

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

May 5, 2022 (Agenda)

LAFCO 19-09: Galileo Pisa Annexation to the Goleta Sanitary District  
(Annexation No. 380).

PROPONENT: Property Owners, by Petition of Application.

ACREAGE &  
LOCATION

The proposed annexation includes 1.62 acres located on the southwest corner of Patterson Avenue and Calle Real and is directly surrounded by roadways and existing residential development. The two parcels were voluntarily merged creating a single parcel zoned DR-20. Both parcels were located along Calle Real and N. Patterson Avenue. APN 069-160-051 was already located within the Goleta Sanitary District and APN 069-525-022 is not with Goleta Sanitary. Both are located within the unincorporated area of Santa Barbara County and will remain in the County. (APN 069-160-051 & 069-525-022). (**Attachment A.**)

PURPOSE: Annexation to the Goleta Sanitary District is to provide sanitary sewer services to 27-apartments. The site is currently vacant.

RECOMMENDATION:

That the Commission adopt the attached Resolution that will approve the Annexation of Galileo Pisa property into the Goleta Sanitary District.

GENERAL ANALYSIS:

Description of Project

1. Land Use and Zoning - Present and Future:

The property is currently vacant. The existing land use is residential. The landowners wish to connect to nearby Goleta Sanitary District's sewer main. The proposal is for connection of 27-unit apartments for residential uses.

No changes in land use will be facilitated by the proposed boundary change. The land use designations and zoning are residential under County (Design Residential Zoned DR-20).

2. Sphere of Influence:

The property proposed for annexation are within the sphere of influence of the Goleta Sanitary District. The sphere of influence was last updated in 2016.

3. Environmental Justice:

Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

4. Topography, Natural Features and Drainage Basins

The annexation area is typical flat. The existing topography of the site is relatively flat and the average slope on site is 5.1 percent, with the exception of the approximate 10-foot rise in elevation in the southeast corner of the property. The grade change is associated with the two different parcels that comprise the project site, with existing grade of the smaller 0.11-acre parcel (APN 069-160-051) lying approximately 10 feet higher than APN 069-525-022. No significant natural boundaries affect the proposal.

5. Impact of Agricultural Resources

The annexation will have no impact on Agricultural Resources.

6. Population:

Together the parcels are uninhabited as less than 12 registered voters reside in the area.

7. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

Sewer extension and lateral would connect the property to the main sewer line. The district has stated it has the capacity to serve both properties. Each property will receive the same level and range of service as other properties currently served by the district. The existing sewer line is westerly on N. Fairview Avenue at approximately 23-feet west from the parcel within N. Patterson Avenue. All other utilities are provided by the respective utility companies and no extension of services would be required.

The Plan for Providing Services within the affected territory, indicates the ability of the Goleta Sanitary District to adequately serve the site. (**Attachment E**)

8. Assessed Value, Tax Rates, Indebtedness and Exchange:

The assessed value and tax rate for the property will not be affected by this change. APN 069-525-022 is presently within Tax Rate Area 066163 & 069-160-051 is within TRA 066004. The assessed value of the parcel 069-525-022 is \$1,070,678 for the land and \$15,458 for improvements for a total of \$1,086,136. The assessed value of the parcel 069-160-051 is \$25,258 for the land and \$0 for improvements for a total of \$25,258. (Tax roll 2021-2022.) No property tax exchange is required with this annexation.

The proponent requests the subject territory, upon annexation, be liable for payment of its share of the district's existing indebtedness. The Tax Collector will add to assessments on the regular tax bill levied against the residence.

9. Environmental Impact of the Proposal:

As CEQA lead agency, the County of Santa Barbara prepared a Mitigated Negative Declaration for the Galileo Pisa Apartment Rezone and General Plan Amendment Project and Notice of Determination pursuant to Public Resources Code section 21000 et seq. ("CEQA"). Case Numbers (21NGD-00000-00001, 19GPA-00000-00003, 19RZN-00000-00002, and 19DVP-00000-00039) dated March 1, 2022. The Commission will find that it has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara pursuant to CEQA in making its determination on the annexation. The Commission has reviewed this document under separate cover. The Notice of Determination is attached as (**Attachment D**).

In addition, a copy of the Notice of Determination and Mitigated Negative Declaration is included with this staff report and may be inspected at the following location: 105 East Anapamu Street, Room 407, Santa Barbara, CA. 93101. Additionally, a copy of the document is posted online at: [www.sblafco.org](http://www.sblafco.org).

10. Landowner and Annexing Agency Consent:

The applicant and landowners' consent to annexation to the Goleta Sanitary District. (**Attachment B**). The Goleta Sanitary District have consented to the annexation provided LAFCO does not record the annexation without prior notification and consent of the district. The site is uninhabited; having fewer than 12 registered voters. Therefore, the Commission may waive the conducting authority proceedings pursuant to Government Code section 56662.

11. Boundaries, Lines of Assessment and Registered Voters:

There are no conflicts with lines of assessment or ownership. The properties would be contiguous to the district. The site is uninhabited; namely, there are fewer than 12 registered voters residing in the annexation area.

The boundaries are definite and certain. The County Surveyor has approved a map and legal description sufficient for filing with the State Board of Equalization.

12. Applications; County Department Reportbacks.

The applicant's application for annexation of the Property was submitted on February 3, 2021. Pursuant to LAFCO's processing procedure, LAFCO requested "Reportbacks" from

interested County Departments. Reportback's were received from the Surveyor, Auditor Controller, Fire Department, Planning & Development, Public Works, and the Assessor on March 5, 2021.

Public Noticing:

The Cortese-Knox-Hertzberg Act governs notification requirements regarding annexation with one-hundred percent consent from the property owners and support from the jurisdiction. The proponents have submitted a letter requesting waiving the noticing requirements under CKH 56662. Notice has been sent to the proponents, District and affected agencies. The documents are also available at the Santa Barbara LAFCO website, [www.sblafco.org](http://www.sblafco.org). The noticing requirements of the CKH Act and CEQA has been met.

Conclusion:

The area proposed for annexation, Galileo Pisa property owned by Galileo Pisa LLC represented by property Manger Trudi Carey to the Goleta Sanitary District represents a reasonable and logical expansion of the district. The area proposed for annexation is within the district's sphere of influence.

The sites are located in an area that allows the district to best provide sewer services in the future. The district serves the areas to the north of the parcels. District infrastructure (wastewater pipes) is located within a reasonable distance in the area along N. Patterson Avenue. The sites are already served by the Goleta Water District for water.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted, the Commission should consider taking one of the following options:

**OPTION 1 – APPROVE** the annexation as submitted.

- A. Find that the Commission has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara as Lead Agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., for the Galileo Pisa Apartments Rezone and General Plan Amendment Project.
- B. Condition approval upon the annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees and assessments of the Goleta Sanitary District;

- C. Find the subject territory is uninhabited; all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings; and.
- D. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

**OPTION 2** –DENY the proposal.

**OPTION 3** - CONTINUE consideration of the proposal to a future meeting.

RECOMMENDED ACTION:

Approve **OPTION 1**.

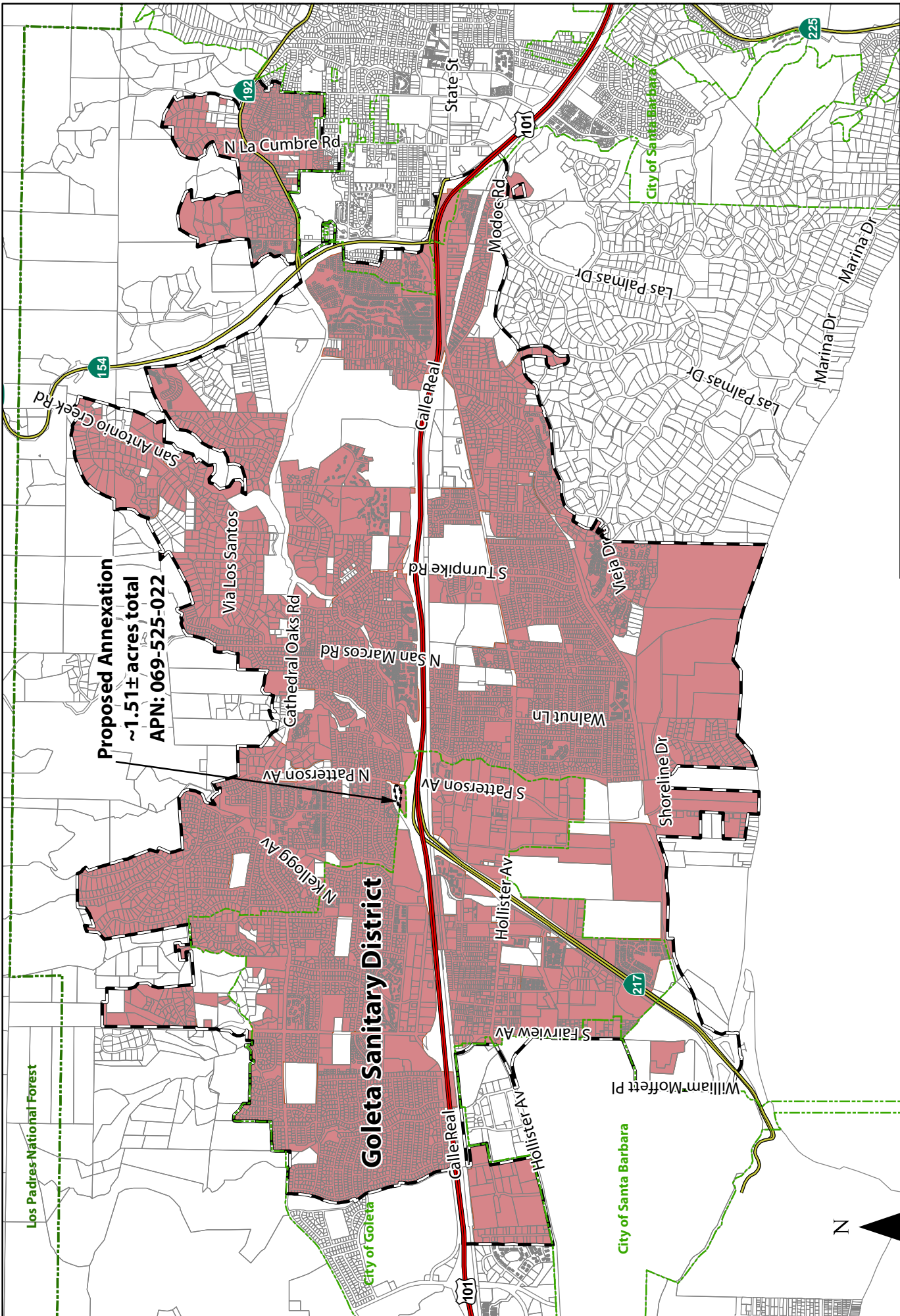


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Mike Prater  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION

ATTACHMENTS

Attachment A	Maps of the Proposed Annexation
Attachment B	Petition, Application & Consent by Landowners
Attachment C	LAFCO Legislative Factors-Government Code Section 56668 (a-q)
Attachment D	Notice of Determination dated March 15, 2022 & Final MND
Attachment E	Plan for Services
Attachment F	LAFCO Resolution Approving the Annexation



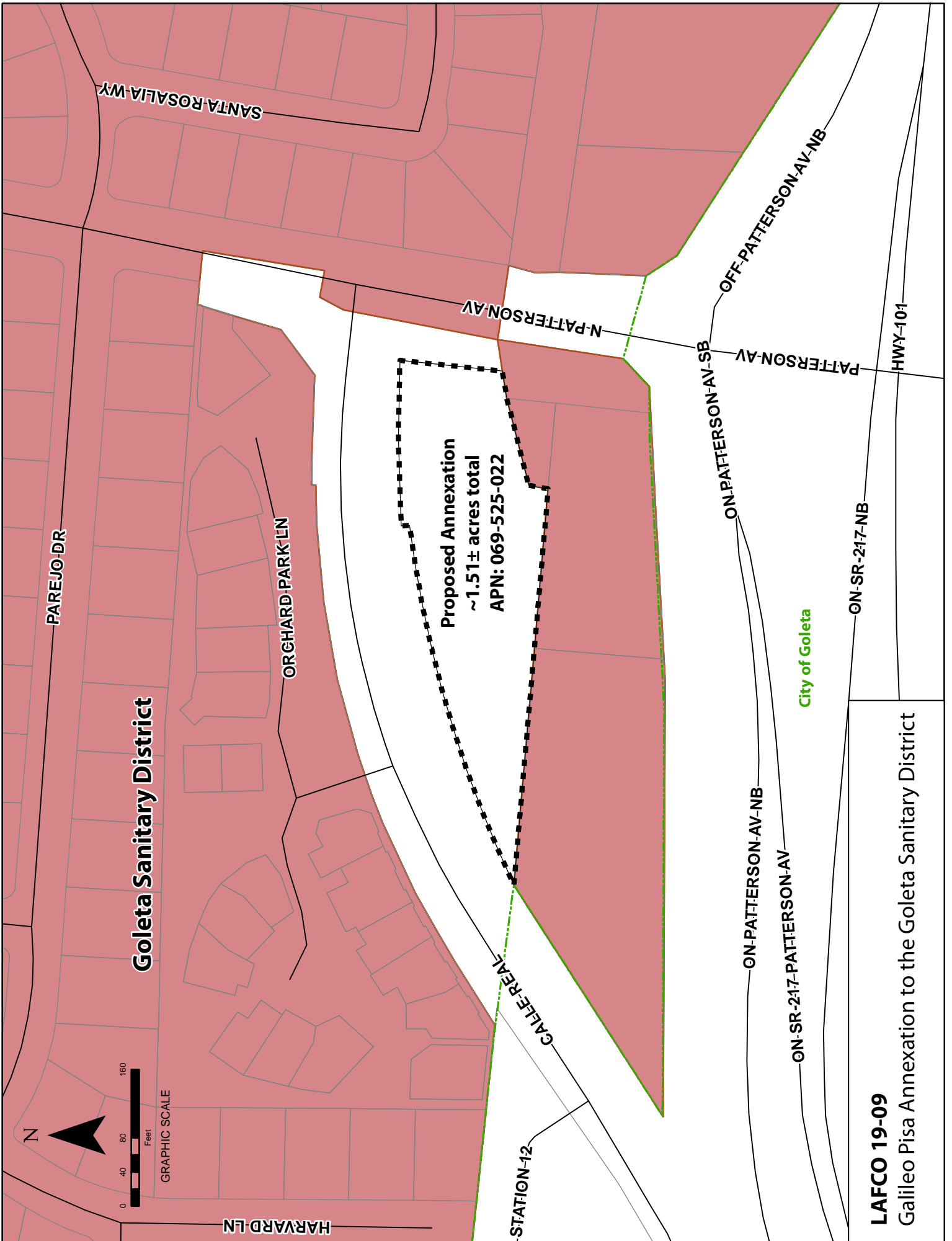
**Proposed Annexation**  
 ~1.51± acres total  
 APN: 069-525-022

**Goleta Sanitary District**

**LAFCO 19-09**

Galileo Pisa Annexation to the Goleta Sanitary District





**Goleta Sanitary District**

**Proposed Annexation**  
**~1.51± acres total**  
**APN: 069-525-022**

City of Goleta

**LAFCO 19-09**  
Galileo Pisa Annexation to the Goleta Sanitary District

**TO:**

Local Agency Formation Commission  
County of Santa Barbara  
105 East Anapamu Street, Rm 407  
Santa Barbara, CA 93101

**To be filled in by LAFCO**

File No: \_\_\_\_\_  
Date Presented: \_\_\_\_\_  
Officially Filed: \_\_\_\_\_  
Designated as: \_\_\_\_\_  
\_\_\_\_\_  
LAFCO Action: \_\_\_\_\_  
Date: \_\_\_\_\_

**PETITION FOR**

Galileo Pisa, LLC Annexation

(Name of Proposal)

The undersigned by their signature hereon DO HEREBY REPRESENT REQUEST AND PETITION as follows:

1. The proposal is made pursuant to Part 3, Division 3, and Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).
2. The nature of the proposed change of organization (i.e., annexation, detachment, Reorganization, etc.) is/are:

Annexation

3. The name or names of all districts and/or cities for which any such change or organization is proposed is as follows:

Goleta Sanitary District

4. The names of all other affected counties, cities and districts are:

Santa Barbara County

5. The territory(ies) proposed for Annexation

is/are: Uninhabited

(**uninhabited** (less than 12 people) or **inhabited** (12 or more people))

6. This proposal is / **is not** within the sphere of influence of the affected city and/or district.

(Circle one)



7. Complete description of the exterior boundaries of the territory proposed for annexation.  
**Please attach legal description to this petition.**      attached

8. Do the boundaries of the districts or cities listed above overlap or conflict with the boundaries of the proposed annexation?      \_\_\_\_\_ Yes        X   No

If yes, justify the need for overlapping or conflicting boundaries:

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9. List any of the districts or cities, as above-listed, which possess authority to perform the same or similar function as requested herein.

N/A

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(Name of public agency or agencies)

10. Do the boundaries of the territory proposed split lines of assessment?  
\_\_\_\_\_ Yes        X   No

11. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?      \_\_\_\_\_ Yes        X   No

If yes, justify the necessity for the island corridor or strip:

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12. If the proposed boundary follows a street or highway, does it follow the center of the street or highway?        X   Yes      \_\_\_\_\_ No

13. It is desired that this proposal provide for and be made subject to the following terms and conditions:

A. \_\_\_\_\_  
\_\_\_\_\_

B. \_\_\_\_\_  
\_\_\_\_\_

14. The reasons for this proposal are:

A. Future development

B. \_\_\_\_\_

15. The persons signing this petition have signed as \_\_\_\_\_ registered voters **OR** X owners of land.

16. If the formation of a new district is included in the proposal: N/A

A. The principal act(s) under which said district(s) is/are proposed to be formed is/are: \_\_\_\_\_

B. The proposed name(s) of the new district(s) is/are: \_\_\_\_\_

C. The boundaries of the proposed new district(s) are as described in Exhibit(s) \_\_\_\_\_, heretofore incorporated herein.

17. If an incorporation or formation of a district is in the proposal:

A. The proposed name of the new city/district is: \_\_\_\_\_

B. Provisions are requested for appointment of:

i. City/District Manager \_\_\_\_\_ Yes \_\_\_\_\_ No

ii. City Clerk & City Treasurer \_\_\_\_\_ Yes \_\_\_\_\_ No  
(City only)

C. Number of members proposed for initial Board of Directors/City Council, pursuant to Chapter Three commencing with §61120. (Please check one, below.)

\_\_\_\_\_ 3 (Three) \_\_\_\_\_ 5 (Five)

18. If the proposal includes the consolidation of special districts, the proposed name of the consolidated district(s) is/are: N/A

19. How will the new district be financed?

N/A

20. Proponents of this proposal: (Names of Chief Petitioners, not to exceed three (3), who hereby request that proceedings be taken in accordance with the provisions of Section 56000, et. seq. of the Government Code and herewith affix signatures) as follows:

Please sign on the top line and print on the line below.

Name	Mailing Address
1. <i>Trudi Carey</i>	
Trudi Carey, Manager, Galileo Pisa, llc	5325 Calle Real, Santa Barbara CA 93111
2.	
3.	

When a form is completed and the requisite number of qualified signatures has been obtained (after circulation), the petition is to be filed with the Executive Officer.

**The petition and signature sheets must be left intact. Removal of the signature sheets from one counterpart to another counterpart will invalidate the entire petition.**

**NOTE: THIS PAGE MUST BE COMPLETED AND ATTACHED TO EACH PETITION.**

According to Election Code, Section 104, whenever any petition is submitted to the elections official, each section of the petition shall have attached to it a declaration signed by the Circulator of the petition, setting forth, in the Circulator's own hand, the following:

**PRINTED NAME OF CIRCULATOR** (including given name, middle name or initial and last name):

Gertrude Glick Carey

**RESIDENCE ADDRESS OF CIRCULATOR:**

713 Via Airosa, Santa Barbara, CA 93110

**DATES ON WHICH ALL SIGNATURES TO THE PETITION WERE OBTAINED:**

Starting date: \_\_\_\_\_

Ending date: \_\_\_\_\_

The Circulator, by affixing his/her signature below, hereby certifies:

1. That the Circulator circulated the attached petition and witnessed the appended signatures being written;
2. That, according to the best information and belief of the Circulator, each signature is the genuine signature of the person whose name it purports to be;
3. That the Circulator shall certify to the content of the declaration as to its truth and correctness, under penalty or perjury under the laws of the State of California, with the signature of his or her name at length, including given name, middle name or initial, and last name.

