Santa Barbara County Planning and Development Department

Draft Mitigated Negative Declaration

HR Property Holdings Trust New SFD

Case Nos. 23DVP-00009, 23CDH-00007, & 24NGD-00002

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1.0 REQUEST/PROJECT DESCRIPTION

The project is a request for a Development Plan and Coastal Development Permit to allow demolition of two single-family dwellings, a secondary residence, two detached garages, and an accessory building, and construction of a new 6,741-square-foot single-family dwelling with an 8,088-square-foot fully subterranean basement, 5,902-square-foot fully subterranean garage, and 2,519-square-foot utility tunnel. Grading will include 10,000 cubic yards of cut and 7,350 cubic yards of fill. Two silk oak, seven red iron bark, two coral, three pear, and five sycamore trees are proposed for removal. The loss of five sycamore trees will be mitigated onsite by planting a mixture of four 48" box, six 24" box, and five 15-gallon oak trees. The parcel will be served by the La Cumbre Mutual Water District, a private septic system, and the Santa Barbara County Fire Department. Access will continue to be provided off of a roadway easement off Via Roblada. The property is made up of two legal lots with a combined total of 7.94-acres, zoned 2.5-EX-1, shown as Assessor's Parcel Numbers 063-150-013 and 063-150-016, and located at 4683 and 4677 Via Roblada. The two legal parcels will be voluntarily merged following approval and prior to issuance of the Coastal Development Permit. The project is located in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

2.0 PROJECT LOCATION

The project is located at 4677 and 4683 Via Roblada, identified as Assessor's Parcel Numbers 063-150-013 and 063-150-016, Second Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban, RES-0.5 (Single Family, Maximum Dwelling Units 1.0/2 Acres), Eastern Goleta Valley Community Plan Area, Coastal Zone
Zoning District, Ordinance	2.5-EX-1 (One Family Exclusive Residential, 2.5 Acre Minimum Lot Size), Article II
Site Size	7.94 acres
Present Use & Development	Single-Family Dwelling
Surrounding Uses/Zoning	North: 2.5-EX-1, Single-Family Dwelling South: Pacific Ocean East: 2.5-EX-1, Vacant West: More Mesa, PRD-70
Access	Roadway easement off Via Roblada
Public Services	Water Supply: La Cumbre Mutual Water District Sewage: Private Septic System Fire: Santa Barbara County Fire Department Police: Santa Barbara County Sheriff

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The project site is located within the western side of Hope Ranch, adjacent to More Mesa, on the Pacific Ocean coastal bluff. The site is bounded on the north by a single-family dwelling, on the east by a vacant residentially-zoned parcel, on the south by the Pacific Ocean, and on the west by More Mesa. The project site is comprised of two lots, which will be voluntarily merged. The western lot is currently developed with a 4,644-square-foot single-family dwelling, 2,502-square-foot racquetball court, 905-square-foot garage, and 815-square-foot garage which were all constructed in 1979. The eastern lot is developed with a 7,466-square-foot single-family dwelling and 1,568-square-foot secondary residence which were both constructed in

1972. The single-family dwellings on both lots are currently vacant. The site is accessed via an easement off of Via Roblada over the parcel to the north.

The bluff face is located approximately 130 feet south of the existing residence, and is approximately 130 feet high and ranges in slope gradient from about 0.7- to 4- horizontal versus 1-vertical. Soils on the project site are mapped as "Concepcion fine sandy loam (CgA), 0 to 2 percent slopes", "Baywood loamy sand (BcC), 2 to 9 percent slopes", and "Beaches".

According to the Biological Technical Memorandum prepared for the project site (Stantec, 2023), the habitat of the site is maintained landscaping, with primarily non-native species accompanied by native coast live oak, California sycamore, purple sage, and coyote brush. Non-native vegetation is prevalent at the project location, including red gum, Cape honeysuckle, Hottentot fig, periwinkle, sweet alyssum, pot marigold, carpet geranium, henbit deadnettle, nettle leaf goosefoot, cheeseweed mallow, blue-eyed African daisy, grey-leaved euryops, cut-leaved geranium, black mustard, and treasure flower. Wildlife observations during the project site include California towhee, Anna's hummingbird, acorn woodpecker, mourning dove, Say's phoebe, black phoebe, California brown pelican, Allen's hummingbird, house finch, Bewick's wren, yellow-rumped warbler, song sparrow, dark-eyed junco, white-crowned sparrow, hermit thrush, and western fence lizard. No raptor nests were observed within the vicinity of the project area. The two species of raptor observed were red-tailed hawk and American kestrel. There is foraging habitat suitable to support white-tailed kite and Crotch's bumble bee outside of the project area, but there is no suitable habitat within the construction area or immediate vicinity. There are no special-status species or jurisdictional waters present at the project site.

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 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

Significant but Mitigable: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to an Insignificant Impact.

Insignificant 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.

Beneficial Impact: There is a beneficial effect on the environment resulting from the 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.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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 at 4683 and 4677 Via Roblada, in the Hope Ranch area on the Pacific Ocean coastal bluff adjacent to More Mesa. The project site is bounded on the south by the bluff edge and the Pacific Ocean, on the north by an existing single-family dwelling, on the east by a vacant lot, and on the west by More Mesa. Views of this site are limited to the immediate neighboring properties. The site is not visible from Via Roblada, the nearest public street, as it is over 700 feet from the street and Via Roblada is heavily screened with existing hedges on both sides. The site has limited visibility from the beach because the bluff face is located approximately 130 feet south of the existing residence, and is approximately 130 feet high, and is approximately 130 feet high.

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 will 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:

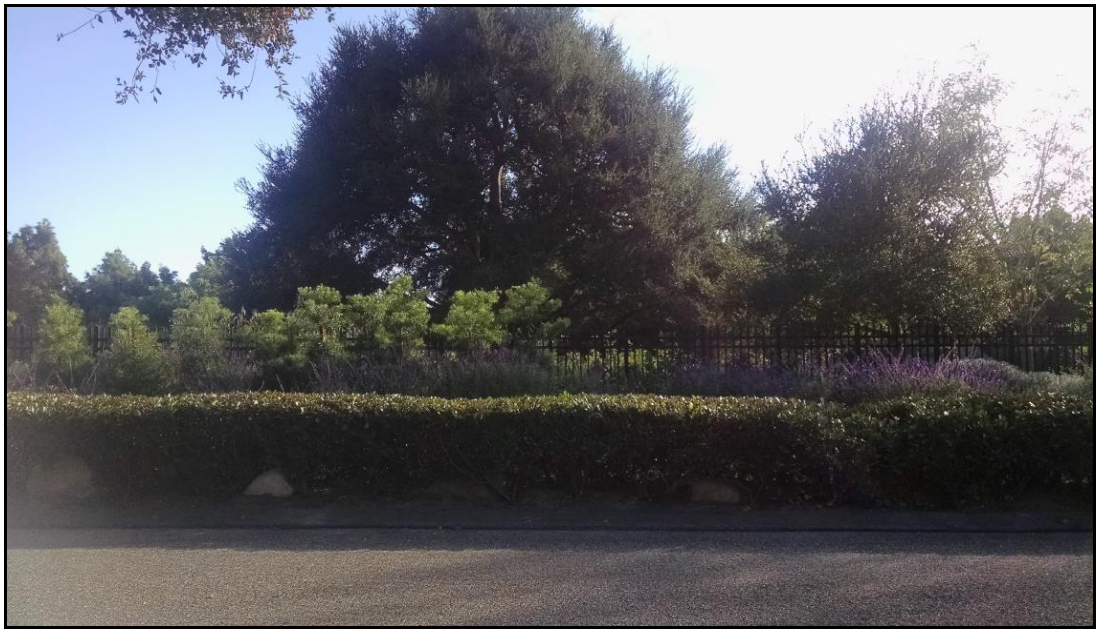

Figure 1. View of Site from Via Roblada

(a, b, d) Obstruction of Scenic Views and Change in Visual Character of the Area. The project is for the demolition of two existing single-family dwellings and accessory structures and construction of a new single-family dwelling and subterranean accessory structures. The majority of the proposed square footage will be located below grade, reducing visual impacts. The current development on the lot proposed to be demolished totals 17,900 square feet, and the proposed above-grade development totals 6,741 square feet, which is a significant reduction in above-grade square footage. As shown in Figure 1, there are no existing views of the coast from Via Roblada, the nearest public street, due to the existing landscaping along the street and its distance of over 1,000 feet from the bluff edge. There are also no views from the beach that will be impacted as the bluff edge is approximately 130 feet high and ranges in slope gradient from about 0.7- to 4- horizontal versus 1-vertical. Additionally, the proposed single-family dwelling will be set further back from the bluff edge than the existing development, and will be a minimum of 209 feet from the bluff edge.

