

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Montecito Family YMCA Master Plan

Lead Agency: Santa Barbara County Planning and Development Contact Person: Chris Schmuckal
 Mailing Address: 123 E. Anapamu Street Phone: 805-568-3510
 City: Santa Barbara Zip: 93101 County: Santa Barbara County

Project Location: County: Santa Barbara City/Nearest Community: Montecito
 Cross Streets: Santa Rosa Lane and San Ysidro Road Zip Code: 93108

Longitude/Latitude (degrees, minutes and seconds): -119 ° 631 ' 193 " N / 34 ° 431 ' 992 " W Total Acres: 4.37
 Assessor's Parcel No.: 007-270-005 Section: 34 Twp.: 4 North Range: 26 West Base: San Bernardino
 Within 2 Miles: State Hwy #: 101 Waterways: Oak Creek, Montecito Creek, San Ysidro Creek, Pacific Ocean
 Airports: _____ Railways: Union Pacific Railroad Schools: Montecito Union School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 22,638 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: Gym, Pool, Locker Room, and Multi-Purpose Facility
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Existing Montecito YMCA Facility / 1-E-1 Single Family Residential Zoning / Institution or Government Facility

Project Description: *(please use a separate page if necessary)*

See attachment

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 5 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 3 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 18, 2023 Ending Date June 19, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Christopher Schmuckal

Digitally signed by Christopher Schmuckal
Date: 2023.05.11 08:52:02 -07'00'

Date: 05/11/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment 1: Project Description

The project is a request from the Owner, the Montecito Branch of the Channel Islands YMCA (MFYMCA), and Brian Banks, agent for the Owner, for a revised conditional use permit to update the Montecito Family YMCA Master Plan, originally approved under Case No. 78-CP-75, for the purpose of renovating, enhancing, and expanding the existing facilities. The revised conditional use permit would allow for the demolition and reconstruction of existing buildings and the construction of several new buildings, as well as the continuation of existing programs including a selection of recreational, fitness and well-being programs for all age groups. The MFYMCA currently operates their programs with approximately 10,732 net square feet of interior space in two buildings, plus approximately 1,785 square feet of covered exterior spaces and freestanding storage units. The property hosts an existing 12,797 square foot outdoor sport court with night lighting. Permitted exterior activities include multiple children's playgrounds and an outdoor swimming pool.

Facility Upgrades

The proposed Master Plan update would increase the total interior spaces of the facilities to approximately 22,638 square feet (all square footages are net). The existing 7,416 square foot main building would be expanded and renovated, resulting in a structure of approximately 10,336 square feet. The main building currently houses employee offices, a pre-school program licensed for 36 children, a child watch area, and exercise rooms. The redeveloped building would accommodate workout rooms, large multi-purpose spaces, offices, a child watch area, restrooms, and the main lobby. The licensed pre-school space would be relocated to an offsite location and no longer be included in this Conditional Use Permit. The existing 12,797 square foot outdoor sports court would be replaced with a new, 9,425 square foot multi-purpose building. The existing 3,300 square foot locker room building would be rebuilt with a new 2,717 square foot locker room building. A new, unenclosed structure of approximately 160 square feet would house storage and pool equipment and be located adjacent to the outdoor pool.

The project data summary is as follows:

Building Areas that contribute to parking demand

Main Bldg:	10,102 sf net
Locker Room:	2,717 sf net
Multi-Purpose:	9,425 sf net
Total Building Areas	22,244 sf net

Area for storage & service spaces that do not add to parking demand

Main Bldg: Storage:	(235) sf net
Locker Room: Pool equip.	(160) sf net
Multi-Purpose:	<u>(0) sf net</u>
Total:	(395) sf net

Total Building Areas

Main Bldg:	10,336 sf net
Locker Room + Pool Equip:	2,877 sf net

Multi-Purpose: 9,425 sf net
Total Building Areas: 22,638 sf net

Parking Requirements per MLUDC Methodology

Parking Required

Main Bldg: 31 cars
Locker Room: 5 cars
Multi-Purpose: 43 cars
Pool/Spa: 20 cars
Total Required: 99 cars

Parking Provided: 99 cars

Additional improvements would be made to the existing exterior facilities. A new pool deck would be constructed, and space would be provided for the expansion of the outdoor pool from five lanes to seven. The central courtyard and adjoining areas would be landscaped with enhancements to better serve the summer camp programs and group activities, and for stormwater retention.