3/29/2022

Date

*Trudi Carey*

Name (as required above)

As a signer of this Petition, I hereby certify that I have read the content of the Petition and request that proceedings be taken for the proposal as provided by said Petition.

**PLEASE SIGN NAME ON THE TOP LINE**  
**PRINT NAME ON THE SECOND LINE**

Date signed	Signature & printed name of Petitioners	Residential Address of Petitioners	Official Use Only
3/29/2022	Sign: <i>Trudi Carey</i>	713 Via Airosa	
	Print: Trudi Carey	Santa Barbara, CA 93110	
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
	Print:		
	Sign:		
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	Sign:		
	Print:		
	Sign:		
	Print:		

# Galileo Pisa, llc

5329 Calle Real Santa Barbara, CA 93111 Tel 805-964-7000 Fax 805-964-7022

December 12, 2019

Mr. Paul Hood  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara, CA 93101

Subject: Proposed Annexation of Galileo Pisa  
5317 Calle Real (APN: 069-525-022)

Dear Mr. Hood,

The undersigned hereby request approval of the proposal described in the attached materials. It is proposed to process this application under the provisions of the Cortese/Know/Hertzberg Local Government Reorganization Act (Government Code Section 56000 et seq.)

Enclosed in support of this proposal are the following:

1. Resolution of application adopted by the sole landowner initiating this change (1 copy)
2. Completed LAFCO Proposal Questionnaire (7 copies)  
Including as attachments:
  - Preliminary Will Serve Letter Goleta Sanitary District
  - Preliminary Will Serve Letter Goleta Water District
  - Project Description submitted to County Planning and Development
3. Assessor Parcel Map showing proposal area outlined in red (1 copy)
4. Map and legal description of the proposed district (7 copies)
5. List of landowners and future landowners (1 copy)
6. Processing fee payable to Santa Barbara LAFCO for \$1,500.00
7. Signed Cost Accounting and Indemnification Agreement (1 copy)
8. Map check fee payable to County Surveyor for \$1,100.00
9. Vicinity Map (1 copy)

Written consent has been given to this annexation by all affected property owners and it is therefore requested that the Commission waive the protest hearing requirements.

If you have any questions regarding this proposal, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to be 'Trudi Carey', written in a cursive style.

Trudi Carey, Manager  
Galileo Pisa, llc



RESOLUTION OF APPLICATION OF THE COUNTY  
INITIATING PROCEEDINGS FOR THE GALILEO PISA  
ANNEXATION

WHEREAS, the County desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Supervisors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with section 56000 of the California Government Code.
2. This proposal is an annexation to the Goleta Sanitary District
3. A map of the affected territory is set forth in Exhibit B, attached hereto and by reference incorporated herein.
4. It is desired that the proposal be subject to the following terms and conditions: None
5. The reasons for the proposal are to: provide sanitary service to a proposed apartment building to be constructed.
6. The proposal is consistent with the Sphere of Influence of the annexing District.
7. Consent is hereby given to the waiver of conducting authority proceedings.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Chairman

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

*Reference: Government Code Section 56654*

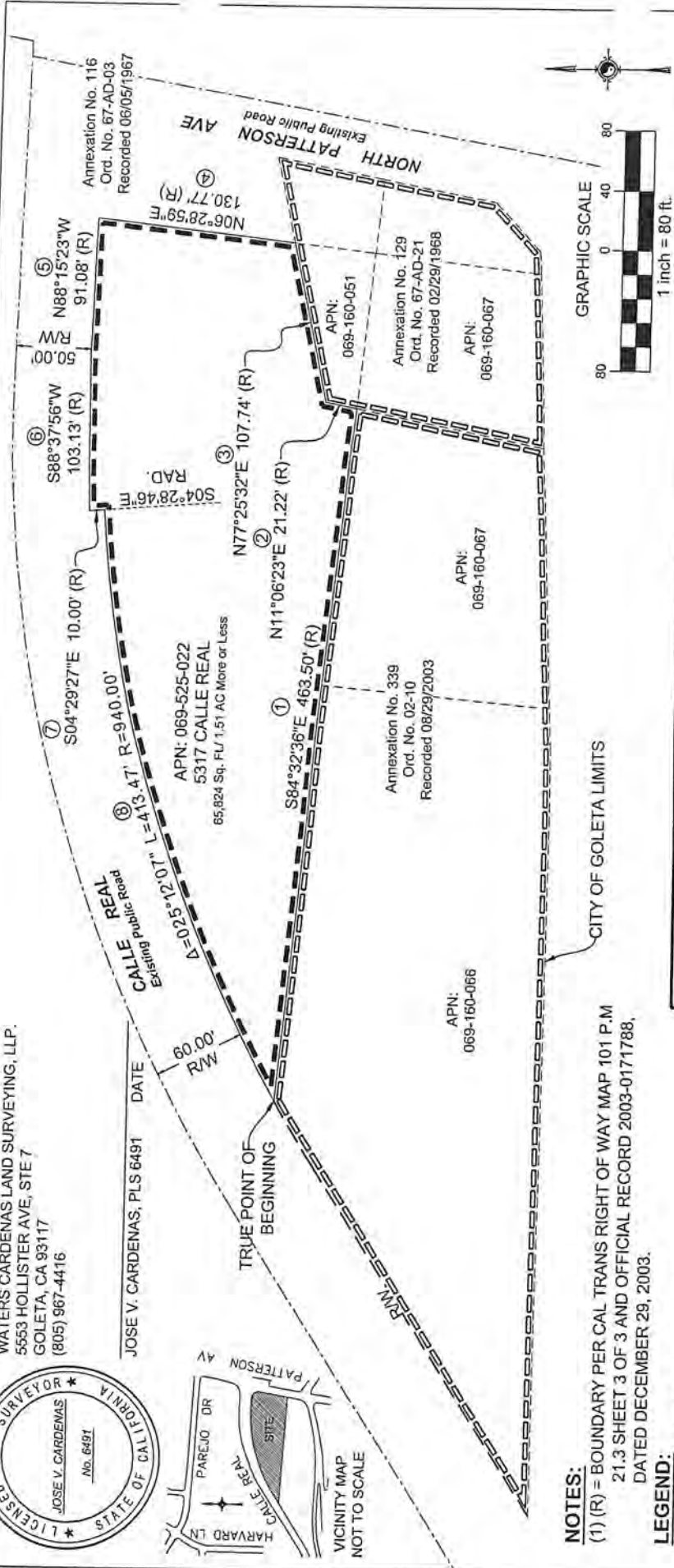
PREPARED BY:  
 WATERS CARDENAS LAND SURVEYING, LLP.  
 5553 HOLLISTER AVE, STE 7  
 GOLETA, CA 93117  
 (805) 967-4416



JOSE V. CARDENAS, PLS 6491



VICINITY MAP  
 NOT TO SCALE



**NOTES:**  
 (1) (R) = BOUNDARY PER CAL TRANS RIGHT OF WAY MAP 101 P.M 21.3 SHEET 3 OF 3 AND OFFICIAL RECORD 2003-0171788, DATED DECEMBER 29, 2003.

**LEGEND:**  
 APN : ASSESSOR PARCEL NUMBER  
 No. : NUMBER  
 O.R. : OFFICIAL RECORD  
 ORD. : ORDINANCE  
 R/W : RIGHT OF WAY  
 RAD. : RADIAL  
 (#) : COURSE NUMBER (TYPICAL)  
 --- : INDICATES EXISTING DISTRICT BOUNDARY  
 - - - : INDICATES PROPOSED DISTRICT BOUNDARY

APPROVED AS TO FORM AND SURVEYING CONTENT.

**EXHIBIT "B"**  
 APN: 069-525-022  
 GALILEO PISA ANNEXATION TO  
 GOLETA SANITARY DISTRICT  
 THAT PORTION OF RANCHO LA GOLETA, IN THE CITY OF GOLETA,  
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

ALEKSANDAR JEVREMOMIC, LS 8378  
 SANTA BARBARA COUNTY SURVEYOR  
 LICENSE EXPIRATION DATE \_\_\_\_\_



**EXHIBIT "A"**  
**XXLFX**  
**LEGAL DESCRIPTION**

5317 CALLE REAL

APN 069-525-022

**GALILEO PISA ANNEXATION TO THE GOLETA SANITARY DISTRICT**

A PORTION OF PARCEL B OF PARCEL MAP NO. 10507, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 1, PAGE 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DECRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL "C" PER ABOVE MENTIONED PARCEL MAP, DISTANT WESTERLY THEREON 463.50 FEET FROM THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 09, 1992 AS INSTRUMENT No. 92-071146 OF OFFICIAL RECORDS AND THE NORTHWESTERLY CORNER OF GOLETA SANITARY DISTRICT ANNEXATION No. 339;

THENCE 1<sup>ST</sup>, SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF PARCEL "C" AND ANNEXATION No. 339, S84°32'36"E 463.50 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL "C" AND A POINT ON THE WESTERLY LINE OF GOLETA SANITARY DISTRICT ANNEXATION No. 129, AND A POINT ON THE WESTERLY LINE OF PARCEL "A" PER ABOVE MENTIONED PARCEL MAP No. 10,507;

THENCE 2<sup>ND</sup>, LEAVING THE NORTHERLY LINE OF SAID PARCEL "C" AND CONTINUING ALONG SAID ANNEXATION No. 129 AND THE WESTERLY LINE OF SAID PARCEL "A", N11°06'23"E 21.22 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A" AND ANNEXATION No. 129;

THENCE 3<sup>RD</sup>, CONTINUING ALONG SAID NORTHERLY LINE OF SAID PARCEL "A" AND ANNEXATION No. 129 N77°25'32"E 107.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PATTERSON AVENUE;

THENCE 4<sup>TH</sup>, LEAVING THE NORTHERLY LINE OF SAID PARCEL "A" AND ANNEXATION No. 129 N06°28'59"E 130.77 FEET ALONG THE WESTERLY RIGHT OF WAY OF PATTERSON AVENUE TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CALLE REAL;

THENCE 5<sup>TH</sup>, ALONG SAID SOUTHERLY RIGHT OF WAY OF CALLE REAL N88°15'23"W 91.08 FEET;

THENCE 6<sup>TH</sup>, CONTINUING ALONG SAID RIGHT OF WAY S88°37'56"W 103.13 FEET;

THENCE 7<sup>TH</sup>, CONTINUING ALONG SAID RIGHT OF WAY S04°29'27"E 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIAL CENTER BEARS S04°28'46"E 940.00 FEET;

THENCE 8<sup>TH</sup>, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°12'07" A DISTANCE OF 413.47 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "C" AND ANNEXATION No. 339 AND TO THE TRUE POINT OF BEGINNING.

Said land described contains 1.51 Acres more or less

**END OF DESCRIPTION**

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Jose V. Cardenas, L.S. 6491  
APN: 069-525-022

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,  
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)  
Galileo Pisa annexation to the Goleta Sanitary District adding APN: 069-525-022.
2. Describe the acreage and general location; include street addresses if known:  
1.51 acres, APN: 069-525-022  
5317 Calle Real, Santa Barbara, CA 93111
3. List the Assessor's Parcels within the proposal area:  
APN: 069-525-022
4. Purpose of proposal: (Why is this proposal being filed? List all actions for LAFCO approval. Identify other actions that are part of the overall project, i.e., a tract map or development permit.)  
To provide waste water service to a vacant parcel to be developed under a Development Plan #: 19DVP-00000-00039, Rezone #: 19RZH-00000-00002 and General Plan Amendment #: 19GPA-00000-00003
5. Land Use and Zoning - Present and Future
  - A. Describe the existing land uses within the proposal area. Be specific.  
APN: 069-525-022 – remnant avocado orchard
  - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.  
APN: 069-160-051 will be rezoned from C-2 General Commercial to DR-20 so it can be merged with adjoining site APN: 069-525-022
  - C. Describe the existing zoning designations within the proposal area.  
DR-20, Design Residential
  - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?  
No change in zoning. Proposed use conforms with present zone.
  - E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?  
N/A
  - F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).  
Development Plan, Lot Line Merger, Annexation to Goleta Sanitary District

Proposal Justification Questionnaire - Annexations, detachments, reorganizations (10-4-01)

This form can be downloaded from [www.sblafco.org](http://www.sblafco.org)

6. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?  
Yes
- B. If not, include a proposal to revise the sphere of influence.

8. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.  
Residential 20.0
- B. (For City Annexations) Describe the City general plan designation for the area.  
N/A
- C. Do the proposed uses conform with these plans? If not, please explain.  
No

9. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.  
Generally flat
- B. Describe the general topography of the area surrounding the proposal.  
On the east side at N. Patterson, Patterson slopes downhill starting at the Highway 101 overpass. All other sides relatively flat except 99 N. Patterson at the Southeast corner is 8' above subject site.

10. Impact on Agriculture

- A. Does the affected property currently produce a commercial agricultural commodity?  
Yes
- B. Is the affected property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?  
No
- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?  
No
- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?  
No
  - 1) If "yes," provide the contract number and the date the contract was executed.
  - 2) If "yes", has a notice of non-renewal be filed? If so, when?
  - 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.



11. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?  
No

12. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by SBCAG.

N/A

13. Population

A. Describe the number and type of existing dwelling units within the proposal area.

0

B. How many new dwelling units could result from or be facilitated by the proposal?

Single-family \_\_\_\_\_ Multi-family 27

14. Government Services and Controls – Plan for Providing Services (per §56653)

A. Describe the services to be extended to the affected territory by this proposal.

Sewer Service

B. Describe the level and range of the proposed services.

(9) two bedroom, one bath apartments

(18) two bedroom, one and a half bath apartments

C. Indicate when the services can feasibly be provided to the proposal area.

18-24 months

D. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.

New public sidewalks, addition of a fire hydrant

E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

Bank Loan or Private Capital

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

Septic system which could limit future development of the site.

15. Ability of the annexing agency to provide services

Attach a statement from the annexing agency describing its ability to provide the services that are the subject of the application, including the sufficiency of revenues (per Gov't Code §56668j).

Will Serve letter attached from Goleta Sanitary District, Subject to Annexation to the Goleta Sanitary District.

16. Dependability of Water Supply for Projected Needs (as per §56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

Will Serve attached, Goleta Water District

17. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

N/A

A. Do agencies whose boundaries are being changed have existing bonded debt? \_\_\_\_\_  
If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt? \_\_\_\_\_  
If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

C. Should the proposal area be included within any 'Division or Zone for debt repayment? \_\_  
If yes, please describe.

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? \_\_\_\_\_. If yes, please describe.

18. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? \_\_\_\_\_ County of Santa Barbara, Planning & Development

B. What type of environmental document has been prepared?

None, Categorically Exempt -- Class \_\_\_\_\_

EIR \_\_\_\_\_ Negative Declaration \_\_\_\_\_ Mitigated ND \_\_\_\_\_

Subsequent Use of Previous EIR \_\_\_\_\_ Identify the prior report, \_\_\_\_\_

C. If an EIR has been prepared, attach the lead agency's resolution listing significant impacts anticipated from the project, mitigation measures adopted to reduce or avoid significant impacts and, if adopted, a "Statement of Overriding Considerations."





TABLE A

Information regarding the areas surrounding the proposal area

	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
East	Patterson Avenue then Self Storage	General Commercial	C-3
West	Calle Real		
North	Calle Real the SFR	Res 3.3	DR-3.3
South	Self Storage	General Commercial	C-2

Other comments or notations:



4699 HOLLISTER AVENUE  
GOLETA, CALIFORNIA 93110-1999  
TELEPHONE 805/964-6761  
FAX 805/964-7002

## REVISED PRELIMINARY WATER SERVICE DETERMINATION

October 29, 2019

Trudi G. Carey  
Galileo Pisa, LLC  
5325 Calle Real  
Santa Barbara, CA 93111

Re: Preliminary Water Service Determination  
SERVICE ADDRESS: Patterson Avenue at Calle Real  
APN: 069-525-022 and 069-160-051

Dear Ms. Carey:

Thank you for contacting the Goleta Water District (District) regarding your Proposed Project. The District has reviewed the description for your Proposed Project located at Patterson Avenue and Calle Real, APN 069-525-022 and 069-160-051.

The District has an obligation and responsibility to serve the Proposed Project subject to the provisions of the SAFE Water Supplies Ordinance approved by District voters, the District Code, and California Law.

PLEASE NOTE: This Preliminary Water Service Determination and determination of water availability is not a Can and Will Serve Letter or functional equivalent. Please see below for application requirements.

The project parcel has adequate historic water credit for the forecasted demand associated with the Proposed Project. However, the SAFE Ordinance limits the ability of the District to guarantee future water availability. This Determination may be required to initiate an application for development with the Santa Barbara County Planning & Development Department.

Our review is based on the following project description:

**Proposed development includes a lot merger of APN 069-525-022 & 069-160-051 and the development of 27 residential units. There is not any existing development on the project site. The property owner has confirmed that fire sprinklers/hydrants are requested or required by the Santa Barbara County Fire Department as part of the proposed development. The properties are a 1.53-acre and a 0.13-acre lots in the County of Santa Barbara. The property currently has an active service connection with the Goleta Water District.**

Trudi Carey - Galileo Pisa, LLC  
APN 069-252-022 and 069-160-051  
Calle Real at Patterson Avenue

PRELIMINARY WATER  
SERVICE DETERMINATION  
October 29, 2019  
Page 2

Please review this above description carefully. Any deviations from the above project description, exhibits, or conditions must be reviewed and approved by the District for conformity with this notice. Any changes to or deviations from the project description must be submitted to the District for further review and may result in a requirement for a new Application for New Water Services. Changes to the project that are not submitted to and approved by the District may constitute a violation of District rules and regulations per District Code Section 6.20.110. An application for New Water Service with the District is required for any future New Development on the property.

After you initiate an application with the County, a Goleta Water District Application for Water Service including the application fee, project plans, and other supporting materials must be submitted to the District. Once the application has been deemed complete, District staff will review the application and issue a Preliminary Conditions Letter outlining the conditions for final approval of water service for the Proposed Project. Once the conditions of the Preliminary Conditions Letter, including the completion of design for any required Water System Improvements are met, the District may issue a Conditional Can and Will Serve Letter identifying any required conditions including deposits for construction and New Water Supply Charges due following issuance of the County of Santa Barbara approved building permit. Prior to water service activation, the District will issue a Final Can and Will Serve Letter.

Please return the original copy of this form filled out by Santa Barbara County Planning & Development Department with the information requested on the next page. If you have any questions regarding this matter, contact me at (805) 879-4636 or [cbennett@goletawater.com](mailto:cbennett@goletawater.com).

Sincerely,



Carrie Bennett  
Water Resources Analyst  
GOLETA WATER DISTRICT

Trudi Carey - Galileo Pisa, LLC  
APN 069-252-022 and 069-160-051  
Calle Real at Patterson Avenue

PRELIMINARY WATER  
SERVICE DETERMINATION  
October 29, 2019  
Page 3

**TO BE FILLED OUT BY SANTA BARBARA COUNTY PLANNING & DEVELOPMENT  
DEPARTMENT:**

Planner: \_\_\_\_\_ Case#: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_

- The description in this notice is correct
  
- The description in this notice is not correct (please include comments below)

Planner Signature \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This project is subject to:

Ministerial \_\_\_\_\_ Discretionary \_\_\_\_\_

approval by the County of Santa Barbara.