The proposed single-family dwelling will not change the visual character of the area or result in the construction of a visually incompatible structure. The proposed dwelling will be similar in size and scale to the surrounding area. The structure is single-story and meets the 25-foot height limit for the zone. It is similar in size to the adjacent residences along the bluff, with square footages ranging from 5,000 to 22,000 square feet. The South Board of Architectural Review (SBAR) reviewed the project's architectural style, mass, bulk, scale, and neighborhood compatibility on June 2, 2023, and stated that the project is exemplary, and that they appreciate the basement feature to minimize above grade development. They directed the project to return for Preliminary approval, pending approval of the land use entitlements by the decision maker (see SBAR minutes, included as Attachment 3). The project will not substantially alter the natural character of the landscape or involve extensive grading visible from public areas. The project will require approximately 10,000 cubic yards of cut and 7,350 cubic yards of fill. A majority of grading required for the project is attributable to the proposed 8,088-square-foot basement and 5,902-square-foot subterranean garage and will therefore not result in significant changes to topography onsite. The majority of excavated material will be distributed across the 7.94-acre site, and the topographic alterations are intended to reflect the natural undulation of the site prior to it being graded as a lemon orchard in the 1920s. The grading will not be visible from public areas due to the project's distance from the nearest public road and elevation of 130 feet above the beach below. Therefore, the proposed project will not obstruct public views or introduce a visually incompatible structure and impacts to the visual character of the neighborhood will be *insignificant*.

(c) Create Glare of Night Lighting. Interior and exterior lighting proposed by the project could create glare off-site and/or light spillage resulting in potential impacts to neighboring properties. The single-family dwelling is primarily glass and interior lighting could create a "lantern effect". To minimize impacts, the single-family dwelling is set back 209' from the bluff edge. A photometric study was done by Alvine Engineering which measured the light intensity at different distances from the proposed single-family dwelling location. Light intensity is measured in foot-candles (fc), which is equivalent to one lumen / square foot. The standard in Eastern Goleta Valley is light levels at the property line should not exceed 0.05fc at the property line when adjacent to residential properties. A lit candle gives off approximately one fc at one foot away. For the photometric study, performance luminaires were placed within an architectural model of the single-family dwelling, and were dimmed to light levels ranging from 20-30fc, as expected to be used within day-to-day operation. The maximum illuminance level at the nearest property line (eastern) was a maximum of 0.05fc. Additionally, exterior night lighting that isn't dark sky compliant installed onsite could also create glare and spillover into public areas and neighboring parcels. To prevent lighting impacts, MM AEST-01 ensures interior lighting spillover will not exceed 0.05fc and all exterior project lighting will be dark sky compliant and comply with applicable County regulations, requiring that lighting be low-intensity, low-glare, and hooded to prevent spillover onto adjacent properties. Additionally, Article II requires review of the project by

SBAR, which will review the lighting plan and ensure the proposed exterior fixtures are appropriate and interior lights do not cause a "lantern effect". Overall, the proposed project will not create a new source of substantial light that will adversely affect adjacent light-sensitive areas or a new source of glare that will substantially affect day or nighttime views in the area. With the incorporation of standard conditions, such as the requirement for SBAR review, and mitigation measure AEST-01, impacts will be insignificant. Therefore, project impacts associated with light and glare will be *significant but mitigable.*

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since the development is visually compatible with residences in the neighborhood. Thus, the project will not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: The following mitigation measures will reduce the project's aesthetic impacts to an insignificant level:

1. **MM Aest-01 Lighting.** The Owner/Applicant shall ensure any exterior night lighting, including driveway and walkway lighting installed on the project site is dark sky compliant per the Coastal Zoning Ordinance Section 35-139 (Exterior Lighting). All lighting fixtures shall be fully shielded/full cut-off (having a solid barrier that emits no light rays above the horizontal plane and effectively obscures the visibility of the lamp). Lighting shall be of low intensity, the minimum wattage needed, and of minimum height. Up-light illumination of any landscaping and building facades is not permitted. Floodlight type lighting fixtures are not permitted. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 9:00 p.m. Interior lighting shall not create a "lantern effect" and light spill-over shall not exceed 0.05fc beyond the property line.

   PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for P&D and BAR approval incorporating these requirements and including the following:

   Plans showing the locations of all outdoor lighting fixtures.

   Description of the outdoor and indoor lighting fixtures including manufacturers catalog cuts and drawings. Descriptions and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.

   TIMING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Coastal Development Permit for structures.

   MONITORING: P&D Permit Compliance staff shall inspect structures upon completion to ensure that lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

With the incorporation of these measures, residual impacts will be insignificant.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial 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	

(a, b) Potential Agricultural Impacts. The project site does not contain a combination of acreage and/or soils which render the site an important agricultural resource. The site does not adjoin and will not impact any neighboring agricultural operations.

Mitigation and Residual Impact: No impacts are identified. No mitigations are necessary.

4.3a AIR QUALITY

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		
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 240 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. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, and chemical or industrial processing operations that release pollutants).

Impact Discussion:

(a-c) Potential Air Quality Impacts.

Short-Term Construction Impacts. The scope of the project includes demolition of two single-family dwellings, a secondary residence, two detached garages, and an accessory building, and construction of a new 6,741-square-foot single-family dwelling with an 8,088-square-foot fully subterranean basement, 5,902-square-foot fully subterranean garage, and 2,519-square-foot utility tunnel. The proposed project will require approximately 10,000 cubic yards of cut and 7,350 cubic yards of fill for construction as well

as landscaping installation. Because two single-family dwellings and accessory structures are currently constructed on the subject lot, the project will not result in new vehicle emissions (i.e., new vehicular trips to or from the site will be fewer than 100). Project construction will require site preparation, grading, demolition, building construction, and paving activities, which will temporarily produce air pollutant emissions. Emissions of ozone precursors (NO_x and ROC) during project construction will result primarily from the onsite 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. 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 single-family dwelling is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. Therefore, the proposed project will 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 insignificant.

Mitigation and Residual Impact: Implementation of standard conditions placed on the grading plan as implemented through Chapter 14 (Grading Ordinance) of the County Code, along with standard APCD conditions will reduce potential short-term dust impacts to a less than significant level. The project will not result in significant project-specific long-term air quality impacts. No further mitigation measures are required.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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)].

Environmental Threshold: Santa Barbara County adopted the Energy and Climate Action Plan (ECAP) in 2015 as a qualified GHG emission reduction plan. By the end of 2020, the County either initiated or completed 41 out of 53 (77%) ECAP emission reduction measures and achieved 44% of the target emission reductions needed to meet the County's 2020 goal. The County is currently working on its 2030 Climate Action Plan (CAP), with an ultimate goal of achieving carbon neutrality by 2045 or sooner. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's Environmental Impact Report (EIR).

On January 26, 2021, Santa Barbara County adopted interim GHG emissions thresholds of significance (Interim Thresholds) based on the County's 2030 GHG target (i.e., 50 percent below 2007 levels by 2030), which are in line with the State's GHG emission reduction goals. The interim GHG emissions 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. A CEQA

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, Discussion of Cumulative Impacts, Subsection (a)(2)). The CEQA Guidelines direct that a project's contribution to a significant cumulative impact will be rendered insignificant if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact (CEQA Guidelines Section 15130(a)(3)).

