



COUNTY OF SANTA BARBARA

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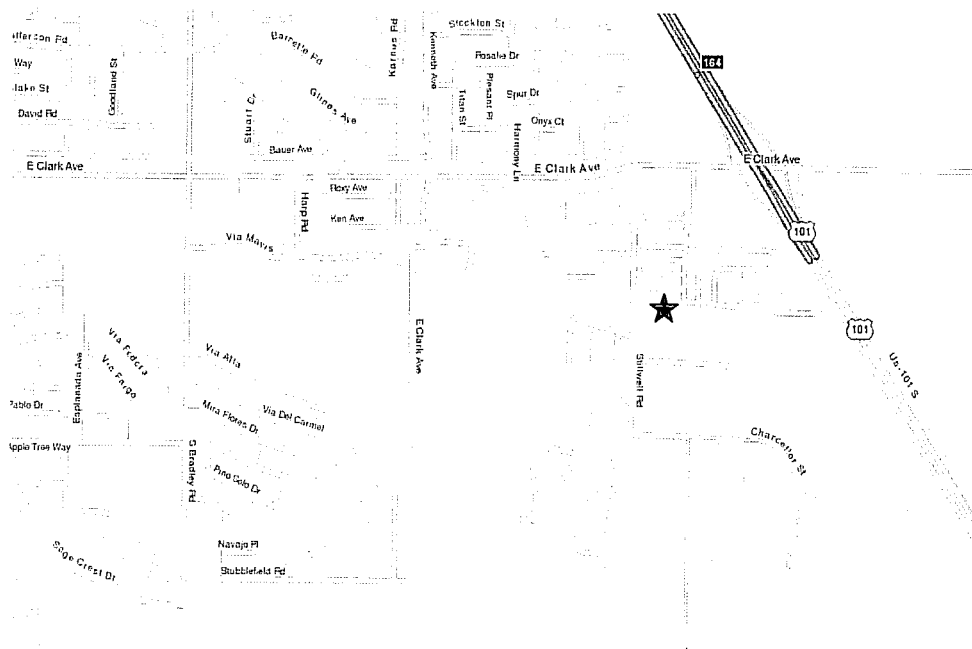
# Final Mitigated Negative Declaration

11NGD-00000-00007

Terrace Villas

10TRM-00000-00003 / TM 14,770, 09GPA-00000-00005,  
10RZN-00000-00003, 10DVP-00000-00011,  
10RDN-00000-00007

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## 1.0 REQUEST/PROJECT DESCRIPTION

Hearing on the request of Frances Romero of Urban Planning Concepts, LLC, agent for Western Sky Development, owner, for approval of: 1) a General Plan Amendment (09GPA-00000-00005); 2) a Rezone (10RZN-00000-00003); 3) a Tract Map (10TRM-00000-00003); 4) a Development Plan (10DVP-00000-00011); and 5) a Road Naming (10RDN-00000-00007) under the provisions of Chapter 21 and the Santa Barbara County Land Use & Development Code (LUDC). Approval of the proposed project would result in the reconfiguration of ~~5.12~~ 5.39 acres comprised of ~~17~~ 18 residential lots parcels (17 residential and 1 open space previously approved under TM 14,330 prior to adoption of the Orcutt Community Plan) to 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. Additional details pertaining to each component of the proposed project is as follows:

**General Plan Amendment (09GPA-00000-00005):** An amendment to the Orcutt Community Plan Land Use Designations Map Element changing the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).

**Rezone (10RZN-00000-00003):** An LUDC rezone to SLP (Small Lot Planned Development) from the existing DR-3.3 (Design Residential, 3.3 units/acre) zone designation in order to accommodate the proposed number of uniformly-sized lots while still providing open space protection of slopes onsite.

**Tract Map (10TRM-00000-00003/TM 14,770):** A Tentative Tract Map creating 20 legal lots from the existing 18 lot Terrace Ranch Subdivision (currently undeveloped but previously recorded under TM 14,330). The newly created lots would consist of 16 custom single family lots ranging in size from 7,555 sq. ft. to 11,080 sq. ft., an open space/detention basin of approximately 21,727 sq. ft., common lot (road) of approximately 39,999 sq. ft., and additional open space areas of 17,428 sq. ft. Water services would be provided by the Golden State Water Company (pre-1997 individual meters). Sanitary services would be provided by the Laguna County Sanitation District. Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road.

**Final Development Plan (10DVP-00000-00011):** Approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the development of 16 single family custom homes (in conformance with approved design guidelines), tract grading, installation of tract roads, public services and utilities, common open space, and landscaping. Guidelines for the build-out of individual lots would be provided to address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, landscaping, irrigation, walls and fences, and fire prevention.

Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. The detention basin area would include a tot lot for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat.

**Road Naming (10RDN-00000-00007):** Approval to name the proposed access road "Tuscan Way" under the provisions of LUDC Section 35.76.050. "Tuscan Way" has been reviewed and cleared for use by the Santa Barbara County Fire Department, Sheriff's Dispatch, and the Office of the County Surveyor.

## 2.0 PROJECT LOCATION

The application involves 18 legal parcels consisting of Assessor Parcel Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District. (See Attachment A for Vicinity Map)

2.1 Site Information	
Comprehensive Plan Designation	Res-8.0; Residential, 8 units per acre
Zoning District, Ordinance	DR-3.3; Design Residential, Land Use & Development Code
Site Size	5.39 acres (gross)
Present Use & Development	Vacant
Surrounding Uses/Zoning	North: MHP, Mobile Home Park South: 1-E-1, Residential Development East: MHP, Mobile Home Park West: PRD, Residential Development
Access	Stillwell Road
Public Services	Water Supply: Golden State Water Company Sewage: Laguna County Sanitation District Fire: Santa Barbara County Fire Station #23, Tiffany Park Schools: Orcutt Union School District, Santa Maria Joint Union High School District

## 3.0 ENVIRONMENTAL SETTING

### 3.1 PHYSICAL SETTING

Slope/Topography: Site topography varies from relatively flat areas located in the northern and eastern portions of the property; terraced hillsides located in the southwestern area of the tract; and a downward sloping hillside with bowl-like gradient in the center of the property. The flatter regions have a gentle down-slope to the south and southeast at a gradient of approximately 28-to-1 (horizontal-to-vertical). The terracing hillsides have maximum gradients of approximately 2-to-1 with a change in elevation of 10 to 15 feet. The bowl-like area has a gradient of approximately 8-to-1. In general, surface drainage follows the site topography downward to the south and southwest east.

Flora: Vegetation consists predominantly of non-native annual grasses and herbaceous plants; remnant native plants (California sage and Coyote brush); and ~~13~~ 14 trees (5 Monterey Pines, ~~3~~ 4 Pepper trees, 1 digger pine, 1 chinese elm, 2 coast live oaks, and 1 bottlebrush). There are no known State or federally listed plants located on the project site.

Fauna: Potentially occurring wildlife on the subject parcel are typical for the northern areas of Santa Barbara County, and would include birds, raptors, Western fence lizard, black-tailed deer, striped skunk, raccoon, coyote, California ground squirrels, Botta's pocket gophers, California meadow voles, and brush rabbits. No State or federally listed animal species are known to inhabit or regularly frequent the project site.

Archaeological Sites: According to a Phase I Archaeological Survey prepared by Laurence Spanne in 1993, no archaeological resources or any other kind of cultural resources are located on the project site.

Soils: Soil types on the project site consist of Marina Sand, MaE3, 9-30% slopes, severely eroded (Class III), and Marina Sand, MaC, 2-9% slopes. There are no prime soils on the project site.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 650 feet north of Orcutt Creek. There are no surface water bodies on the project site.