Planner Signature \_\_\_\_\_

**Note to Planner:** Please return a copy of this complete form directly to me at the Goleta Water District.





# GOLETA SANITARY

Water Resource Recovery District

Board of Directors:

March 14, 2019

George W. Emerson  
President

Galileo Florence, LLC  
c/o

Sharon Rose

Trudi Carey  
5325 Calle Real  
Santa Barbara, CA 93111

Jerry D. Smith

Robert O. Wageneck

Steven T. Majoewsky

**SUBJECT: Sewer Service Availability  
Santa Barbara County Certificate of Compliance and future  
residential development**

Steve D. Wagner, PE  
General Manager  
District Engineer

**A.P.N. 069-525-022 at 383 N. Patterson Ave.  
Santa Barbara, CA**

Dear Ms. Carey:

This letter is in response to your recent inquiry dated March 12, 2019 relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) but is not annexed to the District. Based on the District's preliminary understanding from the information you provided, you seek to obtain sewer service availability in order to complete Santa Barbara County Certificate of Compliance case # 19COC-00000-00002 for possible future residential development. Currently the existing parcel is vacant and not annexed to the District.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system. Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued.

One William Moffett Place, Goleta CA 93117  
(805) 967-4519 office (805) 964-3583 fax

[www.GoletaSanitary.org](http://www.GoletaSanitary.org)

**ATTACHMENT B**

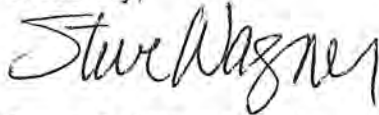
The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter please call Mr. Luis Astorga at this office.

Sincerely,



Steve D. Wagner, P.E.  
General Manager/District Engineer

SDW:

Attachments

1. Exhibit A
2. Parcel Map
3. GSD Sewer Construction Notes

cc: Luis Astorga, Goleta Sanitary District

N:\Sewer Service Availability Letters\SSA 383 N Patterson 03142019.doc



**EXHIBIT "A"**  
**TERMS AND CONDITIONS**

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

The property must be annexed to the District. Annexation to the District may incur additional costs by other agencies, depending on the specific application. Please contact LAFCO for annexation information and application materials. LAFCO can be contacted at:

Santa Barbara LAFCO  
Attn: Mr. Paul Hood  
105 E. Anapamu Street  
Room 407  
Santa Barbara, CA 93101  
(805) 568-3391  
(805) 568-2249 FAX  
Email [lafco@sblafco.org](mailto:lafco@sblafco.org)

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the final building structure site and floor plans to the District. The District will review the plans and contact the applicant and the County after plans are reviewed. The County of Santa Barbara Building and Safety Division may require that you apply for additional permits.

In the event it is necessary to construct a sewer main or trunk line extension and/or appurtenances thereto (the "Extension") to connect the project to the District's existing sewer collection system, the Extension shall be constructed, and any necessary easements shall be obtained, by and at the expense of the applicant. Upon completion of the Extension and the connection of the Project to the District's sewer system, the applicant shall execute and deliver to the District a Grant of Rights document in recordable form conveying the Extension to the District. The applicant shall also convey to the District any easements necessary to enable the District to properly operate, repair and maintain the Extension. This easement document must be executed, complete and ready for recordation. Enclosed is a copy of the District's General and Construction Notes which are to be included on the improvement plans.

Easements must be a minimum 15 feet wide and vehicle access easement must be a minimum 12 feet wide. Easement widths are based on the size and depths of the sewerlines. No trees or shrubbery may be planted within the GSD easement.

The site plans need to show the proposed 4" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure(s).

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

Each property has to be separately connected to District facilities.

Abandoned connections must be capped off at the right-of-way of the property line and inspected by the District, and if required, prior to sign-off of a demolition permit.

Separately owned condo/town-home units shall be separately connected to the sewer mainline or upon approval, a "hold harmless agreement" and/or "shared lateral agreement" shall be required and recorded by the property owner(s). The CCR's shall stipulate that the Home Owner's Association shall be responsible for repair and maintenance of any such "shared lateral."

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the Santa Barbara County Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

An area study shall be required to determine how the project will impact the existing sewage facilities (See Section 5 of the District Standard Specifications). Project acceptance by the District's General Manager will be based upon review and approval of the study.

The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's public sewer.

Once the plans and easement documents have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

District Annexation Fees:

District Annexation Processing Fee: **\$200.00**  
District Annexation Fee: **\$1,905.00** for 1 acre or less, for properties greater than 1 acre: **\$1,905.00** multiplied by the total acreage

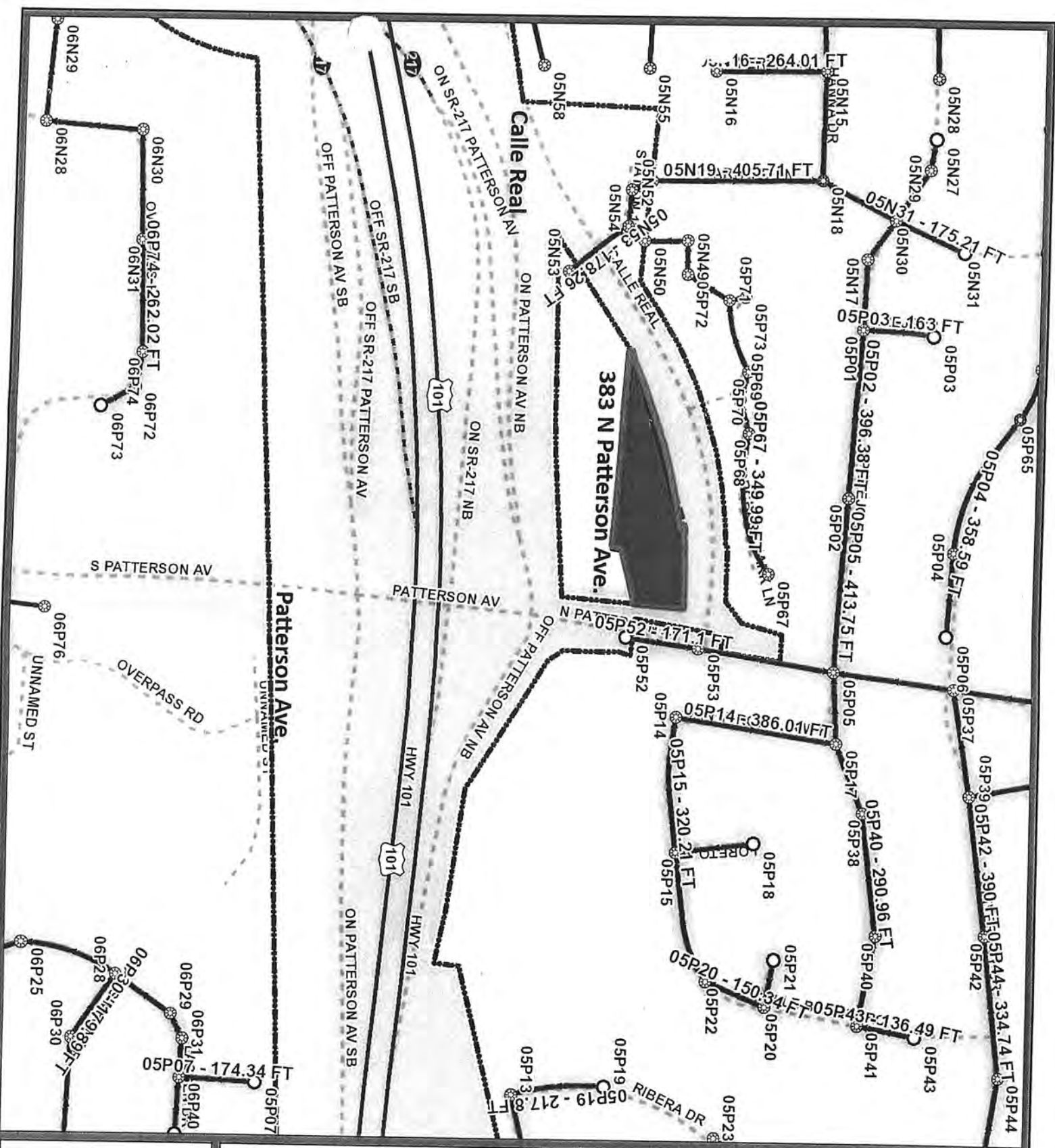
There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

Single Family Dwelling Unit: **\$2,122.00 / Unit**  
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,486.00 / Unit**  
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single family dwelling (\$2,058 at present). Under no circumstance shall the fee be less than that of a single family dwelling.  
Permit fee: **\$175.00** (for project)  
Permit fee: **\$175.00** (for cleanout installation at property line only, inspection fee waived)  
Industrial Waste Control Annual Permit fee: **\$233.00 to \$1,873.00** (Based on Discharger Classification)  
Inspection fee: **\$175.00** (per residential or commercial building structure connection)  
Inspection fee: **\$233.00** (per industrial/manufacturing building structure connection)  
Inspection fee: **\$468.00** (per 100 feet of mainline extension)  
Plan check and review fee: **\$118.00** per hour (**\$118.00** minimum fee)  
Deposit, as required **\$500.00**  
Credit will be given for the existing connection and existing plumbing fixtures.

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.



**Key to Features**

- Structures
- CO
- DROP
- ⊗ MH
- WYE
- Wet Well
- Sewer Pipe
- FORCE MAIN
- LATERAL SEWER
- MAIN LINE
- SANITARY SEWER
- SIPHON INVERTED
- Outfall Pipe
- Goleta Sanitary District Bounda
- Streets
- Tax Parcels

DISCLAIMER: This map is for reference only. Accuracy of any data has been made to ensure the accuracy of information, errors and omissions originating from the source. The publisher makes no warranty, expressed or implied, for the use of this map. No liability is assumed for any errors or omissions. The publisher makes no warranty for the use of this map. No liability is assumed for any errors or omissions. The publisher makes no warranty for the use of this map. No liability is assumed for any errors or omissions.



Feet

0 188

State Plane California Zone V NAD 83  
 Santa Barbara County, California  
 Goleta Sanitary District

Compiled on ##-##-##  
 Provided by jwzwdg.com



GOLETA SANITARY DISTRICT  
GENERAL SEWER NOTES

1. *Revisions shall not be made to these plans without the approval of the District.*
2. *Before beginning work, the contractor shall obtain a permit to excavate in public road right of ways from the County of Santa Barbara or City of Goleta, as applicable.*
3. *If work is to be done in a state highway, a permit must be obtained from the State of California, Division of Highways, District 5, San Luis Obispo, California.*
4. *Prior to issuance of the required sewer connection permit or Notice to Proceed, the contractor shall obtain and file with the District, copies of: encroachment permit(s) to excavate in County/City streets, a permit for excavations and trenches from the State of California, Division of Industrial Safety, a Certificate of Worker's Compensation Insurance and Liability Insurance with the District named as the certificate holder. The certificate shall state that the holder shall be notified 30 days prior to cancellation of policy.*
5. *Acceptance of the sewer plans by the District does not constitute a representation as to the accuracy of the location of, or the existence of, any underground utility pipe or structure within the limits of this project.*
6. *The Contractor shall have at the Work site, copies or suitable extracts of: Construction Safety Orders, Tunnel Safety Orders and General Industry Safety Orders issued by the State Division of Industrial Safety. The Contractor shall comply with the provisions of these and all other applicable laws, ordinances and regulations.*
7. *The District will not survey or layout any portion of the work.*
8. *The District shall be notified 48 hours prior to staking the sewer line.*
9. *A licensed Civil Engineer or surveyor shall furnish the District with grade (cut) sheets and stationing for all lateral sewers and wyes, and shall provide stakes for them at their proper locations with stationing clearly marked. Lateral sewers shall be constructed in a straight alignment at right angles from the main line sewer, except as shown on the plans. Any change in alignment shall be requested in writing by the Civil Engineer.*
10. *The Civil Engineer or surveyor shall furnish the lateral sewer depth at the property line below the top of curb elevation for each lateral sewer on the grade (cut) sheet.*

## 6.8 CONSTRUCTION NOTES

The following sewer line construction notes are requirements adopted by the District and shall be shown on the title sheet of the improvement plans:

### GOLETA SANITARY DISTRICT SEWER CONSTRUCTION NOTES

1. *Construction of sewage collection facilities shall not commence until construction plans have been approved and permits issued by the Goleta Sanitary District. Sewer mains, laterals, and appurtenances shall be constructed according to Goleta Sanitary District standards and specifications and shall be subject to inspections to obtain acceptance of the constructed work.*
2. *Compliance with Goleta Sanitary District Standard Specifications and Santa Barbara County/City of Goleta encroachment permit(s) will be required for trench backfill. Certification of backfill compaction and material sand equivalents by a qualified, registered testing laboratory shall be provided to the Goleta Sanitary District by the permittee prior to the issuance of a Certificate of Acceptance.*
3. *Geotechnical investigations and soils reports prepared for the project shall be made available to the District.*
4. *The Goleta Sanitary District shall be notified at least forty-eight (48) hours prior to starting construction. Any construction done without approved plans, permits or prior notification to the District will be rejected, and any rework will be done at the contractor's expense. Inspection and approval by the Goleta Sanitary District shall be requested by the contractor prior to commencing and after each phase of construction, specifically, trench alignment, pipe bedding, pipe installation, backfill over installed pipe, final backfill and compaction, and clean-up.*
5. *Sewer lines near the construction site or involved with the sewer line construction shall be protected with plugs in the inlets and outlets of manholes until work is complete.*
6. *Contractor shall verify existing water, sewer, storm drain and other utility elevations prior to sewer trenching construction.*
7. *Clearance between sewer lines crossing under or over other underground utilities shall not be less than six inches (6") except for water pipes. Sewer lines shall be installed under water lines, unless otherwise approved by the Water and Sanitary Districts. If construction over water lines is permitted, the sewer main construction shall comply with State Health Department Guidelines.*
8. *The contractor shall be responsible for installing adequate bracing and shoring for excavations, temporary structures, and all partially completed portions of the work, as necessary. Sheeting, shoring, bracing, or equivalent protection for all excavations over 5 feet deep shall be provided as required by CAL-OSHA.*



9. Trenches shall be backfilled or secured with steel traffic plates at the end of each workday. Traffic control devices shall be provided in accordance with State of California (Caltrans) Manual of Traffic Controls for Construction and Maintenance Work Zones, latest edition, or as otherwise directed by the District.
10. Solvent joints are not acceptable.
11. A minimum four-inch (4") diameter lateral and building sewer shall be installed for each single-family residential unit with a minimum grade of 1/4" per foot (approximately 2%) from the public sewer main to the building connection.
12. A minimum six-inch (6") diameter lateral and building sewer shall be installed on a minimum grade of 1/8" per ft. (approximately 1%) for multiple family dwellings, churches, commercial, industrial, school buildings, etc., from the sewer main to the building connection.
13. Lateral sewer connections to mainline sewers shall be with fabricated wye fittings in accordance with District Standard Drawing No. 16.
14. Lateral sewers shall be constructed with five (5) feet of cover at property line.
15. The Contractor shall furnish material, labor and equipment for conducting tests for deflection, leakage, infiltration and CCTV inspections. Tests shall be made after the sewer trench has been backfilled and compacted and before paving. Compaction test reports shall be submitted to the District prior to testing.
16. Deflections in installed pipe shall not exceed five (5) percent of the internal pipe diameter. Any section of the pipeline that exceeds the maximum allowable deflection shall be uncovered and, if not damaged, reinstalled at the Contractor's expense. Damaged pipe shall be removed from the Work site. The contractor shall test the deflection with an approved mandrel in the presence of a Goleta Sanitary District representative.
17. Prior to paving and video tests, installed pipe shall be cleaned by the balling method or with a hydro jet rodding/debris vacuum unit with a spinning nozzle approved by the District. A debris trap shall be installed at the most downstream manhole during the cleaning operation. A District Inspector shall be present at all times.
18. Prior to paving, the main sewer line shall be CCTV inspected from center of manhole to center of manhole by the Contractor in accordance with the District's standards. Water shall be discharged into the pipeline just prior to CCTV inspection. A DVD and (printed) hardcopy of the CCTV inspection shall be submitted to the Goleta Sanitary District. A District Inspector shall be present during the entire CCTV inspection.
19. Manhole interiors shall be coated and spark tested in accordance with District Standards. District Inspector shall be present during the coating and testing of the Manhole. A pull test may be required at the Inspector's discretion.

20. *Manhole covers and frames shall be manufactured of ductile iron in accordance with Goleta Sanitary District Standard Drawing No. 12. Manhole covers shall be stamped with "G.S.D. Sewer".*
21. *Manhole tops in unimproved rights of way shall be 18" above finished grade, 6" above grade in maintained landscaped areas and shall be protected per Goleta Sanitary District Standard Drawing 10.*
22. *New manholes shall be vacuum tested for leaks after assembly and before backfill unless the requirement is waived by the District Inspector.*
23. *Record Drawings. Drawings showing the actual location of all mains, structures, wyes, laterals, manholes, cleanouts, easements, etc., shall be filed with the District before final acceptance of the work. In addition, an electronic AutoCad™ format drawing recorded on a CD, showing the actual location of mains, wyes, laterals, manholes, cleanouts and appurtenant structures, including invert and rim elevations, shall be submitted to the District before final acceptance of work. The Electronic Drawing shall be in the following coordinate system; Horizontal NAD 83 North America Datum, Vertical NAVD 88 North American Vertical Datum.*

#### **6.9 RECORD DRAWINGS**

A complete set of approved drawings shall be maintained at the work site during construction. The Contractor shall record changes from the approved plans on the drawings including change orders, approved field revisions, existing utility locations and depths and other information that may differ from the approved plans.

Upon completion of construction, inspection and testing, the Project Engineer shall prepare and submit to the District a complete set of original mylars with all of the changes shown and marked as "Record Drawings". The corrected mylars, one set of prints and a CD with electronic files of the drawings in an AutoCad™ .DWG format shall be submitted to the District within 30 days of completion of construction. Record Drawings are required prior to acceptance of the sewer improvements and prior to release of bonds.

**END OF SECTION**

## Project Description

5317 Calle Real (Parcel 1, APN: 069-525-022) &  
99 N. Patterson Avenue (Parcel A, APN: 069-160-051)  
Santa Barbara, CA 93111

## II. PROJECT DESCRIPTION

We are requesting a Development Plan, Zone Change and Lot Merger for a remnant avocado site at the northwest corner of N. Patterson Avenue and Calle Real and an adjoining non-conforming vacant parcel fronting on Patterson Avenue, both created by condemnation by Cal Trans and the State of California in order to install Calle Real through the project site. The larger parcel APN: 069-525-022 known as Parcel 1 is currently zoned DR-20 and the smaller Parcel APN: 069-160-051 known as Parcel A is zoned C-2. We are requesting that Parcel A be rezoned to DR-20 and then merged into Parcel 1. Currently Parcel A is not a legal parcel as it is unbuildable due to size and street access. These two sites have a combined area of 1.62 acres.

We are proposing to construct twenty-seven (27) apartments comprised of nine ground level apartments and eighteen townhome style apartments situated above the ground level apartments. The project is designed to be accessed only from Calle Real, directly across from Orchard Park's entrance per the direction of Public Works. The Fire Department has preliminarily reviewed the site plan for the hammerhead design, the street width and aerial fire apparatus access from one side of the building (provided the fireman can run continuously across the flat roof shown on the plans). There will be no proposed site access from N. Patterson Avenue for either parcel. Parking is designed per ordinance and there will be carports on site along with two picnic areas, a bocce court, outside exercise equipment, bicycle storage and two common areas with BBQ's.

The existing avocado stumps and remaining avocado trees (which are 42 years old and suffering from root rot) will be removed to make room for the project. The parking area will consist of 27 carport standard spaces and will be screened from Calle Real with a solid block wall and dense landscape. The remaining 33 open spaces will be screened from Calle Real with dense landscape as well. There are 2 standard resident parking spaces per unit and a total of 6 guest spaces, plus 2 van accessible spaces.

The majority of the site is flat with the exception of the southeast corner of Parcel 1 which slopes up to Parcel A, a remnant piece from a previous gas station site, that is approximately 8' above Parcel 1. A retaining wall will be built on the property line at the southeast corner of Parcel 2, to lower the grade in order to be more useable by the residents as an outdoor space. Storm water will be connected to the storm drains at Calle Real. Storm water will be treated per code with an emphasis on non-permeable surfaces.

The property has an existing perimeter chain link fence which will be removed and replaced with new fencing, an entry gate and a stepped retaining wall at N. Patterson Avenue at the southeast corner of the site. The landscape screening palette will be similar to the landscaping at the adjoining self-storage site to the south, facing Patterson Avenue. including large fruitless olive trees and lower shrubs. The project will add new sidewalks at Calle Real where none currently exist.



