

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022070490

Project Title: County of Santa Barbara 2023-2031 Housing Element Update

Lead Agency: County of Santa Barbara, Planning and Development

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Project Location: Unincorporated areas of Santa Barbara County and two sites with the city of Santa Barbara  
*City County*

Project Description (Proposed actions, location, and/or consequences).

As required by State law, the County of Santa Barbara adopted its 2023-2031 Housing Element Update on December 5, 2023. The Draft Program Environmental Impact Report (EIR) analyzes the potential impacts associated with the implementation of the Housing Element Update's goals, policies, and programs, including the potential rezone program (Program 1). In part, Program 1 requires that the County rezone sites (i.e., change use and/or increase residential density) and allow housing development on select County-owned sites to accommodate its share of the 2023-2031 regional housing needs allocation (RHNA), which totals 5,664 units. The Housing Element Update identifies 36 potential rezone sites and nine potential County-owned sites. Twenty-four other programs and 99 actions will help meet existing and projected housing needs for all residents in the unincorporated areas of the county.

The Project area includes the unincorporated areas of Santa Barbara County and two potential County-owned properties located within the City of Santa Barbara.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project would allow housing development throughout the unincorporated areas of the county. Housing development will result in physical impacts from construction and operation. Significant and unavoidable effects on the environment identified in the Draft Program EIR include aesthetics and visual resources, agricultural resources, air quality, biological resources, hydrology and water quality, land use and planning, population and housing, public services and recreation, transportation, utilities and water supply, and wildfire. Significant but mitigable effects on the environment identified in the Draft Program EIR include cultural and tribal cultural resources, hazards and hazardous materials, and noise. See the attached summary of the Program EIR mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on public hearings, community outreach, Notice of Preparation (NOP) scoping meetings and public comment letters, the following environmental issues are known to be of concern and may be controversial:

- Loss of agricultural land;
- Compatibility with nearby residential communities;
- Compatibility with nearby noise-sensitive land uses;
- Water supply and demand;
- Increased traffic congestion;
- Effects on aesthetics (e.g., visual character) and public views;
- Loss of recreational land;
- Fire hazards;
- Loss of sensitive biological habitat;
- Public services and demand;
- Degradation of the environment; and
- Cumulative impacts, such as changes in the character of communities and rural areas.

Provide a list of the responsible or trustee agencies for the project.

The County is the Lead Agency as it is the agency with principal responsibility for approving or carrying out the Project.

The California Coastal Commission is the Responsible Agency for the Project as the California Coastal Commission has discretionary approval power over the project in the Coastal Zone.

The California Department of Fish and Wildlife and the California Department of Parks and Recreation are trustee agencies for the Project as they have jurisdiction over specified natural resources of the State when the resources may occur within the Project area.

## OPR Summary Form Extra Pages

### Draft EIR Mitigation Measure Summary

- MM AV-1 (Objective Development Standards for Multiple-Unit and Mixed Use Housing Projects) would help to ensure the protection of existing views from public vistas and State Scenic Highways by applying County Multiple Unit and Mixed Use Housing Objective Zoning and Design Standards of the Land Use and Development Code to multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law.
- MM AQ-1 (PM<sub>10</sub> and Dust Control) would require that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law implement measures to minimize short-term PM<sub>10</sub> fugitive dust emissions.
- MM AQ-2 (Equipment Exhaust) would require that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law implement measures to minimize short-term construction equipment exhaust emissions to the maximum extent feasible.
- MM AQ-3 (Project Screening and Project-Specific Air Quality Evaluation) would require that applicants proposing projects that exceed the screening table established in SBCAPCD's most recently available *Scope and Content of Air Quality Sections in Environmental Documents*, or projects involving the development of a variety of land use categories (e.g., mixed use development projects) prepare and submit a technical assessment evaluating potential project operation-related air quality impacts to the County for review and approval.
- MM AQ-4 (Project Siting and Interior Air Quality Protection) would require that applicants of housing sites located within 500 feet of U.S. Highway 101, as measured from the road right-of-way boundary of U.S. Highway 101, located between the segment of U.S. Highway 101 between the junction of SR 154 and the junction of SR 217 shall site residential development outside of the 500-foot limits to the maximum extent feasible. Where development cannot feasibly be sited outside of the 500-foot limits, applicants shall be required to incorporate project design measures to reduce exposure.
- MM BIO-1 (Tree Protection Plan) would require that applications for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law include a Tree Protection Plan (TPP) for construction activities involving pruning, damage, or removal of native trees. These plans would protect native trees and require future applicants to replace trees damaged or removed during construction.
- MM BIO-2 (Habitat Protection Plan) would require that applications for these housing projects also include a biological resources study that identifies the presence of sensitive biological resources, including special-status species, nesting birds, federally designated critical habitat, ESH, Riparian Corridors, wetlands and other sensitive habitats and natural communities. Should sensitive biological resources be identified, the applicant shall be required to prepare and submit a Habitat Protection Plan (HPP) that identifies site-specific measures to avoid or reduce impacts on these resources.

