corner of Patterson Avenue and Calle Real, in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban, Eastern Goleta Valley Community Plan 069-160-051: General Commercial pending rezone to RES-20 069-525-022: RES-20, Residential, 20 units per acre
Zoning District, Ordinance	County Land Use and Development Code 069-160-051: General Commercial (C-2) pending rezone to Design Residential (DR-20) 069-525-022: Design Residential (DR-20)
Site Size	069-160-051: 0.11 acres 069-525-022: 1.51 acres
Present Use & Development	069-160-051: vacant 069-525-022: remnant avocado orchard
Surrounding Uses/Zoning	North: Calle Real and Single-Family Residential (DR 3.3) South: Patterson Plus Self-Storage (C-2) East: Patterson Avenue and Patterson 101 Self-Storage (C-2) West: Calle Real and Single-Family Residential (DR 3.3)
Access	Calle Real

Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire Department Law Enforcement: County Sheriff

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The project site consists of two parcels totaling 1.62 acres situated on the southwest corner of Calle Real and Patterson Avenue. APN 069-525-022 is a flat 1.51 acre parcel that contains a remnant avocado orchard. There are 42 producing, 34 failing, and 29 dead avocado trees (105 total) on the parcel. APN 069-160-051 is 0.11 acres in size, undeveloped, and sits approximately 10 feet above the grade of APN 069-525-022. The rapid change in grade is comprised of a 2:1 fill slope and a 2'- 2.5' retaining wall. Drainage for the parcels is to the north via an earthen swale that directs runoff west to an 18" reinforced concrete pipe.

There are no water bodies, archaeological sites, or areas of special habitat or wildlife importance onsite. APN 069-525-022 has historically been vacant prior to orchard operations. A former Mobil Oil service station was associated with APN's 069-160-051 ancestor parcel (APN 069-160-034) from approximately 1967 through 2002; however, the Mobil Oil service station became non-operative at some point in the 1990's and no infrastructure was located on the 0.11 acres that is identified today as APN 069-160-051. In 2005, the former gas station parcel was redeveloped to its present day use as a self-storage facility and 0.11-acre APN 069-160-051 was left vacant. As part of the redevelopment, the former service station, including APN 069-160-051, was successfully remediated through the Leaking Underground Storage Tank (LUST) program.

The project site is considered urban infill due to its surrounding built-up urban uses. The parcel is bordered to the north and west by Calle Real, and single-family residential development exists beyond Calle Real. Patterson Avenue borders the parcel to the east. Another self-storage facility is located across Patterson Avenue, as well as a vacant parcel with a pending affordable housing development application. The parcel is bordered to the south by a self-storage facility and beyond the storage facility is the U.S. Highway 101.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above.

4.0 METHODOLOGY FOR EVALUATING CUMULATIVE IMPACTS

This Initial Study (IS) evaluates the cumulative impacts of the project by considering the incremental effects of the proposed project in connection with the effects of past, present, or probable future projects causing impacts related to those impacts caused by the proposed project. As discussed in Sections 5.1-5.15 of this document, the incremental effect of the proposed project is not cumulatively considerable for any issue area. For the purposes of CEQA analysis, reasonably foreseeable projects include those that have submitted a permit application or are currently in the permitting process. When determining whether to include a related project, the following factors have been considered: the nature of each environmental resource being examined, the location of the project, and the type of project. The geographic scope of the cumulative analysis has been limited to projects within the vicinity of the proposed project, and particularly along the North Patterson and Calle Real area. This geographic scope was chosen because it

defines the area where the project is located, and includes 80 N. Patterson (Case No. 21ZCI-00000-00006, proposed construction of 12,704 square foot, 24 unit affordable housing project).

5.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a potentially significant impact to a less than significant impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

5.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?			X		
b. Change to the visual character of an area?			X		
c. Glare or night lighting which may affect adjoining areas?				X	
d. Visually incompatible structures?			X		

Existing Setting: The project site is located on the southwest corner of the Calle Real and Patterson Avenue intersection. The project site is a remnant avocado orchard in in an urban area. 105 avocado trees (42 producing, 34 failing, and 29 dead) will be removed for the project. The project site is surrounded by roadways and existing development, with the exception of the 0.54 acre vacant parcel located to the east across Patterson Avenue, which currently has a pending affordable housing development application. Beyond the vacant parcel to the east lies the Patterson 101 Self-Storage facility. The parcel is bound to the south by the Patterson Plus Self-Storage facility and the U.S. Highway 101. To the north, across Calle Real and Patterson Avenue, is single-family residential development.

The public viewshed for this project is the northbound Patterson Avenue travel corridor, as well as Calle Real, which both enjoy views of the Santa Ynez Mountains. Views of the mountains and skyline from this area experience intermittent interruptions from residential development, traffic lights, and power lines, but overall there is a large viewshed of the mountain range.

County Environmental Thresholds. The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A

project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a) The project's primary structure includes a 3-story, 27-unit apartment building, with 27,723 gross square feet of floor area, and a maximum height of 36 feet. The apartment building has been designed to comply with the applicable 35-foot height limit; however, to satisfy the request of the South Board of Architectural Review to provide more architectural character, a 230 square foot portion of the building's easterly ridgeline was raised to 36 feet consistent with the height limit exception found in Section 35.30090.D.3 of the Land Use and Development Code. As requested by the South Board of Architectural Review (SBAR) during their June 19, 2020 meeting, story poles were erected to study the mass and height of the apartment building, which demonstrated that the project will not obstruct views of the Santa Ynez Mountains (Attachment 2, Story Pole Exhibit). Views from Calle Real looking north to the mountains will not be obstructed given that the project is located on the south side of Calle Real. Western periphery views of the mountains have the potential to be blocked when traveling north on Patterson Avenue depending on your adjacency to the structure. However, minimal obstruction to the viewshed is anticipated overall since the proposed building will approximately match the height of the adjacent Patterson Plus Self-Storage building and the existing mature screening vegetation surrounding the adjacent Patterson Plus Self-Storage building. Additional structures include three detached approximately 10'-5" tall carports and two detached trash enclosures of approximately 120 square feet each.

(b, d) The project's design aesthetic and architecture reflects the agricultural vernacular of nearby commercial developments, including the Patterson Plus Self-Storage buildings directly to the south, Fire Station 12 located across Calle Real, and the Fairview shopping center approximately 1 mile west along Calle Real. The typical style components that assimilate these buildings are simple massing forms, low-slung metal roofs, and board-and-batten siding. A previous, more modern iteration of the design with plaster walls, flat roofs and parapets was modified at the request of SBAR so that the design could better fit with the surrounding neighborhood. The project's landscaping is adopted from the agricultural history of the area with perimeter trees and shrubs laid out to recall the feeling of an orchard. The project includes gathering areas, active play areas and garden pathways laid out to enjoy the landscape plantings. From the public right of way, the perimeter landscaping filters views into the property and softens the architecture with layered plant materials of varying heights.

The South Board of Architectural Review (SBAR) considered the proposed project on four occasions for conceptual review (April 17, 2020, June 19, 2020, July 24, 2020, and August 28, 2020) and indicated that the project could return to SBAR for preliminary and final approval after the project is considered by the Planning Commission and Board of Supervisors (MM-Aest-04 BAR Required). Design improvements completed at the request of the SBAR during conceptual review include separating the carports, revising the color scheme, expanding roofline variation, revising the landscape palette and planting locations, revising window, parapet, and railing detailing, and altering the architectural presentation of the eastern and western ends of the building. Therefore, the project would not create an aesthetically offensive site open to public view or visually incompatible structures.

(c) The project will introduce new sources of night lighting and glare to the area that could impact passing motor vehicles and surrounding residents. Impacts will be considered significant but mitigatable with the incorporation of exterior lighting restrictions (MM-Aest-10 Lighting) to ensure that any new lighting is designed to direct light downward and prevent spillover onto neighboring properties.

Cumulative Impacts: The project is not anticipated to result in any substantial change of the area's aesthetic character since the project will be located within an urban area that is surrounded by other

residential and commercial development. The project has been designed to be compatible with surrounding development. Mitigation measures, including review and approval by the Board of Architectural Review and night-sky compliant lighting, will ensure that the project will not result in a cumulatively considerable contribution to cumulative impacts.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's aesthetic impacts to a less than significant level:

1. **MM-Aest-04 BAR Required**. The Owner/Applicant shall obtain Board of Architectural Review (SBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping of common open areas shall be compatible with vicinity development and shall conform in all respects to BAR approval Case No.20BAR-00000-00044.
   TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
   MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

2. **MM-Aest-10 Lighting**. The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m.
   PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture.
   TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.
   MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

With the incorporation of these measures, residual impacts will be less than significant.