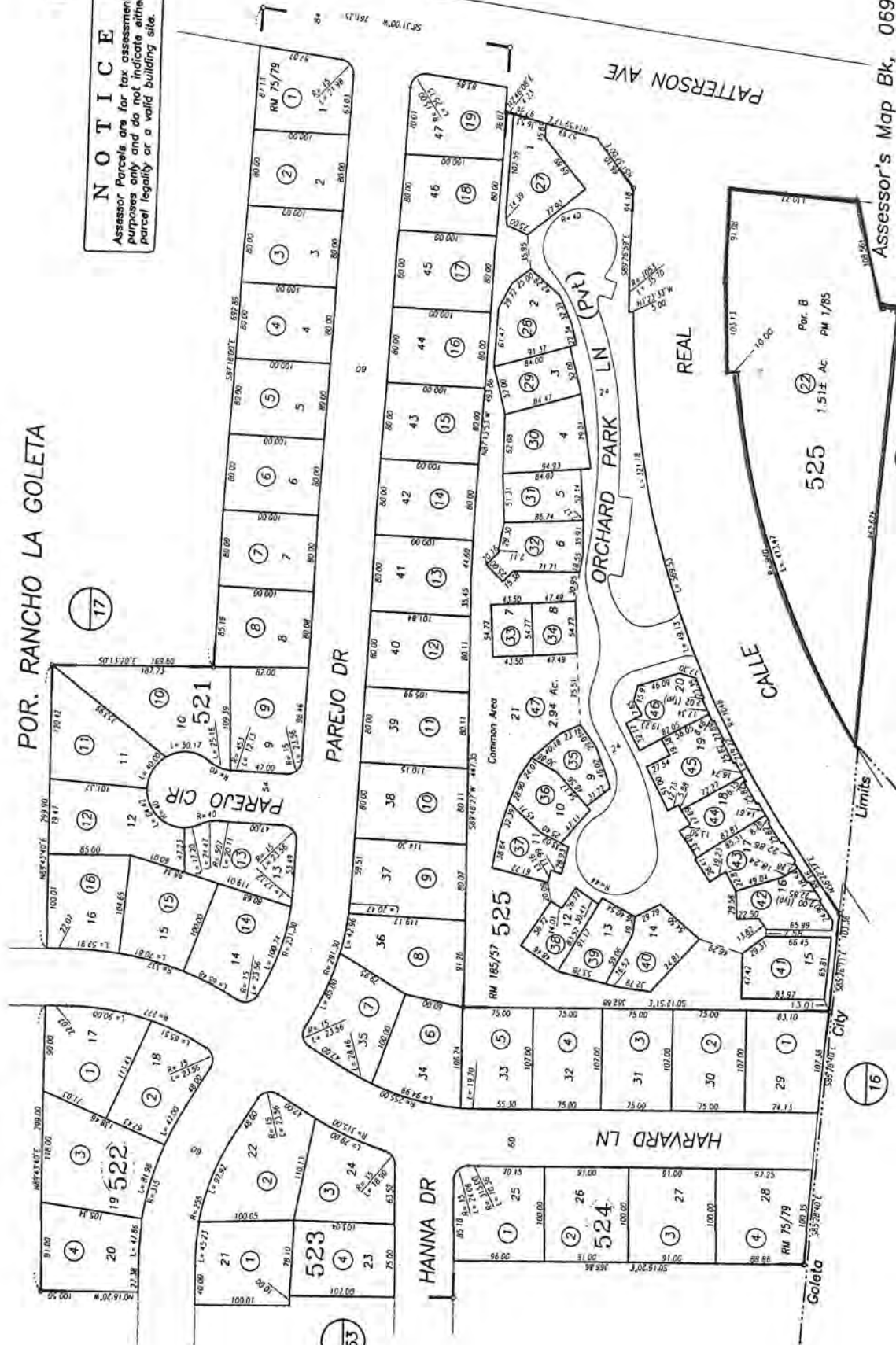
069-52

**NOTICE**  
Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.



1" = 100'  
Scale

POR. RANCHO LA GOLETA



Assessor's Map Bk. 069-Pg. 52  
County of Santa Barbara, Calif.

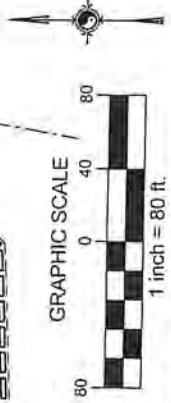
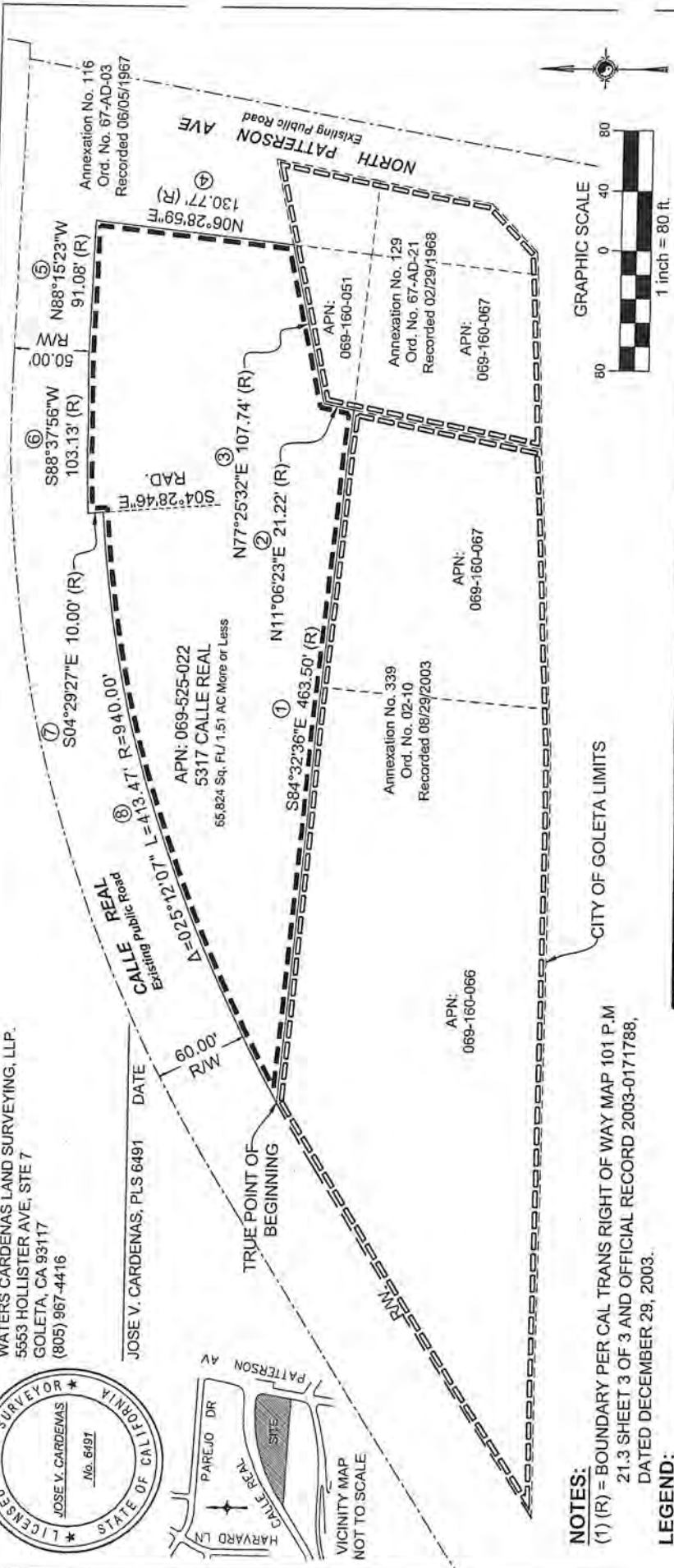
Adelphi City Boundary

10/19/2000 R.M. Bk. 185, Pg. 57-59, Tract 14,489  
07/19/1967 R.M. Bk. 75, Pg. 79-80, Tract 10,395 Unit 1

PREPARED BY:  
 WATERS CARDENAS LAND SURVEYING, LLP.  
 5553 HOLLISTER AVE, STE 7  
 GOLETA, CA 93117  
 (805) 967-4416



JOSE V. CARDENAS, PLS 6491  
 DATE \_\_\_\_\_  
 60.00' R/W



**NOTES:**  
 (1) (R) = BOUNDARY PER CAL TRANS RIGHT OF WAY MAP 101 P.M 21.3 SHEET 3 OF 3 AND OFFICIAL RECORD 2003-0171788, DATED DECEMBER 29, 2003.

**LEGEND:**  
 APN : ASSESSOR PARCEL NUMBER  
 No. : NUMBER  
 O.R. : OFFICIAL RECORD  
 ORD. : ORDINANCE  
 R/W : RIGHT OF WAY  
 RAD. : RADIAL  
 (#) : COURSE NUMBER (TYPICAL)  
 --- : INDICATES EXISTING DISTRICT BOUNDARY  
 - - - : INDICATES PROPOSED DISTRICT BOUNDARY

APPROVED AS TO FORM AND SURVEYING CONTENT.

ALEKSANDAR JEVRIMOVIC, LS 8378  
 SANTA BARBARA COUNTY SURVEYOR  
 LICENSE EXPIRATION DATE \_\_\_\_\_

**EXHIBIT "B"**

APN: 069-525-022  
 GALILEO PISA ANNEXATION TO  
 GOLETA SANITARY DISTRICT  
 THAT PORTION OF RANCHO LA GOLETA, IN THE CITY OF GOLETA,  
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
 SHEET 1 OF 1



**EXHIBIT "A"**  
**XXLFX**  
**LEGAL DESCRIPTION**

5317 CALLE REAL  
APN 069-525-022

**GALILEO PISA ANNEXATION TO THE GOLETA SANITARY DISTRICT**

A PORTION OF PARCEL B OF PARCEL MAP NO. 10507, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 1, PAGE 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DECRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL "C" PER ABOVE MENTIONED PARCEL MAP, DISTANT WESTERLY THEREON 463.50 FEET FROM THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 09, 1992 AS INSTRUMENT No. 92-071146 OF OFFICIAL RECORDS AND THE NORTHWESTERLY CORNER OF GOLETA SANITARY DISTRICT ANNEXATION No. 339;

THENCE 1<sup>ST</sup>, SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF PARCEL "C" AND ANNEXATION No. 339, S84°32'36"E 463.50 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL "C" AND A POINT ON THE WESTERLY LINE OF GOLETA SANITARY DISTRICT ANNEXATION No. 129, AND A POINT ON THE WESTERLY LINE OF PARCEL "A" PER ABOVE MENTIONED PARCEL MAP No. 10,507;

THENCE 2<sup>ND</sup>, LEAVING THE NORTHERLY LINE OF SAID PARCEL "C" AND CONTINUING ALONG SAID ANNEXATION No. 129 AND THE WESTERLY LINE OF SAID PARCEL "A", N11°06'23"E 21.22 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A" AND ANNEXATION No. 129;

THENCE 3<sup>RD</sup>, CONTINUING ALONG SAID NORTHERLY LINE OF SAID PARCEL "A" AND ANNEXATION No. 129 N77°25'32"E 107.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PATTERSON AVENUE;

THENCE 4<sup>TH</sup>, LEAVING THE NORTHERLY LINE OF SAID PARCEL "A" AND ANNEXATION No. 129 N06°28'59"E 130.77 FEET ALONG THE WESTERLY RIGHT OF WAY OF PATTERSON AVENUE TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CALLE REAL;

THENCE 5<sup>TH</sup>, ALONG SAID SOUTHERLY RIGHT OF WAY OF CALLE REAL N88°15'23"W 91.08 FEET;

THENCE 6<sup>TH</sup>, CONTINUING ALONG SAID RIGHT OF WAY S88°37'56"W 103.13 FEET;

THENCE 7<sup>TH</sup>, CONTINUING ALONG SAID RIGHT OF WAY S04°29'27"E 10.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIAL CENTER BEARS S04°28'46"E 940.00 FEET;

THENCE 8<sup>TH</sup>, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°12'07" A DISTANCE OF 413.47 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "C" AND ANNEXATION No. 339 AND TO THE TRUE POINT OF BEGINNING.

Said land described contains 1.51 Acres more or less

**END OF DESCRIPTION**

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

Jose V. Cardenas, L.S. 6491  
APN: 069-525-022

# List of Landowners

5317 Calle Real (APN: 069-525-022)

Galileo Pisa, Ilc

There is only one landowner:

1. Galileo Pisa, Ilc  
5325 Calle Real  
Santa Barbara, CA 93111  
ATT: Trudi Carey, Manager

There are no future landowners at this time.

**COST ACCOUNTING AND INDEMNIFICATION AGREEMENT**

Applicant: Trudi Carey

Mailing Address: 5325 Calle Real

Santa Barbara, CA 93111

Telephone: (805) 964-700 ex. 107

Fax: (805) 964-7022

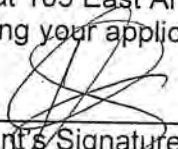
E-mail Address: trudi@careygroupinc.com

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

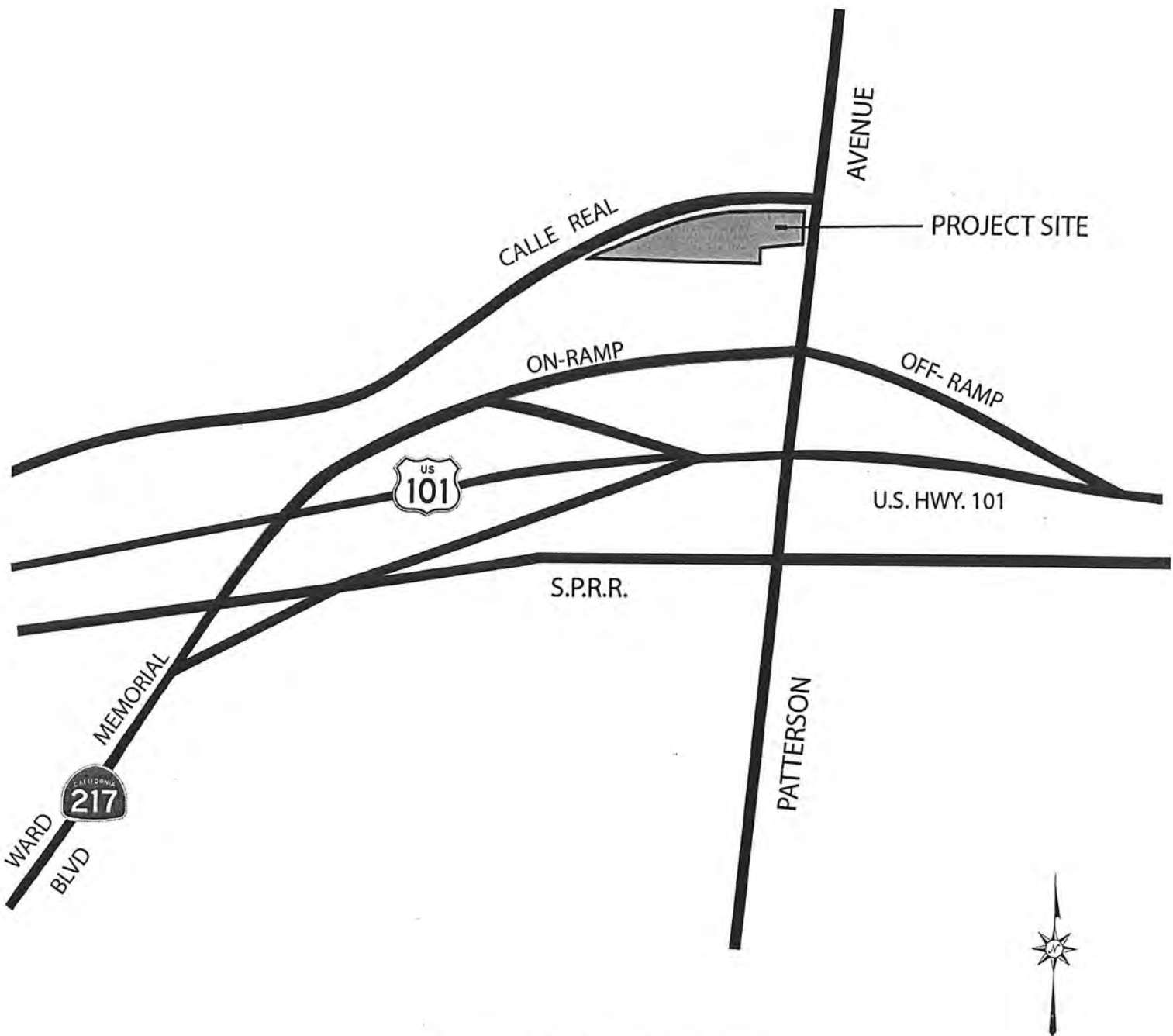
I, Trudi Carey, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received. In the event of default, I agree to pay all costs and expenses incurred by LAFCO in securing the performance of this obligation, including the cost of any suit and reasonable attorney fees.

As part of this application, Applicant agrees to defend, indemnify, hold harmless and release the Santa Barbara Local Agency Formation Commission (LAFCO), its officers, employees, attorneys, or agents from any claim, action or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul, in whole or in part, LAFCO's action on the proposal or on the environmental documents submitted to or prepared by LAFCO in connection with the proposal. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys' fees, and expert witness fees that may be asserted by any person or entity, including the Applicant, arising out of or in connection with the application. In the event of such indemnification, LAFCO expressly reserves the right to provide its own defense at the reasonable expense of the Applicant. ***If the applicant is in non-compliance with an existing agreement, the applicant shall be subject to LAFCO Policy Guidelines and Standards XIV, which identifies additional steps that must be satisfied before a new application may be accepted.***

In order to implement the cost accounting and indemnification provisions, please sign and date this statement indicating your agreement to the cost accounting procedure and indemnification agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 105 East Anapamu Street, Rm 407, Santa Barbara, CA 93101. If you have questions regarding your application, please contact the LAFCO Office at (805) 568-3391.