Existing Structures: The project site is currently vacant.

Project Site and Surrounding Land Uses: The project site is located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, in the Orcutt Community Planning area. The subject 5.12 gross/net acre parcel is bordered on the north and east by property zoned MHP (Mobile Home Park) and is currently developed as such. Parcels located south and west are zoned PRD (Planned Residential Development), and 1-E-1, and are developed with single family residences.

### 3.2 ENVIRONMENTAL BASELINE

On April 12, 1994 the Santa Barbara County Board of Supervisors approved Tract Map # 14,330, Terrace Ranch, subdividing the 5.39 gross acre project site into 18 parcels (17 residential and 1 open space) ranging in size from 1,400 sq. ft. to 88,170 sq. ft. The map legally recorded on April 18, 2008. Although the project site is currently vacant, the intensity of use onsite has varied since the 1950's, when a small six room hotel and single family dwelling were developed onsite. The hotel was closed and later re-opened as a six-unit apartment and eventually demolished. The proposed project would re-design the recorded Terrace Ranch Tract Map with a proposed Tract Map consisting of 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. As a result, the environmental baseline from which the project's impacts are evaluated includes project impacts associated with traffic, water, and sewage disposal based on a net decrease in residential development onsite.

### 4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

**Less Than Significant Impact with Mitigation:** Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

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

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

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

#### 4.1 AESTHETICS/VISUAL RESOURCES

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

**Existing Setting:** The project site is located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101. The subject parcel is not visible to travelers on US 101 or Clark Avenue due to the distance the property is setback from the road (approximately 1,400 feet). The majority of the project site is visible from Stillwell Road. Land uses on surrounding parcels consist primarily of mobile homes, and single family residences.

**County Environmental Thresholds:** The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

**Impact Discussion:**

**(a, b) Less than significant with mitigation:** The subject 5.39 gross acre parcel is bordered on the north and east by mobile homes, and to the south and west by single family residences. Important factors in evaluating the visual impacts of a project include the physical aspects of the site, its relative visibility, and uniqueness. According to the Design Guidelines submitted for the project, future single family residences would be designed so that the apparent size of exterior wall surfaces visible from off the site would be minimized through the use of single story and small-scale elements. The building elevations would include offsets (staggered walls) or varied setbacks, projections and cantilevers, eave overhangs, roof pitches, and/or other means of horizontal and vertical articulation to create shade and shadow, and otherwise articulate building form. The maximum height proposed for a two-story home would be 25 ~~26~~ feet from the finished grade. Future homes and structures would be sited to enhance and preserve view corridors.

Estimated grading quantities for the recorded Terrace Ranch tract map includes approximately 20,284 cu. yd. cut, and 5,442 cu. yd. fill. The proposed grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. Although the proposed grading amounts are greater than the recorded Terrace Ranch preliminary grading estimates, the revised grading plan has been designed to take into account the topography of the project site while allowing for a more uniform subdivision. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat. This stepped approach minimizes grading and retaining walls by taking into account the sloped topography of the site, resulting in a subdivision which acknowledges the site constraints in a more interesting manner.

The proposed project would be visible from Stillwell Road, a public road. The proposed project has been designed to be compatible with the visual character of the area. In addition, the proposed project would be conditioned to require Board of Architectural Review approval of the proposed design guidelines, and each single family residence prior to Zoning Clearance issuance. As a result, the proposed project would not obstruct any scenic vista or view open to the public or create a visually offensive site open to public views. The proposed project would be compatible with the visual character of the area. Therefore, impacts would be **less than significant** with mitigation requiring the review and approval of the Board of Architectural Review prior to Zoning Clearance issuance.

**(c, d) Less than significant with mitigation.** Project development is subject to the County of Santa Barbara Land Use Development Code (LUDC), which requires exterior lighting that is hooded and directed downward onto the subject parcel. The proposed Design Guidelines includes specifications regarding exterior lighting. The use of low-voltage lighting would be encouraged wherever possible. All lighting would be unobtrusive and designed to avoid glare or spillover onto neighboring homes. Flood lights, and lighting on the top of any pole or structure would be prohibited. Lighting fixtures would be located on both sides of the garage door(s), at the front doors of the dwellings, and at address plaques and in entry courtyards when provided.

Furthermore, project's requiring Development Plan approval are required by the LUDC to receive review and approval from the appropriate regional Board of Architectural Review. The Northern Board of Architectural Review (NBAR) has provided conceptual review of the project on June 25, 2010. When the project returns for further conceptual review, the NBAR would like the applicant to submit the following: 1) a site plan depicting all adjacent lots and building footprints, 2) a streetscape/massing study, and 3) four or five cross-sections encompassing adjacent lots and residences (one through the open space areas, two north-south locations (through lots 8 and 11), and one east-west location through the entire site).

The NBAR commented that the detail level of the proposed Design Guidelines looks appropriate with the following comments: 1) The guidelines should further discuss front lot landscaping (including a common plant palette and species size at maturity); 2) Architectural details should not be limited to the fronts but should carry all the way around the structures; 3) The use of white vinyl windows should be eliminated; and 4) The open space lots and detention basin should utilize low water use ground cover/turf for surfaces not intended for public use/access.

To ensure neighborhood compatibility, future single family residences would be required to be in conformance with the approved Design Guidelines, and would be reviewed and approved by NBAR prior to Zoning Clearance and Building Permit issuance. Therefore, with the implementation of the mitigation measures listed below, impacts from night lighting, and structural incompatibility would be **less than significant**.

**Cumulative Impacts:** The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since public views of the project would be limited by surrounding natural topography. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

**Mitigation and Residual Impact:** Adherence to the following mitigation measures would reduce potentially significant impacts associated with visual resources to less than significant levels. Residual impacts would be less than significant.

1. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

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

**MONITORING:** P&D compliance monitoring staff and BAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

## 4.2 AGRICULTURAL RESOURCES

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

**Existing Setting:** Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1.1 billion (Santa Barbara County 2008 Crop Production Report). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character. The project site is located on Stillwell Road in an urban area of Orcutt. The project site is zoned DR-3.3 (Design Residential, 3.3 units/acre), and is vacant and not used for agricultural purposes.

**County Environmental Thresholds:** The County's Agricultural Resources Guidelines (republished October 2008) describes a methodology, the weighted point system, to determine the agricultural productivity and suitability of a parcel. As a general guideline, an agricultural parcel of land should be considered to be viable if it is of sufficient size and capability to support an agricultural enterprise independent of any other parcel. The guidelines utilize a weighted point system to serve as a preliminary screening of a project's potential impacts during the Initial Study process. The point system evaluates physical environmental resources rather than economics or production units. This approach is consistent with CEQA emphasis on physical environmental impacts and not social or economic impacts (State CEQA Guidelines Section 15131). Values are assigned to nine physical characteristics including parcel size, soil classification, water

availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, the parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the lot line adjustment would result in parcels that score less than 60 points.

**Impact Discussion:**

(a, b) *No impact.* The project site is currently zoned for residential purposes and is located in an urban area within the Orcutt Community Planning area. The subject parcels are not enrolled in an Agricultural Preserve Program, and do not contain prime soils, or farmland of Statewide or local importance. Therefore, there would be **no impacts** to agricultural resources as a result of the proposed project.

**Cumulative Impacts:** The project site is not agriculturally zoned and has not been utilized for agricultural purposes. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture would be **less than significant**.