Consistent with CEQA Guidelines Section 15064.7, Thresholds of Significance, the County developed and adopted its Interim Thresholds of significance for determining the significance of a project's GHG emissions 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.

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)). The County recommends the use the California Emissions Estimator Model (CalEEMod) to estimate operational and construction GHG emissions from projects. CalEEMod, developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts, estimates project emissions based on the types of proposed land uses, sizes, location within the state, and approximate start dates of construction and operations.

The thresholds framework consists, first, of a numerical threshold (Screening Threshold) and, second, an efficiency threshold (Significance Threshold). The County based the Screening Threshold on the types of land uses that the County permitted over a 10-year period (2010 –2019). The County set the Screening Threshold at a level that captures the "fair share" of emissions from new development consistent with its 2030 GHG emissions target. The County based the Significance Threshold on the targeted level of emissions from new development in 2030 and projected population and employment for the unincorporated county for the same year. The Interim GHG Thresholds recommend that land use projects be first assessed against a screening threshold of 300 $MTCO_2e$/year. Staff will compare the quantified GHG emissions against the 300 $MTCO_2e$/year Screening Threshold using the Board-adopted Size-Based Project Screening Criteria Table, which lists the types and sizes of projects that will typically emit less than 300 $MTCO_2e$/year. If the estimated GHG emissions are less than the Screening Threshold, staff can conclude that project will have an insignificant environmental impact, and the project will not require further analysis. For projects that exceed the screening threshold, a service population threshold of 3.8 $MTCO_2e$ is recommended.

On May 19, 2015, the Board of Supervisors (Board) adopted a numerical threshold of significance for GHG emissions from industrial stationary source facilities. The numerical threshold applies to oil and gas production and surface mining projects, but may also apply to other industrial stationary sources of GHG emissions within the unincorporated County areas. On January 26, 2021, the Board adopted interim GHG emissions thresholds of significance (interim thresholds). The interim thresholds apply to non-exempt

discretionary land use projects and plans that do not contain industrial stationary sources of GHG emissions.

A numeric significance threshold is applicable to development projects of various land use types, such as residential, commercial, and mixed-use. The numeric threshold is the emissions level below which a project's incremental contribution to global climate change is less than "cumulatively considerable" and, therefore, the project will have an insignificant impact. The numeric screening threshold is 300 $MTCO_2E$ per year and is used to determine the significance of the project's GHG emissions.

Impact Discussion:

(a, b) The proposed demolition of two existing single-family dwellings and accessory structures and construction of a new single-family dwelling will not increase the residential density or type of use onsite. The project includes a voluntary merger of two legal parcels, reducing the overall development potential of the two sites. Therefore, GHG emissions from direct, indirect, and mobile sources associated with the site will not substantially change, will continue to be typical of a single-family residential land use, and will reduce the long-term GHG emissions by demolishing two single-family dwellings and constructing one new single-family dwelling. The new single-family dwelling and appurtenant structures will be larger than the existing single-family dewllings and structures; however, the new development will be constructed to meet current Title 24 Building Code requirements for energy efficient construction and appliances. Current construction methods and technology will replace outdated and energy inefficient structures and appliances, and GHG emissions related to energy use onsite will therefore not drastically differ from the existing condition. Typical construction equipment will be used during demolition and construction, and site disturbance will be commensurate with the type and size of this single-family residential project.

Analysis of the project using the Size-Based Project Screening Criteria Table indicates that the proposed project will emit less than 300 $MTCO_2e$/year, by the year 2030. The County presumes a project that is smaller than the size-based screening criteria (62,000 square feet for single-family housing projects), absent substantial evidence to the contrary, will have an insignificant impact and will not require further impact analysis.

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."

Cumulative Impacts: The proposed project's total GHG emissions will be less than the applicable threshold of 300 $MTCO_2e$/year. Therefore, the project's incremental contribution to a cumulative effect is not cumulatively considerable and the project's greenhouse gas emissions will not have a significant 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 insignificant.

References:

BAAQMD. *California Environmental Quality Act Air Quality Guidelines*. May 2017.

California Air Resources Board, *Climate Change Scoping Plan*, December 2008.

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 July 2015).

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4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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			
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:

Background and Methods:

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 September 6, 2023, and a biological report, dated May 5, 2023, was prepared by Stantec Consulting Services Inc. The following analysis is based on this information.

Flora:

The 7.94-acre site consists primarily of maintained landscaping, with primarily non-native species accompanied by native coast live oak (*Quercus agrifolia*), California sycamore (*Platanus racemose*), purple sage (*Salvia leucophylla*), and coyote brush (*Baccharis pilularis*) near the perimeter. Non-native vegetation onsite includes red gum, Cape honeysuckle, Hottentot fig, periwinkle, sweet alyssum, pot marigold, carpet geranium, henbit deadnettle, nettle leaf goosefoot, cheeseweed mallow, blue-eyed African daisy, grey-leaved euryops, cut-leaved geranium, black mustard, and treasure flower. No special status plants have been observed or are expected to occur in the project area.

Fauna:

Wildlife species expected to inhabit the site include common species such as California towhee, Anna's hummingbird, acorn woodpecker, mourning dove, Say's phoebe, black phoebe, Califonia brown pelican, Allen's hummingbird, house finch, Bewick's wren, yellow-rumped warbler, song sparrow, dark-eyed junco, white-crowned sparrow, hermit thrush, and western fence lizard. Two special-status species have the

potential to temporarily occupy the site. White-tailed kite and Crotch's bumble bee both have the potential to forage in the adjacent grassland to the north and east, however, this habitat lies outside of the project area.

Thresholds:

Santa Barbara County's Environmental Thresholds and Guidelines Manual (2021) 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, b, c) No special-status plant species were observed in or within two hundred feet of the project site. The vegetation of the proposed area is maintained landscaping, with primarily non-native species accompanied by native coast live oak, California sycamore, purple sage, and coyote brush near the perimeter. The site is heavily disturbed, and the project area does not have suitable habitat to support any special-status species. Santa Barbara County's Environmentally Sensitive Habitat (ESH) layer shows a mapped sensitive habitat area on More Mesa, adjacent to the western property line, 33 feet from the closest building proposed for demolition. However, a chain-link fence topped with barbed wire separates the property from More Mesa. Additionally, a hiking trail running north-south near the property boundary and a maintained vegetation buffer ranging in width from 75 to over 130 feet separates the property from grassland habitat at More Mesa. Therefore, *no impacts* are expected to occur to special-status plant species or native vegetation onsite.

(d, f) The vegetation in the project area is maintained landscaping, with primarily non-native species near the perimeter. There is no non-native vegetation of habitat value in the project area. There will be human habitation introduced to the project site as the two existing single-family dwellings proposed for demolition are currently vacant. However, impacts will be insignificant as there is no environmentally sensitive habitat, special-status species, or supporting habitat present on the subject parcel. Additionally, there was previously human habitation on the project site when the two existing single-family dwellings were occupied. Therefore, the project will have an *insignificant impact* on non-native vegetation and the existing habitat.

(e) There are 40 mature trees onsite including one native California Live Oak and nine native California Sycamores. The thirty other trees include coral, eucalyptus, pear, ficus, pines, and cypress. Of the native trees, five sycamore trees are proposed for removal and two will be significantly impacted. This is a significant impact as it is greater than 10% of the individual native trees on the site, but will be mitigated by the incorporation of the replacement oak trees as proposed in the project description. In order to mitigate for the impacts, four 48" box, six 24" box, and five 15-gallon oaks will be planted. The native oak trees will be planted on the northeast section of the site, adjacent to other oaks, in order to expand the oak woodland. In the event of additional unexpected damage or removal, impacted trees will be replaced onsite at a 3:1 ratio with large 24-inch box size or 1:1 ratio with a 48" box tree (MM Bio-01). Therefore, impacts will be *significant but mitigable*.