  
Applicant's Signature

12/12/19  
Date



# VICINITY MAP

APN: 069-525-022  
NOT TO SCALE

**EXHIBIT "A"**  
**XXLFX**  
**LEGAL DESCRIPTION**

383 CALLE REAL  
APN 069-525-022

**GALILEO PISA ANNEXATION TO THE GOLETA SANITARY DISTRICT**

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Said land described contains 1.51 Acres more or less

**END OF DESCRIPTION**

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Jose V. Cardenas, L.S. 6491**  
**APN: 069-525-022**





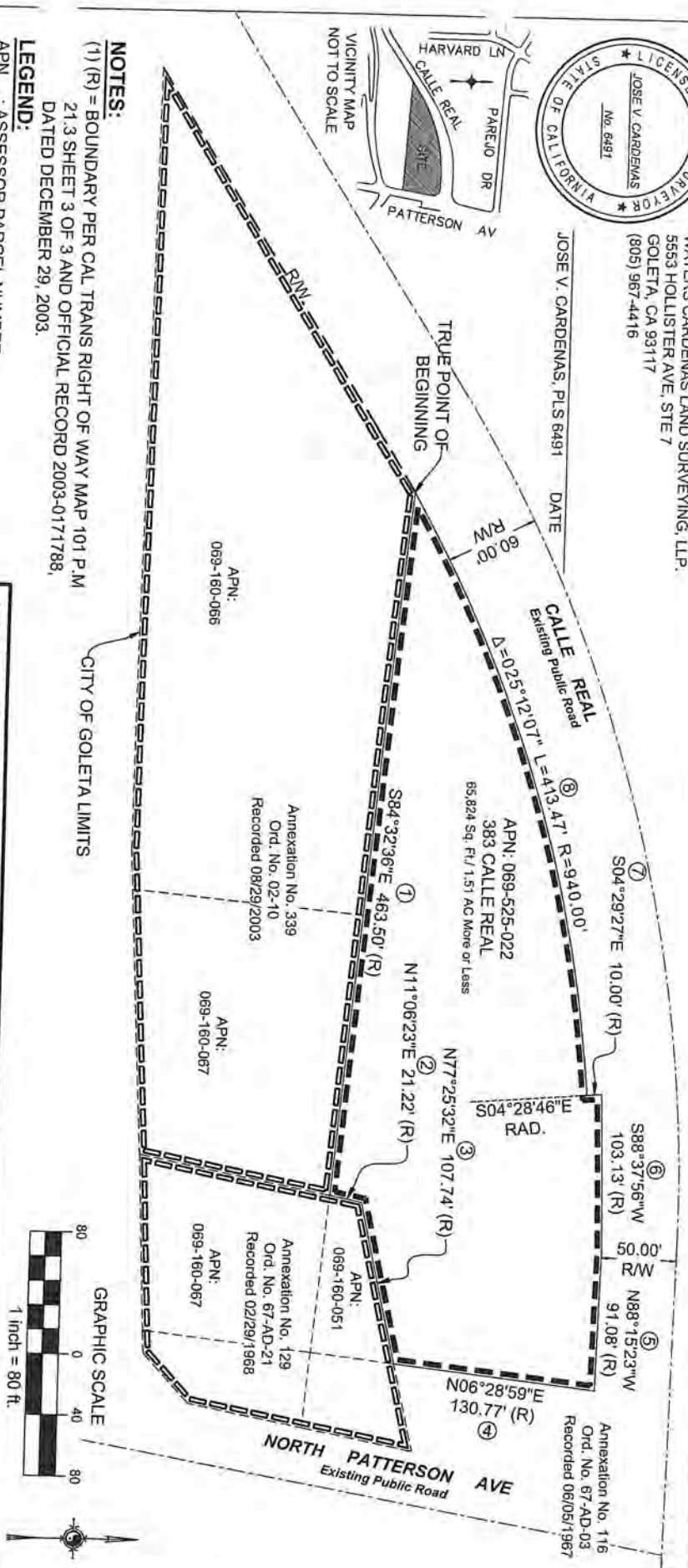
PREPARED BY:  
 WATERS CARDENAS LAND SURVEYING, LLP.  
 5553 HOLLISTER AVE, STE 7  
 GOLETA, CA 93117  
 (805) 967-4416

JOSE V. CARDENAS, PLS 6491 DATE



**NOTES:**  
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APPROVED AS TO FORM AND SURVEYING CONTENT.

ALEXSANDAR JEVREMOVIC, LS 8378  
 SANTA BARBARA COUNTY SURVEYOR  
 LICENSE EXPIRATION DATE \_\_\_\_\_



**EXHIBIT "B"**

APN: 069-525-022  
 THAT PORTION OF RANCHO LA GOLETA, IN THE CITY OF GOLETA,  
 COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA  
 GOLETA SANITARY DISTRICT  
 SHEET 1 OF 1



## ATTACHMENT C

### LAFCO Proposal Review Factors - Government Code 56668

#### Galileo Annexation to the Goleta Sanitary District File No. 19-09

**Factor (a)** Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

**Response.** The Galileo Pisa Annexation consist of APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20. The two parcels will be voluntarily merged by the applicant prior to the Board of Supervisors final action on General Plan Amendment, Rezone, and Development Plan. A new APN will be reassigned. Both parcels are bordered to the north and west by Calle Real, and single-family residential development exists beyond Calle Real. Patterson Avenue borders the parcel to the east. Another self-storage facility is located across Patterson Avenue, as well as a vacant parcel with a pending affordable housing development application. The parcel is bordered to the south by a self-storage facility and beyond the storage facility is the U.S. Highway 101.

The County approved a General Plan Amendment to convert APN 069-160-051 from a land use designation of General Commercial to Residential with a corresponding density of 20-units per acre (Res-20); 2) a Rezone to convert APN 069-160-051 (0.11-acres) from General Commercial (C-2) to Design Residential with a corresponding density of 20-units per acre (DR-20); and 3) a Final Development Plan to allow construction of a 27-rental-unit apartment complex along with associated site improvements including 54 covered bicycle parking spaces, three detached approximately 10'-5" tall carport structures totaling 27 of the 60 total parking spaces, two trash enclosures of approximately 120 square feet each, and 28,673 square feet of common open space. The new single parcel is currently vacant. The new apartment project would connect to GSD main sewer line located approximately 23-feet west from the parcel within N. Patterson Avenue. The proposal is for residential uses. The land use designations and zoning are residential under County (Res-20; Zoned DR-20).

The district's collection system serves about 11,823 equivalent residential units (ERU), representing a population of about 55,000. The regional treatment plan is designed to serve about 19,704 ERU's or about 97,000 people. As a regional treatment facility, the Goleta Sanitary District's combined service area includes most of the Goleta Valley. The areas the District provide wastewater treatment for (but are collected separately) include the homes and businesses within the Goleta West Sanitary District, the University of California, Santa Barbara, the community of Isla Vista, part of the County of Santa Barbara, and the City of

Santa Barbara's Municipal Airport. The total areas combined have a population of about 80,000. This partnerships with these entities mean that while the collection happens elsewhere, all of the wastewater comes to this regional resource recovery facility to be treated, purified, and reused.

Growth is likely in this area whether it's in one of the partnership areas of the City or under the County. The District is prepared to provide treatment services and has approved a 2020 Strategic Plan to deliver planned and well-organized growth.

**Assessed Valuation:** APN 069-525-022 is presently within Tax Rate Area 066163 & 069-160-051 is within TRA 066004. The assessed value of the parcel 069-525-022 is \$1,070,678 for the land and \$15,458 for improvements for a total of \$1,086,136. The assessed value of the parcel 069-160-051 is \$25,258 for the land and \$0 for improvements for a total of \$25,258. (Tax roll 2021-2022.) No property tax exchange is required with this annexation.

**Factor (b)** The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for those services and controls, probable effect of the proposed incorporation, formation, annexation, or exclusion and alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

**Response.** The present cost and adequacy of services and controls for this property is the responsibility of the landowner under County for both APNs for land use authority. The properties are the site of a remnant avocado orchard in an urban area. A new sewer lateral would connect the property to the main sewer line. The District has stated it has the capacity to serve the property. There are currently no moratoriums on new sewer connections. The property will receive the same level and range of service as other properties currently served by the district. The existing sewer line is 23 feet west of the project site on APN 069-160-066 in the Patterson Plus Self-Storage parking area. The 8-inch diameter sewer main will be extended to the subject property and is of sufficient size to serve the proposed project. The property is supplied water by Goleta Water District.

**Factor (c)** The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

**Response.** The proposed action would allow the annexation and connection of a sewer extension and lateral into the district upon compliance with the terms and conditions of approval "Exhibit A" of the issued sewer service availability letter dated February 16, 2021. The parcels would be merged and remain in County's unincorporated area and only be annexed within the Goleta Sanitary District's

service area. No effects of this action would alter the existing social and economic interests.

**Factor (d)** The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.

**Response.** The County's Eastern Goleta Valley Community Plan provides for the planned, orderly and efficient development of the area by regulating development via standards expressed in the plan and approving the entitlements and environmental documentation regarding proposals. Santa Barbara LAFCO does not have specific Policies for District Annexations however; the following are the Santa Barbara LAFCO general Policies for providing planned orderly development:

**Policy 1.** Any proposal for a change or organization or reorganization shall contain sufficient information to determine that adequate services, facilities, and improvements can be provided and financed by the agencies responsible for the provision of such services, facilities, and improvements.

**Analysis.** The District's Plan for Services and "Exhibit A" for the property outline the adequate services, facilities, and improvements.

**Policy 2.** All lands proposed for annexation to cities shall be pre-zoned prior to the submission of an application to the Local Agency Formation Commission. The City shall be lead agency for environmental review in such cases, and environmental documentation shall accompany the application.

**Analysis.** The property would be annexed into the Goleta Sanitary District and not a City, pre-zoning is not required. The property is within the Districts Sphere of Influence.

**Policy 3.** Reorganization of overlapping and competing agencies or the correction of illogical boundaries dividing agency service areas is recommended. The Commission encourages reorganizations, consolidations, mergers, or dissolutions where the result will be better service, reduced cost, and/or more efficient and visible administration or services to the citizens.

**Analysis.** The property would be made contiguous to the District. The District provides wastewater treatment for the Goleta Valley as a regional treatment facility. No other competing agencies could provide sewer service.

**Policy 4.** In order to minimize the number of agencies providing services proposals for formation of new agencies shall be discouraged unless there is evidenced a clear need for the agency's services from the landowners and/or residents; there are no other existing agencies that are able to annex and provide similar services; and there is an ability of the new agency to provide for and finance the needed new services.

**Analysis.** An existing agency the Goleta Sanitary District is the most logical agency to provide sewer services. The GSD treatment plant has a capacity of 9.7 million gallons per day (based on average daily flow) but is currently limited to a permitted discharge of 7.64 million gallons per day pursuant to a National Pollutant Discharge Elimination System (NPDES) permit issued by the US Environmental Protection Agency (EPA) in concurrence with the States' Central Coast Regional Water Quality Control Board (CCRWQCB).

Government Code Section 56377 states:

56377. In reviewing and approving or disapproving proposals which could reasonably be expected to include, facilitate, or lead to the conversion of existing open-space lands to uses other than open-space uses, the commission shall consider all of the following policies and priorities:

(a) Development or use of land for other than open-space uses shall be guided away from existing prime agricultural lands in open-space use toward areas containing nonprime agricultural lands, unless that action would not promote the planned, orderly, efficient development of an area.

(b) Development of existing vacant or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency should be encouraged before any proposal is approved which would allow for or lead to the development of existing open-space lands for non-open-space uses which are outside of the existing sphere of influence or the local agency.

**Analysis.** The annexation to the district promotes the development of lands surrounded by the district. APN 069-160-051 is 0.11 acres in size, undeveloped, and was previously associated with the former Mobil Oil service station located on the southerly adjoining parcel from approximately 1967 to 2002. However, no

infrastructure from the Mobil Oil service station was located on the 0.11 acres based a review of historic aerial imagery. APN 069-525-022 is a flat 1.51-acre parcel that contains a remnant avocado orchard located on prime soils. There are 42 producing, 34 failing, and 29 dead avocado trees (105 total) on the parcel. Despite the presence of the remnant avocado orchard, APN 069-525-022 is not zoned for agriculture, but rather is zoned for Design Residential (DR) with a corresponding 20 units per acre land use designation. The project site was rezoned to DR during the adoption of the Eastern Goleta Valley Community Plan in 2015. There is no adjoining agriculture or any other agriculture within the vicinity of the project site. The project site is surrounded by commercial and residential development.

**Factor (e)** The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

**Response.** While on-site soils are considered prime, the project site is not zoned for agriculture and is not currently in commercial agricultural production. The avocado orchard was historically owned by a commercial agriculturalist, but the property was sold in 2019 to the current owner because of the declining productivity of the orchard and residential zoning of the property.

**Factor (f)** The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

**Response.** The annexation boundary follows lines of assessment and would create a contiguous annexation of a larger noncontiguous portion as part of a northern boundary which is allowed for under the principal act. The merged parcel would remain in the unincorporated territory. The proposal was reviewed and approved by the County Surveyor's for legal description and map.

**Factor (g)** A regional transportation plan adopted pursuant to Section 65080.

**Response.** The annexation of this residential apartment would not change the SBCAG RTP Connected 2050 planning document.

**Factor (h)** Consistency with appropriate City or County General and Specific Plans.

**Response.** The annexation is consistent with the County's General Plan. The County approved a General Plan Amendment and Rezone on March 1, 2022. The County's Land Use designation for the property is Res-20 Residential 20-units per acre and Zoned DR-20 Design Residential. No further zoning changes were required for the allowed uses under County regulations.

**Factor (i)** The Sphere of Influence of any local agency which may be applicable to the proposal being reviewed.

**Response.** The proposal site is within the Districts Sphere of Influence. The last SOI update was in 2016.

**Efficient Service Provision.** The site is located in an area that allows the District to best provide services in the future. The District serves the areas to north, and the broader surrounding areas. District infrastructure (wastewater pipes) are located within a reasonable distance to the area.

**LAFCO Process.** The Sphere recognizes that an area should receive services from a particular jurisdiction and the jurisdiction should plan to serve an area. The Sphere does not grant a jurisdiction the authority to serve a particular area. For the District to serve the area either an outside service agreement or an annexation would need to be approved by LAFCO. The landowner request for annexation to serve the site with wastewater and the District has issued an availability letter. These approvals are subject to the Cortese-Knox-Hertzberg Act and local policies and procedures adopted by Santa Barbara LAFCO. LAFCO has discretion in making its decision regarding these actions. Annexation into the Goleta Sanitary District would include the following property; Assessor's Parcel Numbers 069-160-051 & 069-525-022.

**Municipal Service Review.** The Cortese-Knox-Hertzberg Act advises that a current Municipal Service Review (MSR) be used to analyze a Sphere of Influence. The CKH Act requires LAFCO to update the Spheres of Influence for all applicable jurisdictions in the County every five years or as necessary. The MSR is a study of the Agency's service capabilities and addresses seven factors described in Section 56430 of the CKH Act. LAFCO adopted a Sphere of Influence Update and Municipal Services Review (SOI/MSR) for the Goleta Sanitary District in 2016.

**Factor (j)** The comments of any affected local agency or other public agency.

**Response.** No comments have been submitted by local agencies. Any comments will be addressed in the staff report and Reportback section.

**Factor (k)** The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area,



including the sufficiency of revenues for those services following the proposed boundary change.

**Response.** The GSD is capable of providing services to both properties within the annexation area. This is documented in the Plan for Services, Attachment E. The approved Master Property Tax Agreement states the exchange between sanitary districts and County shall be zero. This is because wastewater services are financed by connection fees and charges and not by property taxes.

**Factor (l)** Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

**Response.** The property water service is already provided by Goleta Water District. GSD is a single-purpose agency authorized to provide sewer service only.

**Factor (m)** The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

**Response.** The parcel will remain in the county continuing to contribute to the regional housing needs. Most homes within the Goleta Valley are priced well above the average County resident income. The annexation would not affect any city or county progress towards achieving their share of the regional housing needs as established in the latest Regional Housing Needs Plan. This project seeks to achieve the County's goal by providing multifamily housing on an urban infill lot that was previously rezoned for high density multifamily residential (DR-20) housing with the adoption of the Eastern Goleta Valley Community Plan.

**Factor (n)** Any information or comments from the landowner or owners.

**Response.** The annexation application was filed by petition from the landowners.

**Factor (o)** Any information relating to existing land use designations.

**Response.** No further changes in land use plans are associated with this proposal. The County approved a General Plan Amendment and Rezone on March 1, 2022.

**Factor (p)** Environmental Justice. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

**Response.** Annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

**Factor (q)** Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

**Response.** The Galileo Annexation site is located at corner of Calle Real and N. Patterson Ave. not located within a High Fire Hazard Area, and does not involve new fire hazards. The project is located approximately 0.1 miles away from the County Fire Station 12 and is therefore in an area with adequate five-minute response time for fire protection services. The project is located outside of any Flood Hazard Overlay or High Hazard Area and low liquefaction or landslide risk as identified in the Multi-Jurisdictional Local Hazard Mitigation Plan and evaluated in the Mitigated Negative Declaration prepared by the County for the Galileo Pisa Apartment Rezone and General Plan Amendment Project. Southern California Edison (SCE) provides power to the Southern parts of the County. The entire county is subject to energy shortages.

# NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research  
 Street Address: 1400 Tenth Street, Room 121  
 Sacramento, CA 95814  
 U.S. Mail: P.O. Box 3044  
 Sacramento, CA 95812-3044

From: (Public Agency)  
 County of Santa Barbara  
 Planning and Development  
 123 East Anapamu Street  
 Santa Barbara, CA 93101

RECEIVED

2022 MAR 01 - 2 P 3:25  
 COUNTY OF SANTA BARBARA  
 CLERK OF THE BOARD OF SUPERVISORS

XX County Clerk  
 County of Santa Barbara

**SUBJECT:**

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

19GPA-00000-00003  
 19RZN-00000-00002  
 19DVP-00000-00039                      **Galileo Pisa, LLC Apartments Project**                      21NGD-00000-00001

Project Number	Project Title	EIR or ND Number
2021050531	Sean Stewart	(805) 568-2517
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

**Project Location:** The project involves APNs 069-160-051 (-051) and 069-525-022 (-022), located at 5317 Calle Real on the southwest corner of Patterson Avenue and Calle Real, in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

**Project Description:** The proposed Galileo Pisa, LLC Apartments development project consists of the construction of a new, 27-unit apartment building with three detached covered carports, two trash enclosures, 60 vehicle parking spaces, and 54 bicycle parking spaces where a remnant avocado orchard currently exists. The apartment building will total 27,723 gross square feet with a maximum height of 36 feet. The units will be available as market rate rental apartments. The project is exempt from providing affordable units pursuant to the Inclusionary Housing program since it is a 100% rental project. The project's unit density (16.7 units/acre) is consistent with the DR-20 Zone District, which allows for a maximum of 32 units on the 1.62-acre project site (up to 20 units per acre). The project site's larger parcel, APN 069-525-022 (1.51 acres), is already zoned DR-20, a change that occurred with adoption of the Eastern Goleta Valley Community Plan. The proposed Rezone and Comprehensive Plan Map Amendment will convert a small adjacent parcel, APN 069-160-051 (0.11 acres), from a Commercial zoning and land use designation to Design Residential with a corresponding density of 20 units per acre. The two parcels comprising the project site will be voluntarily merged prior to Zoning Clearance issuance.

**This is to advise that the Board of Supervisors has approved the above described project on March 1, 2022 and has made the following determinations regarding the above described project:**

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

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101

Sean Stewart, Senior Planner

Digitally signed by Sean Stewart, Senior Planner  
DN: cn=US, o=Santa Barbara County, ou=Development Services, email=Sean.Stewart@co.santa-barbara.ca.us, c=US  
Date: 2022.03.02 14:34:29 -0800

3/2/2022

Signature (Public Agency)

Date

Title

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BUILDING\CEQA\MND\COMMENTS\NOTICE OF DETERMINATION.DOC

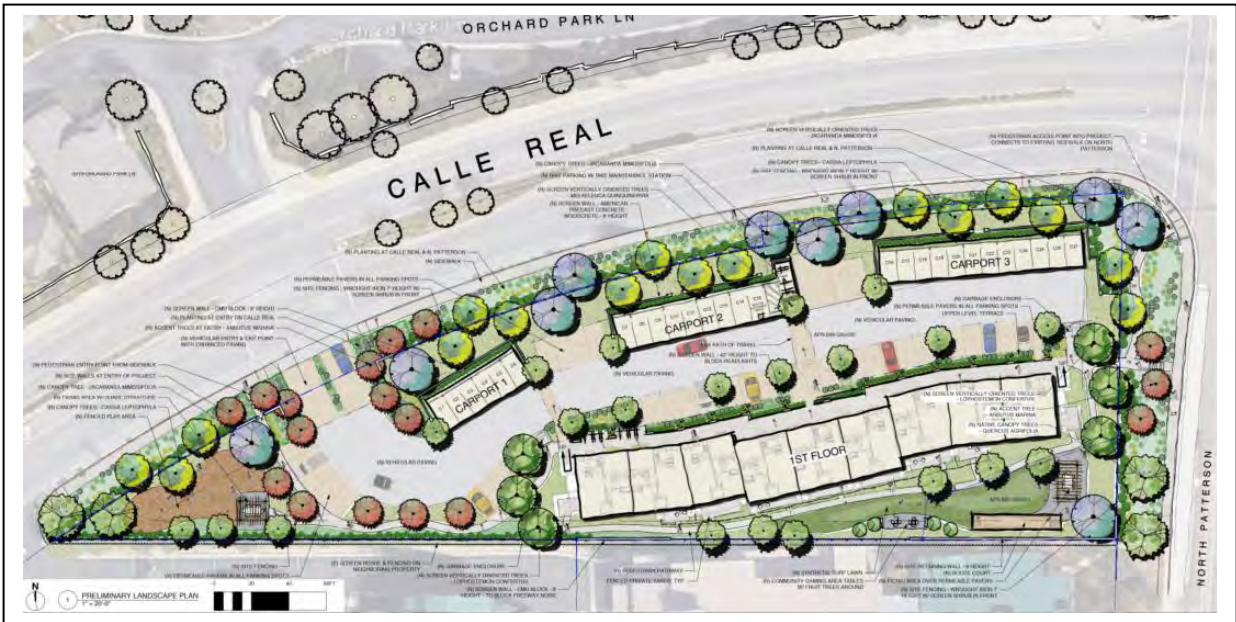


# Draft Final Mitigated Negative Declaration

## Galileo Pisa, LLC Apartments

Case Nos. 21NGD-00000-00001, 19GPA-00000-00003,  
19RZN-00000-00002 & 19DVP-00000-00039

December 1, 2021



**Owner**  
Galileo Pisa, LLC  
5325 Calle Real  
Santa Barbara, CA 93111

**Agent**  
Trudi Carey  
5325 Calle Real  
Santa Barbara, CA 93111

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## 1.0 REQUEST/PROJECT DESCRIPTION

The project is for 1) a General Plan Amendment to convert APN 069-160-051 from a land use designation of General Commercial to Residential with a corresponding density of 20-units per acre (Res-20); 2) a Rezone to convert APN 069-160-051 (0.11-acres) from General Commercial (C-2) to Design Residential with a corresponding density of 20-units per acre (DR-20); and 3) a Final Development Plan to allow construction of a 27-rental-unit apartment complex along with associated site improvements including 54 covered bicycle parking spaces, three detached approximately 10'-5" tall carport structures totaling 27 of the 60 total parking spaces, two trash enclosures of approximately 120 square feet each, and 28,673 square feet of common open space. The apartment building will total 27,723 gross square feet, paving will total 12,716 square feet, hardscaping will total 9,964 square feet, and landscaping will total 12,874 square feet. The project will comply with the Water Efficient Landscape Ordinance (WELO) and Tier 4 stormwater control requirements.