5.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Setting

Background: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over $1.6 billion (Santa Barbara County Agricultural Production Report, 2019). In addition to the creation

of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

Physical: APN 069-160-051 is 0.11 acres in size, undeveloped, and was previously associated with the former Mobil Oil service station located on the southerly adjoining parcel from approximately 1967 to 2002. However, no infrastructure from the Mobil Oil service station was located on the 0.11 acres based a review of historic aerial imagery. APN 069-525-022 is a flat 1.51 acre parcel that contains a remnant avocado orchard located on prime soils. There are 42 producing, 34 failing, and 29 dead avocado trees (105 total) on the parcel. Despite the presence of the remnant avocado orchard, APN 069-525-022 is not zoned for agriculture, but rather is zoned for Design Residential (DR) with a corresponding 20 units per acre land use designation. The project site was rezoned to DR during the adoption of the Eastern Goleta Valley Community Plan in 2015. There is no adjoining agriculture or any other agriculture within the vicinity of the project site. The project site is surrounded by commercial and residential development.

County Environmental Thresholds. A project which would result in the loss or impairment of agricultural resources will create a potentially significant impact.

Impact Discussion:

(a, b) The site does not adjoin or will not impact any neighboring agricultural operations. The site does not contain unique or other farmland of State or Local Importance and is not in a Williamson Act contract. While on-site soils are considered prime, the project site is not zoned for agriculture and is not currently in commercial agricultural production. The avocado orchard was historically owned by a commercial agriculturalist, but the property was sold in 2019 to the current owner because of the declining productivity of the orchard and residential zoning of the property. The current owner continues to water and harvest the 42 remaining production avocado trees onsite; however, due to the small crop size, only a boutique picking company is willing to complete the job and the economics are not sustainable. As a result, the proposed project will not convert prime agricultural land to non-agricultural use, impair agricultural land productivity, or conflict with agricultural preserve programs given the parcel's high density residential zoning.

Mitigation and Residual Impact: No impacts are identified. No mitigation measures are necessary.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for agricultural resources. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is less than significant.

5.3a AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
c. Extensive dust generation?		X			

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in July 2015) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NOx and ROC, and 80 pounds per day for PM_{10});
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., oil and gas production and processing facilities), which are considered long-term/operational impact sources.

Impact Discussion:

(a, b, c) Potential Air Quality Impacts

Short-Term Construction Impacts. Project-related construction activities will require grading that has been minimized to the extent possible under the circumstances. With the implementation of standard dust control measures that are required for all new development in the County (Air-01 Dust Control), earth moving operations at the project site will not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM_{10}; however, impacts will be less than significant with mitigation.

Emissions of ozone precursors (NO_x and ROC) during project construction will result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities will occur on the project site, construction-related emissions of NO_x and ROC will not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible (Attachment 3, Departmental Condition Letters) and MM-Air-Sp02 Diesel Emissions. Compliance with these measures is routinely required for all new development in the County.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the proposed project, consisting of 27 new residential units is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. The screening table indicates that a housing project involving condominiums or apartments of fewer than 200 units will likely not exceed the air quality threshold. Therefore, the proposed project does not have a potentially significant long-term impact on air quality.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level.

In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's air quality impacts to a less than significant level:

1. **MM-Air-01 Dust Control**. The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:

a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. Reclaimed water shall be used if feasible.
d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
f. Order increased watering as necessary to prevent transport of dust off-site.
g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
    i. Seed and water to re-vegetate graded areas; and/or
    ii. Spread soil binders; and/or
    iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans for project development prior to Zoning Clearance issuance.

PRE-CONSTRUCTION REQUIREMENTS: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

a. Assure all dust control requirements are complied with including those covering weekends and holidays.
b. Order increased watering as necessary to prevent transport of dust offsite.
c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to each grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

2. **MM-Air-Sp02 Diesel Emissions**. The Owner/Applicant shall comply with the following diesel emission reduction strategies at all times during grading and construction:
   a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
   b. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
   c. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
   d. The following measures are recommended:
   e. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
   f. Diesel powered equipment should be replaced by electric equipment whenever feasible.
   g. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
   h. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
   i. All construction equipment shall be maintained in tune per the manufacturer's specifications.
   j. The engine size of construction equipment shall be the minimum practical size.
   k. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
   l. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

   PLAN REQUIREMENTS: These emission control requirements shall be noted on all grading and building plans for project development prior to Zoning Clearance issuance.
   TIMING: The emission control strategies apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.
   MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors and compliance monitoring staff shall spot check and ensure compliance onsite.

With the incorporation of these measures, residual impacts will be less than significant.

5.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

Existing Setting: Greenhouse gases (GHG) include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), and nitrogen trifluoride (NF_3) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

The largest source of GHG emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017* (U.S. Environmental Protection Agency 2019) states that the primary sources of GHG emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). Factoring in all sources of GHG emissions, the energy sector accounts for 84% of total emissions in addition to agricultural (8%), industrial processes (5.5%), and waste management (2%) sources.

The County of Santa Barbara's Final Environmental Impact Report (EIR) for the Energy and Climate Action Plan (ECAP) (PMC, 2015) and the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* (County of Santa Barbara Long Range Planning Division, 2018) contain a detailed description of the proposed project's existing regional setting as it pertains to GHG emissions. Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 38% of the total emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

The overabundance of GHG in the atmosphere has led to a warming of the earth and has the potential to substantially change the earth's climate system. More frequent and intense weather and climate-related events are expected to damage infrastructure, ecosystems, and social systems across the United States (U.S. Global Change Research Program 2018). California's Central Coast, including Santa Barbara County, will be affected by changes in precipitation patterns, reduced foggy days, increased extreme heat days, exacerbated drought and wildfire conditions, and acceleration of sea level rise leading to increased coastal flooding and erosion (Langridge, Ruth 2018).

Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC 2014). As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, "'Cumulative impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Therefore, by definition, climate change under CEQA is a cumulative impact.

CEQA Guidelines Section 15064.4(b) states that a lead agency "should focus its analysis on the reasonably foreseeable incremental contribution of the project's [GHG] emissions to the effects of climate change."

A project's individual contribution may appear small but may still be cumulatively considerable. Therefore, it is not appropriate to determine the significance of an individual project's GHG emissions by comparing against state, local, or global emission rates. Instead, the Governor's Office of Planning and Research recommends using an established or recommended threshold as one method of determining significance during CEQA analysis (OPR 2008, 2018). A lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)].

County Environmental Threshold: On January 26, 2021, the Santa Barbara County Board of Supervisors (Board) adopted interim GHG emissions thresholds of significance (interim thresholds). The interim thresholds apply to land use projects and plans that do not contain industrial stationary sources of GHG emissions. The interim thresholds are based on the County's 2030 GHG emission reduction target (50 percent below 2007 levels by 2030), which is in line with the State's GHG emission reduction goals (40 percent below 1990 levels by 2030). The interim thresholds are designed to identify (1) a cumulatively considerable contribution to an existing adverse condition, and (2) a cumulatively significant impact in combination with other projects causing related impacts.

Consistent with CEQA Guidelines Section 15064.7, Thresholds of Significance, the County developed and adopted its interim thresholds through analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. CEQA Guidelines Section 15064.7(a) states, "[a] threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect." Projects that comply with an applicable threshold will normally have an insignificant effect on the environment. Projects that exceed or otherwise do not comply with an applicable threshold may have a significant effect on the environment and, as a result, may require project modifications or mitigation measures to avoid or reduce those effects to insignificant levels. The following thresholds reflect this general guidance as well as the specific guidance set forth in CEQA Guidelines Section 15064.4 regarding the significance of impacts from GHG emissions.

The interim GHG emissions thresholds framework consists, first, of a numerical threshold (Screening Threshold) and, second, an efficiency threshold (Significance Threshold). The Board adopted a numeric Screening Threshold of 300 metric tons of carbon dioxide equivalent per year ($MTCO_2e$/year) for non-industrial stationary source projects and plans, and concurrently adopted screening criteria to streamline project review. Screening criteria identify classes of projects based on land use, size, and other factors that would have an insignificant impact. The County presumes that a project that meets any of the screening criteria, absent substantial evidence to the contrary, will have an insignificant impact and will not require further impact analysis.

Table 1, the "Size-Based Project Screening Criteria Table," in Chapter 11 of the County's *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara, 2021) lists types and sizes of projects that will typically emit less than 300 $MTCO_2e$/year, by the year 2030. The County's adopted size-based screening criteria states that a multi-family housing project type with less than 55,000 square feet of inhabited space will typically not exceed the numeric Screening Threshold.

Per CEQA Guidelines Section 15064.4, County staff should consider the following factors, among others, when determining 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 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 (e.g., CEQA Guidelines Section 15183.5, Tiering and Streamlining the Analysis of Greenhouse Gas Emissions, Subsection (b)).

Impact Discussion:

(a) The project will construct a 27,723 gross square foot 27-unit apartment building, which falls below the County adopted Screening Criteria of 55,000 square feet for multi-family housing and therefore will not generate greenhouse gas emissions, either directly or indirectly, that will have a significant effect on the environment. The County adopted screening criteria of 55,000 square feet for multi-family housing is based on a square footage metric that is in compliance with the Screening Threshold of 300 $MTCO_2e$/year for non-industrial stationary source projects. Historical permit research indicates that multi-family housing projects of less than 55,000 square feet will typically emit less than 300 $MTCO_2e$/year, by the year 2030. Furthermore, there is no substantial evidence, based on the project type, that indicates anticipated emissions will exceed the screening criteria or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The 27-unit apartment building will be constructed in an urban area, on flat lot with no existing structures. Therefore, the project does not result in extensive demolition or grading. The building will meet current Title 24 Building Code requirements for energy efficient construction and appliances. Typical construction equipment will be used during demolition and construction, and site disturbance will be commensurate with the type and size of this multi-family residential project.