(g, j) There is no suitable habitat to support any special-status species in the project area. The site is significantly disturbed and is currently developed with two single-family dwellings and accessory structures. One of the existing single-family dwellings is in the same location as the proposed single-family dwelling. Therefore, the project will have an *insignificant impact* on the habitat of special-status species and wildlife movement.

(i, j, k) Wildlife observations during the site survey include California towhee, Anna's hummingbird, acorn woodpecker, mourning dove, Say's phoebe, black phoebe, Califonia brown pelican, Allen's hummingbird, house finch, Bewick's wren, yellow-rumped warbler, song sparrow, dark-eyed junco, white-crowned sparrow, hermit thrush, and western fence lizard. During construction, wildlife species can enter enclosed spaces for cover overnight and are at risk with the startup of construction activities that use those materials the following morning. MM BIO-03 requires all pipes or other materials with cavities that may be used for cover by wildlife to be capped or covered when not in use and especially overnight. Additionally, to avoid impacts on wildlife species, MM BIO-04 requires a qualified biologist to survey the project site and all adjacent areas within 200 feet of the proposed project for common and special-status species, where access is possible, no more than two weeks prior to initiation of construction activities. No special-status bird species are likely to be nesting in the project construction area as no raptor nests were discovered during the site survey and no suitable nesting habitat for those species is present. However, Red-tailed hawk and American kestrel were observed during the site visit and there is a potential for impacts on nesting birds if work at the project site commences during the nesting season. MM BIO-02 requires all construction activities to occur outside of the bird nesting season (February 1 through September 15) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist. If any active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel shall be notified as to the location of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the County-qualified biologist has confirmed that nesting is completed, the young have fledged and are no longer dependent on the nest, or the nest fails, and there is no evidence of a second nesting attempt; thereby determining the nest unoccupied or inactive. Therefore, impacts to fish or wildlife habitat and wildlife species will be *significant but mitigable*.

Cumulative Impacts: Since the project will not significantly impact biological resources onsite, it will not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact: The following mitigation measures will reduce the project's biological resource impacts to an insignificant level:

1. **MM Bio-01 Tree Replacement Plan Unexpected Damage**. In the event of unexpected damage or removal of native trees, the Applicant shall hire a biologist or arborist to assess damage and recommend tree replacement in the form of a Tree Replacement Plan. Upon P&D approval of the Tree Replacement Plan, the Applicant shall post a performance security to cover the costs for planting and maintenance of the replacement trees, consistent with the recommended maintenance timeline within the Tree Replacement Plan. The required tree replacement shall be done under the direction of P&D and Applicant must obtain authorization from P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after inspection and approval of such installation and maintenance.

Damaged native trees shall be replaced following the below ratio options: 10:1 ratio for 5 gallon containers, 5:1 ratio for 15 gallon containers, 3:1 ratio for 24-inch boxes, 2:1 ratio for 36-inch boxes, and 1:1 ratio for 48-inch boxes. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. If an arborist certifies that it is not feasible to replant the tree, and confirmed by P&D, it shall be replaced with the ratios listed above (or 15:1 for Blue or Valley Oaks) with trees grown from locally obtained seed.

2. **MM Bio-02 Nesting Bird Surveys.** To avoid disturbance of nesting birds, including raptorial species, protected by the Federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code (CFGC), the removal of vegetation, ground disturbance, exterior construction activities, and demolition shall occur outside of the bird nesting season (February 1 through September 15) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist.

   Pre-construction surveys for nesting birds shall occur within the area to be disturbed and shall extend outward from the disturbance area by 500 feet. The distance surveyed from the disturbance may be reduced if property boundaries render a 500-foot survey radius infeasible, or if existing disturbance levels within the 500-foot radius (such as from a major street or highway) are such that project-related activities will not disturb nesting birds in those outlying areas. If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D. Buffer reductions shall be based on the known natural history traits of the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. All construction personnel shall be notified as to the location of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the County-qualified biologist has confirmed that nesting is completed, the young have fledged and are no longer dependent on the nest, or the nest fails, and there is no evidence of a second nesting attempt; thereby determining the nest unoccupied or inactive. If birds protected under MBTA or CFGC are found to be nesting in construction equipment, that equipment shall not be used until the young have fledged and are no longer dependent on the nest, and there is no evidence of a second nesting attempt.

   PLAN REQUIREMENTS AND TIMING: If construction must begin within the nesting season, then the pre-construction nesting bird survey shall be conducted no more than one week (7 days) prior to commencement of vegetation removal, grading, or other construction activities. Active nests shall be monitored by the biologist at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults, and there is no evidence of a second nesting attempt. Bird survey results and buffer recommendations shall be submitted to County Planning and Development for review and approval prior to commencement of grading or construction activities. The qualified biologist shall prepare weekly monitoring reports, which shall document nest locations, nest status, actions taken to avoid impacts, and any necessary corrective actions taken. Active nest locations shall be marked on an aerial map and provided to the construction crew on a weekly basis after each survey is conducted. Active nests shall not be removed without written authorization from USFWS and CDFW.

   MONITORING: P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing

activities and perform site inspections throughout the construction period to verify compliance in the field.

3. **MM Bio-03 Cavities and Ditches.** In order to avoid inadvertent impacts on wildlife species during construction, all pipes or other materials with cavities that may be used for cover by wildlife shall be capped or covered when not in use and especially overnight. Any open ditches greater than one foot in depth shall have an earthen or artificial ramp in place overnight in order to allow wildlife to escape. These cavities and ditches, as well as the ground underneath all heavy machinery, will be inspected prior to the start of each day's activities to ensure no wildlife is present with the potential to be harmed. If any individuals are observed in the vicinity of construction activities, work will be stopped until the animal(s) has moved out of the construction area.

   PLAN REQUIREMENTS: This condition shall be printed on project plans prior to grading or building permit issuance.

   TIMING: Cavities and ditches shall be inspected at the start of construction each day to ensure no wildlife is present, and shall be covered at the end of every day.

   MONITORING: P&D compliance monitoring staff shall perform site inspections throughout the construction phase.

4. **MM Bio-04 Wildlife Survey.** To avoid impacts on wildlife species, a qualified biologist will survey the project site and all adjacent areas within 200 feet of the proposed project for common and special-status species, where access is possible, no more than two weeks prior to initiation of construction activities. The survey will incorporate appropriate methods to detect these species, including individuals that could be concealed in burrows, beneath leaf litter, or in loose soil. The purpose of the survey is to determine presence of special-status species that could move into the work area prior to or during construction. If a special-status species is detected within 200 feet of the proposed project but is not at risk of direct harm from construction activities, an appropriate-sized buffer will be established around the animal(s). Buffers are typically at least 50 feet, but will be based on the species-specific activity observed in the area (i.e., nesting, burrowing, foraging). The buffer will be clearly demarcated with construction fencing and/or flagging and will not impede movement of the animal(s) out of the area. All construction personnel will be educated about the species' presence and the buffer zone. The animal(s) will be monitored (observed with binoculars from a suitable distance to prevent additional disturbance) daily by a qualified biologist for signs of project-related disturbance until it leaves the area. If disturbance is detected, further mitigation may be required, such as sound or visual barriers or a pause in construction activities, as agreed to in consultation with applicable agencies (CDFW and/or USFWS). If a special-status species is detected within 200 feet of the project site and is at risk of direct harm from construction activities, project work will pause until the animal(s) leaves the area. If it does not leave the area, consultation with applicable agencies will be conducted to determine whether a qualified biologist may relocate the animal(s) to appropriate habitat outside the project site.

   PLAN REQUIREMENTS: This condition shall be printed on project plans prior to grading and building permit issuance.

   TIMING: Pre-construction wildlife survey shall be conducted by a County approved biologist no more than two weeks prior to the initiation of construction activities. Vehicles shall be inspected at the start of construction each day to ensure no wildlife is present.