Nine single story, first-floor units are proposed that will each be 888 net square feet and contain two bedrooms and one bathroom. In addition, 18 two-story units comprising the 2<sup>nd</sup> and 3<sup>rd</sup> floors of the apartment building will each be 914 net square feet and contain two bedrooms, one and a half baths. All units will have a living, dining, and kitchen space, along with an area for individual washers and dryers. Sixty standard sized parking spaces are proposed, including 27 covered spaces, 6 guest spaces, two electric vehicle charging spaces, and two handicap accessible spaces. Grading includes approximately 2,870 cubic yards of cut, 800-1,500 cubic yards of export, ~~200~~ 1,000-1,500 cubic yards of import, and 3,070 cubic yards of fill. No native trees are proposed for removal and 42 producing, 34 failing, and 29 dead avocado trees (105 total) are proposed for removal. The parcel will be served by the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, and County Sheriff. Access will be provided off of Calle Real. The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20. The two parcels will be voluntarily merged by the applicant prior to the Board of Supervisors final action on General Plan Amendment, Rezone, and Development Plan. Following the voluntary merger, the project will be located on a single, 1.62-acre parcel zoned DR-20.

## 2.0 PROJECT LOCATION

The project is located on the southwest corner of Patterson Avenue and Calle Real, in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban, Eastern Goleta Valley Community Plan 069-160-051: General Commercial pending rezone to RES-20 069-525-022: RES-20, Residential, 20 units per acre
Zoning District, Ordinance	County Land Use and Development Code 069-160-051: General Commercial (C-2) pending rezone to Design Residential (DR-20) 069-525-022: Design Residential (DR-20)
Site Size	069-160-051: 0.11 acres 069-525-022: 1.51 acres
Present Use & Development	069-160-051: vacant 069-525-022: remnant avocado orchard
Surrounding Uses/Zoning	North: Calle Real and Single-Family Residential (DR 3.3) South: Patterson Plus Self-Storage (C-2) East: Patterson Avenue and Patterson 101 Self-Storage (C-2) West: Calle Real and Single-Family Residential (DR 3.3)

Access	Calle Real
Public Services	Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire Department Law Enforcement: County Sheriff

### 3.0 ENVIRONMENTAL SETTING

#### 3.1 PHYSICAL SETTING

The project site consists of two parcels totaling 1.62 acres situated on the southwest corner of Calle Real and Patterson Avenue. APN 069-525-022 is a flat 1.51 acre parcel that contains a remnant avocado orchard. There are 42 producing, 34 failing, and 29 dead avocado trees (105 total) on the parcel. APN 069-160-051 is 0.11 acres in size, undeveloped, and sits approximately 10 feet above the grade of APN 069-525-022. The rapid change in grade is comprised of a 2:1 fill slope and a 2'- 2.5' retaining wall. Drainage for the parcels is to the north via an earthen swale that directs runoff west to an 18" reinforced concrete pipe.

There are no water bodies, archaeological sites, or areas of special habitat or wildlife importance on-site. APN 069-525-022 has historically been vacant prior to orchard operations. A former Mobil Oil service station was associated with APN's 069-160-051 ancestor parcel (APN 069-160-034) from approximately 1967 through 2002; however, the Mobil Oil service station became non-operative at some point in the 1990's and no infrastructure was located on the 0.11 acres that is identified today as APN 069-160-051. In 2005, the former gas station parcel was redeveloped to its present day use as a self-storage facility and 0.11-acre APN 069-160-051 was left vacant. As part of the redevelopment, the former service station, including APN 069-160-051, was successfully remediated to residential use standards through the Leaking Underground Storage Tank (LUST) program.

The project site is considered urban infill due to its surrounding built-up urban uses. The parcel is bordered to the north and west by Calle Real, and single-family residential development exists beyond Calle Real. Patterson Avenue borders the parcel to the east. Another self-storage facility is located across Patterson Avenue, as well as a vacant parcel with a pending affordable housing development application. The parcel is bordered to the south by a self-storage facility and beyond the storage facility is the U.S. Highway 101.

#### 3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above.

### 4.0 METHODOLOGY FOR EVALUATING CUMULATIVE IMPACTS

This Initial Study (IS) evaluates the cumulative impacts of the project by considering the incremental effects of the proposed project in connection with the effects of past, present, or probable future projects causing impacts related to those impacts caused by the proposed project. As discussed in Sections 5.1-5.15 of this document, the incremental effect of the proposed project is not cumulatively considerable for any issue area. For the purposes of CEQA analysis, reasonably foreseeable projects include those that have submitted a permit application or are currently in the permitting process. When determining whether to include a related project, the following factors have been considered: the nature of each environmental resource being examined, the location of the project, and the type of project. The geographic scope of the cumulative analysis has been limited to projects within the vicinity of the proposed project, and particularly along the North Patterson and Calle Real area. This geographic scope was chosen because it defines the area where the project is located, and includes the pending County project at 80 N. Patterson

Avenue (Case No. 21ZCI-00000-00006, proposed construction of 12,704 square foot, 24 unit affordable housing project), as well as the following City of Goleta projects: 454 S. Patterson Avenue (Case No. 12-091-DP, 20,000 square foot Cottage Hospital medical and dental building under construction) and 5955 Calle Real (Case No. 16-097-DP-DRB, 132-room three story hotel complete application/pending project approval).

## 5.0 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.

### 5.1 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	X		
c. Glare or night lighting which may affect adjoining areas?		X		X	
d. Visually incompatible structures?		X	X		

**Existing Setting:** The project site is located on the southwest corner of the Calle Real and Patterson Avenue intersection. The project site is a remnant avocado orchard in an urban area. 105 avocado trees (42 producing, 34 failing, and 29 dead) will be removed for the project. The project site is surrounded by roadways and existing development, with the exception of the 0.54 acre vacant parcel located to the east across Patterson Avenue, which currently has a pending affordable housing development application. Beyond the vacant parcel to the east lies the Patterson 101 Self-Storage facility. The parcel is bound to the south by the Patterson Plus Self-Storage facility and the U.S. Highway 101. To the north, across Calle Real and Patterson Avenue, is single-family residential development.

The public viewshed for this project is the northbound Patterson Avenue travel corridor, the Patterson Avenue/Highway 101 northbound offramp, as well as Calle Real, which both enjoy views of the Santa Ynez Mountains. Views of the mountains and skyline from this area experience intermittent interruptions from

residential development, traffic lights, and power lines, but overall there is a large viewshed of the mountain range.

**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) The project's primary structure includes a 3-story, 27-unit apartment building, with 27,723 gross square feet of floor area, and a maximum height of 36 feet. The apartment building has been designed to comply with the applicable 35-foot height limit; however, to satisfy the request of the South Board of Architectural Review (SBAR) to provide more architectural character, a 230 square foot portion of the building's easterly ridgeline was raised to 36 feet consistent with the height limit exception found in Section 35.30.090.D.3 of the Land Use and Development Code. Section 35.30.090.D.3 allows for 400 square feet or 10 percent of the roof area, whichever is less, to exceed the height limit in order to provide for architectural character when approved by the SBAR. As requested by the SBAR during their June 19, 2020 meeting, story poles were erected to study the mass and height of the apartment building, which demonstrated that the project will not significantly obstruct views of the Santa Ynez Mountains (Exhibit 2). Views from Calle Real looking north to the mountains will not be obstructed given that the project is located on the south side of Calle Real. Western periphery views of the mountains have the potential to be blocked when traveling north on Patterson Avenue for a short duration depending on your adjacency to the structure. However, minimal obstruction to the viewshed is anticipated overall given the limited view plane for which mountain views would be obstructed from Patterson Avenue, and since the proposed building will approximately match the height of the adjacent Patterson Plus Self-Storage building and the existing mature screening vegetation surrounding the adjacent Patterson Plus Self-Storage building. Additional structures include three detached approximately 10'-5" tall carports and two detached trash enclosures of approximately 120 square feet each. Impacts are considered less than significant.

(b, d) The project's design aesthetic and architecture reflects the agricultural vernacular of nearby commercial developments, including the Patterson Plus Self-Storage buildings directly to the south, Fire Station #12 located across Calle Real, and the Fairview shopping center approximately 1 mile west along Calle Real. The typical style components that assimilate these buildings are simple massing forms, low-slung metal roofs, and board-and-batten siding. A previous, more modern iteration of the design with plaster walls, flat roofs and parapets was modified at the request of SBAR so that the design could better fit with the surrounding neighborhood. ~~The project's landscaping is adopted from the agricultural history of the area with perimeter trees and shrubs laid out to recall the feeling of an orchard.~~ The project includes gathering areas, active play areas and garden pathways laid out to enjoy the landscape plantings. From the public right of way, the perimeter landscaping filters views into the property and softens the architecture with layered plant materials of varying heights consisting of perimeter trees and shrubs.

The SBAR considered the proposed project on four occasions for conceptual review (April 17, 2020, June 19, 2020, July 24, 2020, and August 28, 2020) (Exhibit 15) and indicated that the project could return to SBAR for preliminary and final approval after the project is considered by the Planning Commission and Board of Supervisors (MM-Aest-04 SBAR Required). Design improvements completed at the request of the SBAR during conceptual review include separating the carports, revising the color scheme, expanding roofline variation, revising the landscape palette and planting locations, revising window, parapet, and railing detailing, and altering the architectural presentation of the eastern and western ends of the building. Therefore, With approval by the SBAR to ensure the design is compatible with surrounding development,

combined with the project's compliance with setback, height, landscaping, and open space requirements of the ordinance, the project would not create an aesthetically offensive site open to public view significantly change the visual character of the area or result in visually incompatible structures. Impacts are considered less than significant with mitigation.

(c) The project will introduce new sources of night lighting and glare to the area that could impact passing motor vehicles and surrounding residents. Impacts will be considered significant but mitigatable with the incorporation of exterior lighting restrictions (MM-Aest-10 Lighting) to ensure that any new lighting is designed to be hooded and direct light downward and prevent spillover onto neighboring properties. Impacts are considered less than significant with mitigation.

**Cumulative Impacts:** The project is not anticipated to result in any substantial change of the area's aesthetic character since the project will be located within an urban area that is surrounded by other residential and commercial development. The project has been designed to be compatible with surrounding development. Mitigation measures, including review and approval by the SBAR and night-sky compliant lighting, will ensure that the project will not result in a considerable contribution to cumulative impacts.

**Mitigation and Residual Impact:** The following mitigation measures would reduce the project's aesthetic impacts to a less than significant level:

- 1. MM-Aest-04 SBAR Required.** The Owner/Applicant shall obtain South Board of Architectural Review (SBAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping of common open areas shall be compatible with vicinity development and shall conform in all respects to SBAR approval Case No. 20BAR-00000-00044.  
**TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final SBAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to SBAR plan filing.  
**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved SBAR design and landscape plans prior to Final Building Inspection Clearance.
- 2. MM-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 SBAR 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 and SBAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Zoning Clearance for structures. P&D compliance monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

With the incorporation of these measures, residual impacts will be less than significant.



## 5.2 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	

### Setting

*Background:* 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 \$1.6 billion (Santa Barbara County Agricultural Production Report, 2019). In addition to creating food, jobs, and economic value, farmland provides valuable open space and maintains the County’s rural character.

*Physical:* APN 069-160-051 is 0.11 acres in size, undeveloped, and was previously associated with the former Mobil Oil service station located on the southerly adjoining parcel from approximately 1967 to 2002. However, no infrastructure from the Mobil Oil service station was located on the 0.11 acres based a review of historic aerial imagery. APN 069-525-022 is a flat 1.51 acre parcel that contains a remnant avocado orchard located on prime soils. There are 42 producing, 34 failing, and 29 dead avocado trees (105 total) on the parcel. Despite the presence of the remnant avocado orchard, APN 069-525-022 is not zoned for agriculture, but rather is zoned for Design Residential (DR) with a corresponding 20 units per acre land use designation. The project site was rezoned to DR-20 during the adoption of the Eastern Goleta Valley Community Plan in 2015. There is no adjoining agriculture or any other agriculture within the vicinity of the project site. The project site is surrounded by commercial and residential development.

**County Environmental Thresholds.** A project which would result in the loss or impairment of agricultural resources will create a potentially significant impact.

### Impact Discussion:

(a, b) The site does not adjoin or will not impact any neighboring agricultural operations. The site does not contain unique or other farmland of State or Local Importance and is not in a Williamson Act contract. While on-site soils are considered prime, the project site is not zoned for agriculture and is not currently in commercial agricultural production. The avocado orchard was historically owned by a commercial agriculturalist, but the property was sold in 2019 to the current owner because of the declining productivity of the orchard and residential zoning of the property. The current owner continues to water and harvest the 42 remaining production avocado trees on-site; however, due to the small crop size, only a boutique picking company is willing to complete the job and the economics are not sustainable. As a result, the proposed project will not convert prime agricultural land to non-agricultural use, impair agricultural land productivity, or conflict with agricultural preserve programs given the parcel’s small size and high density residential zoning.

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

### 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 issue constitutes a significant effect at the project level. In this

instance, the project has been found not to exceed the threshold of significance for agricultural resources. Therefore, the project’s contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is less than significant.

### 5.3a 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	X		
c. Extensive dust generation?		X			

#### County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in July 2015) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NO<sub>x</sub> and ROC, and 80 pounds per day for PM<sub>10</sub>);
- 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;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County’s Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., oil and gas production and processing facilities), which are considered long-term/operational impact sources.

#### Impact Discussion:

(a, b, c) Potential Air Quality Impacts

*Short-Term Construction Impacts.* Project-related construction activities will require grading that has been minimized to the extent possible under the circumstances. With the implementation of standard dust control measures that are required for all new development in the County (Air-01 Dust Control), earth moving operations at the project site will not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM<sub>10</sub>; however, impacts will be less than significant with mitigation.

Emissions of ozone precursors (NO<sub>x</sub> and ROC) during project construction will result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities will occur on the project site, construction-related emissions of NO<sub>x</sub> and ROC will not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone,

the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible (Exhibit 3) and MM-Air-SpO2 Diesel Emissions. Compliance with these measures is routinely required for all new development in the County.

*Long-Term Operation Emissions.* Long-term emissions are typically estimated using the CalEEMod computer model program. However, the proposed project, consisting of 27 new residential units is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. The screening table indicates that a housing project involving condominiums or apartments of fewer than 200 units will likely not exceed the air quality threshold. Therefore, the proposed project does not have a potentially significant long-term impact on air quality.

Due to the project's proximity to Highway 101, the project will not utilize fresh air intake equipment and instead will utilize ductless ventilation systems using the Samsung "Wind-Free" 2.0, Wall Mounted Evaporator, and Samsung 4 Port Condensing Units. By utilizing ductless ventilation systems the project is not subject to Eastern Goleta Valley Community Plan DevStd AQ-EGV-2B that requires ventilation systems rated at a minimum efficiency reporting value of MERV13 or better when residential projects are located within 500 feet of a highway.

**Cumulative Impacts:**

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level.

In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is less than significant (Class III).

**Mitigation and Residual Impact:**

The following mitigation measures would reduce the project's short-term air quality impacts to a less than significant level:

1. **MM-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. Reclaimed water shall be used if feasible.
  - 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 offsite.
  - 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 for project development prior to Zoning Clearance issuance.

**PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned on-site 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 each grading permit. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed.

**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 on-site. APCD inspectors shall respond to nuisance complaints.

**2. MM-Air-Sp02 Diesel Emissions.** The Owner/Applicant shall comply with the following diesel emission reduction strategies at all times during grading and construction:

- a. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- b. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm).
- c. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- d. The following measures are recommended:
- e. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- f. Diesel powered equipment should be replaced by electric equipment whenever feasible.
- g. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- h. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- i. All construction equipment shall be maintained in tune per the manufacturer's specifications.
- j. The engine size of construction equipment shall be the minimum practical size.
- k. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

- I. Construction worker trips should be minimized by requiring carpooling and by providing for lunch on-site.

**PLAN REQUIREMENTS:** These emission control requirements shall be noted on all grading and building plans for project development prior to Zoning Clearance issuance.

**TIMING:** The emission control strategies 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 and compliance monitoring staff shall spot check and ensure compliance on-site.

With the incorporation of these measures, residual impacts will be less than significant.

### 5.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

**Existing Setting:** Greenhouse gases (GHG) include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>), and nitrogen trifluoride (NF<sub>3</sub>) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as “the greenhouse effect,” human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

The largest source of GHG emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017* (U.S. Environmental Protection Agency 2019) states that the primary sources of GHG emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19%, respectively). Factoring in all sources of GHG emissions, the energy sector accounts for 84% of total emissions in addition to agricultural (8%), industrial processes (5.5%), and waste management (2%) sources.

The County of Santa Barbara’s Final Environmental Impact Report (EIR) for the Energy and Climate Action Plan (ECAP) (PMC, 2015) and the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* (County of Santa Barbara Long Range Planning Division, 2018) contain a detailed description of the proposed project’s existing regional setting as it pertains to GHG emissions. Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 38% of the total emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).



The overabundance of GHG in the atmosphere has led to a warming of the earth and has the potential to substantially change the earth's climate system. More frequent and intense weather and climate-related events are expected to damage infrastructure, ecosystems, and social systems across the United States (U.S. Global Change Research Program 2018). California's Central Coast, including Santa Barbara County, will be affected by changes in precipitation patterns, reduced foggy days, increased extreme heat days, exacerbated drought and wildfire conditions, and acceleration of sea level rise leading to increased coastal flooding and erosion (Langridge, Ruth 2018).

Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC 2014). As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, "'Cumulative impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Therefore, by definition, climate change under CEQA is a cumulative impact.

CEQA Guidelines Section 15064.4(b) states that a lead agency "should focus its analysis on the reasonably foreseeable incremental contribution of the project's [GHG] emissions to the effects of climate change." A project's individual contribution may appear small but may still be cumulatively considerable. Therefore, it is not appropriate to determine the significance of an individual project's GHG emissions by comparing against state, local, or global emission rates. Instead, the Governor's Office of Planning and Research recommends using an established or recommended threshold as one method of determining significance during CEQA analysis (OPR 2008, 2018). A lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)].