While climate change impacts cannot result from a particular project's GHG emissions, the project's incremental contribution of GHG emissions combined with all other sources of GHGs may have a significant impact on global climate change. For this reason, a project's contribution to GHG emissions is analyzed below under "Cumulative Impacts."

(b) The County initiated its 2030 Climate Action Plan (CAP) in 2020. The 2030 CAP will update the GHG emission reduction targets and actions in the 2015 ECAP. Until the 2030 CAP is adopted, the County considers projects or plans that have emissions below the interim thresholds to be consistent with County GHG emission reduction plans. The interim thresholds are part of the County's GHG emissions reduction strategy and were informed by the County's 2030 target. The interim thresholds provide a pathway for projects and plans to show compliance with County goals. Therefore, the proposed project is consistent with "an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases."

Cumulative Impacts:

The proposed project's total greenhouse gas emissions will be less than the applicable significance screening threshold of 300 $MTCO_2e$/year, equivalent to the operational GHG emissions associated with up to a 55,000 square foot multi-family building. By ensuring that new development will not exceed its fair share of emissions by 2030, the thresholds help the County meet its 2030 GHG emissions target. Therefore, the project's incremental contribution to a cumulative effect is not cumulatively considerable and the project's greenhouse gas emissions will have an insignificant impact on the environment.

Mitigation and Residual Impact: Since the proposed project will not have a significant impact on the environment, no additional mitigation is necessary. Therefore, residual impacts will be less than significant.

References:

County of Santa Barbara Long Range Planning Division, *Energy and Climate Action Plan*, May 2015.

County of Santa Barbara Long Range Planning Division, *2016 Greenhouse Gas Emissions Inventory Update and Forecast*, June 2018.

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised January 2021).

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review,* June 2008.

Governor's Office of Planning and Research (OPR), *CEQA and Climate Change Advisory, Discussion Draft,* December 2018.

Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II, and III to the Firth Assessment report of the Intergovernmental Panel on Climate Change* [Core Writing Team, R.K. Pachauri and L.A. Mayer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

IPCC 2018, *Special Report: Global Warming of 1.5°C, Summary for Policymakers.* IPCC, Geneva, Switzerland, 32 pp.

Langridge, Ruth (University of California, Santa Cruz). California's Fourth Climate Change Assessment, Central Coast Summary Report, September 2018.

PMC, *Final Environmental Impact Report for the Energy and Climate Action Plan*, May 2015.

U.S. Environmental Protection Agency*, Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017*, April 2019.

U.S. Global Change Research Program, *Fourth National Climate Assessment, Volume II*: Impacts, Risks, and Adaptation in the United States, 2018.

5.4 BIOLOGICAL RESOURCES

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?				X	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				X	
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				X	
e. The loss of healthy native specimen trees?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

Existing Plant and Animal Communities/Conditions: Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, a site visit was conducted on December 15, 2020. The following analysis is based on this information, as well as the Eastern Goleta Valley Community Plan habitat resources maps.
Flora: The 1.62-acre site consists of a remnant avocado orchard. Pursuant to the EGVCP Environmentally Sensitive Habitat and Riparian Corridor Overlay Map (Attachment 4) there is no known or mapped special status plants or ESH within or adjacent to the project site, which is consistent with conditions observed on the December 15, 2020 site visit.

Fauna: The project site does not contain habitat or vegetation that would support sensitive wildlife species. The site is located within the vicinity of potential tricolored blackbird nesting sites, however, the closest sighting was at Maria Ygnacio Creek, which is approximately 900 feet from the project site.

County Environmental Thresholds: Santa Barbara County's Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Impact Discussion:

(a-c, e, g-j) No natural plant communities, habitats, or sensitive wildlife species are known to exist or inhabit the premises based on review of the Eastern Goleta Valley Community Plan sensitive resource mapping, County's CNDDB database, and the ESH overlay found in the County's GIS software. Additionally, no native or specimen trees are located in the area of project disturbance. The only trees located on the project site are 42 producing, 34 failing, and 29 dead avocado trees. All avocado trees onsite are proposed for removal; however, this does not result in any impact to specimen trees. Therefore, the project will have no impact on unique, rare or threatened plants, native vegetation, specimen trees, and threatened or endangered species of animals, fish or wildlife habitat.

(d) Non-native vegetation consisting of avocado trees will be impacted by the proposed project. 42 producing, 34 failing, and 29 dead avocado trees are proposed for removal. However, the impact will be less than significant since avocado trees are not of habitat value, non-native, and the majority of the trees are not producing avocadoes. Therefore, the project will have a less than significant impact on the habitat value.

(f) There will be human habitation introduced to the project site. However, the impact will be less than significant as there is no environmentally sensitive habitat, native plants, or wildlife present on the subject parcel. A total of 105 avocado trees will be removed from the parcel, 63 of which are already dead or failing. Therefore, the project will have a less than significant impact on the existing habitat.

(k) There will be human presence introduced to the project site. However, the impact would be less than significant as the site is not suitable to support the presence of wildlife since the project is surrounded by urban uses, including vehicle thoroughfares, residential, and commercial development. Therefore, normal activities of wildlife will not be significantly hindered. Therefore, the project will have a less than significant impact on the normal activities of wildlife.

Cumulative Impacts: The project site does not contain or support sensitive plant or wildlife species. Therefore the project would not have a cumulatively considerable effect on biological resources and the project's contribution to biological resource impacts would be less than significant.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

5.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?				X	
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?		X			
c. Disturb any human remains, including those located outside of formal cemeteries?			X		

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		

County Environmental Thresholds: Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008, revised February 27, 2018) contains guidelines for the identification, significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D).

CEQA calls cultural resources that meet these criteria "historical resources". Specifically, a "historical resource" is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it

is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a "historical resource".

CEQA Guidelines Section 15064.5(b) states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

For the built environment, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995), is generally considered as mitigated to a less than a significant impact level on the historical resource.

Existing Setting:

Prehistoric Resources. For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. A Phase 1 archaeological investigation was conducted on the project site by Dudek (McDivitt, March 2020), which included a records search by the Central Coast Information Center (CCIC) of the University of California, Santa Barbara and a Native American Heritage Commission Sacred Land Files search request. Based on the Phase 1 archaeological investigation and CCIC records search, no known cultural resources exist at the proposed project site; however, five recorded archaeological sites are located within a 0.5-mile radius of the project site. The Phase 1 Archaeological Report also details that the entire project was previously studied via a Phase 1 Survey (Report No. SR-00211, Stone 1985) in 1985, which similarly did not identify any cultural resources onsite.

Historic Resources (Built Environment). The subject property consists of two parcels totaling 1.62 acres situated on the southwest corner of Calle Real and Patterson Avenue. APN 069-525-022 is a flat 1.51 acre parcel that contains a remnant avocado orchard. APN 069-160-051 is 0.11 acres in size, undeveloped, and formerly associated with the Mobil Oil service station that was located on the southerly adjoining parcel from approximately 1967 through 2002. The abutting parcel to the south was redeveloped on 2005 to a self-storage facility and the 0.11 acres has sat vacant since. No structures exist on the proposed project site, and ground disturbances associated with the agriculture operation are known to reach a depth of 18-inches for disking activities and 48-inches for orchard planning and removal.

Tribal Cultural Resources. To date, Santa Barbara County has received two tribal requests from the Barbareno/Ventureno Band of Mission Indians and Santa Ynez Band of Chumash Indians to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52 for all projects in Santa Barbara County. As such, the Barbareno/Ventureno Band of Mission Indians and Santa Ynez Band of Chumash Indians are notified of the opportunity for consultation after a project has been deemed complete. On February 23, 2021, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie,

Chair, Barbareno/Ventureno Band of Mission Indians, and Kenneth Kahn, Tribal Chairman of the Santa Ynez Band of Chumash Indians from Santa Barbara County. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 Archaeological Report. To date, no reply has been received. Additionally, as part of the project's Phase 1 Archaeological Report, Ms. McDivitt made an initial contact via email and certified mail with the 10 tribes that were identified by the Native American Heritage Commission Sacred Land Files to have potential knowledge of cultural resources within or surrounding the proposed project area.

Impact Discussion:

(a-d) As discussed above, no cultural, prehistoric, or historic resources have been identified within the project site over the course of two separate Phase 1 archaeological investigations. Five recorded archaeological sites are known to be located within a 0.5-mile radius of the project site. Since no cultural resources were identified on the project site, the proposed project will not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the significance of a tribal cultural resource. Nevertheless, in the unlikely event a cultural resource or human remains is found onsite, MM-CulRes-09 requires work to stop immediately and a County-certified archeologist be contacted in order to comply with cultural resource policies and the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual].