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

**4.3 AIR QUALITY**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?		X			
<b>Greenhouse Gas Emissions</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
d. Emissions equivalent to or greater than 10,000 metric tons of CO <sub>2</sub> per year from <b>stationary sources</b> during long-term operations?			X		
e. Emissions equivalent to or greater than 1,100 MT of CO <sub>2</sub> e per year or 4.6 MT CO <sub>2</sub> e/Service Population (residents + employees) per year from <b>other than stationary sources</b> during long-term operations?			X		
f. Emissions equivalent to or greater than 6.6 MT CO <sub>2</sub> e/Service Population (residents + employees) per year for <b>plans</b> (General Plan Elements, Community Plans, etc.)?			X		

**Existing Setting:** Santa Barbara County is part of the Central South Coast Air Basin, which also includes Ventura and San Luis Obispo Counties. Ambient air quality within the basin is generally good.



However, the area periodically experiences atmospheric temperature inversion layers (generally between May and October) which tend to prevent the rapid dispersion of pollutants. Presently, Santa Barbara County is in attainment of the California Ambient Air Quality Standards (CAAQS) for Nitrogen Dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>), Carbon Monoxide (CO), sulphates (SO<sub>4</sub><sup>2-</sup>), hydrogen sulfide (H<sub>2</sub>S), and lead (Pb) and in nonattainment of the CAAQS for Ozone (O<sub>3</sub>) and Particulates (PM<sub>10</sub>). The major sources of ozone precursor emissions in the County are motor vehicles and vessels, the petroleum industry, and solvent use. Sources of PM<sub>10</sub> include grading, road dust, dust resulting from agricultural activities, and vehicle and vessel exhaust. Vehicle traffic on Stillwell Road, and in the vicinity of the project site is of a low volume.

### County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) 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 (55 pounds per day for Nox and ROC, 80 pounds per day for PM<sub>10</sub>) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NO<sub>x</sub>) or reactive organic compounds (ROC) from motor vehicle trips only; and
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- 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, paints, solvents, and chemical or industrial processing operations that release pollutants).

### Impact Discussion:

**(a) Less than significant impact.** The proposed project site comprises 18 legal lots created through a prior subdivision. The future development of 16 detached single family residences would generate air pollutants in the form of vehicle emissions. Using the Urbemis air emissions modeling program version 9.2.4 (Attachment 6), the following "worst case scenario" air emissions would be expected: ROC Emissions = **2.32 lbs/day**, NO<sub>x</sub> Emissions = **1.72 lbs/day**. This is less than the County's adopted threshold of significance of 25 lbs/day from traffic only. Therefore, the emissions produced by activities associated with the proposed project are considered a **less than significant** impact to air quality.

**(b) Less than significant impact.** The future development of 16 single family residences would not be expected to create substantial smoke, ash or odor. Therefore, impacts would be **less than significant**.

**(c) Less than significant impact with mitigation.** Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM<sub>10</sub>. Emissions of ozone precursors (NO<sub>x</sub> and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment during site preparation and construction of single family residences. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO<sub>x</sub> and ROC would 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 Air Pollution Control District to reduce construction-related emissions of ozone precursors to the maximum extent feasible. The application of mitigation measures

addressing standard dust control measures would ensure potential nuisance dust impacts are reduced to **less than significant** levels.

**(d-f) Less than significant impacts. Greenhouse Gas Emissions / Global Climate Change**

**Background:**

Greenhouse gases (GHGs) include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>). Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

**Methodology:**

The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop an inventory of GHG emissions and a Climate Action Strategy and Climate Action Plan based on this data. Until County-specific data becomes available and significance thresholds applicable to GHG emissions are developed and formally adopted, the County will follow an interim approach to evaluating GHG emissions. This interim approach will look to criteria adopted by the Bay Area Air Quality Management District (BAAQMD), summarized below, for guidance on determining significance of GHG emissions.

<b>Significance Determination Criteria</b>	
<b>GHG Emission Source Category</b>	<b>Operational Emissions</b>
Non-stationary Sources	1,100 MT of CO <sub>2</sub> e/yr OR 4.6 MT CO <sub>2</sub> e/SP/yr (residents + employees)
Stationary Sources	10,000 MT/yr
Plans	6.6 MT CO <sub>2</sub> e/SP/yr (residents + employees)

The BAAQMD does not include any standards for construction-related emissions.

Analysis of the project concludes that total annual GHG emissions for the project would be 231 metric tons of CO<sub>2</sub>e/year. Attachment 7 shows the complete GHG calculations for the project. Total project GHG emissions would be **less than the significance** criteria.

**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 air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not considerable, and its cumulative effect is less than significant.

**Mitigation and Residual Impact:** Adherence to the following mitigation measures would reduce potentially significant impacts associated with visual resources to less than significant levels. Residual impacts would be less than significant.

3. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
  - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
  - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
  - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
  - f. Order increased watering as necessary to prevent transport of dust off-site.
  - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
  - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
    - i. Seed and water to re-vegetate graded areas; and/or
    - ii. Spread soil binders; and/or
    - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

**PLAN REQUIREMENTS:** These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

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

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

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

#### 4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Flora</b>					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
<b>Fauna</b>					
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		

**Regulatory Setting:** The following Orcutt Community Plan Biological Resources Policies and Development Standards apply to the proposed project site:

**DevStd Bio-O-3.1:** *“To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards.”*

**DevStd BIO-O-4.1:** *“Where non-native specimen trees are removed for development, the County shall consider replacement with native trees.”*

**Policy BIO-O-3:** *“Established native trees in designated open space areas shall be protected. Established native trees in developable areas shall be incorporated into the site landscaping plan to the greatest degree feasible except where it would interfere with reasonable development of a property. Native trees shall be considered established if they are six feet in height.”*

### Physical Setting:

*Vegetation and Flora:* The project site is approximately 5.12 gross acres in size and is known as APN's 129-300-001 through -020. Vegetation existing on the project site consists predominantly of non-native annual grasses and herbaceous plants; remnant native plants (California sage and Coyot brush); and ~~13~~ 14 trees (5 Monterey Pines, ~~3~~ 4 Pepper trees, 1 digger pine, 1 chinese elm, 2 coast live oaks, and 1 bottlebrush). There are no State or federally listed plants or animals that are likely to inhabit or regularly frequent the site. The project site is located within the range of the Endangered California Tiger Salamander, and within 1.5 miles from a known breeding pond known as ORCU-3.

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

*Oak Woodlands and Forests:* Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

*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 Thresholds 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.

*Riparian Habitats:* Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

*Native Grasslands:* In general, project created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

### Impact Discussion:

**(a-c) A loss or disturbance to, reduction in the numbers, restriction in the range, or in the extent, diversity or quality, of native species.** *Less than significant.* No federal or state protected plant species or plant community is located on the subject parcel. The proposed project would be setback 650 feet from the top-of-bank of Orcutt Creek, which would allow for a sufficient buffer from sensitive areas. ~~14~~ 13 trees would be removed in order to construct the proposed project. Two coast live oak trees and 1 non-native specimen tree (30" Monterey Pine) would be removed. A mitigation measure has been added below addressing the proposed tree removals. The project site is not designated as open space area in the

Orcutt Community Plan. There would be no reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements) as project site contains predominantly non-native annual grasses and native plants. Impacts would be **less than significant**.

**(d,f) An impact on non-native vegetation whether naturalized or horticultural if of habitat value.** *Less than significant impact.* The non-native grasses and herbaceous plants on the project site provides little or no quality habitat value. Therefore, impacts would be **less than significant**.