   MONITORING: P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. All pre-construction survey reports shall be submitted to P&D compliance monitoring staff prior to the initiation of ground-disturbing activities.

With the incorporation of these measures, residual impacts will be insignificant.

References:

Biological Study Reults for Project at 4677 Via Roblada, Stantec Consulting Services, Inc., May 5, 2023

4.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		
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 will 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 an insignificant 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 Negative Archaeological Survey Report was done by David Stone, RPA, which included a records search by the CCIC (Central Coast Information Center of the University of California, Santa Barbara) and a Native American Heritage Commission Sacred Land Files search request. Based on the archaeological investigation and CCIC records search, no known cultural resources exist at the project site; however, five recorded archaeological sites are located within a 0.5-mile radius of the project site. The report also details that a previous report was completed (Stone 2018) on the 8.60-acre property adjacent and north of the project development area. No cultural resources were identified.

Historic Resources (Built Environment). The subject property consists of two lots that will be combined under a voluntary merger, APN 063-150-013 (3.83 acres) and APN 063-150-016 (4.11 acres), which were

created as part of Parcel Map No. 12,722 in 1979. Development on APN 063-150-013 consists of a 4,644-square-foot single-family dwelling, 905-square-foot garage, and 815-square-foot garage constructed in 1979. Development on APN 063-150-016 consists of a 7,466-square-foot single-family dwelling and 1,568-square-foot secondary residence constructed in 1972. None of the structures onsite are considered historical resources.

Tribal Cultural Resources. On December 13, 2023, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareño/Ventureño Band of Mission Indians; Kenneth Kahn, Tribal Chairman of the Santa Ynez Band of Chumash Indians; and Gabriel Frausto, Chairman of the Coastal Band of the Chumash Nation. The notice provided notification of the opportunity for consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52, and included a description of the proposed project. On December 18, 2023, the Coastal Band of the Chumash Nation responded, requesting that tribal/cultural resource monitoring take place during all ground disturbance phases of the project. On January 3, 2024, the Santa Ynez Band of Chumash Indians responded requesting formal consultation for the project. A meeting took place February 13, 2024. They requested that a Workers Environmental Awareness Program (WEAP) be implemented to provide information to all personnel involved in project construction, including field consultants and construction workers, regarding sensitive cultural resources and tribal cultural resources. The Barbareño/Ventureño Band of Mission Indians did not respond to the notice. Additionally, as part of the project's Negative Archaeological Survey Report, Mr. Stone made an initial contact via email with the nine 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-c) Historical and Archaeological Resources. As discussed above, no cultural resources were identified within or adjacent to the project area. There are no historic structures located onsite. As a result, 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, or disturb any human remains. In order to comply with cultural resource policies, the development project will be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines [Chapter 8 of the *County's Environmental Thresholds and Guidelines Manual* (revised January 2021)]. Therefore, impacts will be *insignificant*.

(d) Tribal Cultural Resources. The Negative Archaeological Survey Report prepared by David Stone for the proposed project included a Sacred Lands Check. The search was "positive", indicating that there is evidence of tribal cultural resources in the project vicinity. To prevent potential impacts, MM CulRes-01 requires all earth disturbances including grading and placement of fill within the project area to be monitored by a P&D approved archaeologist and a Native American consultant as recommended through the AB 52 consultation process and in compliance with the provisions of the County Archaeological Guidelines. Additionally, MM CulRes-02 requires a County-approved archaeologist to provide a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction. Therefore, impacts will be *significant but mitigable.*

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 an insignificant level:

1. **MM CulRes-01 Cultural Resource Monitor**. The Owner/Applicant shall have all earth disturbances including scarification and placement of fill within the project area monitored by a P&D approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines.

   TIMING: Prior to issuance of the Coastal Development Permit, the Owner/Applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the Owner/Applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract.

   MONITORING: The Owner/Applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to grading/building permit issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and Native American consultant and P&D grading inspectors shall spot check field work.

2. **MM CulRes-02 Workers Environmental Awareness Program (WEAP).** The Applicant will invite a County-approved archaeologist to provide a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The County will invite the participating Chumash Tribes to provide a tribal cultural resources awareness training program WEAP for all personnel involved in project construction, including field consultants and construction workers. The one-time WEAP training session shall be conducted prior to any project-related construction activities in the project area. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.

   PLAN REQUIREMENTS: The Applicant shall submit the WEAP to the County for review and approval prior to CDP issuance. All workers, contractors, and visitors shall attend the WEAP prior to entering the project site and performing any work. The Applicant shall provide copies of the training attendance sheets to County staff as a record of compliance with this measure on a monthly basis.

   TIMING: The WEAP shall be reviewed and approved by the County prior to Coastal Development Permit issuance. Implementation of the one-time WEAP training session shall occur prior to the start of construction. As new crew members are added to the project a WEAP PowerPoint will be provided and will require employee review and sign off by construction superintendent.

MONITORING: P&D permit compliance staff will ensure compliance with the WEAP throughout construction by review of attendance sheets and onsite construction personnel, inspection of the site, and interviewing workers, as appropriate.

With the incorporation of these measures, residual impacts will be insignificant.

References:
Negative Archaeological Survey Report: 4677 Via Roblada, Santa Barbara County, California, Stone Archaeological Consulting, David Stone, February 2023

4.6 ENERGY

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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 one single-family dwelling, and energy use is estimated as follows:

Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita[1])	54.8 million BTU per year (assuming a 4 person household)
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[2]	6.9 megawatt hours per year

In summary, the project will have minimal long term energy requirements and a negligible effect on regional energy needs. No adverse impacts will result.

Cumulative Impacts: The project's contribution to the regionally significant demand for energy is not considerable, and is therefore insignificant.

Mitigation and Residual Impact: No mitigation is required. Residual impacts will be insignificant.

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

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		
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		

County Standards

The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for urban single family dwellings in urban and rural developed neighborhoods, and 500 gpm at 20 psi for dwellings in rural areas (lots larger than five acres).
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.

- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion:

(a-f) The project is not located within a High Fire Hazard Area. The project is located approximately 2.9 miles away from the nearest Santa Barbara County Fire Department Station and is therefore located in an area with an adequate response time from fire protection services. The project will include installation of three new fire hydrants to serve this property, a fire sprinkler system in the single-family dwelling, and an all-weather driveway. Adequate access to the site is available via Via Roblada. The Santa Barbara County Fire Department has reviewed and approved the project plans, and the project is required to comply with standard conditions of approval (fire sprinklers, water flow, etc.).

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

Mitigation and Residual Impact: No mitigation is required. Residual impacts will be insignificant.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	**Poten. Signif. and Unavoid.**	**Signif. But Mitigable**	**Insignif.**	**No Impact / Beneficial 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		
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		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?				X	

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) Potential to Result in Geologic Hazards*.** 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 a 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 *insignificant* through the normal building permit review and inspection process.

(b, e, f, j) Potential for Grading-Related Impacts. The project will require approximately 10,000 cubic yards of cut and 7,350 cubic yards of fill. A majority of grading required for the project is attributable to the proposed 8,088-square-foot basement and 5,902-square-foot subterranean garage and will therefore not result in significant changes to topography onsite. The majority of excavated material will be distributed across the 7.94-acre site, and the topographic alterations are intended to reflect the natural undulation of the site prior to it being graded as a lemon orchard in the 1920s. The project site currently has approximately 52,850-square-feet of impermeable surfaces and the project proposes approximately 13,504-square-feet of new and replaced impermeable surfaces. Erosion will not be increased as a result of the project.

The potential for the erosion or loss of sand and topsoil will be further reduced through implementation of an Erosion Control Plan during project construction, as required by Chapter 14 of the Santa Barbara County Code of Ordinances. Grading operations that will occur on the project site will remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts, including the loss of sand, gravel, and topsoil. However, the potential for the project to cause substantial erosion and sediment transport will be adequately mitigated by the County's standard erosion

control and drainage requirements. Therefore, potential grading, erosion, and sedimentation impacts will be *insignificant*.