The project site includes a remnant avocado orchard that has existed since the early 20th century, which has resulted in a ground disturbance of up to 48-inches in depth throughout the site. However, since the project will entail ground disturbance of up to 54 inches, there is a low potential that unknown archeological resources and/or tribal cultural resources could be located at a depth within previously undisturbed soils. Based on the low, but existent possibility of unknown resource discovery, MM-CulRes-01 requires a pre-construction meeting to occur to educate workers about what cultural resources appear like and what to do if they are found and MM-CulRes-09 requires work to immediately stop in the event archaeological or cultural resources are encountered. With the incorporation of these project mitigation measures, all impacts will be less than significant.

Cumulative Impacts:

Since the project will not significantly impact cultural resources, it will not have a cumulatively considerable effect on the County's cultural resources with implementation of the mitigation measures described below.

Mitigation and Residual Impact:

The following mitigation measures will reduce the project's cultural resource impacts to a less than significant level:

1. **MM-CulRes-01 Pre-Construction Meeting**. Prior to the start of work, a County-certified archaeologist and a Native American representative shall provide worker orientation to the applicant, construction supervisors, and equipment operators to ensure they understand their respective roles and responsibilities with respect to inadvertent discovery of cultural resources. The meeting will explain why monitoring is required, describe what would cause a temporary stop in construction, describe a major discovery scenario such as the new discovery of human remains, explore reporting requirements and responsibilities with the supervisors, discuss prohibited activities including unauthorized collecting of artifacts, and identified the types of archeological materials that may be uncovered and provide examples of common artifacts to examine. No grading or construction may begin prior to this meeting.

PLAN REQUIREMENTS: All requirements shall be specified on all grading and building plans. **TIMING:** The Owner/Applicant shall comply with this measure prior to any grading or construction activities.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the training has occurred prior to initiation of grading/construction.

2. **MM CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains or cultural resources are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant.
PLAN REQUIREMENTS: This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to Issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

With the incorporation of these measures, residual impacts will be less than significant.

References:

Phase 1 Survey of the Patterson Avenue Interchange, Santa Barbara County, California, D. Stone, 1985.

Phase I Archeological Resource Report for the 5317 Calle Real and 99 North Patterson Project, Dudek, March 2020.

5.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Impact Discussion:

(a, b) The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of a 27 apartment building and incorporates solar panels on the roof of the three carport structures, as shown on the west elevation of Plan Sheet A-2, Project Plans (Attachment 1). The building's construction will be required to comply with current building standards for multi-family construction and has been designed to incorporate passive heating/cooling, two EV charging stations, shade trees, awnings, recessed windows, energy efficient heating and cooling systems, and LED lighting. The solar panel system has been designed to support the EV stations, and onsite lighting and the carports will be designed so that more EV chargers could be added at a later date, should demand increase. The project site is located in close proximity to two (2) MTD bus stops: one at the corner of Patterson Avenue and University Drive, and one at Calle Real and Maravilla located 0.3 miles west along Calle Real.

Based on an estimated occupancy rate of 2.65/attached unit (e.g. apartments, condominiums) (Santa Barbara County Thresholds and Guidelines Manual, Rev. March 2018, p. 138), energy use is estimated as follows:

Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita[1])	980.24 million BTU per year (27 apartments * 2.65/home =71.55 residents, * 13.7 m BTU/capita)
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[2]	186.3 megawatt hours per year (27 apartments * 6.9 MWh/yr)

Based on these figures, the natural gas use for the project will be 980.24 million BTUs per year and the electricity use will be 186.3 MWh per year. As a result, the proposed project will not result in a substantial increase in energy demand or require the development or extension of new sources of energy. In summary, the project will have minimal long-term energy requirements and a negligible effect on regional energy needs. Impacts will be less than significant.

Cumulative Impacts:

The project's contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

Mitigation and Residual Impact:

No mitigation is required. Residual impacts will be less than significant.

5.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area or exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	

[1] http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng
[2] http://enduse.lbl.gov/info/LBNL-47992.pdf

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
e. Introduction of development that will substantially impair an adopted emergency response plan, emergency evacuation plan, or fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
f. Development of structures beyond safe Fire Dept. response time?				X	

Impact Discussion: The project is not located within a High Fire Hazard Area, and does not involve new fire hazards. The project is located approximately 0.1 miles away from the County Fire Station 12 and is therefore in an area with adequate five minute response time for fire protection services. The project is designed to meet all applicable County Fire Department development standards and has been conditioned accordingly (Attachment 3, Departmental Letters). The County Fire Department conceptually approved the project to meet applicable access and fire safety requirements. Therefore, all impacts are less than significant.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

Cumulative Impacts: Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

5.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?		X			
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	
d. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X		
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?				X	

County Environmental Threshold: Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) Based on the Santa Barbara Comprehensive Plan's Seismic Safety Element maps, the project site has an overall geologic problems index of moderate. The project site is not underlain by any known fault. Compliance with existing building regulations will reduce potential ground shaking impacts caused by movement along any distant fault to a less than significant level. Liquefaction potential in the area has been determined to be low. Any potential for expansive soils will be mitigated by the use of non-expansive engineered fill. All soils-related hazards will be less than significant through the normal building permit review and inspection process. Therefore, the project will have a less than significant impact due to the absence of unstable earth conditions.

(b) Grading for site development will require approximately 2,870 cubic yards of cut and 3,070 cubic yards of fill. The project is not in an area subject to coastal erosion. The existing topography of the site is relatively flat and the average slope on site is 5.1 percent, with the exception of the approximate 10-foot rise in elevation in the southeast corner of the property. The grade change is associated with the two different parcels that comprise the project site, with existing grade of the smaller 0.11-acre parcel (APN 069-160-051) lying approximately 10 feet higher than APN 069-525-022. Grading of the smaller 0.11-acre parcel will include 7 feet of excavation to match the 778' finished surface elevation that will be supported by two offset retaining walls, each with a maximum height of 5 feet. A Soils Report was prepared for the project by Braun & Associates, Inc. dated February 17, 2020 with best practice recommendations regarding grading, building foundations, driveway/parking areas, and retaining walls (Attachment 5). With the incorporation of these

recommendations though MM-Geo-01b Soils Study, project grading will have a less than significant impact with mitigation.

(c-j, l) The project site is not located near a coastal bluff, there are no unique geological features located on the project site, and the project will not result in the use of septic systems. The project does not involve mining. The project does not include excessive grading on slopes greater than 20%, but does include excavation of the smaller 0.11-acre parcel (APN 069-160-051), as described immediately above, to match the existing grade of the larger parcel. Therefore, the project will have no impact on coastal bluffs, unique paleontological resources, wind or water erosion, septic disposal systems, or minerals or ores.

(k) There is the potential for vibrations due to short-term construction. However, the construction hours will be limited to Monday through Friday 8 a.m. – 5 p.m., and the project site is adjacent to a self-storage facility to the south and public roads on the north, east, and west. Therefore, the project will have a less than significant impact on adjoining areas from vibrations.

Cumulative Impacts:

Since the project will not result in significant geologic impacts after mitigation, and geologic impacts are typically localized in nature, it will not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact:

1. **MM-Geo-01b Soils Report**. The Owner/Applicant shall submit a soils report for the project. **PLAN REQUIREMENTS**: The Owner/Applicant shall submit the study for P&D review and approval. Elements of the approved study shall be reflected on grading and building plans as required. **TIMING:** The Owner/Applicant shall submit the soils report prior to application completeness**.** **MONITORING**: P&D permit processing planner shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to the recommendations of the soils report. Permit compliance and grading and building inspectors shall ensure compliance in the field.

References:

Soils Investigation Report, Braun & Associates, Inc., February 17, 2020

5.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?		X			
b. The use, storage or distribution of hazardous or toxic materials?		X			
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?		X			
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?		X			
g. Exposure to hazards from oil or gas pipelines or oil well facilities?			X		
h. The contamination of a public water supply?			X		

Setting: The project site's smaller parcel (APN 069-160-051, 0.11 acres) was associated with the former Mobil Oil service station that was located on the abutting parcel to the south from approximately 1967 through 2002. However, aerial photographs indicate that infrastructure from the service station was not located on part of the proposed project site (APN 069-160-051). As part of the redevelopment of the former service station into the present day self-storage facility, that site, including APN -051, was successfully remediated through the Leaking Underground Storage Tank (LUST) program. The project site's larger parcel (APN 069-525-02, 1.51 acres) has historically been vacant prior to orchard operations which began in the 1920's and exists today.

County Environmental Threshold: The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

Impact Discussion:

(a-c, e, f) A Phase I Environmental Site Assessment Report dated September 4, 2018 was prepared for the project by Certified Environmental Consultants, Inc. (Attachment 6). In addition to confirming the prior closure of the LUST case mentioned above, the Phase I report confirmed that the site's parcels and adjacent properties are not included on any active-enforcement regulatory listings. Environmental Health Services Site Mitigation Unit (EHS) reviewed the Phase 1 report and recommended soil sampling across the site for the following Constituents of Potential Concern (COPCs): metals, organochlorine pesticides, chlorinated herbicides, and, if a transformer was identified, polychlorinated biphenyls (PCBs). The transformer did not exist, so no sampling for PCBs was conducted.