**County Environmental Threshold:** On January 26, 2021, the Santa Barbara County Board of Supervisors (Board) adopted interim GHG emissions thresholds of significance (interim thresholds). The interim thresholds apply to land use projects and plans that do not contain industrial stationary sources of GHG emissions. The interim thresholds are based on the County's 2030 GHG emission reduction target (50 percent below 2007 levels by 2030), which is in line with the State's GHG emission reduction goals (40 percent below 1990 levels by 2030). The interim thresholds are designed to identify (1) a cumulatively considerable contribution to an existing adverse condition, and (2) a cumulatively significant impact in combination with other projects causing related impacts.

Consistent with CEQA Guidelines Section 15064.7, Thresholds of Significance, the County developed and adopted its interim thresholds through analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. CEQA Guidelines Section 15064.7(a) states, "[a] threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect." Projects that comply with an applicable threshold will normally have an insignificant effect on the environment. Projects that exceed or otherwise do not comply with an applicable threshold may have a significant effect on the environment and, as a result, may require project modifications or mitigation measures to avoid or reduce those effects to insignificant levels. The following thresholds reflect this general guidance as well as the specific guidance set forth in CEQA Guidelines Section 15064.4 regarding the significance of impacts from GHG emissions.

The interim GHG emissions thresholds framework consists, first, of a numerical threshold (Screening Threshold) and, second, an efficiency threshold (Significance Threshold). The Board adopted a numeric Screening Threshold of 300 metric tons of carbon dioxide equivalent per year (MTCO<sub>2</sub>e/year) for non-industrial stationary source projects and plans, and concurrently adopted screening criteria to streamline

project review. Screening criteria identify classes of projects based on land use, size, and other factors that would have an insignificant impact. The County presumes that a project that meets any of the screening criteria, absent substantial evidence to the contrary, will have an insignificant impact and will not require further impact analysis.

Table 1, the “Size-Based Project Screening Criteria Table,” in Chapter 11 of the County’s *Environmental Thresholds and Guidelines Manual* (County of Santa Barbara, 2021) lists types and sizes of projects that will typically emit less than 300 MTCO<sub>2</sub>e/year, by the year 2030. The County’s adopted size-based screening criteria states that a multi-family housing project type with less than 55,000 square feet of inhabited space will typically not exceed the numeric Screening Threshold.

Per CEQA Guidelines Section 15064.4, County staff should consider the following factors, among others, when determining the significance of impacts from GHG emissions on the environment: (1) the extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (e.g., CEQA Guidelines Section 15183.5, Tiering and Streamlining the Analysis of Greenhouse Gas Emissions, Subsection (b)).

#### **Impact Discussion:**

(a) The project will construct a 27,723 gross square foot 27-unit apartment building, which falls below the County adopted Screening Criteria of 55,000 square feet for multi-family housing and therefore will not generate greenhouse gas emissions, either directly or indirectly, that will have a significant effect on the environment. The County adopted screening criteria of 55,000 square feet for multi-family housing is based on a square footage metric that is in compliance with the Screening Threshold of 300 MTCO<sub>2</sub>e/year for non-industrial stationary source projects. Historical permit research indicates that multi-family housing projects of less than 55,000 square feet typically emit less than 300 MTCO<sub>2</sub>e/year, by the year 2030. Furthermore, there is no substantial evidence, based on the project type, that indicates anticipated emissions will exceed the screening criteria or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The 27-unit apartment building will be constructed in an urban area on a flat lot with no existing structures. Therefore, the project does not result in extensive demolition or grading. The building will meet current Title 24 Building Code requirements for energy efficient construction and appliances. Typical construction equipment will be used during demolition and construction, and site disturbance will be commensurate with the type and size of this multi-family residential project.

While climate change impacts cannot result from a particular project’s GHG emissions, the project’s incremental contribution of GHG emissions combined with all other sources of GHGs may have a significant impact on global climate change. For this reason, a project’s contribution to GHG emissions is analyzed below under “Cumulative Impacts.”

(b) The County initiated its 2030 Climate Action Plan (CAP) in 2020. The 2030 CAP will update the GHG emission reduction targets and actions in the 2015 ECAP. Until the 2030 CAP is adopted, the County considers projects or plans that have emissions below the interim thresholds to be consistent with County GHG emission reduction plans. The interim thresholds are part of the County’s GHG emissions reduction strategy and were informed by the County’s 2030 target. The interim thresholds provide a pathway for projects and plans to show compliance with County goals. Therefore, the proposed project is consistent

with “an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.”

**Cumulative Impacts:**

The proposed project’s total greenhouse gas emissions will be less than the applicable significance screening threshold of 300 MTCO<sub>2</sub>e/year, equivalent to the operational GHG emissions associated with up to a 55,000 square foot multi-family building. By ensuring that new development will not exceed its fair share of emissions by 2030, the thresholds help the County meet its 2030 GHG emissions target. Therefore, the project’s incremental contribution to a cumulative effect is not cumulatively considerable and the project’s greenhouse gas emissions will have an insignificant impact on the environment.

**Mitigation and Residual Impact:** Since the proposed project will not have a significant impact on the environment, no additional mitigation is necessary. Therefore, residual impacts will be less than significant.

**References:**

County of Santa Barbara Long Range Planning Division, *Energy and Climate Action Plan*, May 2015.

County of Santa Barbara Long Range Planning Division, *2016 Greenhouse Gas Emissions Inventory Update and Forecast*, June 2018.

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised January 2021).

Governor’s Office of Planning and Research (OPR), *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, June 2008.

Governor’s Office of Planning and Research (OPR), *CEQA and Climate Change Advisory, Discussion Draft*, December 2018.

Intergovernmental Panel on Climate Change (IPCC), *Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II, and III to the Fifth Assessment report of the Intergovernmental Panel on Climate Change* [Core Writing Team, R.K. Pachauri and L.A. Mayer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

IPCC 2018, *Special Report: Global Warming of 1.5°C, Summary for Policymakers*. IPCC, Geneva, Switzerland, 32 pp.

Langridge, Ruth (University of California, Santa Cruz). California’s Fourth Climate Change Assessment, Central Coast Summary Report, September 2018.

PMC, *Final Environmental Impact Report for the Energy and Climate Action Plan*, May 2015.

U.S. Environmental Protection Agency, *Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017*, April 2019.

U.S. Global Change Research Program, *Fourth National Climate Assessment, Volume II: Impacts, Risks, and Adaptation in the United States*, 2018.

## 5.4 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 on-site (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

**Existing Plant and Animal Communities/Conditions:** Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, a site visit was conducted on December 15, 2020. The following analysis is based on this information, as well as the Eastern Goleta Valley Community Plan (EGVCP) habitat resources maps.

*Flora:* The 1.62-acre site consists of a remnant avocado orchard. Pursuant to the EGVCP Environmentally Sensitive Habitat and Riparian Corridor Overlay Map (Exhibit 4) there is no known or mapped special status

plants or ESH within or adjacent to the project site, which is consistent with conditions observed on the December 15, 2020 site visit.

*Fauna:* The project site does not contain habitat or vegetation that would support sensitive wildlife species. The site is located within the vicinity of potential tricolored blackbird nesting sites, however, the closest sighting was at Maria Ygnacio Creek, which is approximately 900 feet from the project site.

**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:

*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 Environmental Thresholds and Guidelines Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

**Impact Discussion:**

(a-c, e, g-j) No natural plant communities, habitats, or sensitive wildlife species are known to exist or inhabit the premises based on review of the Eastern Goleta Valley Community Plan sensitive resource mapping, County's CNDDDB database, and the ESH overlay found in the County's GIS software. Additionally, no native or specimen trees are located in the area of project disturbance. The only trees located on the project site are 42 producing, 34 failing, and 29 dead avocado trees. All avocado trees on-site are proposed for removal; however, this does not result in any impact to specimen trees. Therefore, the project will have no impact on unique, rare or threatened plants, native vegetation, specimen trees, and threatened or endangered species of animals, fish or wildlife habitat.

(d) Non-native vegetation consisting of avocado trees will be impacted by the proposed project. 42 producing, 34 failing, and 29 dead avocado trees are proposed for removal. However, the impact will be less than significant since avocado trees are not of habitat value, non-native, and the majority of the trees are not producing avocados. Therefore, the project will have ~~a less than significant~~ no impact on the habitat value of the site.

(f) There will be human habitation introduced to the project site. However, the impact will be less than significant as there is no environmentally sensitive habitat, native plants, or wildlife present on the subject parcel. A total of 105 avocado trees will be removed from the parcel, 63 of which are already dead or failing. Therefore, the project will have a less than significant impact on the existing habitat.

(k) There will be human presence introduced to the project site. However, the impact would be less than significant as the site is not suitable to support the presence of wildlife since the project is surrounded by urban uses, including vehicle thoroughfares, residential, and commercial development. Therefore, normal

activities of wildlife will not be significantly hindered. Therefore, the project will have a less than significant impact on the normal activities of wildlife.

**Cumulative Impacts:** The project site does not contain or support sensitive plant or wildlife species. Therefore the project would not have a cumulatively considerable effect on biological resources and the project’s contribution to biological resource impacts would be less than significant.

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

## 5.5 CULTURAL RESOURCES

<b>Will the proposal:</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>
<b>a.</b> Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?				X	
<b>b.</b> Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?		X			
<b>c.</b> Disturb any human remains, including those located outside of formal cemeteries?			X		
<b>d.</b> Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:  1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or  2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		

**County Environmental Thresholds:** Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008, revised February 27, 2018) contains guidelines for the identification,



significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D).

CEQA calls cultural resources that meet these criteria “historical resources”. Specifically, a “historical resource” is a cultural resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources, or included in or eligible for inclusion in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1. As such, any cultural resource that is evaluated as significant under CEQA criteria, whether it is an archaeological resource of historic or prehistoric age, a historic built environment resource, or a tribal cultural resource, is termed a “historical resource”.

CEQA Guidelines Section 15064.5(b) states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.” As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

For the built environment, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995), is generally considered as mitigated to a less than a significant impact level on the historical resource.

**Existing Setting:**

*Prehistoric Resources.* For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. A Phase 1 archaeological investigation was conducted on the project site by Dudek (McDivitt, March 2020), which included a records search by the Central Coast Information Center (CCIC) of the University of California, Santa Barbara and a Native American Heritage Commission Sacred Land Files search request. Based on the Phase 1 archaeological investigation and CCIC records search, no known cultural resources exist at the proposed project site; however, five recorded archaeological sites are located within a 0.5-mile radius of the project site. The Phase 1 Archaeological Report also details that the entire project was previously studied via a Phase 1

Survey (Report No. SR-00211, Stone 1985) in 1985, which similarly did not identify any cultural resources on-site.

*Historic Resources (Built Environment).* The subject property consists of two parcels totaling 1.62 acres situated on the southwest corner of Calle Real and Patterson Avenue. APN 069-525-022 is a flat 1.51 acre parcel that contains a remnant avocado orchard. APN 069-160-051 is 0.11 acres in size, undeveloped, and formerly associated with the Mobil Oil service station that was located on the southerly adjoining parcel from approximately 1967 through 2002. The abutting parcel to the south was redeveloped on 2005 to a self-storage facility and the 0.11 acres has sat vacant since. No structures exist on the proposed project site, and ground disturbances associated with the agriculture operation are known to reach a depth of 18-inches for disking activities and 48-inches for orchard planning and removal.

*Tribal Cultural Resources.* To date, Santa Barbara County has received two tribal requests from the Barbareno/Ventureno Band of Mission Indians and Santa Ynez Band of Chumash Indians to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52 for all projects in Santa Barbara County. As such, the Barbareno/Ventureno Band of Mission Indians and Santa Ynez Band of Chumash Indians are notified of the opportunity for consultation after a project has been deemed complete. On February 23, 2021, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians, and Kenneth Kahn, Tribal Chairman of the Santa Ynez Band of Chumash Indians from Santa Barbara County. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 Archaeological Report. To date, no reply has been received. Additionally, as part of the project's Phase 1 Archaeological Report, Ms. McDivitt made an initial contact via email and certified mail with the 10 tribes that were identified by the Native American Heritage Commission Sacred Land Files to have potential knowledge of cultural resources within or surrounding the proposed project area.

**Impact Discussion:**

(a-d) As discussed above, no cultural, prehistoric, or historic resources have been identified within the project site over the course of two separate Phase 1 archaeological investigations. Five recorded archaeological sites are known to be located within a 0.5-mile radius of the project site. Since no cultural resources were identified on the project site, the proposed project will not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the significance of a tribal cultural resource. Nevertheless, in the unlikely event a cultural resource or human remains is found on-site, MM-CulRes-09 requires work to stop immediately and a County-qualified archeologist be contacted in order to comply with cultural resource policies and the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual].

The project site includes a remnant avocado orchard that has existed since the early 20<sup>th</sup> century, which has resulted in a ground disturbance of up to 48 inches in depth throughout the site. However, since the project will entail ground disturbance of up to 54 inches, there is a low potential that unknown archeological resources and/or tribal cultural resources could be located at a depth within previously undisturbed soils. Based on the low, but existent possibility of unknown resource discovery, MM-CulRes-01 requires a pre-construction meeting to occur to educate workers about what cultural resources appear like and what to do if they are found and MM-CulRes-09 requires work to immediately stop in the event archaeological or cultural resources are encountered. With the incorporation of these project mitigation measures, all impacts will be less than significant.

**Cumulative Impacts:**

Since the project will not significantly impact cultural resources, it will not have a cumulatively considerable effect on the County's cultural resources with implementation of the mitigation measures described below.

**Mitigation and Residual Impact:**

The following mitigation measures will reduce the project's cultural resource impacts to a less than significant level:

- 1. MM-CulRes-01 Pre-Construction Meeting.** Prior to the start of work, a County-qualified archaeologist and a Native American representative shall provide worker orientation to the applicant, construction supervisors, and equipment operators to ensure they understand their respective roles and responsibilities with respect to inadvertent discovery of cultural resources. The meeting will explain why monitoring is required, describe what would cause a temporary stop in construction, describe a major discovery scenario such as the new discovery of human remains, explore reporting requirements and responsibilities with the supervisors, discuss prohibited activities including unauthorized collecting of artifacts, and identified the types of archeological materials that may be uncovered and provide examples of common artifacts to examine. No grading or construction may begin prior to this meeting.  
**PLAN REQUIREMENTS:** All requirements shall be specified on all grading and building plans.  
**TIMING:** The Owner/Applicant shall comply with this measure prior to any grading or construction activities.  
**MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the training has occurred prior to initiation of grading/construction.
- 2. MM 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 or cultural resources are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation 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.

With the incorporation of these measures, residual impacts will be less than significant.

References:

- Phase 1 Survey of the Patterson Avenue Interchange, Santa Barbara County, California*, D. Stone, 1985.  
*Phase I Archeological Resource Report for the 5317 Calle Real and 99 North Patterson Project*, Dudek, March 2020.

## 5.6 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		

### Impact Discussion:

(a, b) The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of a 27 apartment building and incorporates solar panels on the roof of the three carport structures, as shown on the west elevation of Plan Sheet A-2, Project Plans (Exhibit 1). The building's construction will be required to comply with current building standards for multi-family construction and has been designed to incorporate passive heating/cooling, two EV charging stations, shade trees, awnings, recessed windows, energy efficient heating and cooling systems, and LED lighting. The solar panel system has been designed to support the EV stations, and on-site lighting and the carports will be designed so that more EV chargers could be added at a later date, should demand increase. The project site is located in close proximity to ~~two (2)~~ three (3) MTD bus stops: one at the corner of Patterson Avenue and University Drive, one at the entrance to the Orchard Park neighborhood, and one at Calle Real and Maravilla located 0.3 miles west along Calle Real.

Based on an estimated occupancy rate of 2.65/attached unit (e.g., apartments, condominiums, etc.) (Santa Barbara County Thresholds and Guidelines Manual, Rev. March 2018, p. 138), energy use is estimated as follows:

### Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita <sup>1</sup> )	980.24 million BTU per year (27 apartments * 2.65/home =71.55 residents, * 13.7 m BTU/capita)
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE) <sup>2</sup>	186.3 megawatt hours per year (27 apartments * 6.9 MWh/yr)

Based on these figures, the natural gas use for the project will be 980.24 million BTUs per year and the electricity use will be 186.3 MWh per year. As a result, the proposed project will not result in a substantial increase in energy demand or require the development or extension of new sources of energy. In summary, the project will have minimal long-term energy requirements and a negligible effect on regional energy needs. Impacts will 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>

**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 will be less than significant.

**5.7 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 or exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	
e. Introduction of development that will substantially impair an adopted emergency response plan, emergency evacuation plan, or fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
f. Development of structures beyond safe Fire Dept. response time?				X	

**Impact Discussion:** The project is not located within a High Fire Hazard Area, and does not involve new fire hazards. The project is located approximately 0.1 miles away from the County Fire Station 12 and is therefore in an area with adequate five minute response time for fire protection services. The project is designed to meet all applicable County Fire Department development standards and has been conditioned accordingly (Exhibit 3). The County Fire Department conceptually approved the project to meet applicable access and fire safety requirements. Therefore, all impacts are less than significant.

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

**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.

**5.8 GEOLOGIC PROCESSES**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?		X			
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	
d. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X		
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?				X	

**County Environmental Threshold:** Pursuant to the County’s Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.



### Impact Discussion:

(a) Based on the Santa Barbara Comprehensive Plan's Seismic Safety Element maps, the project site has an overall geologic problems index of moderate. The project site is not underlain by any known fault. Compliance with existing building regulations will reduce potential ground shaking impacts caused by movement along any distant fault to a less than significant level. Liquefaction potential in the area has been determined to be low. Any potential for expansive soils will be mitigated by the use of non-expansive engineered fill. All soils-related hazards will be less than significant through the normal building permit review and inspection process. Therefore, the project will have a less than significant impact due to the absence of unstable earth conditions.

(b) Grading for site development will require approximately 2,870 cubic yards of cut and 3,070 cubic yards of fill. The project is not in an area subject to coastal erosion. The existing topography of the site is gently sloping and the average slope on-site is 5.1 percent, with the exception of the approximate 10-foot rise in elevation in the southeast corner of the property. The grade change is associated with the two different parcels that comprise the project site, with existing grade of the smaller 0.11-acre parcel (APN 069-160-051) lying approximately ten feet higher than APN 069-525-022. Grading of the smaller 0.11-acre parcel will include seven feet of excavation to match the 778' finished surface elevation that will be supported by two offset retaining walls, each with a maximum height of five feet. A Soils Report was prepared for the project by Braun & Associates, Inc. dated February 17, 2020 with best practice recommendations regarding grading, building foundations, driveway/parking areas, and retaining walls (Exhibit 5). With the incorporation of these recommendations through MM-Geo-01b Soils Study, project grading will have a less than significant impact.

(c-j, l) The project site is not located near a coastal bluff, there are no unique geological features located on the project site, and the project will not result in the use of septic systems. The project does not involve mining. The project does not include excessive grading on slopes greater than 20%, but does include excavation of the smaller 0.11-acre parcel (APN 069-160-051), as described immediately above, to match the existing grade of the larger parcel. Therefore, the project will have no impact on coastal bluffs, unique paleontological resources, wind or water erosion, septic disposal systems, or minerals or ores.

(k) There is the potential for vibrations due to short-term construction. However, the construction hours will be limited to Monday through Friday 8 a.m. – 5 p.m., and the project site is adjacent to a self-storage facility to the south and public roads on the north, east, and west. Therefore, the project will have a less than significant impact on adjoining areas from vibrations.

### Cumulative Impacts:

Since the project will not result in significant geologic impacts after mitigation, and geologic impacts are typically localized in nature, it will not have a cumulatively considerable effect on geologic hazards within the County.

### Mitigation and Residual Impact:

- MM-Geo-01b Soils Report.** The Owner/Applicant shall submit a soils report for the project.  
**PLAN REQUIREMENTS:** The Owner/Applicant shall submit the report for P&D review and approval. Elements of the approved report shall be reflected on grading and building plans as required.  
**TIMING:** The Owner/Applicant shall submit the soils report prior to application completeness.  
**MONITORING:** P&D permit processing planner shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to the recommendations of the soils report. Compliance monitoring staff and grading and building inspectors shall ensure compliance in the field.