**(e) The loss of healthy specimen trees.** *Less than significant with mitigation.* In order to complete the proposed tract map, the following trees are proposed for removal:

# Trees to be removed	Scientific Name	Common Name	Trunk DBH
5	Pinus radiata	Monterey Pine	30", 24", 6", 23", 21"
<del>3</del> 4	Schinus molle	CA Pepper Tree	2@14", 20", 1 shrub
1	Pinus sabiniana	Digger Pine	8"
1	Ulmus parvifolia	Chinese Elm	12"
2	Quercus agrifolia	Coast Live Oak	6", 8" (shrub like)
1	Callistemon sp.	Bottlebrush	(5) @ 4"

Completion of the proposed project would result in the removal of 14 trees. Of these trees, 2 native coast live oak trees, and 1 non-native specimen tree (30" Monterey Pine) would be removed. In order to mitigate for the removal of these trees, the applicant would be required to plant 10 oak trees for every oak removed (a total of 20 oak trees), and 10 native trees of the applicants preference (upon approval with P&D) for removal of the Monterey Pine Tree. In addition, the project has been conditioned to require surveys for nesting birds if trees are proposed for removal during the bird breeding season. As a result, impacts from native tree removal would be reduced to a **less than significant impact** with inclusion of the mitigation measures below.

**(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.** *Less than significant impact.* No effects on threatened and/or endangered species are expected as a result of the proposed project. The following threatened and/or endangered species were analyzed for occurrence, and potential impacts as a result of the proposed project:

**California Tiger Salamander (CTS).** The proposed project site is within the CTS home range as per the U.S. Fish and Wildlife Service and Santa Barbara County Map dated July, 2010. According to the July, 2010 map there are no known or potential breeding ponds within migratory distance (1.2 miles) of the project site. The nearest potential ponds are SISQ-10 which is located 1.74 miles north east of the project site, and ORCU-2, which is located 1.14 miles south east of the project site. The nearest known breeding pond is ORCU-3, which is located 1.5 miles south east.

According to a January 13, 2011 Initial Field Assessment for CTS completed by Vince Semonsen, Wildlife Biologist, the proposed project site does not contain habitat suitable for CTS (see Attachment 8). Due to intervening barriers between known ponds within migratory distances (1.2 miles), there is a low potential for the species to occur on site. Thus, there would be no restriction in the range or reduction in the numbers of California tiger salamanders, and impacts would be **less than significant**.

**(h-j) A reduction in diversity or numbers of animals onsite, deterioration of existing fish or wildlife habitat, or introduction of barriers to movement of any resident or migratory fish or wildlife**

**species. Less than significant impact.** The proposed project would not infringe upon known migration paths of any resident or migratory fish or wildlife species, and therefore, neither the diversity nor the population number of any species would be restricted by the development of the site. Therefore, impacts would be **less than significant**.

**(k) Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife. Less than significant impact.** The proposed project would introduce additional human activity and development to the site. However, the project site is surrounded by development including mobile home parks to the north, and east, single family residences to the south, and single family subdivisions to the east. As a result, the increase of 16 residences on the site would not be expected to hinder wildlife activities in this area. Impacts would be **less than significant**.

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

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

4. **Bio-02 Tree Replacement.** The Owner/Applicant shall submit for P&D approval a Native Tree Replacement Plan prepared by a P&D-approved arborist/biologist and designed to be incorporated into the tract landscaping and including the following components:
1. The replacement trees shall be as follows:
    - a. Twenty 1 gallon size Coast Live Oak (*Quercus agrifolia*) trees obtained from locally occurring saplings or seed stock. Show replanting locations on plans.
    - b. Ten P&D approved 1 gallon size native trees of the applicants choice. Show replanting locations on plans.
  2. The trees shall be gopher fenced.
  3. ~~The trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the P&D approved arborist).~~
  4. ~~The trees shall be weaned off of irrigation over a period of two to three years.~~
  5. ~~No permanent irrigation shall occur within the dripline of oak trees.~~
  6. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted off site.
  7. All new trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

**PLAN REQUIREMENTS:** Replanting locations shall be shown on landscaping and irrigation plans. **TIMING:** Plans shall be submitted prior to map recordation. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years.

**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

5. **Tree Pre-Construction Removal Surveys for Nesting Birds.** If tree removals occur during the bird breeding and nesting season (February 1 to August 15), the applicant shall hire a Planning & Development qualified biologist to conduct a pre-removal survey of all trees to ensure that there are no impacts to nesting birds. **Plan Requirements and Timing:** This survey shall be

undertaken 10 days prior to proposed removal, to determine whether raptors or other special status species are nesting on site. A brief letter shall be prepared by the biologist and reviewed and approved by Planning & Development before project activities are initiated. If raptors or other special status species are found to be nesting, applicant shall avoid work in the area by providing a buffer from active nests as determined by the qualified biologist.

**MONITORING:** P&D shall be given the name and contact information for the qualified biologist prior to initiation of the survey. Biologist shall contact P&D at the conclusion of the field survey to inform P&D in writing of the results of the surveys. If no sensitive species are found, P&D will allow tree removal activities to commence. All required mitigation shall be implemented prior to the start of proposed grading activities. Grading Inspectors shall inspect as needed.

#### 4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Archaeological Resources</b>					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?			X		
b. Disruption or removal of human remains?			X		
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?			X		
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
<b>Ethnic Resources</b>					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?			X		
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

**Existing Setting:** 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. ~~The applicant provided a Phase I Archaeological Investigation completed by David Stone, M.A., RPA, dated August, 2010. The project site was the subject of a Phase I Archaeological Survey, dated March 1993, and prepared by Laurence Spanne.~~ This report indicated that based on the results of surface surveys and the absence of potentially significant prehistoric and historic materials on the subject parcel, the proposed development would not have the potential to impact significant or important prehistoric or historic cultural remains.

**County Environmental Thresholds:** The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history". If an archaeological



site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a “unique archaeological resource” are contained in Section 21083.2 of the Public Resource Code, which states that a “unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

**Impact Discussion:**

**(a-c) *Less than significant impacts.*** There are no known recorded prehistoric or historic archaeological sites on the subject parcel or in the project site vicinity. The project site was the subject of a Phase I Archaeological Survey, dated March 1993, and prepared by Laurence Spanne. The survey report states that no archaeological resources or cultural resources were identified during an intensive foot survey and records/literature search of the project site. The proposed project improvements are not considered to have the potential to impact significant or important prehistoric or historic cultural remains as defined in the County Cultural Resource Guidelines. Therefore, the proposed project would not be expected to disrupt, alter, destroy or adversely affect a recorded prehistoric or historic archaeological site, disrupt or remove human remains, or increase the potential for trespassing, vandalizing, or sabotaging archaeological resources. Impacts would be **less than significant**.

**(d) *Less than significant impact with mitigation.*** The potential for undiscovered cultural resources to exist onsite is low. However, previously unidentified cultural resources could be discovered during site development resulting in a potentially significant impact. Adherence to the standard archaeological discovery clause would reduce potentially significant impact to cultural resources to **less than significant** levels.

**(e-g) *Less than significant impacts.*** There are no known religious, sacred, or educational sites on the subject parcel or in the project site vicinity. Based on the results of the Phase I Archaeological Investigation, the proposed project is not expected to adversely affect a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group. There would not be an increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred or ceremonial places. As a result, impacts would be **less than significant**.

**Cumulative Impacts:** Since the project would not impact known cultural resources, it would not be likely to have a cumulatively considerable effect on the County’s cultural resources.

**Mitigation and Residual Impact:** The following mitigation measure would reduce the project’s cultural resource impacts to a **less than significant** level. Residual impacts would be **less than significant**.