Certified Environmental Consultants, Inc. carried out the additional testing and recorded the results in their Phase II Report dated July 16, 2020 (Attachment 7) and Padre Associates, Inc. prepared a Remedial Action Plan for the site dated August 13, 2020 (Attachment 8) based on the results of the Phase II testing. The Phase II report indicates the presence of the organochlorine pesticides alpha-chlordane, gamma-chlordane, 4,4-DDD, 4,4-DDE, and 4,4-DDT and elevated levels of select metals in shallow soil (1-foot or less) that exceeded the residential land use standards for the site (Attachment 7). Of these Constituents of Potential Concern, chlordane, 4,4-DDT, lead, arsenic and vanadium were above their respective Tier 1 Environmental Screening Levels. The arsenic-containing soil is located at a discrete location encompassing approximately 0.2 acres. The chlordane-containing soil occurs over a broader area at the project site and covers approximately 0.9 acres.

EHS approved the Remedial Action Plan for the site, which includes excavating the site to a depth of about 1 foot below ground surface in areas where elevated arsenic and chlordane was found (Attachment 9, EHS Letter dated October 30, 2020). An estimated 1,100 cubic yards of non-hazardous soil will be excavated and disposed of off-site at an approved disposal facility. An initial grading permit will be issued to complete the necessary onsite soil remediation, which will be followed by a secondary grading permit to allow for the preparation of the proposed development.

Upon completion of the work outlined in the Remedial Action Plan, detected levels of COPCs in soil will be remediated to levels below residential use standards. To ensure the site is remediated consistent with the requirements of the Remedial Action Plan, the applicant must complete a Remedial Action Completion Report (RACR) that must be approved by Santa Barbara County Environmental Health Services (MM-Soil Remediation Action Plan Completion Report Required).

Of note, the previous clearing and grubbing quantities, as well as the shrinkage quantities calculated for the preparation of the site are consistent with the excavation quantities required by the Remedial Action Plan and therefore no additional increase of the project's grading figures are anticipated.

(d, g, h) The project will not result in any interference with an emergency response or evacuation plan, exposure to hazards from oil or gas pipelines or facilities, or the contamination of a public water supply. The project site is located on a corner lot at the intersection of Patterson Avenue and Calle Real, with proposed ingress and egress to Calle Real consistent with County Fire Department and Department of Public Works design standards. In the event of an emergency, residents will have unimpeded access to Calle Real, and no other parcels share or utilize access from the project site. No oil pipelines exist on or near the site and residential gas service will be constructed in accordance with building code standards. Implementation of the Remedial Action Plan will restore the site's soil consistent with residential use standards and therefore, no contamination of a public water supply would occur.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's effects regarding hazardous materials and/or risk of upset to a less than significant level:

1. **MM-Soil Remediation Action Plan Completion Report Required**. The Owner/Applicant shall complete site remediation as proposed in Padre Associates Inc.'s Remedial Action Plan, dated August 13, 2020 and Remedial Action Plan Addendum, dated September 14, 2020, as approved by EHS in their letter dated October 13, 2020. Upon completion of remedial activities, the Owner/Applicant shall prepare a Remediation Action Plan Completion Report (RACR) for EHS review and approval.
   TIMING: The Owner/Applicant shall obtain EHS approval of the RACR prior to issuance of the project's second grading permit, which will allow for site grading and preparation.
   MONITORING: EHS staff, the project planner, and Building and Safety staff will ensure compliance with the above measures prior to issuance of the project's second grading permit.

With the incorporation of these measures, residual impacts would be less than significant.

Cumulative Impacts:

Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

References:

Phase I Environmental Site Assessment Report, Certified Environmental Consultants, Inc., September 4, 2018

Phase II Environmental Site Assessment Report, Certified Environmental Consultants, Inc., July 16, 2020

Remedial Action Plan, Padre Associates, Inc., August 13, 2020

EHS Letter dated October 30, 2020

5.10 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?		X			
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		X			
c. The induction of substantial unplanned population growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?			X		
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)			X		
j. Conflicts with adopted airport safety zones?				X	

Existing Setting:

The 1.62-acre project site is a remnant avocado orchard located on the southwest corner of the Calle Real and Patterson Avenue intersection that is surrounded by commercial development and residential development to the north. The project site was rezoned to DR-20 with the adoption of the Eastern Goleta

Valley Community Plan in 1995, as this site was specifically identified for future multi-family residential development that could accommodate up to 20 units per acre. While the 0.11-acre portion of the project site is zoned C-2, this portion will be rezoned to DR-20 as part of this project and voluntarily merged with the larger 1.51-acre parcel prior to the Board of Supervisors' final action on the project.

The project site is surrounded by roadways and existing development, with the exception of the 0.54 acre vacant parcel (zoned C-2) located to the east across Patterson Avenue, which currently has a pending affordable housing development application. Beyond the vacant parcel lies the Patterson 101 Self-Storage facility with is also zoned C-2. The project site is bound to the south by the Patterson Plus Self-Storage facility, also zoned C-2, and the U.S. Highway 101.

To the north and west, located across Calle Real and Patterson Avenue is single-family residential development, with 8-R-1 and DR-3.3 zoning. Further west along Calle Real is the Santa Barbara County Fire Station 12, followed by Maravilla, a retirement home community that is within the City of Goleta's jurisdiction.

Environmental Threshold: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project results in substantial growth inducing effects or results in a physical change in conflict with County policies adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Discussion:

(a) The proposed residential project will be compatible with existing land uses and will not cause a physical change that conflicts with adopted environmental policies or regulations. The project site is a remnant avocado orchard in an urban area that has previously been rezoned for multi-family residential use under the Eastern Goleta Valley Community Plan. The proposed 27 apartment units are consistent with the site's land use designation of 20 units per acre, since the proposed project will provide approximately 16 units per acre. The project's architecture and massing is consistent with the abutting commercial self-storage facility as discussed in Section 5.1, Aesthetics/Visual Resources, and the project was conceptually reviewed by the South Board of Architectural Review on April 17, 2020, June 19, 2020, July 24, 2020, and August 28, 2020. The project design is cognizant of the lack of available street parking in the vicinity (e.g. no parking along Patterson Avenue and Calle Real). As a result, the project includes two parking spaces for each unit, which is double the required amount, in order to avoid potential parking spillover within nearby single family residential neighborhoods. The height of the apartment building is consistent with zoning ordinance requirements and is compatible with the agricultural vernacular of the adjacent commercial development. With the mitigation measures (MM-Aest-04 BAR Required and MM-Aest-10 Lighting) identified in Section 4.1, Aesthetic/Visual Resources, the proposed project will not result in structures and/or land use incompatible with existing land use.

(b) The proposed project will be subject to numerous Comprehensive Plan and Eastern Goleta Valley Community Plan policies, including LUR-EGV-1, which directs the County to encourage a variety of housing locations, types, prices, and tenures to ensure residential development meets local housing needs. This project seeks to achieve that goal by providing multifamily housing on an urban infill lot that was previously rezoned for high density multifamily residential (DR-20) housing with the adoption of the Eastern Goleta Valley Community Plan. Given the project site's urban infill characteristic, there are no potential conflicts with habitat or natural resource protection policies. Adequate public services exist to serve the project and the implementation of standard construction best practices regarding grading, stormwater, noise, and air quality will ensure the project is compliant with applicable policies. As discussed in Section 4.1, Aesthetic/Visual Resources, the apartment building would preserve views of the Santa Ynez Mountain Range and be compatible with surrounding development. The project is consistent with applicable transportation policies regarding surrounding intersection Level of Service and includes green building standards for consistency with energy efficiency policies (Sections 5.6 and 5.14). With the incorporation of the mitigation measures included herein (MM-Aest-04 BAR Required, MM-Aest-10

Lighting, MM-Air-01 Dust Control, MM-Air-Sp02 Diesel Emissions, MM-CulRes-01 Pre-Construction Meeting, MM CulRes-09 Stop Work at Encounter, MM-Geo-01b Soils Report, MM-Soil Remediation Action Plan Completion Report Required, MM-Noise-04 Equipment Shielding-Construction, MM-Noise-02 Construction Hours, MM-Solid Waste-SRSWMP, MM-Geo-02 Erosion and Sediment Control Plan, MM-School Fees, MM-Trans Sp-1 Construction Traffic Plan, MM- Parking-02 Onsite Construction Parking, and WatConv-01 Sediment and Contamination Containment), the project will be consistent with applicable policy and impacts will be less than significant with mitigation.

> LUR-EGV-1: Provide a variety of housing locations, types, prices, and tenures to ensure residential development meets local housing needs.

(c) The development of 27 new residential units will be consistent with the maximum allowed density on the property per the 20-units per acre land use designation (1.62 acres x 20 units = 32.4 units allowed). The project would not constitute a significant increase in growth or concentration of population given that the project's density is equal to or below that which was envisioned for the site in the Eastern Goleta Valley Community Plan, wherein the site's zoning and land use designation was changed to accommodate high density residential.