(c) Exposure to Rising Sea Level. Predictions about the long-term effects of global climate change include rising sea levels due to the melting of glaciers and thermal expansion. Rising sea-levels caused by global climate change could increase the rate of coastal-bluff retreat due to scouring of the base of bluffs. Although the exact rate of potential sea level rise cannot be determined, the Intergovernmental Panel on Climate Change[3] predicts that sea levels could possibly rise between 50 and 90 centimeters (approximately 1.6-to-3 feet) by the year 2100. Since the project includes areas subject to coastal erosion, coastal bluff retreat has been modeled for the project location. Based on this modeling, the estimated amount of retreat for the next 102.5 years is approximately 92 feet. The single-family dwelling is proposed to be set back 209 feet from the bluff, and is therefore adequately set back from coastal erosion within that planning horizon. Potential impacts will be *insignificant*.

(d, h, l) Other Potential Geological Hazards. There are no documented paleontological resources or unique geological features located on the project site, and the site is significantly disturbed with two single-family dwellings and accessory structures. The project will not involve mining activities or the creation of excessive spoils, tailings, or overburden. Therefore, there will be *no impact* related to paleontological or geological features, mining, or spoils, tailings, or overburden.

(g) Septic Disposal Systems. The project includes a new septic system, which requires approval and construction in conformance with the requirements set forth by the Environmental Health Services Department, as well as the Planning and Development Department. The receipt of the aforementioned approval will be contingent upon soil percolation testing which clearly indicates that soils located within the project site are capable of supporting the proposed sewage disposal systems. Environmental Health Services (EHS) has reviewed a feasible preliminary design for the septic system, and formal review will be required prior to the issuance of building permits. Impacts will be *insignificant*.

(i) Grading on Slopes. The project will be limited to portions of the site with slopes of less than 20%. Topographic alterations from grading will be minimal and intended to reflect the natural undulation of the bluff top site prior to it being graded. There will be *no impact*.

(k) Vibration. The project will not include stationary sources of significant vibration, such as heavy equipment operations, and there will be no long-term vibration impacts associated with the project. The use of heavy equipment during construction has the potential to produce vibration. However, construction activities will be temporary and intermittent and will not substantially affect nearby uses. Therefore, impacts related to vibration will be *insignificant*.

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: No impacts are identified. No mitigation is necessary.

[3] The Intergovernmental Panel on Climate Change is a scientific intergovernmental body set up by the World Meteorological Organization (WMO) and by the United Nations Environment Programme (UNEP).

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		
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		

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-h) There is no evidence that hazardous materials were used, stored or spilled onsite in the past, and there are no aspects of the proposed use that will include or involve significant quantities of hazardous materials at levels that will constitute a hazard to human health or the environment.

The proposed project will result in the demolition of residential structures and development of a single-family dwelling. The use of common household materials (cleaners, garden and automotive products, etc.) on the project site will not result in significant hazardous materials/waste impacts. Traffic that will be generated by the project will not substantially interfere with emergency response capabilities to the project site or to other properties in the project area.

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

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

4.10 LAND USE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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	

Impact Discussion:

(a-j) The project is compatible with existing land uses because the property is currently developed with residential structures and will remain developed with residential uses. The project does not cause a physical change that conflicts with adopted environmental policies or regulations. The project does not involve the extension of a sewer trunk line, or an access road with capacity to serve new development beyond this proposed project. The property is accessed from an existing easement off Via Roblada and the road cannot be extended past the subject property as it borders the coast. The project is not growth inducing, and does not result in the loss of affordable housing, or a significant displacement of people. The project will result in the demolition of two vacant single-family dwellings and construction of one single-family dwelling. There will not be a loss of a substantial amount of open space. Current development on the parcel proposed for demolition totals 17,900 square feet, and proposed

development totals 20,731 square feet with 13,990 square feet of the development located underground. No physical changes are proposed that will result in an economic or social effect. The project is not located in and will not conflict with any airport safety zones.

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

4.11 NOISE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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			
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.

The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of an adjacent single-family dwelling.

Impact Discussion:

(a, c) The proposed project consists of the demolition of two single-family dwellings, a secondary residence, two detached garages, and an accessory building, and construction of a new 6,741-square-foot single-family dwelling with an 8,088-square-foot fully subterranean basement, 5,902-square-foot fully subterranean garage, and 2,519-square-foot utility tunnel. Long-term noise generated onsite will not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Noise sensitive uses on the proposed project site will not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts will be *insignificant*.

(b) Noise generated from heavy equipment during grading and construction can temporarily exceed County noise thresholds of 65 dB(A) CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the project site, construction could result in significant, short-term noise impacts, which will affect nearby residents. MM Noise-01 will mitigate short-term construction-related noise impacts to a less than significant level by limiting construction hours. Further, short-term noise impacts will cease to occur upon project completion. Therefore, impacts will be *significant but mitigable*.

Cumulative Impacts: The project will not result in long term noise impacts. Short term noise impacts associated with construction activities will be mitigated through implementation of construction hour limitations required by MM-Noise-01.

Mitigation and Residual Impact: The following mitigation measures will reduce the project's noise effects to an insignificant level:

1. **MM-Noise-01 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 will be insignificant.

4.12 PUBLIC FACILITIES

Will the proposal require or result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		

Thresholds

(Schools) A significant level of school impacts is generally considered to occur when a project will generate sufficient students to require an additional classroom.

(Solid Waste) A project is considered to result in significant impacts to landfill capacity if it will 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.

Table 4.12.A: Typical Waste Generation During Construction

Commercial Development	Amounts in Pounds per Square foot
Remodel	40
Demolition	100
New construction	25
Residential Development	Amounts in Pounds per Square foot
Remodel	100
Demolition	60
New construction	15

Note: These estimates are based on the US Environmental Protection Agency's 1998 C&D study (Document: EPA530-R-98-010; June 1998) and data gathered by the San Luis Obispo Integrated Waste Management Authority in 2005 and 2006.

Impact Discussion:

(a, b) The proposed project will result in the demolition of two single-family dwellings and a secondary residence, and the construction of one single-family dwelling. The project will result in a decrease in the number of residences, and therefore will not have a significant impact on existing police protection or health care services. Existing service levels are sufficient to serve the proposed project. The project will not generate the number of students (approximately 20) that would require an additional classroom, and therefore will not cause school capacity to be exceeded. Impacts will be *insignificant.*

(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 2.86 tons per year of operational solid waste. This is based on a project description of one single-family dwelling; residency estimates 3.01 people per household for single-family dwellings; 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, and therefore waste generation during occupancy will be insignificant.

Construction-related solid waste. The proposed project will involve approximately 17,900 square feet of demolition and 23,142 square feet of construction. Based on generation rates of 60 pounds / square foot for residential demolition and 15 pounds / square foot for new residential construction, the development of the project will generate approximately 1,074,000 pounds (537 tons) of solid waste from demolition and 347,130 pounds (174 tons) of solid waste from construction. As this is above the threshold of 350 tons, a Solid Waste Management Plan is required to reduce the amount of waste generated during construction. MM Solid Waste-SRSWMP requires a Source Reduction and Solid Waste Management Plan 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. Impacts will be *significant but mitigable*.

(d, e) The project does not include or require the construction of any new public sewer treatment infrastructure. Development will be served by an onsite private septic system. The proposed project will not result in significant drainage impacts or require the construction of stormwater facilities that will have the potential to result in significant environmental impacts. The project will result in the development of 7,330 square feet of new impervious surface area and 5,390 square feet of replaced impervious surface area. New impermeable surfaces will increase the storm water runoff, however, the increase will be accommodated via onsite infiltration. Potentially significant drainage-related impacts will be *insignificant* by complying with Public Works, Flood Control Division standard conditions of approval.

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 350 tons of solid waste from construction is considered to result in a significant 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 significant but mitigable.