A small common terrace area with seating is proposed to be located adjacent to the main building. The common area would be for members only and would not have any cooking facilities. It is planned as a social area for members and staff.

The improvements illustrated in the Master Plan would be built out individually and in a manner that allows the facility to remain in operation while work is being undertaken. The precise scope of each group of improvements would vary depending on the priorities of the MFYMCA and available funding. Development of each individual building would include corresponding improvements to utilities, fire safety, storm water management, and adjoining landscaped areas. Approximately 900 cubic yards of cut would be needed to implement the proposed improvements.

Parking

There are currently 55 parking spaces in the existing parking lot. There is an existing service road accessed from the corner of San Ysidro Rd. and Santa Rosa Rd. Improvements would be made to the existing parking lot to improve ADA accessibility and stormwater management. The improved lot would accommodate two additional parking space, bringing the total to 57 spaces. Additionally, a parking area with 42 new parking spaces and a new service drive would be created at the southwest corner of the site with access from San Ysidro. The new parking area off of San Ysidro will accommodate staff parking but may also be used for member overflow. This new driveway and parking lot will also improve Fire Department access and remove the need for service vehicles to park in the formal parking lot. The current service road accessed from San Ysidro and Santa Rosa would be replaced with a foot path and landscaping. With the addition of the new parking area, a total of 99 parking spaces will be provided onsite, in conformance with the MLUDC parking standard.

The MFYMCA also has recorded offsite parking agreements with the County Parks Department and Montecito Union School. The agreement with County Parks allows MFYMCA members and staff to utilize the 103 existing spaces at Lower Manning Park during the park hours of operation which run from 8 a.m.

to sunset. The agreement with Montecito Union School allows MFYMCA members and staff to utilize 47 spaces in two school parking lots during weekday evening hours and on weekends when school is not in session. While these agreements would remain in place under the Master Plan update to supplement on-site parking, the MFYMCA would not rely on this additional parking capacity to meet the MLUDC parking requirements.

Fire Access & Safety

The proposed addition of the new vehicular access and parking area at the southwest corner of the property will result in substantial improvements to Fire Department access. These changes were developed in coordination with the Montecito Fire Department and would improve general site access and the ability to reach all structures with fire hoses. These changes would also facilitate access to the site from existing fire hydrants at lower Manning park and along Santa Rosa Lane. New buildings and renovated structures would be equipped with current code required fire protection sprinkler systems. Fire Department Point's of Connection would be provided along with "Knox boxes" at the locations prescribed by the Fire Marshal.

Water and Sewer Services

The project site would continue to be served by the Montecito Water District, who provided a Certificate of Water Service Availability (CWSA) for the project, dated June 17, 2021. Pursuant to the District's letter, the project site will be allocated a maximum of 6.45-acre feet of water per year, per the allocation established by Ordinance 89. The site would be served by an existing water meter and main line. No new offsite water delivery infrastructure would be needed to serve the proposed project.

The project site would continue to be served by the Montecito Sanitary District. An existing 8-inch diameter sewer main is located within an easement that runs through the MFYMCA property and under Oak Creek before diverting to San Ysidro Road in the southwest corner of the site. The Sanitary District reviewed the proposed project plans and provided a Sewer Availability Letter, dated July 26, 2021. The letter includes minor conditions related to construction sequencing and video inspection requirements for the private sewer lateral.

Emergency Generator

The MFYMCA does not currently have emergency generators. However, the new and renovated building would have emergency exit lighting powered by either battery backups or power inverters. The MFYMCA was a key support facility during the Tea Fire and is anticipated to be called upon again during future emergencies. In order to provide assistance in times of need, the proposed MFYMCA multi-purpose building would be wired to accommodate a portable generator for use in the event of an emergency.