(d) The project will not result in the extension of sewer trunk lines or access roads beyond the proposed development boundaries that could serve other new developments. The property is within the Goleta Sanitary District's service area and a sewer main exists approximately 23 feet west of the project site. The 8-inch diameter sewer main will be extended to the subject property and is of sufficient size to serve the proposed project (Attachment 10, Goleta Sanitary District letter dated February 16, 2021).

(e-h) The project will not result in the loss of affordable housing, loss of open space, or a significant displacement of people given that the project site is a 1.62 acre remnant avocado orchard with no existing onsite housing or designated public open space.

i) Construction of the proposed project will not result in any economic or social effects that will, in turn, result in physical change. The project will not impact the existing surrounding development other than by the temporary presence of construction equipment entering and exiting the site on Calle Real during site development. As a result of temporary construction impacts, this impact is less than significant.

j) The proposed development will not conflict with any airport safety zone since the closest portion of the Santa Barbara Airport safety zone is located approximately 13 miles west of the project site.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards or have significant growth inducing effects. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: No impacts are identified. No mitigation is necessary.

5.11 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Setting/Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses, and 3) an increase in noise levels by 3 db(A) – either individually or cumulatively when combined with other noise-generating sources when the existing (ambient) noise levels already exceed 65 db(A) at outdoor living areas or 45db(A) at interior living areas. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

An acoustical analysis was conducted by 45dB Acoustics, LLC (Attachment 11, S. Taubitz April 22, 2020) to predict the potential impact of noise from U.S. Highway 101, Calle Real, and Patterson Avenue on the noise-sensitive (residential) uses associated with the proposed project (Attachment 11). The proposed project site is located outside of the 65 dB(A) noise contours at finished grade plus five feet; however sound levels are anticipated to reach 70 dB(A) for the east elevation of the building facing Patterson Avenue without any noise barriers. Noise from U.S. Highway 101 was determined to not be an issue due to the distance from the project site to U.S. Highway 101 and the significant blockage provided from the Patterson Plus Self-Storage facility (Attachment 11).

Impact Discussion:

(a, c) The project is not expected to result in significant new sources of long-term operational noise or significantly increase ambient noise levels. However, the project site currently experiences noise levels exceeding County thresholds for noise-sensitive residential uses, due to the proximity of Patterson Avenue and the U.S. Highway 101. Based on the acoustical analysis conducted for the proposed project by 45dB Acoustics, LLC, the building's construction will reduce the maximum noise levels indoors to 37 Db, which is well within the required annual CNEL 45 dBA required by the California Building Code (Attachment 11). These sound levels will be lower for the apartments located further west (away from Patterson Avenue). As a result, long-term noise generated onsite will not exceed County thresholds, or substantially increase ambient noise levels in adjoining areas. Impacts will be less than significant.

(b) The proposed project could result in construction activities generating short-term noise impacts exceeding County thresholds due to the presence of sensitive noise receptors, i.e. residents of the Orchard Park homes located on the other side of Calle Real. Impacts will be less than significant with mitigation in the form of standard construction hour restrictions and a requirement for shielding of equipment that generates noise in excess of 65 decibels at the property line (MM-Noise-02 Construction Hours and MM-Noise-04 Equipment Shielding-Construction).

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's noise effects to a less than significant level:

1. **MM-Noise-04 Equipment Shielding-Construction**. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries near sensitive receptors shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING**: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. **MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

2. **MM-Noise-02 Construction Hours**. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING**: Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING**: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

With the incorporation of these measures, residual impacts would be less than significant.

5.12 PUBLIC FACILITIES

Will the proposal require or result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any federal, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?		X			
d. The relocation or construction of new or expanded wastewater treatment facilities (sewer lines, lift-stations, etc.) the construction or relocation of which could cause significant environmental effects?			X		
e. The relocation or construction of new or expanded storm water drainage or water quality control facilities, the construction of which could cause significant environmental effects?		X			

County Environmental Thresholds:

Schools. A significant level of school-related impacts are generally considered to occur when a project generates sufficient students to require an additional classroom. This assumes 29 students per classroom for elementary/junior high students, and 28 students per classroom for high school students, based on the lowest student per classroom loading standards of the State school building program. This threshold is applied in those school districts which are currently approaching, at, or exceeding their current capacity. A project's contribution to cumulative school impacts will be considered significant if the project specific impact, as described above, is considered significant. However, pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

Solid Waste. A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste (operational). This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from new construction, remodels and demolition/rebuilds is considered significant if it exceeds 350 tons. A project which generates between 40 and 196 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) The proposed project will result in an increase of 27 new apartment units to be rented at market rate within the Goleta area. This level of new development does not have a significant impact on existing police protection or health care services. Existing service levels are sufficient to serve the proposed project.

(b) Kellogg Elementary, Goleta Valley Junior High, and San Marcos High School have been identified as the schools that could serve the proposed project based on the project's location at the corner of Patterson Avenue and Calle Real. Conrad Tedeschi, Assistant Superintendent of the Goleta Union School District (GUSD), provided capacity rates for GSUD reflecting 24 open student positions. Similarly, email correspondence with Steve Vizzolini of Santa Barbara Unified School District, indicated that San Marcos High School has capacity for 257 additional students and Goleta Junior High has capacity for 507 additional students. Therefore, the project does not trigger a significant impact given that it will not generate sufficient students to require an additional classroom. Additionally, the applicant for the project will be required to pay development impact mitigation fees (DIMFs) including school fees, as required by state law (MM-School Fees). Impacts to schools will be less than significant.

(c) Operational solid waste. Based on the waste generation factors in the County's Environmental Thresholds and Guidelines Manual, the proposed project will generate approximately 68 tons per year of operational solid waste. This is based on a project description of 27 attached apartments; residency estimates 2.65 people per household for attached residences (e.g. apartments); and a factor of 0.95 tons of solid waste generated per person per year. This amount is less than the threshold for operational solid waste of 196 tons per year. However, since the project results in more than 40 tons per year, a Solid Waste Management Plan is required to reduce operational solid waste generation. With implementation of this mitigation measure, impacts will be less than significant.

Construction-related solid waste. The proposed project will involve approximately 27,723 square feet of new residential construction. Based on generation rates of 15 lbs. / sq. ft. for new residential construction, the

development of the project will generate approximately 415,845 pounds (208 tons) of solid waste. As this is less than the threshold of 350 tons, a Solid Waste Management Plan is not required to reduce the amount of waste generated during construction. A mitigation measure requiring covered receptacles for construction and employee trash, and frequent pickup of this trash, will prevent trash and debris from blowing offsite and will ensure that the site is free of trash and debris when construction is complete. With implementation of this measure, impacts from construction-related solid waste will be less than significant.

(d, e) The existing Goleta Sanitary District sewer main is located approximately 23 feet west of the project site on APN 069-160-066 in the Patterson Plus Self-Storage parking area. The 8-inch diameter sewer main will be extended to the subject property and is of sufficient size to serve the proposed project (Attachment 10, Goleta Sanitary District letter). The project will not cause the need for new or altered sewer system facilities since the District has adequate capacity to serve the project. The project site consists of two parcels, one of which is already within the Goleta Sanitary District's service boundary (APN -051, 0.11 acres); however, the larger parcel (APN -022, 1.51 acres) will be annexed into the Goleta Sanitary District's service boundary by the Santa Barbara County Local Agency Formation Commission (SBLAFCO) following final approval of the project by the County Board of Supervisors. As indicated in the attached Goleta Sanitary District correspondence (Attachment 10), the District has adequate capacity to serve the proposed project and has been in coordination with SBLAFCO regarding the annexation process. After annexation has been completed, the Goleta Sanitary District is able to issue a sewer connection permit for the proposed project.

(e) The project includes the installation of new stormwater drainage and water quality control features, including bioretention basins, designed to filter and detain stormwater on-site. In order to mitigate any environmental impacts associated with the construction of these features, MM-Geo-02 requires implementation of an Erosion and Sediment Control Plan. Impacts will be less than significant with mitigation.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In accordance with the County's threshold, a project which generates 40 tons of solid waste per year is considered to result in adverse cumulative impact, and mitigation via a solid waste management plan is required (MM-Solid Waste-SRSWMP). In this instance, the project has been found not to exceed the threshold of significance for public services with the implementation of the project-specific mitigation identified below. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's public service impacts to a less than significant level:

1. **MM-Solid Waste-SRSWMP.** The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:
    a. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:

a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.

3. Operation Solid Waste Reduction Examples:
   a. A green waste source reduction program, including the use of mulching mowers in all common open space areas.
   b. Participate in an existing curbside recycling collection program to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the HOAs to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of Zoning Clearance for initial subdivision improvements, (2) include the construction recycling area on building plans. Program components shall be implemented prior to Final Building Clearance for the initial subdivision improvements and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

2. **MM-Geo-02 Erosion and Sediment Control Plan**. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.

PLAN REQUIREMENTS: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.

TIMING: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING**: P&D staff shall perform site inspections throughout the construction phase.