- 6. CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

**MONITORING:** P&D permit processing planner shall check plans prior to Issuance of Zoning Clearance, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

## 4.6 ENERGY

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

**Existing Setting:** The subject parcel does not contain any structural development.

**Impact Discussion:** 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 the future construction of 16 single family residences, and energy use is estimated as follows:

### Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita <sup>1</sup> )	534.3 million BTU per year
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE) <sup>2</sup>	118.4 megawatt hours per year

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ary, the project would have a negligible effect on regional energy needs, and impacts would be **less than significant**.

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

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

<sup>1</sup> <http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng>

<sup>2</sup> <http://enduse.lbl.gov/info/LBNL-47992.pdf>

## 4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?			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. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

**Existing Setting:** The project site is located in the southeast portion of Orcutt, approximately 2,000 feet southeast of Santa Barbara County Fire Station #22, located in Tiffany Park. Emergency access to the site would be provided via Stillwell Road. Standard Santa Barbara County Fire Department requirements for residential development would apply to the proposed project.

**County Environmental Thresholds:** Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. 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 4,000 persons (generally 1 engine company per 12,000 people, assuming there are three fire fighters per station). The emergency response time standard is 5 minutes or less.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings, and 1,250 gpm at 20 psi residual for commercial developments.
- 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. In addition, all structures located outside the urban limit line shall have interior 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). 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.
- Vegetation clearance requirements:

- **Zone 1** – Extends 30 feet out from buildings, structures, decks, etc. Remove all flammable vegetation or other combustible growth within 30 feet of any structure or within 50 feet of any structure in areas determined to be high hazard. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in such a manner that they do not readily transmit fire from native vegetation to the structure.
- **Zone 2** – Thin out and remove additional vegetation an additional 70 feet from the structure for a total of 100 feet. The inspecting officer may require an additional 100 feet of thinning or removal (for a total of 200 feet) due to high fire hazard.
- **Note** – Special attention should be given to the use and maintenance of ornamental plants known or thought to be high hazard plants when used in close proximity to structures. Examples include Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and pampas grass. These plantings should be properly maintained and not allowed to be in mass plantings that could transmit fire from the native growth to any structure.

**Impact Discussion:**

**(a,b)** *Less than significant impact with mitigation.* The proposed project would introduce additional development within an area currently developed with residential uses. The County of Santa Barbara's Fire Department has reviewed the proposed project and issued a condition letter dated August 26, 2010 requiring: 1) Fire Protection Certificates; 2) Bonding for accessway improvements, and fire hydrant installations; 3) Road name is required; 4) Road maintenance agreement; 5) Fire Department fire pump requirements, and 6) Sprinkler installation requirements. With implementation of the conditions in the Santa Barbara County Fire Department's letter dated August 26, 2010, impacts would be reduced to **less than significant** levels.

**(c-e)** *Less than significant impact.* The proposed development would be served by Santa Barbara County Fire Station # 22, located at 1596 Tiffany Park Court, in Orcutt. Adherence to the Fire Department's condition letter would ensure for adequate water pressure, fire hydrants, and access to the property. The future construction of 16 single family residences would not hamper any proposed fire prevention techniques. Therefore, potential impacts would be **less than significant**.

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

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

## 4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. 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. The destruction, covering or modification of any unique geologic, paleontologic or physical features?			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		
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?			X		

**Existing Setting:** The project site is located in a vicinity of the County which has been given an overall problem rating of moderate for seismic/tectonic activity as noted in the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for landslides, soil creep, liquefaction, expansive soils, and compressible/collapsible soils.

**County Environmental Thresholds:** 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 Planning and Development, and the Department of Public Works. 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) *Less than significant impact.* The Santa Maria Valley Syncline is located to the south of the project site, and the Santa Maria Fault is located to the north (east of Highway 101). All known faults are located a minimum of 2,000 feet from the project site. The Seismic Safety and Safety Element characterizes the project site as containing a geologic hazard designation of Category II, which “have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development.” A soils report would be required by the Building and Safety Division to ensure proper building techniques are implemented to ensure structural soundness. Therefore, the proposed project would not be exposed to, or create, significant geologic hazards. Impacts would be **less than significant**.

(b, e) *Less than significant impact with mitigation.* Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that would be balanced onsite due to shrinkage and expansion. The detention basin area would include a “tot lot” for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat. This stepped approach minimizes grading and retaining walls by taking into account the sloped topography of the site, resulting in a subdivision which acknowledges the site constraints in a more interesting manner.

Future development of the project site could have potentially significant impacts associated with increased wind or water erosion of the site. In order to mitigate potentially significant impacts resulting from proposed grading activities, mitigation measures have been added which require the review and approval of a grading and drainage plan, and limiting grading to the dry season unless grading/erosion control measures are in place and are determined to be adequate to accommodate grading during the rainy season. Construction activities would be required to occur during the dry season so that potential erosion and run-off is minimized. All graded areas would be required to be re-seeded if they are left exposed for more than four weeks. With incorporation of the following mitigation measures, impacts would be **less than significant**.

(c-d, i, j, l) *Less than significant impact.* Soils on the project site consist of Marina sands, 9-30% slopes (MaC, MaE3). These soils are rated moderate for permeability, medium to rapid for surface runoff, and moderate to high for water erosion. No prime soils are present on the subject parcel. Site topography varies from relatively flat areas located in the northern and eastern portions of the property; terraced hillsides located in the southwestern area of the tract; and a downward sloping hillside with bowl-like gradient in the center of the property. The flatter regions have a gentle down-slope to the south and southwest at a gradient of approximately 28-to-1 (horizontal-to-vertical). The terracing hillsides have maximum gradients of approximately 2-to-1 with a change in elevation of 10 to 15 feet. ~~The bowl-like area has a gradient of approximately 8 to 1.~~

There are no significant geologic, paleontological, or physical features in the project area which would be disturbed. Standard building code provisions require seismic standards in construction. Surface drainage would generally flow from north to south, terminating in a proposed detention basin which has been designed to accommodate a 25 year storm event. Increased paving and structural development would increase runoff on the project site. Storm waters in excess of the 25 year storm event would flow offsite approximately 600 feet to the south of the project site into the Orcutt Creek drainage. Adherence to Public Works and Flood

Control requirements for construction and maintenance of the storm flow system would ensure that impacts are reduced to **less than significant** levels.

**(g) No impact.** No septic systems are proposed as a part of the project. As a result there would be **no impacts** resulting from the placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent.

**(h) No impact.** No extraction of mineral or ore is proposed as part of the project scope.

**(f) Less than significant impact.** There are no designated watercourses or water bodies located on the property. The subject parcel is located approximately 600 feet north of Orcutt Creek and there is substantial existing residential development between the subject parcel and the creek. As a result, impacts would be **less than significant**.

**(k) Less than significant impact.** The future construction of accessways and single family residences associated with the proposed project is likely to produce some minor ground vibration associated with movement of large equipment and excavation. Due to the proximity of nearby residences, a mitigation measure has been added in Section 4.12, Noise, which restricts construction days and hours. With implementation of this mitigation measure, the ground vibration involved in the proposed construction would not disturb receptors located at this distance from the site, and potentially significant impacts would be reduced to **less than significant** levels.

**Cumulative Impacts:** Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic hazards within the County.

**Mitigation and Residual Impact:** The following mitigation measure would reduce the project's geologic impacts to less than significant levels. With the incorporation of these measures, residual impacts would be less than significant.