- MM BIO-3 (Wildlife Movement Plan) would require that applications for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law determine the potential for the project site to support wildlife linkages. If the biologist determines that there is potential for the project site to serve as a wildlife corridor, the applicant shall be required to prepare and submit a Wildlife Movement Plan that analyzes proposed fencing in relation to the surrounding opportunities for wildlife movement/migration, identify the type, material, length, and design of proposed fencing, and shall propose non-disruptive, wildlife-friendly fencing, such as post and rail fencing, wire fencing, and/or high-tensile electric fencing, to allow passage by smaller animals and prevent movement in and out of the project sites by larger mammals, such as deer. The evaluation and Wildlife Movement Plan shall also identify project design features that would reduce potential impacts and maintain habitat and wildlife movement.
- MM CTCR-1 (Historic Resource Preservation) would require that applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include a Phase 1 historic resources report if they involve major alteration or demolition of buildings, structures, objects, or places that are generally more than 50 years old and (1) listed or eligible for listing in the CRHR, (2) included in the County's list of Historic Landmarks or Places of Historic Merit under County Code Chapter 18A, Section 18A-3, or (3) determined by the County to be significant pursuant to criteria for listing on the CRHR (Public Resources Code Section 5024.1).
- MM CTCR-2 (Archaeological Resource Protection) would require that applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include any existing archaeological resource surveys or reports for the project site. If the project site has not been subject to an archaeological resource survey, or the prior survey does not satisfy the requirements of a Phase 1 investigation, the applicant shall submit a Phase 1 archaeological resource report documenting any archaeological resources that adjoin or exist within the project site.
- MM CTCR-3 (Stop Work at Encounter) would require that for future residential and mixed use development resulting from the proposed Project and involving ground disturbance, the applicant and/or their agents, representatives, or contractors shall stop or redirect work immediately in the event archaeological, historic, or tribal cultural resources are encountered during grading, construction, landscaping, or other construction-related activity.
- MM CTCR-4 (Encountering Human Remains) would require that for future residential and mixed use development resulting from the proposed Project and involving ground disturbance, if human remains are accidentally discovered or recognized during construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the County Coroner has 24 hours to notify the NAHC.
- MM CTCR-5 (Post-Discovery Tribal Consultation) would require that if tribal cultural resources are identified or discovered during construction, landscaping, or other construction-related activities, the applicant/owner and/or their agents, representatives, or contractors shall

immediately contact P&D. P&D shall coordinate consultation with a Native American tribal representative.