3. **MM-School Fees.** The applicant shall notify the Goleta Union School District (GUSD) and Santa Barbara Unified School District of the expected buildout date of the project to allow the Districts to plan in advance for new students. The applicant shall pay the adopted fees per square foot of livable space being created by the project to the appropriate school district(s). These fees are used by the districts to construct temporary or permanent classroom space, but are not used to provide additional teachers.
Plan Requirement: A copy of the notice shall sent to P&D prior to land use clearance for the project. The applicant shall submit final square footage calculations and a copy of the fee payment to the school district(s) prior to final building inspection.
Monitoring: P&D planner shall ensure the notice letter is sent to the district(s) prior to issuance of Zoning Clearance. P&D compliance planner and Building and Safety staff shall ensure payment is made prior to issuance of final building inspection.

With the incorporation of these mitigation measures residual impacts will be less than significant.

5.13 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?				X	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				X	

Threshold: The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Existing Setting: The proposed project is located at the southwest corner of the Patterson Avenue and Calle Real intersection. There is a Class II bicycle lane along both sides of Patterson Avenue and Calle Real in the project area. The park is Calle Barquero Open Space and Patterson Open Space, which are both located approximately 0.5 miles away on University Drive.

Impact Discussion:

(a, b, c) The proposed project could potentially temporarily impact the use of the Class II bicycle lane that fronts the project site along Calle Real due to the movement of large equipment and vehicles in and out of the site during construction. These impacts will be mitigated by measures requiring the development and implementation of a construction traffic plan (MM-Trans Sp-1 Construction Traffic Plan), and the requirement for all construction-related traffic, equipment staging, and storage to occur on site and outside of the road right of way (MM-Parking-02 Onsite Construction Parking). Once constructed and occupied, the proposed project will not result in any conflicts with the bicycle lane that fronts the project site along Calle Real. The proposed project will result in the development of 27 new apartments. This small population increase will

result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts will be less than significant.

Cumulative Impacts:

Since the project does not affect recreational resources, it will not have a cumulatively considerable effect on recreational resources within the County.

Payment of Quimby fees for new residential development will mitigate the project's contribution to the regional demand for parks and recreational facilities. Residual impacts will be less than significant.

Mitigation and Residual Impact:

The following mitigation measures will reduce the project's transportation impacts to a less than significant level:

1. **MM-Trans Sp-1 Construction Traffic Plan.** Prior to Zoning Clearance for initial project improvements, the applicant shall submit a construction traffic plan to P&D and Public Works for review and approval.
   PLAN REQUIREMENTS: The plan shall address construction worker vehicles, trucks bringing construction supplies to the site, heavy equipment transport, dumpsters, porta-potties, and especially vehicles transporting soil and rock material to and from the site. The traffic plan shall identify a contact person, including a cell phone number to contact in the event of complaints or questions regarding construction related traffic. The traffic plan shall also identify routes, expected volumes of traffic and the location for parking and/or storing vehicles and construction equipment.
   TIMING: A plan shall be submitted and approved prior to Zoning Clearance issuance for project improvements.
   MONITORING: Building and Safety and Permit Compliance shall monitor the construction phase for compliance with the traffic plan**.**

2. **MM-Parking-02 Onsite Construction Parking**. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction.
   PLAN REQUIREMENTS: Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance.
   TIMING: A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained throughout construction.
   MONITORING: P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

With the incorporation of these measures, residual impacts will be less than significant.

5.14 TRANSPORTATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?			X		
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?			X		
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
d. Result in inadequate emergency access?			X		

Setting: The project consists of a 27-unit apartment complex located within an urban infill site given the surrounding built-up urban uses. Included in the project are 60 vehicle parking spaces and 54 covered bicycle parking spaces. The project site is located in close proximity to two (2) MTD bus stops: one at the corner of Patterson Avenue and University Drive located 0.2 miles from the project site, and one at Calle Real and Maravilla located 0.3 miles west from the project site along Calle Real.

Thresholds: On December 28, 2018, the California Natural Resources Agency certified and adopted proposed revisions to CEQA Guidelines Section 15064.3 and Appendix G: Environmental Checklist Form, Section XVII, Transportation. Section 15064.3 includes new criteria for determining the significance of a project's transportation impacts. Specifically, Section 15064.3(a) states "vehicle miles traveled is the most appropriate measure of transportation impacts." Therefore, the following thresholds reflect the specific guidance set forth in CEQA Guidelines Section 15064.3 regarding estimating VMT and developing thresholds of significance for VMT and transportation impacts. According to the County's Environmental Thresholds and Guidelines Manual, a significant transportation impact will occur when:

a. **Potential Conflict with a Program, Plan, Ordinance, or Policy**. A significant impact occurs if a project conflicts with the overall purpose of an applicable transportation and circulation program, plan, ordinance, or policy, including impacts to existing transit systems and bicycle and pedestrian networks pursuant to Public Resources Code Section 21099(b)(1).

b. **Potential Impact to VMT.** According to the OPR Technical Advisory, the County considers transportation projects that will (1) reduce VMT, or (2) not likely lead to a substantial or measurable increase in vehicle travel, to have less than significant VMT impacts. The County's VMT Calculator incorporates screening criteria, thresholds of significance, mitigation measures, and data from the Santa Barbara County Association of Governments' (SBCAG) Regional Travel Demand Model (RTDM). The County estimates VMT for transportation projects using total roadway VMT, or the VMT generated by the number of vehicles on each roadway segment and the length of each roadway segment in the defined geographic area. Total Roadway VMT reflects all vehicles (passenger and commercial vehicles) assigned on the roadway network.

The OPR Technical Advisory contains screening criteria for land use and transportation projects. Land use or transportation projects meeting any of the screening criteria, absent substantial evidence to the contrary, will have less than significant VMT impacts and will not require further analysis. A single-component project (e.g., residence, office, or store) only needs to meet one of the screening criteria. The screening criteria for small projects is included in the table below.

Screening Criteria for Land Use Projects

Screening Category	
Small Projects	A project that generates 110 or fewer average daily trips

Transportation projects that would (1) reduce VMT, or (2) are not likely lead to a substantial or measurable increase in vehicle travel would have less than significant VMT impacts. Additionally, the County thresholds of significance for residential projects that do not meet the screening criteria are included in the table below.

Project Type	Threshold for Determination of Significant VMT Impacts
Residential	Project VMT exceeds a level of 15 percent below existing county VMT for home-based VMT per resident.

c. Design Features and Hazards. A significant impact occurs if a project will increase roadway hazards. An increase could result from existing or proposed uses or geometric design features.

d. Emergency Access. A significant impact occurs if a project will potentially impede emergency access vehicles.

Impact Discussion:

(a) The project will not conflict with any program, plan, ordinance, or policy and therefore impacts would be less than significant. The project is consistent with Eastern Goleta Valley Community Plan Policy TC-EGV-2.6, which calls for the incorporation of pedestrian needs into projects, as demonstrated by the project's dual pedestrian access points to both Calle Real and Patterson Avenue and the new sidewalk installation along the project's Calle Real frontage, including street lighting. The project is also consistent with Eastern Goleta Valley Community Plan Policy TC-EGV-1.1, which requires a minimum Level of Service standard "C" be maintained for roadways and intersections adjacent to project locations. The project's Phase I Traffic Analysis indicates that both the Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps will continue to operate at LOS C or better during both A.M. and P.M. peak hours (Attachment 12, Phase I Traffic Analysis dated October 8, 2019). The project also includes onsite bicycle parking consistent with Eastern Goleta Valley Community Plan Policy TC-EGV-1.9, which calls for innovative measures to mitigate transportation impacts.

(b) The project was analyzed using the County's VMT Tool, which found the project to be greater than 15 percent below existing County VMT for home-based VMT per resident (Attachment 13) and therefore, would not have a significant impact VMT impact. Additionally, there is no substantial evidence that suggests the project will not be greater than 15 percent below existing County VMT for home-based VMT per resident due to the project's location within an urban area, adjacency to two public transit stops, and the potential for multimodal transportation forms to nearby destinations such as UCSB, Calle Real Shopping Center, and Hollister Avenue. Therefore, impacts would be less than significant.

(c, d) The project's ingress and egress, drive aisle, and parking have all been designed consistent with the Department of Public Works and County Fire Department Standards and therefore will not increase roadway hazards. The project's ingress and egress is situated on Calle Real rather than Patterson Avenue for safety reasons and has been aligned with Orchard Park's ingress and egress at the direction of the Department of Public Works. An Accident Analysis was also performed by Associated Transportation Engineers for the Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps, based on data obtained from the California Highway Patrol for the most current three-year period of accident records available (Attachment 14, Patterson Avenue Accident Analysis dated August 18, 2020). The Report found that the accident rate for the Patterson Avenue/Calle Real intersection was equal to the State average with 10 reported accidents occurring within an 10-year period. Accidents at the Patterson

Avenue/U.S. 101 ramps were below the State average with a total of 22 reported accidents spread amongst the four on/off ramps over a three-year period. Therefore, impacts will be less than significant.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for transportation. Therefore, the project's contribution to the regionally significant transportation impacts is not considerable, and the project's cumulative impacts is less than significant.

Mitigation and Residual Impact:

No impacts are identified. No mitigation is necessary.