7. **Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 ([www.countysb.org/government/county\\_ordinance\\_code\\_Chapter\\_14\\_14-9\\_and\\_14-29](http://www.countysb.org/government/county_ordinance_code_Chapter_14_14-9_and_14-29) – refer to Erosion and Sediment Control Plan Requirements.) **PLAN REQUIREMENTS:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

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

#### 4.9 HAZARDOUS MATERIALS/RISK OF UPSET

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

**Existing Setting:** The proposed project site does not contain any known hazardous materials in sufficient quantities to pose a public health risk. For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department's Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

**County Environmental Thresholds:**

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) Less than significant impacts.** There are no known hazardous materials or wastes on the project site, nor is the site located near uses involving chemicals or public safety risks. The proposed land division would create the potential for the development of 16 single family residences. No use or storage of hazardous materials would be anticipated from the development and use proposed, other than small quantities of household hazardous materials and wastes, such as cleaning fluids, paint, motor oil, and gardening/agricultural chemicals such as pesticides and fertilizers. Due to the type of uses contemplated and the small scope of the project, the project would not have the potential to significantly affect land, water, air, or public safety from the use of hazardous materials. Therefore, impacts would be **less than significant**.

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



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

#### 4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

**Existing Setting:** Although the project site is currently vacant, the intensity of use onsite has varied since the 1950's, when a small six room hotel and single family dwelling were developed onsite. The hotel was closed and later re-opened as a six-unit apartment and eventually demolished.

**County Environmental Threshold:** Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

**Impact Discussion:**

(a, b) *No impacts.* The subject parcel does not contain any structural development. Therefore, there would be **no impacts** to historical resources as a result of the proposed project.

**Cumulative Impacts:** Since the project would not result in any substantial change in the historic character of the site, it would not have any cumulatively considerable effect on the region's historic resources.

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

#### 4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?			X		
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

**Existing Setting:** The project site is located in an urban area that contains residential development on parcels ranging in size from 0.1-5 acres. Surrounding parcels contain residential development including mobile home parks to the north and east (zoned MHP), single family residences to the south (zoned 1-E-1), and single family residential subdivisions to the west (zoned PRD). The proposed project site is currently vacant, but consists of 17 legal residential lots which could be developed upon issuance of a Land Use Permit. The site is located within the Orcutt Community Planning area, but is not located within a designated Keysite, or designated open space area.

**County Environmental Threshold:** The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project as proposed is potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

### **Impact Discussion:**

**(a,b,h)** *Less than significant impacts.* The proposed project includes an amendment to the Orcutt Community Plan Land Use Element to change the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from DR-3.3 (Design Residential, 3.3 du/acre) to SLP (Small Lot Planned Development). The land use designation for surrounding parcels to the north is Res-8.0 (8 du/acre), to the east Res-12.3 (12.3 du/acre), to the south Res-1.0 (1 du/acre), and to the west Planned Development, 2.7 du/acre.

The SLP zone district allows increased opportunities for affordable housing, and establishes standards for the development of individual small lots for single family homes. The intent of this zone is to provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need; and ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development. The SLP zone district requires a minimum of 15% of the site to be set aside as open space area. This area shall include a recreational area with facilities for the use of the residents of the development. The recreational facilities shall generally be provided in a central location and may include lawn and picnic areas, swimming pools, tennis courts, etc. Sidewalks, walkways or paths shall link all residential lots to the recreational facilities.

The recorded 17 lot Terrace Ranch subdivision includes open space areas which cover approximately 40% of the site located along the western edge of the property. While providing aesthetic benefits, the majority of the open space is located in areas which contain steeper slopes, and is not conducive for recreational uses. The proposed project includes approximately 0.90 acres of open space area which is equivalent to 19% of the site. Three open space areas are proposed. They are proposed along the northwest property line, the southwest corner, and along the southern property line. The open space area in the southwest corner would include a play area/"tot-lot" for children between the ages of 2 to 5 years of age, a barbeque pit, picnic tables with benches, and a seating area to provide a view of the Solomon Hills to the south. A portion of this area would also be utilized as an onsite storm water detention basin. The open space area along the northwest property line would provide a 25' landscaped buffer along Stillwell Road. Finally, the open space area along the southern property line would provide a 30 foot buffer between the existing single family residences and proposed development.

The project site would be located within the Orcutt Community Plan Urban area. When the Terrace Ranch subdivision was recorded on the subject parcel in 2008, the applicant elected to pay in-lieu fees rather than to construct affordable housing on the site. As a result, the current proposal does not include affordable housing. County policy recognizes the payment of in-lieu fees as an acceptable alternative to providing onsite affordable housing.

The proposed project would be consistent with the LUDC, Comprehensive Plan, and Orcutt Community Plan with respect to proposed land uses and lot sizes. Future single family residences would be compatible with the surrounding residential development, and would be required to be reviewed and approved by the BAR prior to zoning clearance issuance. As a result, impacts would be **less than significant**.

**(c-g)** *No impacts.* The proposed project would decrease the number of approved residential lots on the project site from 17 to 16. As a result, the project would not induce substantial growth or concentration of population to the project site area. Sanitary services would be provided by the Laguna County Sanitation District, and domestic water by the Golden State Water Company. No new sewer trunk line extensions would be required. Access to the project site would be via a proposed cul-de-sac accessed from Stillwell Road which has been designed with the capacity to serve the proposed project. There are no existing residential structures proposed for demolition as part of the project. In the past decade, a six-unit apartment

and single family dwelling which had provided housing in this area for approximately 50 years were demolished. As a result, no residents would be displaced as a result of the proposed project.

**(i- j) No impacts.** The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

**Cumulative Impacts:** The implementation of the project is not anticipated to result in any substantial change to the site’s conformance with environmentally protective policies and standards. Thus, the project would not cause a cumulatively considerable effect on land use.

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

#### 4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

**Existing Setting:** The subject property is located outside of the 65 dB(A) noise contours of Clark Avenue, US Highway 101, and the Santa Maria Airport. Airplane noise is audible at the project site.

**County Environmental 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<sub>dn</sub>) 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, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. 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.

#### Impact Discussion:

**(a, c) Less than significant impacts. Long-term impact:** The project site is located outside of the 65 dB(a) noise contour of Clark Avenue, US Highway 101, and the Santa Maria Airport. Nevertheless, airplane noise is audible at the project site due to airplane overflights to and from the Santa Maria Airport. The recorded Terrace Ranch subdivision includes the placement of an avigation easement over the project site in order to ensure that future homeowners are aware of the flight path, and associated noise. As a result, the proposed project would be conditioned to also require retention of the avigation easement over the entire project site and that the Department of Real Estate report contain a notice that “airplanes regularly overfly the site in landing approaches to the Santa Maria Public Airport,” thereby minimizing potentially adverse long term noise impacts associated with the proposed project to **less than significant** levels.

*(b) Less than significant with mitigation. Short-term impact:* Noise generated from heavy equipment during grading and construction activities typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcels, temporary construction noise could significantly affect nearby residents. Application of the standard County measure to limit noise generating construction activity to weekdays between 8:00 a.m. and 5:00 p.m. would mitigate the project construction noise impact to **less than significant** levels.

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

**Mitigation and Residual Impact:** With application of the following measure, the noise impact of the project would be mitigated to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

**8. Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) 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 construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

**MONITORING:** The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

#### 4.13 PUBLIC FACILITIES

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

**Existing Setting:** The project site is located within the Orcutt Union School District (grades K-8), and the Santa Maria Joint Union High School District. Police protection would be provided by the Santa Barbara County Sherriff's Department, and health care services would be provided by Marian Hospital. Sanitary services would be provided by the Laguna County Sanitation District, and water would be provided by the Golden State Water Company.