Tree Removal and Replacement

Project related impacts to existing trees would be limited to removal of 6 native trees, including 5 oaks, and 1 sycamore. One additional oak tree will have encroachment over 20% and will require mitigation. Two additional sycamores are also proposed for removal for safety reasons due to an infestation from a bark beetle and do not require mitigation. A total of 40 native tree species are proposed as mitigation in the non-riparian areas as a result of project impacts, with a mix of Coast Live Oak, Alders, Cottonwoods, and California bay species. In addition to the above-identified trees to be removed, several existing trees

to remain would be located within close proximity to construction activities and will be protected with fencing and other measures as recommended in the Tree Protection Plan prepared by Duke McPherson, dated September 29, 2019.

The project also include frontage improvements along San Ysidro and Santa Rosa Lane in order to meet the conditions recommended by the County of Santa Barbara Public Works Transportation department that results in the removal of an additional 2 Coast Live Oak trees and 15 non-native trees.

Oak Creek Enhancement / Biological Resources

The proposed site design seeks to improve on the existing biological condition of the site over the course of the Master Plan update implementation. Site limitations, most notably the location of existing structures, and the existing sewer easement and sewer mainline, preclude the MFYMCA from relocating all improvements outside the 50 ft. creek buffer. Therefore, as described in the Biological Assessment by Hunt & Associates dated October 9, 2019, the MFYMCA has adopted a design strategy that offers significant enhancement to these areas and places less impactful uses within the buffer zones. As a result of the enhancement program, a total of 35 native trees along with a substantial variety of native shrubs and ground covers are proposed within the ESH areas. This will result in a total of 75 native trees (35 within the riparian corridor and 40 outside the riparian corridor) on the project site. Key improvements proposed include the following:

1. Oak Creek: Remove nonnative plant species from within the creek banks and enhance these areas with native plantings per the recommendations of the project biologist and as described in the restoration plan prepared by Hunt & Associates.
2. 50 ft. Buffer from Oak Creek: Remove invasive nonnative plant species from areas within the 50 ft. buffer from top of bank. Remove much of the paved surfaces from within the 50 ft. buffer, and replace with permeable surfaces and native plantings where possible. Reduce the number of existing activity areas within the buffer area.
3. Native Trees: Minimize oak & healthy sycamore tree removal and replace trees to be removed pursuant to the recommendations in the restoration plan prepared by Hunt & Associates and the Duke McPherson arborist report dated September 29, 2019. Due to the infestation of bark beetles several unhealthy Sycamore trees will need to be removed.
4. Building Improvements within the 50 ft. Buffer: Two existing buildings are partially located within the 50 ft. top of bank buffer areas including the main building and the locker room building. Portions of these buildings would remain within the setback under the proposed project but will not be located closer to the top of bank than existing buildings.

Stormwater Management

As the above-described building improvements are made, corresponding drainage improvements would be implemented. These improvements are intended to offset increases in the building areas through reductions in existing impervious surfaces, new permeable surfaces and the installation of new landscaped bio-filtration features. A combination of methods would be incorporated throughout the site

to control and filter runoff with Low Impact Development (LID) techniques. The top of bank area in front of the main building would be redesigned to reduce hardscaping and incorporate bio-filtration features for capturing roof runoff.

Frontage Improvements

The project also includes frontage improvements along San Ysidro Road and Santa Rosa Lane in order to meet the conditions of approval recommended by the Public Works Transportation Division. This includes a 5 ft. decomposed granite sidewalk with a curb and gutter, undergrounding power lines, removal of 3 existing utility poles, and installation of 6 new pole mounted streetlights. These frontage improvements will require the removal of 2 Coast Live Oak trees, and 15 non-native trees.