Mitigation and Residual Impact: The following mitigation measures will reduce the project's public service impacts to an insignificant 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 is not limited to:

   1. Construction Source Reduction:
      a. A description of how fill will be used on the construction site, instead of landfilling,
      b. 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.

   TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of Coastal Development Permit and (2) include the construction recycling area on building plans. Program components shall be implemented prior to construction activities.

   MONITORING: During construction, 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.

With the incorporation of this measure, residual impacts will be insignificant.

4.13 RECREATION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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	

Setting/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.

The proposed project site is located on the coastal bluff in the Hope Ranch area. The western boundary of the project site borders More Mesa, a privately-owned undeveloped area of approximately 300 acres. More Mesa currently offers recreational opportunities to the public, such as hiking, biking, and birdwatching.

Impact Discussion:

(a, b) The proposed project will result in the demolition of two single-family dwellings and development of a new single-family dwelling. Project implementation will not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. Although the western boundary of the project site borders More Mesa, the associated trails are not connected to the site, and implementation of the project will not impact their use. The parcel is surrounded by residential uses, and the construction of a single-family dwelling will not cause a significant change to the landscape or impact the recreational experience at More Mesa. Impacts will be *insignificant*.

(c) The proposed project consists of the demolition of two single-family dwellings and construction of one single-family dwelling, and therefore will not result in any population increase and will have *no impact* on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide.

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

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

4.14 TRANSPORTATION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 proposed project site is located approximately 1.6 miles south of Highway 101 in the Hope Ranch area. Access is provided from a shared driveway over an easement off Via Roblada. The driveway currently serves four parcels. Via Roblada is a two-lane public roadway.

Thresholds:

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 transportation 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). In such cases, applicants must identify project modifications or mitigation measures that eliminate or reduce inconsistencies with applicable programs, plans, ordinances, and policies. For example, some community plans include provisions that encourage complete streets. As a result, an applicant for a multifamily apartment complex may need to reduce excess parking spaces, fund a transit stop, and/or add bike storage facilities to comply with a community plan's goals and policies.

b. Potential Impact to VMT. The County expresses thresholds of significance in relation to existing, or baseline, county VMT. Specifically, the County compares the existing, or baseline, county VMT (i.e., pre-construction) to a project's VMT. Projects with VMT below the applicable threshold would normally result in a less than significant VMT impact and, therefore, would not require further analyses or studies. Projects with a VMT above the applicable threshold would normally result in a significant VMT impact and, therefore, would require further analyses and studies, and, if necessary, project modifications or mitigation measures. CEQA Guidelines Section 15064.3 establish VMT as the most appropriate measure of transportation impacts under CEQA.

The County presumes that land use or transportation projects meeting any of the screening criteria will have less than significant VMT impacts and will not require further analysis. County thresholds identify Small Projects as a project that generates 110 or fewer average daily trips. The VMT thresholds of significance are for general use and should apply to most projects subject to environmental review. However, the thresholds may not be appropriate for unique projects. In such cases, CEQA Guidelines Section 15064.7(c) allows the County to use other thresholds "… on a case-by-case basis as provided in Section 15064(b)(2)." The OPR Technical Advisory recommended thresholds for land use projects including Residential, Employment, Regional Retail, Mixed-Use Projects, and Other Land Use types.

c. Design Features and Hazards. Threshold "c" considers whether a project will increase roadway hazards. An increase could result from existing or proposed uses or geometric design features. In part, the

analysis should review these and other relevant factors and identify results that conflict with the County's Engineering Design Standards or other applicable roadway standards.

d. Emergency Access. Threshold "d" considers any changes to emergency access resulting from a project. To identify potential impacts, the analysis must review any proposed roadway design changes and determine if they will potentially impede emergency access vehicles.

Impact Discussion:

(a) Potential Conflict with a Program, Plan, Ordinance, or Policy. The Santa Barbara County Association of Governments (SBCAG) 2040 Regional Transportation Plan and Sustainable Communities Strategy (SBCAG, 2013) and the County's Comprehensive Plan, zoning ordinances, capital improvement programs, and other planning documents contain transportation and circulation programs, plans, ordinances, and policies. A transportation 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). The proposed project involves construction of a single-family dwelling on a parcel zoned for residential development. The project will not result in conflicts with an applicable Program, Plan, Ordinance, or Policy related to transportation, and therefore, will result in an *insignificant impact*.

(b) Potential Impact to VMT. The County presumes that land use 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. Using the County's VMT Tool, it was determined that the proposed project, which involves construction of a single-family dwelling, will result in fewer than 110 average daily trips. The project meets the screening criteria for small projects, and therefore, is presumed to have an *insignificant impact* related to VMT.

(c) Design Features and Hazards. The proposed project involves construction of a single-family dwelling and driveway improvements. The proposed driveway improvements are designed to be consistent with the County's driveway standards, and will not result in hazards due to a geometric design feature. Further, the proposed project involves construction of a single-family dwelling on a parcel zoned for residential development, and will not increase hazards due to incompatible uses. Therefore, the project will not result in hazards due to a geometric design feature or incompatible uses, and impacts will be *insignificant*.

(d) Emergency Access. The proposed driveway improvements included as part of the project are designed to comply with Santa Barbara County Fire Department standards and will not result in inadequate emergency access. Therefore, impacts related to emergency access are *insignificant*.

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 is insignificant.

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

4.15 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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		
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 will exceed established threshold values which have been set for each overdrafted 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 will 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[4] 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.

Impact Discussion

(a, c, e) Surface Water. The project is located in the Hope Ranch area of Santa Barbara County on a coastal bluff. The bluff is located approximately 130 feet south of the existing single-family dwelling. The proposed single-family dwelling will be set back approximately 209 feet from the bluff edge. The project will not include alterations, such as new revetments or jetties, that could change the course or direction of water movements or activities, such as water withdrawals, that could change the amount of water in

[4] 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.

the surface water bodies surrounding the site. No private or public flood control projects are included as part of the proposed project. The project will have *no impact* to surface water.

(b, d, l) Water Quality. The project will be expected to generate only minor amounts of storm water pollutants, however, the site has historically been used for residential activities. The project will not introduce new pollutants not already used. These pollutants include fertilizers, pesticides, and household cleaners, chemicals, and runoff from driveways. Minor amounts of such household hazardous material will not present a significant potential for release of waterborne pollutants and will be highly unlikely to create a public health hazard.

The project site currently has approximately 52,850 square feet of impermeable surfaces and the project proposes approximately 7,330 square feet of new impermeable surfaces and 5,390 square feet of replaced impervious surfaces including residential structures, pathways, and the fire approved driveways. The rest of the lot will be covered in landscaping. The project will reduce the amount of impermeable surfaces by 39,346 square feet.

Due to the decrease in impervious surface on the project site, the project's potential long term impacts to water quality will be insignificant. Additionally, a Tier 1 Stormwater Control Plan (Flowers & Associates, Inc., February 13, 2023) (Attachment 4) was prepared for the proposed project, which includes provisions for runoff to be captured and directed to vegetated areas onsite, as well as requiring permeable pavement to be installed onsite.

Construction activities such as grading could also potentially create temporary runoff and erosion problems. Application of standard County grading, erosion, and drainage-control measures will ensure that no significant increase of erosion or storm water runoff will occur. Impacts to water quality will be *insignificant*.

(g, h, i, j, k) Groundwater. The subject property is currently developed with two single-family dwellings that have historically been served by the La Cumbre Mutual Water Company, and the proposed new single-family dwelling will continue to be served by the La Cumbre Mutual Water Company. The proposed project will not cause an increase in water demand since the project involves the demolition of two dwellings and construction of one dwelling. The La Cumbre Mutual Water Company issued a letter dated June 1, 2023, stating that they will serve the new facilities under their present rules and regulations. The La Cumbre Mutual Water Company receives its water from the Goleta Water District and State water which originates in northern California through the Lake Cachuma infrastructure. The La Cumbre Mutual Water Company currently has 1,459 residential service connections and 10 commercial service connections, and has a capacity of approximately 1,500 service connections. There is sufficient water service for the proposed project, and it will not result in the over-commitment of any groundwater basin. Additionally, the project will not involve activities such as groundwater extraction that could result in the alteration of the direction or rate of flow of groundwater. The project's impact on water supplies and groundwater hydrology will be *insignificant*.