**County Environmental Thresholds:** *Schools:* A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom.

*Solid Waste:* A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. 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 remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

**Impact Discussion:**

(a) *Less than significant impact.* The proposed project would include 16 future single family residences, which is 1 home less than the approved Terrace Ranch subdivision. The addition of 16 single family residences would not cause the need for additional police or health care services. Impacts would be **less than significant**.

(b) *Less than significant impact.* Using student generation rate factors for the Orcutt District (0.546 K-8 students/housing unit), and Santa Maria District (0.137 high school student/housing unit), the proposed project would be expected to generate 8.7 Kindergarten through eight grade, and 2.2 High School students to area schools. Based on a significance criteria of 29 students, impacts to area schools would be **less than significant**.

(c) *Less than significant impacts with mitigation.* The proposed project is expected to generate solid waste from the proposed single family dwelling uses. Approximately 45.8 tons of solid waste per year is anticipated based on the following generation rates contained in the County Threshold Manual.

**Terrace Villas Estimated Annual Solid Waste Generation:**

<b>Project Information</b>	<b>Annual generation Rate</b>	<b>Solid Waste</b>
16 Single Family Residences (3.01 people per residence)	0.95 tons/person/year	45.8 tons/year
<b>Total</b>		<b>45.8 tons/year</b>

The estimated total amount of 45.8 tons of solid waste generated per year is less than the 196 tons per year threshold of significance as identified in the County's Thresholds Manual. However, the proposed project would exceed the 40 tons per year figure established to indicate an adverse cumulative impact on solid waste generation. Therefore, mitigation measures have been added requiring a Solid Waste Management Plan. With implementation of the following mitigation measure, impacts would be reduced to **less than significant** levels.

(d,e) *No Impact.* The project would accommodate wastewater on site as described in section 4.8 above. No new sewer facilities would be required. The project would be served by the Laguna County Sanitation District.

**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 public services with the implementation of a Solid Waste Management Plan. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

**Mitigation and Residual Impact:** The following mitigation measures would reduce the project's public service impacts to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

9. **SolidW-01 Solid Waste-SRSWMP.** The Owner/Applicant/Permittee shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

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

1. Construction Source Reduction:
  - a. A 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.
3. ~~Operation Solid Waste Reduction-Examples:~~
  - a. ~~Specify the amount of space (sq. ft.) and/or bins for storage of recyclable materials within the project site AND~~
  - b. ~~The amount of space (sq. ft.) within each unit.~~
  - c. ~~Establish a recyclable material pickup area.~~
  - d. ~~A green waste source reduction program, including the creation of lot and/or composting areas, and the use of mulching mowers in all common open space lawns.~~
  - e. ~~Implement a curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs). If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project wide recycling program.~~

**TIMING:** The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of zoning clearance. (2) ~~include the recycling areas on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.~~

**MONITORING:** During operation, the Owner/Applicant/Permittee 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.~~

#### 4.14 RECREATION

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

**Existing Setting:** No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site. The proposed project site is not located near any properties or features designated by the County for public recreational activity.

**County Environmental Thresholds:** The Thresholds and Guidelines Manual contains no thresholds 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.

**Impact Discussion:**

(a, b) *No Impact.* The proposed project would result in the re-configuration of the recorded Terrace Ranch Tract Map. The project site has not been designated in the Orcutt Community Plan as a site which has been established for recreational opportunities. Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. The proposed project includes 16 lots which would result in an increased demand for area recreational facilities. Proposed open space amenities such as a barbeque pit and “tot lot” playground area for children would provide recreational opportunities onsite. As a result, impacts would be **less than significant**.

(c) *Less than significant impact.* The population increase associated with project implementation would result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be **less than significant**.

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

**Mitigation and Residual Impact:** No mitigation measures are required. Residual impacts would be less than significant.



### 4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?			X		
e. Alteration to waterborne, rail or air traffic?			X		
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?			X		
g. Inadequate sight distance?			X		
ingress/egress?			X		
general road capacity?			X		
emergency access?			X		
h. Impacts to Congestion Management Plan system?				X	

**Existing Setting:** The proposed project site is located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101.

**County Environmental Thresholds:** According to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY RATIO GREATER THAN
A	0.20
B	0.15
C	0.10
	<b>Or the addition of:</b>
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

### **Impact Discussion:**

**(a,b) Less than significant impact.** At buildout, the recorded Terrace Ranch Tract Map would generate an estimated 170 Average Daily Trips (ADT), and 17 Peak Hour Trips (PHT) from the project site to area roads and intersections (Institute of Traffic Engineers (ITE) Manual, 1991). The proposed project would reduce the amount of traffic generated to 160 ADT, and 16 PHT, a net decrease of 10 ADT, and 1 PHT. The addition of this traffic onto roadways in the project area would not result in significant traffic or other transportation related impacts. Traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance. Therefore, impacts from projected vehicle trips generated by the proposed project would be **less than significant**.

**(c) Less than significant impact.** Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road. No new public roads would be required to serve the project. The proposed project would have no effect on existing neighborhood parking, as each single family residence would have a garage, and also the option for additional onstreet parking. Therefore, impacts would be **less than significant**.

**(d, e) Less than significant impacts.** The proposed project would not affect air, rail, or waterborne traffic, or interfere with bikeways. The intersection of Clark Avenue and Stillwell Road is signalized, and able to accommodate the levels off traffic that would be generated by the proposed project. Impacts would be **less than significant**.

**(f) Less than significant impact.** The transportation division of the Public Works Department has reviewed the proposed project and has determined that the uses proposed would not cause a hazard to motorists, bicyclists, or pedestrians, and would provide adequate access. The proposed cul-de-sac improvements would be constructed to Fire Department standards to ensure adequate safety as required by the Fire Department's condition letter. There are no known commercial operations in the immediate vicinity of the proposed project site. As a result, impacts to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational) would be **less than significant**.

**(g) Less than significant impact.** Adequate site distance currently exists at the intersection of Clark Avenue and Stillwell Road, a signalized intersection. The proposed cul-de-sac would be constructed to meet sight distance requirements, width requirements and emergency access requirements. Adherence to these requirements would ensure safe access and safe vehicle movement. Impacts would be **less than significant**.

**(h) No impacts.** The project would not generate more than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan.

**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 traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

**Mitigation and Residual Impact:** No mitigation measures are required. Residual impacts would be less than significant.

#### 4.16 WATER RESOURCES/FLOODING

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

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

**Existing Setting:** The project site is located within the Orcutt Community Planning area, and approximately 650 feet north of Orcutt Creek. Surface drainage generally flows from north to south. There are no water bodies located on the subject parcel.

**County Environmental Thresholds:** A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin’s remaining life of available water storage. If the project’s net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project’s impacts on water resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board’s (RWQCB) Basin Plan or otherwise impairs the beneficial uses<sup>3</sup> 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**

<sup>3</sup> 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.

**(a, e, g) Less than significant impact.** Surface drainage would generally flow from north to south, terminating in a proposed detention basin which has been designed to accommodate a 25 year storm event. Storm waters in excess of the 25 year storm event would flow offsite approximately 650 feet to the south of the project site into the Orcutt Creek drainage. The proposed project would not alter the direction and rate of flow of groundwater. Impacts would be **less than significant**.

