

NOTICE OF DETERMINATION (NOD)

RECEIVED

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To: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
To: County Clerk
County of Santa Barbara

From: Planning and Development Department
County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101
2024 DEC -2 P 1:54

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

12RVP-00000-00008,
23DVP-00013 Montecito YMCA Master Plan 13NGD-00000-00008
Project Number Project Title EIR or ND Number

2023050468 County of Santa Barbara, Planning and Development Department (805) 568-2000
State Clearinghouse Number Lead Agency Area Code/Telephone

PROJECT APPLICANT: Channel Islands YMCA

PROJECT LOCATION: 591 Santa Rosa Lane, Montecito, CA 93108, Santa Barbara County. Corner of Santa Rosa Lane and San Ysidro Road.

PROJECT DESCRIPTION: The project is a request by the Montecito Branch of the Channel Islands YMCA (YMCA) for a revised Conditional Use Permit (CUP) and a Development Plan (DVP) to update the Montecito Family YMCA Master Plan, originally approved under Case No. 78-CP-75. The YMCA 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 is developed with a 12,797 square foot outdoor sport court with night lighting, multiple children’s playgrounds, and an outdoor swimming pool. The project will allow for the partial demolition, renovation, and expansion of the main building. The project includes demolition of the existing locker room and construction of a new locker room building including a pool shade and equipment enclosure. The project also proposes construction of a new multi-purpose building. Existing programs will continue, including a selection of recreational, fitness, and well-being programs for all age groups.

Facility Upgrades

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

The proposed project data summary is as follows:

Total Building Areas

Main Building:	10,336 sf net
Locker Room + Pool Equip:	2,877 sf net
Multi-Purpose:	<u>9,425 sf net</u>
Total Building Areas:	22,638 sf net

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

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

Approximately 900 cubic yards of cut will 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 Road and Santa Rosa Road. Improvements will be made to the existing parking lot to improve ADA accessibility and storm water management. The improved lot will accommodate two additional parking spaces, bringing the total to 57 spaces. Additionally, a parking area with 42 new parking spaces and a new service drive will be created at the southwest corner of the site with access from San Ysidro Road. The new parking area off of San Ysidro Road will accommodate staff parking, but may also be used for member overflow. This new driveway and parking lot will 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 Road and Santa Rosa Road will 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 MLUDC parking requirements.

The YMCA also recorded offsite-parking agreements with the Santa Barbara County Community Services Department and Montecito Union School to provide additional parking capacity above what they are required by the MLUDC. The agreement with the Community Services Department allows YMCA 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 YMCA 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 will remain in place under the Master Plan update to supplement on-site parking, the YMCA will 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 will improve general site access and the ability to reach all structures with fire hoses. The changes will also facilitate access to the site from existing fire hydrants at lower Manning Park and along Santa Rosa Lane. New buildings and renovated structures will be equipped with current code required fire protection sprinkler systems.

Water and Sewer Services

The project site is served by the Montecito Water District (MWD). MWD 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 is served by an existing water meter and main line. No new offsite water delivery infrastructure is needed to serve the proposed project.

The project site is served by the Montecito Sanitary District. An existing 8-inch diameter sewer main is located within an easement that runs through the YMCA 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.

Emergency Power

The YMCA does not currently have emergency generators. However, the new and renovated buildings will have emergency exit lighting powered by either battery backups or power inverters. The YMCA 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 YMCA multi-purpose building will 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 is limited to removal of twenty-one (21) trees including eleven (11) eucalyptus trees, five (5) oak trees, four (4) sycamore trees, one (1) pine tree, and one (1) pittosporum. Two of the sycamores are infested with bark beetle and are proposed for removal for safety reasons.

A total of 91 trees are proposed to be planted as a part of the project including forty-seven (47) oak trees, sixteen (16) eucalyptus trees, ten (10) California bay trees, nine (9) black cottonwood trees, and nine (9) white alder trees. All existing trees to remain located within close proximity to construction activities will be protected with fencing and other measures as recommended in the Tree Protection Plan prepared by Duke McPherson, dated September 29, 2019.

Oak Creek Enhancement / Biological Resources

The proposed site design seeks to improve the existing biological condition of the site. Site limitations, most notably the legally permitted location of existing structures, and the existing sewer easement and sewer mainline, preclude the YMCA 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 YMCA 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, 35 native trees, along with a substantial variety of native shrubs and ground covers are proposed within the ESH area. Other key proposed improvements 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, dated October 9, 2019.
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.
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 will remain within the setback under the proposed project but will not be located closer to the top of bank than existing buildings.

Storm Water Management

As the above-described building improvements are made, corresponding drainage improvements will be implemented. These improvements are intended to offset increases in the building areas through reduction in existing impervious surfaces, the addition of new permeable surfaces, and the installation of new landscaped bio-filtration features. A combination of methods will 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 will be redesigned to reduce hardscaping and incorporate bio-filtration features for capturing roof runoff.

Frontage Improvements

The project also proposes to include frontage improvements along San Ysidro Road and Santa Rosa Lane to meet County of Santa Barbara Public Works Transportation Division condition requirements. This includes a new concrete curb and gutter, a 5-foot-wide decomposed granite sidewalk along Santa Rosa Lane, and a clear path for the potential future installation of a sidewalk along San Ysidro Road, though no sidewalk is proposed at this time. New trees including oak trees, eucalyptus trees, and toyon shrubs are proposed to be planted as part of the landscape plan along San Ysidro Road to provide screening.

Operations & Programs

The YMCA 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 YMCA sponsors a variety of youth sports programs held both on and offsite. The existing programs include after school 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 will continue under the proposed project.

Under the Master Plan update, the YMCA will 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 will allow the YMCA to offer additional classes as needed. With multiple class locations, the YMCA will be able to stagger class times and leave longer breaks between classes, which will 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 includes a request to continue hosting 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 do not include late night activities. These activities range in size from 10 to 100 people in attendance. The YMCA is proposing to limit events to 15 events of comparable size and function per year. Fundraising functions will continue to be held offsite (golf tournaments, etc.). The YMCA facility is not used for “special events” open to the general public, with the exception of the annual open house.

Hours of Operation

YMCA operating hours are proposed to be as listed below. YMCA staff is permitted on-site to open facilities, perform maintenance, or close facilities outside of these operating hours.

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 YMCA 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

YMCA “memberships” include families, couples, and individuals, and the YMCA currently operates without a maximum membership limit though it averages approximately 1,550 memberships. Under the Master Plan update, the YMCA proposes to implement a maximum cap

on membership of 1,950. Current YMCA policy is to allow members from other YMCA's reciprocal visiting privileges and use of all facilities. This policy will continue under the Master Plan update. The use by other YMCA members is not substantial, and its impact is part of the current baseline conditions of the operation.

Project Phasing

The improvements illustrated in the Master Plan will 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 will vary depending on the priorities of the MFYMCA and available funding. Development of each individual building will include corresponding improvements to utilities, fire safety, storm water management, and adjoining landscaped areas. 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 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 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

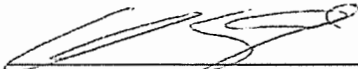
Each phase will include corresponding improvements to Utilities, Fire Safety, Storm Water Management, and adjoining landscaped areas.

This is to advise that the Montecito Planning Commission approved the above described project on November 20, 2024, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.
7. The project did not require discretionary approval from a state agency.

This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Online: <https://cosantabarbara.app.box.com/v/o-4z9ifqjng3h7pp4h9u3z7jicvz4qclt/folder/293583200526>


Signature (Public Agency)

Planner
Title

11/26/24
Date