Operations & Programs

The MFYMCA serves toddlers through seniors with a wide range of programming. There are facilities and programs available for individual, group, and family activities. Principal indoor activities at the existing facility include the preschool, workout rooms (fixed weights, free weights, & cardio), multi-purpose/aerobics room, and locker rooms. Existing outdoor activities include use of the outdoor swimming pool, sports courts, preschool playgrounds and summer youth camps. In addition, the MFYMCA sponsors a variety of youth sports programs held both on and offsite. The existing programs include afterschool sport team practices and Saturday games. Sports include football, soccer, basketball, volleyball, swim team, water polo, T-ball, and baseball. The field activities predominantly take place offsite on neighborhood school fields, with basketball occurring onsite at the existing sport court. These activities would continue under the proposed project.

Under the Master Plan update, the MFYMCA would be able to offer additional aquatics classes for seniors and children as well as additional opportunities for lap swimming. The addition of the indoor multi-purpose space would allow the MFYMCA to offer additional classes as needed. With multiple class locations, the MFYMCA would be able to stagger class times and leave longer breaks between classes which would help reduce traffic congestion at peak times.

Special Events

In addition to the regular programs and activities offered on an ongoing basis, the Master Plan update would include special events. Existing onsite special events include member barbeques, an annual open house, and an annual Montecito Union School 6th grade graduation party. These YMCA special events are held on average once per month and they do not include late night activities. These activities range in size from 10 to 100 people in attendance. The MFYMCA is requesting approval of up to 15 events of comparable size and function per year. Fundraising functions would continue to be held offsite (golf tournaments, etc.). The MFYMCA facility is not used for "special events" open to the general public, with the exception of the annual open house

Hours of Operation

The current standard weekday hours of operation for the MFYMCA are as follows, with some staff on site before opening and after closing.

Weekdays

6:00 AM to 9:00 PM

Saturday	7:00 AM to 7:00 PM
Sunday	12:00 PM to 7:00 PM

The MFYMCA currently has no plans to amend its existing hour of operations. The MFYMCA is requesting the flexibility to expand the hours of operations should the community needs change in the future. The revised allowable hours of operations would be limited to:

Weekdays	5:30 AM to 10:00 PM
Saturday	7:00 AM to 9:00 PM
Sunday	10:00 AM to 9:00 PM
Special Events	open until 10:00 PM on Saturdays no outdoor activities after 9:00 PM

Staffing

The MFYMCA is run by a combination of full and part time staff members. During the peak hours of 9:00 AM to 3:00 PM 12 to 14 staff members are typically on site at a time, with reduced staffing levels in the early morning and evening hours.

Membership/Level of Use

MFYMCA “memberships” include families, couples, and individuals. For the past 3 years, the combined MFYMCA membership, including scholarships, has remained relatively constant with seasonal variations between 1,500 and 1,600 membership units. For calculation purposes, 1,550 is used as the baseline for current membership and associated uses. Under the Master Plan update, the MFYMCA proposes to increase membership to a maximum of 1,950 units. Current MFYMCA policy is to allow members from other YMCA’s reciprocal visiting privileges and use of all facilities. This policy would continue under the Master Plan update. The use by other YMCA members is not substantial, and its impact is part of the current baseline.

Project Phasing

The proposed Master Plan improvements would be built out over multiple phases in order to continue providing services to the membership and community during project construction. The precise scope of the phases will vary depending on the priorities of the MFYMCA and available funding. An outline of the anticipated phases of construction is as follows:

- Phase 1A New Service Access / Parking, & Utility Infrastructure
- 1B Construction of the new Multi-Purpose Building
- 1C Construction of the new and temporary site improvements
- Phase 2A Convert the Multi-Purpose Bldg to Temporary Fitness Center
- 2B Renovation / Construction of Main Building Expansion
- 2C Restore Multi-Purpose Building
- 2D Construction of the new and temporary site improvements
- Phase 3A Install Temporary Locker & Shower Facilities
- 3B Construction of New Locker Rooms / Pool Improvements
- 3C Site Improvements to Central Courtyard
- 3D Construction of the new site improvements

3E Remove Temporary Locker & Shower Facilities

Note, each phase to include corresponding improvements to Utilities, Fire Safety, Storm Water Management, and adjoining Landscaped areas.