5.15 WATER RESOURCES/FLOODING

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X		
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?		X			
c. Change in the amount of surface water in any water body?		X			
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?		X			
e. Alterations to the course or flow of flood water or need for private or public flood control projects?			X		
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?			X		
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Water Resources Thresholds: A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds: A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses[3] of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

[3] Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

Impact Discussion

(a, e) The proposed project will not directly affect any water body through grading or construction. Compliance with the Project Clean Water condition letter dated January 13, 2020 (Attachment 3) will ensure that runoff from the site will not exceed pre-project levels. Therefore, the project will not result in any significant changes in the course or direction of water movements in nearby creeks and drainages, alter the flow of floodwater, or cause the need for flood control projects. Impacts will be less than significant.

(b-d, l) The proposed project will result in approximately 35,581 sq. ft. of net new impervious surfaces (i.e. roads, structures, driveways, patios, etc.). As a result, the project will create additional storm water runoff from newly constructed impermeable surfaces. The increase in impermeable surfaces will reduce percolation rates and potentially increase storm water runoff. With buildout of the project, the increase in impervious surfaces will be greater than the threshold of 25%. As such, the project must comply with conditions identified in the letter from Project Clean Water dated January 13, 2020, which include the development and implementation of an approved Stormwater Control Plan (Attachment 3). The project includes development of multiple on-site bioretention basins to collect surface runoff and to ensure there is no increase in the runoff exiting the site.

Construction activities such as grading, application of paving, and storage and cleaning of equipment could also potentially generate stormwater pollutants and sediments. These temporary runoff and erosion impacts will be addressed by multiple measures designed to prevent the transport of pollutants into the groundwater or surface water. Mitigation Measure MM-WatConv-01, Sediment and Contamination Containment requires stabilization of construction site entrances and exits to reduce offsite transport of sediment; application of paving materials only during dry weather; and handling and disposal of construction materials in a manner which minimizes the potential for storm water contamination. Mitigation Measure Geo-02 (Erosion and Sediment Control Plan), as introduced above in Section 5.12, will address the potential for construction-phase impacts to water resources. With these mitigation measures, impacts will be less than significant.

(f) The project is located outside of any Flood Hazard Overlay or High Hazard Area and therefore is not subject to risks from flooding.

(g-k) The project will be supplied water from an existing Goleta Water District meter. The Goleta Water District has indicated that they have adequate water to supply the proposed project, and the project site has an adequate historic water credit for the project's forecasted demand (Goleta Water District Preliminary Water Service Determination Letter dated October 29, 2019). Implementation of the approved Stormwater Control Plan and the project's Low Impact Development design features will ensure that 100 percent of runoff from impervious surfaces will stay on site, be filtered, and return to the groundwater basin. Therefore, the project's impact on groundwater and water supplies will be less than significant.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for water resources. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's water resource impacts to a less than significant level:

1. WatConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
b. Apply concrete, asphalt, and seal coat only during dry weather.
c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

With the incorporation of these measures, residual impacts would be less than significant.

6.0 INFORMATION SOURCES

6.1 County Departments Consulted:

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, and Regional Programs.

6.2 Comprehensive Plan:

X	Seismic Safety/Safety Element		Conservation Element
	Open Space Element	X	Noise Element
	Coastal Plan and Maps	X	Circulation Element
	ERME		

6.3 Other Sources:

X	Field work	X	Ag Preserve maps
X	Calculations	X	Flood Control maps
X	Project plans	X	Other technical references
X	Traffic studies		(reports, survey, etc.)
X	Records	X	Planning files, maps, reports
X	Grading plans	X	Zoning maps
X	Elevation, architectural renderings	X	Soils maps/reports
X	Published geological map/reports		Plant maps
X	Topographical maps	X	Archaeological maps and reports
			Other

7.0 PROJECT SPECIFIC *(short- and long-term)* AND CUMULATIVE IMPACT SUMMARY

The project will result in significant but mitigable project-specific impacts in the following issue areas: aesthetics/visual resources, air quality, cultural resources, geologic resources, hazardous materials, land use, noise, public facilities, and water resources/flooding. The project will result in less than significant impacts in the following issue areas: agricultural resources, air quality – greenhouse gas emissions, biological resources, energy, fire protection, recreation, and transportation. Cumulative impacts will be less than significant.

8.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	**Poten. Signif.**	**Less than Signif. with Mitigation**	**Less Than Signif.**	**No Impact**	**Reviewed Under Previous Document**
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?			X		
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. 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.)			X		
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X		
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?			X		

1. As discussed in Section 4.4 (Biological Resources), the project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Mitigation measures have been identified to reduce

environmental impacts to less than significant levels. As discussed in Section 4.3 (Air Quality), the project will not contribute significantly to greenhouse gas emissions or significantly increase energy consumption. As discussed in Section 4.5 (Cultural Resources), the project will not eliminate important examples of the major periods of California history or prehistory.

2. There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.

3. As discussed throughout this document, the project does not have any impacts that are individually limited, but cumulatively considerable. Any contribution of the project to significant cumulative impacts will be adequately reduced by mitigation measures identified to address project-specific impacts.

4. As discussed herein, there are no environmental effects of the project that would cause substantial adverse effects on human beings, either directly or indirectly. All impacts to humans will be adequately reduced to less than significant levels through the implementation of identified mitigation measures.

5. There is no disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

The project will be subject to all applicable requirements and policies under the County's Land Use and Development Code and the County of Santa Barbara Comprehensive Plan (including the Eastern Goleta Valley Community Plan. Specific relevant policies include those listed below:

Zoning Requirements: The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20 (Design Residential, 20 dwelling units per gross acre). The two parcels will be voluntarily merged by the applicant prior to Board of Supervisors' action on General Plan Amendment, Rezone, and Development Plan to create a single, 1.62-acre parcel, zoned DR-20.

Comprehensive Plan Requirements: The following policies of the Comprehensive Plan are applicable to this project:

Land Use Element Policies: LUDP 4, Hillside and Watershed Protection Policies 1, 2, 4, 6, 7,

Housing Element Policies: 1.9, 5.1, 5.1.6,

Noise Element Policies 1 and 2

Circulation Element Policy A, and Roadway and Intersection Standards

Eastern Goleta Valley Community Plan Policies: EGV-3.4, EGV-3A, EGV-3.5, EGV-4.1, EGV-4A, EGV-4B, EGV-4.2, LUR-EGV-1.2, LUR-EGV-1.4, LUR-EGV-3.1, FIRE-EGV-2.1, FIRE-EGV-2.2, WAT-EGV-1.2, WAT-EGV-2.1, WAT-EGV-2.2, RRC-EGV-1A, RRC-EGV-1.4, TC-EGV-1.1, TC-EGV-1.7, ENV-EGV-1.1, AQ-EGV-1A, AQ-EGV-1.3, HYD-EGV-1A, GEO-EGV-2.3, HA-EGV-1, HA-EGV-1.1, HA-EGV-2, N-EGV-1A, N-EGV-1E, HAZ-EGV-

1.1, VIS-EGV-1.1, VIS-EGV-1.2, VIS-EGV-1.5, VIS-EGV-1.6, VIS-EGV-1.8, VIS-EGV-1A, VIS-EGV-1D, VIS-EGV-1E, VIS-EGV-1F, VIS-EGV-1H, VIS-EGV-1I, and VIS-EGV-1J.

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

__X__ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ With Public Hearing ___X___ Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: **Sean Stewart** **DATE:** May 11, 2021

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

__X__ I agree with staff conclusions. Preparation of the appropriate document may proceed.
____ I DO NOT agree with staff conclusions. The following actions will be taken:
____ I require consultation and further information prior to making my determination.

SIGNATURE: _____ **INITIAL STUDY DATE**: May 11, 2021

SIGNATURE: _____ **NEGATIVE DECLARATION DATE**: May 24, 2021

SIGNATURE: _____ **REVISION DATE:** _____

SIGNATURE: _____ **FINAL NEGATIVE DECLARATION DATE:** _____

12.0 ATTACHMENTS

1. Project Plans
2. Story Pole Exhibit
3. Departmental Condition Letters (Water Resources Division, Environmental Health Services, County Fire Department, Air Pollution Control District)
4. Eastern Goleta Valley Community Plan ESH and Riparian Corridor Overlay Map
5. Soils Report, Braun & Associates, Inc., February 17, 2020
6. Phase I Environmental Site Assessment Report, Certified Environmental Consultants, Inc., September 4, 2018
7. Phase II Environmental Site Assessment Report, Certified Environmental Consultants, Inc., July 16, 2020
8. Remedial Action Plan, Padre Associates, Inc., August 13, 2020
9. EHS Remedial Action Plan Approval Letter 10.20.20
10. Goleta Sanitary District letter dated February 17, 2021
11. Acoustical Analysis Report, 45dB Acoustics, LLC, S. Taubitz April 22, 2020
12. Phase I Traffic Analysis, Associated Traffic Engineers dated October 8, 2019

13. VMT Screening Analysis
14. Accident Analysis, Associated Transportation Engineers, dated August 18, 2020