**(b-d) Less than significant impacts with mitigation.** The proposed project would create additional storm water runoff as a result of future residential development (i.e. structures, driveways, patios, etc.). Construction activities such as grading could also potentially create temporary runoff and erosion impacts. Therefore, to meet the County's obligations under the Environmental Protection Agency's Phase II Storm Water Regulations and the Board adopted Project Clean Water program, the Board of Supervisors has adopted new interpretive and implementation guidelines for the County's water quality policies. New projects must prepare a Storm Water Pollution Prevention Plan that incorporates appropriate best management practices (BMPs) into project design to minimize water quality impacts to the maximum extent feasible. In order of preference these BMPs must include:

- Site design to avoid, protect and restore sensitive riparian and wetland areas;
- Minimizing impervious surfaces and directly connected impervious areas;
- Use of vegetative treatment systems (e.g., bioswales);
- Use of mechanical or structural treatment systems (e.g., storm drain filters); or
- Combinations of the measures listed above.

A final grading and drainage plan would be required to be prepared for approval by the County Flood Control and Project Clean Water (Water Resources Division). The applicant would be required to submit grading and drainage studies and plans for District review and approval, in addition to procurement of all necessary permits and easements. Adherence to the Flood Control District's and Project Clean Water (Water Resources Division) requirements, and mitigation measures below would reduce impacts to less than significant levels. Therefore, impacts due to the volume and quality of surface water runoff would be **less than significant** with mitigation.

**(e, f) Less than significant impacts.** The proposed project is conditioned to require review and approval by Santa Barbara County Flood Control prior to map recordation. The project would be constructed outside of the 100 year flood plain. The additional structures on the site would increase storm water runoff due to the increase in impervious surfaces. However, due to the amount of existing development in the project site area, and the distance of the project site to the Orcutt Creek drainage (650 feet), the project would not be expected to have a significant impact to watercourses, or expose people or property to water related hazards, accelerated runoff, or tsunamis, sea level rise, or sea water intrusion. Impacts would be **less than significant**.

**(g-k) Less than significant impacts.** Water for the proposed project would be provided by the Golden State Water Company. The project site is located within the Santa Maria Groundwater Basin. According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, this basin has an established threshold of 25 AFY. The recorded Terrace Ranch Subdivision estimated a water demand of 8.8 AFY, based on a rate of 1.64 AFY per acre (for residential development of 4 dwelling units per acre, in the Orcutt Area). Using the same methodology, the estimated water demand for the proposed project would also be **8.8 AFY**. The total water demand is less than the threshold of significance of 25 AFY per year for the Santa Maria Ground Water Basin identified by the County Threshold Manual. Therefore, impacts to groundwater would be **less than significant**.

**(l) Less than significant impact with mitigation.** The proposed project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or

parking lots could introduce oil and other hydrocarbons into drainage facilities. Therefore, impacts would be **less than significant** with mitigation requiring the incorporation of Best Management Practices (BMP's), and the implementation of a Storm Water Pollution Prevention Plan.

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

**Mitigation and Residual Impact:** The following mitigation measures are required to reduce potentially significant impacts on water resources to **less than significant** levels. Residual impacts would be **less than significant**.

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

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

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

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

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

**11. WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas within 30 days upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days upon completion of grading activities.

**MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

**12. WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or

wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all land use, grading, and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

**MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

13. **WatConv-07 SWPPP.** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

**TIMING:** Prior to issuance of Zoning Clearance permit the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

**MONITORING:** P&D permit processing planner shall review the documentation prior to issuance of Zoning Clearance permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

14. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). Label shall be in both English and Spanish. **PLAN REQUIREMENTS:** Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of Zoning Clearance and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of Zoning Clearance and grading permits. **TIMING:** Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

**MONITORING:** P&D building staff shall site inspect prior to Final Building Inspection Clearance.

15. **NPDES-12 Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically. **TIMING:** The Owner/Applicant shall submit a

maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to issuance of Zoning Clearance. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be submitted to P&D permit processing planner prior to issuance of Zoning Clearance.

**MONITORING:** P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The owner is responsible for annual maintenance inspections of the biofiltration system. The owner shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspections at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

16. **NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

**MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

17. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&R's and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **TIMING:** The Owner/Applicant shall complete the required recordation prior to final map clearance.



## 5.0 INFORMATION SOURCES

### 5.1 County Departments Consulted:

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

### 5.2 Comprehensive Plan (check those sources used):

<input checked="" type="checkbox"/>	Seismic Safety/Safety Element	<input checked="" type="checkbox"/>	Conservation Element
<input checked="" type="checkbox"/>	Open Space Element	<input checked="" type="checkbox"/>	Noise Element
<input type="checkbox"/>	Coastal Plan and Maps	<input checked="" type="checkbox"/>	Circulation Element
<input type="checkbox"/>	ERME	<input type="checkbox"/>	Agricultural Element

### 5.3 Other Sources (check those sources used):

<input checked="" type="checkbox"/>	Field work	<input type="checkbox"/>	Ag Preserve maps
<input checked="" type="checkbox"/>	Calculations	<input checked="" type="checkbox"/>	Flood Control maps
<input checked="" type="checkbox"/>	Project plans	<input checked="" type="checkbox"/>	Other technical references (reports, survey, etc.)
<input checked="" type="checkbox"/>	Traffic studies	<input checked="" type="checkbox"/>	Planning files, maps, reports
<input checked="" type="checkbox"/>	Records	<input checked="" type="checkbox"/>	Zoning maps
<input checked="" type="checkbox"/>	Grading plans	<input checked="" type="checkbox"/>	Soils maps/reports
<input checked="" type="checkbox"/>	Elevation, architectural renderings	<input type="checkbox"/>	Plant maps
<input checked="" type="checkbox"/>	Published geological map/reports	<input checked="" type="checkbox"/>	Archaeological maps and reports
<input checked="" type="checkbox"/>	Topographical maps	<input type="checkbox"/>	Other:

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

- I. Project-Specific Impacts which are of unknown significance levels (Class I): None
- II. Project Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics / Visual Resources, Cultural Resources, Geologic Processes, Noise, and Water Resources / Flooding.
- III. Potentially significant adverse cumulative impacts: None

## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

## 8.0 PROJECT ALTERNATIVES: N/A

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

### Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The proposed SLP zoning of the site allows for the uses and densities proposed.

**Comprehensive Plan**

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code, and the County's Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be included but are not limited to the project:

- 1. Land Use Development Policy #4
- 2. Hillside & Watershed Protection Policies # 1,2,3,5,6,7
- 3. Historical and Archaeological Policies # 2, 3,5
- 4. Visual Resources Policies # 2,5

**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.

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       Without Public Hearing

**PREVIOUS DOCUMENT:** None

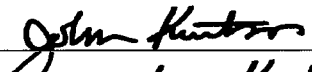
**PROJECT EVALUATOR:** Dana Carmichael      **DATE:** April 5, 2011

**11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER**

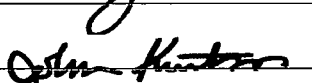
I agree with staff conclusions. Preparation of the appropriate document may proceed.

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 14, 2011

SIGNATURE:       NEGATIVE DECLARATION DATE: March 2, 2011

SIGNATURE:       REVISION DATE: April 5, 2011

SIGNATURE:       FINAL NEGATIVE DECLARATION DATE: \_\_\_\_\_

## 12.0 ATTACHMENTS

1. Tentative Tract Map #14,770
2. Preliminary Grading & Drainage Plans
3. Proposed Drainage Basin Design
4. Schematic Landscape Plan
5. Typical Elevations
6. Urbemis 2007 Version 9.2.4 Air Emissions Results
7. Greenhouse Gas Emissions Worksheet
8. CTS Initial Field Assessment, Dated January 13, 2011
9. Comments Received:
  - a) LAFCO Memorandum dated March 15, 2011
  - b) Santa Barbara County APCD letter dated March 29, 2011
  - c) Environmental Health Services letter dated March 17, 2011