***(f) Flooding Impacts on Structures*.** Predictions about the long-term effects of global climate change include rising sea levels due to melting of glaciers and thermal expansion. Rising sea levels could increase the incidence of flooding in coastal areas with altitudes at or near sea-level. Although the exact rate of future sea level rise is unknown, the Intergovernmental Panel on Climate Change has estimated that sea levels may rise between 50 and 90 centimeters (approximately 1.6-to-3 feet) by the year 2100.[5] A Bluff Study Report was done by Earth Systems Pacific, dated November 30, 2022, and revised October 4, 2023 (Attachment 5), which analyzed the effects of sea level rise and the coastal bluff rate of retreat. Using the "Medium-High Risk" category for calculating sea level rise, the

[5] The Intergovernmental Panel on Climate Change is a scientific intergovernmental body set up by the World Meteorological Organization (WMO) and by the United Nations Environment Programme (UNEP).

total estimated amount of retreat for the next 102.5 years is approximately 92 feet. The total setback from the bluff edge was calculated using the summation of a slope stability setback of 117 feet and a bluff retreat setback of 92 feet, which resulted in a cumulative setback from the bluff edge of 209 feet. The proposed single-family dwelling is a minimum of 209 feet from the bluff edge, and therefore impacts will be *insignificant*.

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 insignificant.

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

5.0 INFORMATION SOURCES

5.1 County Departments Consulted:

Fire, Flood Control/Project Clean Water, Community Services Department Parks Division, Public Works Transportation, Santa Barbara County Air Pollution Control District, Environmental Health Services

5.2 Comprehensive Plan:

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

5.3 Other Sources:

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

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

The project will result in project-specific impacts that are significant but mitigable in the following issue areas: aesthetic/visual resources, biological resources, cultural resources, noise, and public facilities. The project will result in project-specific impacts that are less than significant in the following issue areas: air quality, energy, fire protection, geologic processes, hazardous materials/risk of upset, recreation, transportation, and water resources/flooding. The project will result in no impacts in the following issue

areas: agricultural resources and land use. Mitigation measures applied to the project will ensure that the project will not result in any significant cumulative impacts.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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. Project specific biological resource impacts will be mitigated to a less than significant level through mitigation measures, as discussed in Section 4.4 (Biological Resources). The project will not eliminate important examples of the major periods of California history or prehistory with mitigation measures, as discussed in Section 4.5 (Cultural Resources). Therefore, the project will not 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. Further, as discussed in sections 4.3 (Air Quality), Section 4.6 (Energy) and Section 4.15 (Water Resources), the project will not contribute significantly to greenhouse gas emissions, to increased energy consumption, nor will it substantially degrade the quality of the environment.

2. The project will not have the potential to achieve short-term to the disadvantage of long-term environmental goals, because proposed mitigation measures will reduce all potentially significant impacts to less than significant.
3. As discussed in the "cumulative impacts" section under each issue area of this document, the project will not result in any impacts which are cumulatively considerable.
4. The project does not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. There is no excessive noise, no known or expected hazardous materials and no other factors associated with the project that will cause substantial adverse effects on human beings.
5. There is no known disagreement among experts regarding the projects impacts.

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

Coastal Land Use Plan

Coastal Land Use Plan Policy 2-4: *Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.*

Coastal Land Use Plan Policy 2-6: *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.*

Coastal Land Use Plan Policy 4-4: *In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.*

Coastal Land Use Plan Policy 2-11: *All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat area shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.*

Coastal Land Use Plan Policy 9-1: *Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitat(s) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.*

Coastal Plan Policy 10-2: *When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.*

Coastal Plan Policy 10-3: *When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.*

Coastal Plan Policy 10-5: *Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.*

Coastal Plan Policy 3-13: *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.*

Coastal Plan Policy 3-14: *All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited for development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.*

Coastal Plan Policy 3-17: *Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate nonnative plants, or with accepted landscaping practices.*

Coastal Plan Policy 3-18: *Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.*

Coastal Plan Policy 3-19: *Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.*

Eastern Goleta Valley Community Plan

Eastern Goleta Valley Community Plan VIS-EGV-1.6: *Development shall be compatible in design and scale with the surrounding built environment and shall not impair public visual resources.*

Eastern Goleta Valley Community Plan VIS-EGV-1.8: *The night sky shall be protected from excessive and unnecessary light associated with development as a strategy to promote safety, save money, conserve resources, help retain the community's character, eliminate light trespass onto adjacent properties or other sensitive areas, and reduce health risks.*

Eastern Goleta Valley Community Plan Development Standard ECO-EGV-2B: *(COASTAL) If potentially suitable habitat or critical habitat exists for sensitive wildlife species on or adjacent to a project site, prior to permit approval and the commencement of approved development onsite, focused presence/absence surveys shall be conducted in accordance with applicable county and resource agency protocols to determine the potential for impacts resulting from the project on these species.*

Eastern Goleta Valley Community Plan Development Standard ECO-EGV-2C: *(COASTAL) If sensitive species, suitable nesting habitat, or other sensitive areas are found on or adjacent to a project site in the*

Plan area and have potential to be impacted by implementation of the project, the following avoidance and mitigation measures would apply:

• Nesting Avian Species: If project activities are proposed during the general avian breeding season of January 15 to September 15, the project biologist shall conduct a preconstruction survey for active nests within 500 feet of the construction area and submit a letter report to County prior to the preconstruction meeting. If active nests are detected, clearing and construction within a minimum of 300 feet shall be postponed until the nest(s) is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. If an active raptor or rare, threatened, endangered, or species of special concern bird nest is found, clearing and construction within a minimum of 500 feet shall be postponed until the nest(s) is vacated, juveniles have fledged, and there is no evidence of a second attempt at nesting. The report submitted to the County shall include mitigation measures including, but not limited to, 1) worker environmental awareness training, 2) daily biological monitoring during construction activities, and 3) the locations of flags and/or stakes to provide the appropriate avoidance buffers. If no nesting birds are detected during the pre-construction survey, no mitigation is required. The project biologist shall continue to perform site surveys during all construction activities to detect any nesting birds that may nest on the project site after the pre-construction survey. Pre-construction clearance surveys shall be completed as required to comply with the FESA, MBTA, Bald and Golden Eagle Protection Act, California Fish and Game Code, and/or County Regulations. If the biological monitor determines that project activities are disturbing or disrupting the nesting activities, the monitor will make recommendations to County staff to reduce the noise or disturbance in the vicinity. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, (2) working in other areas until the young have fledged and (3) stopping work until young are independent of their nests.

Eastern Goleta Valley Community Plan Policy HA-EGV-1.1: *Known and discovered significant historic, archeological, and tribal cultural resources shall be protected from immitigable disturbance or destruction.*

Eastern Goleta Valley Community Plan Policy N-EGV-1D: *Construction activities within 1,600 feet of sensitive receptors for any project that requires a Land Use Permit, Coastal Development Permit or Zoning Clearance shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday.*

10.0 RECOMMENDATION BY P&D STAFF

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

____ Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

__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.

____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

___ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing ___X___ Without Public Hearing

PREVIOUS DOCUMENT: _____Not Applicable_____

PROJECT EVALUATOR: **Willow Brown** **DATE:**

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**: February 29, 2024

SIGNATURE: _____ **NEGATIVE DECLARATION DATE**: March 11, 2024

SIGNATURE: _____ **REVISION DATE:** _____

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

12.0 ATTACHMENTS

1. Vicinity Map
2. Project Plans
3. SBAR Approved Minutes dated June 2, 2023
4. Tier 1 Stormwater Control Plan
5. Bluff Study Report