- MM HAZ-1 (Environmental Site Assessment) would require that applicants for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall retain a qualified hazardous materials Environmental Professional to prepare a Phase I ESA. The Phase I ESA shall be prepared in accordance with ASTM Standard Practice E 1527-13 or the Standards and Practices for AAI, prior to any land acquisition, demolition, or construction activities. The Phase I ESA shall identify specific RECs, if present, which may require further sampling / remedial activities by a qualified hazardous materials Environmental Professional with Phase II / site characterization experience prior to land acquisition, demolition, and/or construction.
- MM HAZ-2 (Incidental Discovery of Contamination) would require that in the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction at a development site, construction activities in the immediate vicinity of the contamination shall cease immediately. A qualified environmental specialist (e.g., a licensed Professional Geologist, a licensed Professional Engineer, or similarly qualified individual) shall conduct an investigation to identify and determine the level of soil and/or groundwater contamination.
- MM HAZ-3 (Compliance with ALUCP Density and Open Land Requirements) would require that applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall be consistent with the density, height, and open land requirements provided in the ALUCPs for airports in Santa Barbara County.
- MM HWR-1 (Flood Hazard Development Standards) would require that applications for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law and which are located within a special flood hazard area shall address onsite flood hazards to eliminate flood risks to life and property consistent with the Flood Control District's Standard Conditions of Project Plan Approval.
- MM LU-1 (Additional Allowed Uses in Design Residential [DR] Zoning) would require the County to amend the County's zoning ordinances to allow public open space (i.e., public parks and recreation) and commercial recreation uses as a component of housing projects on sites zoned DR. This measure would change the County's DR zone district to support the needs of future residents and the community as a whole consistent with the Comprehensive Plan and address future need for public parks and recreation.
- MM NOI-1 (Construction Hours) would require that for future residential and mixed use development resulting from the proposed Project, all construction activity, including equipment maintenance and site preparation, shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday, or as otherwise specific in a community plan. No construction shall occur on weekends or state holidays. Non-noise-generating construction activities such as interior 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.

- MM NOI-2 (Noise Study and Site-based Attenuation) would require that applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include a site-specific noise study that documents the existing noise conditions on site and recommends attenuation strategies and techniques to address sensitive receptors and achieve acceptable noise levels under County standards.
- MM T-1 (Site-based TDM) would require that applications for multifamily housing and mixed use housing projects shall implement site design strategies to reduce vehicle trips to and from the project site. Site-based TDM strategies may include but not be limited to VMT-reducing measures identified in the CAPCOA Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021). As part of this measure, site-based TDM measures shall be integrated into project design and plans as feasible based on site and project conditions. Site-based TDM measures shall include providing pedestrian network improvements, constructing or improving bike facilities, providing bike parking, and implementation a Homeowner's Association subsidized or discounted transit program or ridesharing/carpool and education program.
- MM T-2 (Construction Traffic and Access Management Plan) would require the preparation of individual Construction Traffic and Access Management Plans for residential and mixed use development involving encroachment into the public right of way. These plans would be prepared by the individual project owners/applicants or their representatives and would be approved by the County P&D to address construction traffic routing (e.g., detours and/or lane closures) and traffic control (e.g., with signage and construction flaggers), as well as vehicle, bicycle, and pedestrian safety. The Construction Traffic and Access Management Plans would also be required to identify designated haul routes and construction staging areas, construction crew parking, emergency access provisions, traffic control procedures, and avoidance of traffic safety impacts during construction.
- MM T-3 (Funding and Mitigation Fee Programs Update) would require the County to review and update the County's CIP, TIPs, and the Transportation Impact Mitigation Fees in the context of the projected growth under the Housing Element Update to fully fund and implement required improvements, which could include sidewalks, bike paths, crossings, intersection improvements, and other roadway network improvements to encourage active transportation.
- MM UWS-1 (Infrastructure, Services, Utilities, and Related Facilities) would require that applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to State housing law shall be served by public water and wastewater (sewer) districts or agencies, if such service is available, consistent with County and State codes and policies.
- MM UWS-2 (Source Reduction and Solid Waste Management Plan [SRSWMP]) would require that applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to State housing law shall include a 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.
- MM WF-1 (Defensible Space Requirements) would require that the County shall amend the zoning ordinances to require increased setbacks for future residential development within or

adjacent to the High or Very High FHSZs or WUI areas (as determined appropriate by the SBCFD) to ensure adequate defensible space can be achieved onsite, unless offsite clearing is determined necessary by SBCFD.