### References:

Soils Investigation Report, Braun & Associates, Inc., February 17, 2020

## 5.9 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		

**Setting:** The project site's smaller parcel (APN 069-160-051, 0.11 acres) was associated with the former Mobil Oil service station that was located on the abutting parcel to the south from approximately 1967 through 2002. However, aerial photographs indicate that infrastructure from the service station was not located on part of the proposed project site (APN 069-160-051). As part of the redevelopment of the former service station into the present day self-storage facility, that site, including APN -051, was successfully remediated through the Leaking Underground Storage Tank (LUST) program. The project site's larger parcel (APN 069-525-02, 1.51 acres) has historically been vacant prior to orchard operations which began in the 1920's and exists today.

**County Environmental Threshold:** The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

### Impact Discussion:

(a-c, e, f) A Phase I Environmental Site Assessment Report dated September 4, 2018 was prepared for the project by Certified Environmental Consultants, Inc. (Exhibit 6). In addition to confirming the prior closure of the LUST case mentioned above, the Phase I report confirmed that the site's parcels and adjacent properties are not included on any active-enforcement regulatory listings. Environmental Health Services (EHS) Site Mitigation Unit reviewed the Phase 1 report and recommended soil sampling across the site for the following Constituents of Potential Concern (COPCs): metals, organochlorine pesticides, chlorinated

herbicides, and, if a transformer was identified, polychlorinated biphenyls (PCBs). The transformer did not exist, so no sampling for PCBs was conducted.

Certified Environmental Consultants, Inc. carried out the additional testing and recorded the results in their Phase II Report dated July 16, 2020 (Exhibit 7) and Padre Associates, Inc. prepared a Remedial Action Plan for the site dated August 13, 2020 (Exhibit 8) based on the results of the Phase II testing. The Phase II report indicates the presence of the organochlorine pesticides alpha-chlordane, gamma-chlordane, 4,4-DDD, 4,4-DDE, and 4,4-DDT and elevated levels of select metals in shallow soil (1-foot or less) that exceeded the residential land use standards for the site (Exhibit 7). Of these Constituents of Potential Concern, chlordane, 4,4-DDT, lead, arsenic and vanadium were above their respective Tier 1 Environmental Screening Levels. The arsenic-containing soil is located at a discrete location encompassing approximately 0.2 acres. The chlordane-containing soil occurs over a broader area at the project site and covers approximately 0.9 acres.

EHS approved the Remedial Action Plan for the site, which includes excavating the site to a depth of about 1 foot below ground surface in areas where elevated arsenic and chlordane was found (Exhibit 9). An estimated ~~1,100~~ 800-1,500 cubic yards of non-hazardous soil will be excavated and disposed of offsite at an approved disposal facility. An initial grading permit will be issued to complete the necessary on-site soil remediation, which will be followed by a secondary grading permit to allow for the preparation of the proposed development.

Upon completion of the work outlined in the Remedial Action Plan, detected levels of COPCs in soil will be remediated to levels below residential use standards. To ensure the site is remediated consistent with the requirements of the Remedial Action Plan, the applicant must complete a Remedial Action Completion Report (RACR) that must be approved by Santa Barbara County Environmental Health Services (MM-Soil-01 Remediation Action Plan Completion Report Required).

Of note, the previous clearing and grubbing quantities, as well as the shrinkage quantities calculated for the preparation of the site are consistent with the excavation quantities required by the Remediation Action Plan and therefore no additional increase of the project's grading figures are anticipated.

(d, g, h) The project will not result in any interference with an emergency response or evacuation plan, exposure to hazards from oil or gas pipelines or facilities, or the contamination of a public water supply. The project site is located on a corner lot at the intersection of Patterson Avenue and Calle Real, with proposed ingress and egress to Calle Real consistent with County Fire Department and Department of Public Works design standards. In the event of an emergency, residents will have unimpeded access to Calle Real, and no other parcels share or utilize access from the project site. No oil pipelines exist on or near the site and residential gas service will be constructed in accordance with building code standards. Implementation of the Remedial Action Plan will restore the site's soil consistent with residential use standards and therefore, no contamination of a public water supply would occur.

**Mitigation and Residual Impact:**

The following mitigation measures would reduce the project's effects regarding hazardous materials and/or risk of upset to a less than significant level:

1. **MM-Soil-01 Remediation Action Plan Completion Report Required.** The Owner/Applicant shall complete site remediation as proposed in Padre Associates Inc.'s Remedial Action Plan, dated August 13, 2020, and the Remedial Action Plan Addendum, dated September 14, 2020, as approved by EHS in their letter dated October 13, 2020. Upon completion of remedial activities, the

Owner/Applicant shall prepare a Remediation Action Plan Completion Report (RACR) for EHS review and approval.

**TIMING:** The Owner/Applicant shall obtain EHS approval of the RACR prior to issuance of the project’s second grading permit, which will allow for site grading and preparation.

**MONITORING:** EHS staff, the project planner, and Building and Safety staff will ensure compliance with the above measures prior to issuance of the project’s second grading permit.

With the incorporation of this mitigation measure, residual 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.

**References:**

*Phase I Environmental Site Assessment Report*, Certified Environmental Consultants, Inc., September 4, 2018

*Phase II Environmental Site Assessment Report*, Certified Environmental Consultants, Inc., July 16, 2020

*Remedial Action Plan*, Padre Associates, Inc., August 13, 2020

EHS Letter dated October 30, 2020

**5.10 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. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		X			
c. The induction of substantial unplanned population growth or concentration of population?			X		
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?			X		
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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 subject 1.62-acre project site is a remnant avocado orchard located on the southwest corner of the Calle Real and Patterson Avenue intersection that is surrounded by a mix of commercial development and residential development. The project site was rezoned to DR-20 with the adoption of the Eastern Goleta Valley Community Plan in ~~1995~~ 2015, as this site was specifically identified for future multi-family residential development that could accommodate up to 20 units per acre. While the 0.11-acre portion of the project site is zoned C-2, this portion will be rezoned to DR-20 as part of this project and voluntarily merged with the larger 1.51-acre parcel prior to the Board of Supervisors’ final action on the project.

The project site is surrounded by roadways and existing development, with the exception of the 0.54 acre vacant parcel (zoned C-2) located to the east across Patterson Avenue, which currently has a pending affordable housing development application. Beyond the vacant parcel lies the Patterson 101 Self-Storage facility which is also zoned C-2. The project site is bound to the south by the Patterson Plus Self-Storage facility, also zoned C-2, and the U.S. Highway 101.

To the north and west, located across Calle Real and Patterson Avenue is single-family residential development, with 8-R-1 and DR-3.3 zoning. Further west along Calle Real is the Santa Barbara County Fire Station #12, followed by Maravilla, a retirement home community that is within the City of Goleta’s jurisdiction.

**Environmental Threshold:** The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project results in substantial growth inducing effects or results in a physical change in conflict with County policies adopted for the purpose of avoiding or mitigating an environmental effect.

**Impact Discussion:**

(a) The proposed residential project will be compatible with existing land uses and will not cause a physical change that conflicts with adopted environmental policies or regulations. The project site is a remnant avocado orchard in an urban area that has previously been rezoned for multi-family residential use ~~under~~ in association with the Eastern Goleta Valley Community Plan planning process. The proposed 27 apartment units are consistent with the site’s land use designation of 20 units per acre, since the proposed project will provide approximately ~~16~~ 17 units per acre. The project’s architecture and massing is consistent with the abutting commercial self-storage facility as discussed in Section 5.1, Aesthetics/Visual Resources, and the project was conceptually reviewed by the South Board of Architectural Review on April 17, 2020, June 19, 2020, July 24, 2020, and August 28, 2020 (Exhibit 15). The project design is cognizant of the lack of available

street parking in the vicinity (e.g. no parking along Patterson Avenue and Calle Real). As a result, the project includes two parking spaces for each unit, which is double the required amount, in order to avoid potential parking spillover within nearby single family residential neighborhoods. The height of the apartment building is consistent with zoning ordinance requirements and the design is compatible with the agricultural vernacular of the adjacent commercial development. With the mitigation measures (MM-Aest-04 SBAR Required and MM-Aest-10 Lighting) identified in Section 4.1, Aesthetic/Visual Resources, the proposed project will not result in structures and/or land use incompatible with existing land use.

(b) The proposed project will be subject to numerous Comprehensive Plan and Eastern Goleta Valley Community Plan policies, including LUR-EGV-1, which directs the County to encourage a variety of housing locations, types, prices, and tenures to ensure residential development meets local housing needs. This project seeks to achieve that goal by providing multifamily housing on an urban infill lot that was previously rezoned for high density multifamily residential (DR-20) housing ~~with the adoption of the Eastern Goleta Valley Community Plan~~. Given the project site's urban infill characteristic, there are no potential conflicts with habitat or natural resource protection policies. Adequate public services exist to serve the project and the implementation of standard construction best practices regarding grading, stormwater, noise, and air quality will ensure the project is compliant with applicable policies. As discussed in Section 4.1, Aesthetic/Visual Resources, the apartment building would largely preserve views of the Santa Ynez Mountain Range and be compatible with surrounding development. The project is consistent with applicable transportation policies regarding surrounding intersection Level of Service and includes green building standards for consistency with energy efficiency policies (Sections 5.6 and 5.14). With the incorporation of the mitigation measures included herein (MM-Aest-04 SBAR Required, MM-Aest-10 Lighting, MM-Air-01 Dust Control, MM-Air-Sp02 Diesel Emissions, MM-CulRes-01 Pre-Construction Meeting, MM-CulRes-09 Stop Work at Encounter, MM-Geo-01b Soils Report, MM-Soil Remediation Action Plan Completion Report Required, MM-Noise-04 Equipment Shielding-Construction, MM-Noise-02 Construction Hours, MM-Solid Waste-SRSWMP, MM-Geo-02 Erosion and Sediment Control Plan, MM-School Fees, MM-Trans Sp-1 Construction Traffic Plan, MM- Parking-02 On-site Construction Parking, and WatConv-01 Sediment and Contamination Containment), the project will be consistent with applicable policy and impacts will be less than significant with mitigation.

*LUR-EGV-1: Provide a variety of housing locations, types, prices, and tenures to ensure residential development meets local housing needs.*

(c) The development of 27 new residential units will be consistent with the maximum allowed density on the property per the 20-units per acre land use designation (1.62 acres x 20 units = 32.4 units allowed). The project would not constitute a significant increase in growth or concentration of population given that the project's density is equal to or below that which was envisioned for the site in the Eastern Goleta Valley Community Plan, wherein the site's zoning and land use designation was changed to accommodate high density residential.

(d) The project will not result in the extension of sewer trunk lines or access roads beyond the proposed development boundaries that could serve other new developments. The property is within the Goleta Sanitary District's service area and a sewer main exists approximately 23 feet west of the project site. The 8-inch diameter sewer main will be extended to the subject property and is of sufficient size to serve the proposed project (Exhibit 10).

(e-h) The project will not result in the loss of affordable housing, loss of open space, or a significant displacement of people given that the project site is a 1.62 acre remnant avocado orchard with no existing on-site housing or designated public open space.

i) Construction of the proposed project will not result in any economic or social effects that will, in turn, result in physical change. The project will not impact the existing surrounding development other than by the



temporary presence of construction equipment entering and exiting the site on Calle Real during site development. As a result of temporary construction impacts, this impact is less than significant.

j) The proposed development will not conflict with any airport safety zone since the closest portion of the Santa Barbara Airport safety zone is located approximately 13 miles west of the project site.

**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 or have significant growth inducing effects. Thus, the project would not cause a cumulatively considerable effect on land use.

**Mitigation and Residual Impact:** ~~No impacts are identified. No mitigation is necessary.~~ With the incorporation of the mitigation measures included herein (MM-Aest-04 SBAR Required, MM-Aest-10 Lighting, MM-Air-01 Dust Control, MM-Air-Sp02 Diesel Emissions, MM-CulRes-01 Pre-Construction Meeting, MM CulRes-09 Stop Work at Encounter, MM-Geo-01b Soils Report, MM-Soil Remediation Action Plan Completion Report Required, MM-Noise-04 Equipment Shielding-Construction, MM-Noise-02 Construction Hours, MM-Solid Waste-SRSWMP, MM-Geo-02 Erosion and Sediment Control Plan, MM-School Fees, MM-Trans Sp-1 Construction Traffic Plan, MM- Parking-02 On-site Construction Parking, and WatConv-01 Sediment and Contamination Containment), the project’s land use impacts will be mitigated to a less than significant level.

**5.11 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		

**Setting/Threshold:** Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L<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, 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses, and 3) an increase in noise levels by 3 db(A) – either individually or cumulatively when combined with other noise-generating sources when the existing (ambient) noise levels already exceed 65 db(A) at outdoor living areas or 45db(A) at interior living areas. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

An acoustical analysis was conducted by 45dB Acoustics, LLC to predict the potential impact of noise from U.S. Highway 101, Calle Real, and Patterson Avenue on the noise-sensitive (residential) uses associated with the proposed project (Exhibit 11). The proposed project site is located outside of the 65 dB(A) noise contours at finished grade plus five feet; however, sound levels are anticipated to reach 70 dB(A) for the east elevation of the building facing Patterson Avenue without any noise barriers. As stated in the analysis, noise from U.S.

Highway 101 was determined to not be an issue due to the distance from the project site to U.S. Highway 101 and the significant blockage provided from the Patterson Plus Self-Storage facility (Exhibit 11).

**Impact Discussion:**

(a, c) The project is not expected to result in significant new sources of long-term operational noise or significantly increase ambient noise levels. However, the project site is located within the 60-64 decibel noise contour according to the County's Noise Element though portions of the site currently experiences noise levels exceeding County thresholds for noise-sensitive residential uses, due to the proximity of Patterson Avenue and the U.S. Highway 101. Based on the acoustical analysis conducted for the proposed project by 45dB Acoustics, LLC, the building's construction will reduce the maximum noise levels indoors to 37 dB, which is well within the required annual CNEL 45 dBA required by the California Building Code (Exhibit 11). These sound levels will be lower for the apartments located further west (away from Patterson Avenue). Outdoor activity areas, patios, and balconies are consistently at or below 60 dBA with the exception of the single patio located on the building's east elevation which is anticipated to experience sound levels up to 70dBA (Exhibit 11, Acoustic Analysis). Sound levels are expected to be lessened during non-peak-hour traffic times and also due to the patio's solid fencing. As a result, long-term noise generated on-site will not exceed County thresholds, or substantially increase ambient noise levels in adjoining areas, and the project will not expose people to noise levels exceeding County thresholds. Impacts will be less than significant.

(b) The proposed project could result in construction activities generating short-term noise impacts exceeding County thresholds due to the presence of sensitive noise receptors, i.e. residents of the Orchard Park homes located north of Calle Real. Impacts will be less than significant with mitigation in the form of standard construction hour restrictions and a requirement for shielding of equipment that generates noise in excess of 65 decibels at the property line (MM-Noise-02 Construction Hours and MM-Noise-04 Equipment Shielding-Construction).

**Cumulative Impacts:**

The implementation of the project is not anticipated to result in any substantial long-term noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

**Mitigation and Residual Impact:** The following mitigation measures would reduce the project's short-term noise effects to a less than significant level:

- 1. MM-Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries near sensitive receptors shall be shielded with appropriate acoustic shielding to P&D's satisfaction.  
**PLAN REQUIREMENTS:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans.  
**TIMING:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.  
**MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance monitoring staff shall perform site inspections throughout construction to ensure compliance.
- 2. MM-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 interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable

Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

**PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries.

**TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

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

With the incorporation of these measures, residual impacts would be less than significant.

### 5.12 PUBLIC FACILITIES

Will the proposal require or 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 federal, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?		X			
d. The relocation or construction of new or expanded wastewater treatment facilities (sewer lines, lift-stations, etc.) the construction or relocation of which could cause significant environmental effects?			X		
e. The relocation or construction of new or expanded storm water drainage or water quality control facilities, the construction of which could cause significant environmental effects?		X			

#### County Environmental Thresholds:

*Schools.* A significant level of school-related impacts are generally considered to occur when a project generates sufficient students to require an additional classroom. This assumes 29 students per classroom for elementary/junior high students, and 28 students per classroom for high school students, based on the lowest student per classroom loading standards of the State school building program. This threshold is applied in those school districts which are currently approaching, at, or exceeding their current capacity. A project’s contribution to cumulative school impacts will be considered significant if the project specific impact, as described above, is considered significant. However, pursuant to Section 65995 (3)(h) of the California Government Code (Senate Bill 50, August 27, 1998), the payment of statutory fees “...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving,

but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.”

*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 (operational). This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from new construction, remodels and demolition/rebuilds is considered significant if it exceeds 350 tons. A project which generates between 40 and 196 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

**Impact Discussion:**

(a) The proposed project will result in an increase of 27 new apartment units to be rented at market rate within the Goleta area. This level of new development does not have a significant impact on existing police protection or health care services. Existing service levels are sufficient to serve the proposed project.

(b) Kellogg Elementary, Goleta Valley Junior High, and San Marcos High School have been identified as the schools that could serve the proposed project based on the project’s location at the corner of Patterson Avenue and Calle Real. Conrad Tedeschi, Assistant Superintendent of the Goleta Union School District (GUSD), provided capacity rates for GSUD reflecting 24 open student positions. Similarly, email correspondence with Steve Vizzolini of Santa Barbara Unified School District, indicated that San Marcos High School has capacity for 257 additional students, Dos Pueblos High School has capacity for 574 additional students, and Goleta Junior High has capacity for 507 additional students. Therefore, the project does not trigger a significant impact given that it will not generate sufficient students to require an additional classroom. Additionally, the applicant for the project will be required to pay development impact mitigation fees (DIMFs) including school fees, as required by state law (MM-School Fees-01). Impacts to schools will be less than significant.

(c) Operational solid waste. Based on the waste generation factors in the County’s Environmental Thresholds and Guidelines Manual, the proposed project will generate approximately 68 tons per year of operational solid waste. This is based on a project description of 27 attached apartments; residency estimates 2.65 people per household for attached residences (e.g. apartments); and a factor of 0.95 tons of solid waste generated per person per year. This amount is less than the threshold for operational solid waste of 196 tons per year. However, since the project results in more than 40 tons per year, a Solid Waste Management Plan is required to reduce operational solid waste generation. With implementation of this mitigation measure, impacts will be less than significant.

Construction-related solid waste. The proposed project will involve approximately 27,723 square feet of new residential construction. Based on generation rates of 15 lbs. / sq. ft. for new residential construction, the development of the project will generate approximately 415,845 pounds (208 tons) of solid waste. As this is less than the threshold of 350 tons, a Solid Waste Management Plan is not required to reduce the amount of waste generated during construction. A mitigation measure requiring covered receptacles for construction and employee trash, and frequent pickup of this trash, will prevent trash and debris from blowing off-site and will ensure that the site is free of trash and debris when construction is complete. With implementation of this measure, impacts from construction-related solid waste will be less than significant.

(d, e) The existing Goleta Sanitary District sewer main is located approximately 23 feet west of the project site on APN 069-160-066 in the Patterson Plus Self-Storage parking area. The 8-inch diameter sewer main will be extended to the subject property and is of sufficient size to serve the proposed project (Exhibit 10). The project will not cause the need for new or altered sewer system facilities since the District has adequate

capacity to serve the project. The project site consists of two parcels, one of which is already within the Goleta Sanitary District's service boundary (APN -051, 0.11 acres); however, the larger parcel (APN -022, 1.51 acres) will be annexed into the Goleta Sanitary District's service boundary by the Santa Barbara County Local Agency Formation Commission (LAFCO) following final approval of the project by the County Board of Supervisors. As indicated in the attached Goleta Sanitary District correspondence (Exhibit 10), the District has adequate capacity to serve the proposed project and has been in coordination with LAFCO regarding the annexation process. After annexation has been completed, the Goleta Sanitary District is able to issue a sewer connection permit for the proposed project.

(e) The project includes the installation of new stormwater drainage and water quality control features, including bioretention basins, designed to filter and detain stormwater on-site. In order to mitigate any environmental impacts associated with the construction of these features, MM-Geo-02 requires implementation of an Erosion and Sediment Control Plan. Impacts will be less than significant with mitigation.

#### **Cumulative Impacts:**

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In accordance with the County's threshold, a project which generates 40 tons of solid waste per year is considered to result in adverse cumulative impact, and mitigation via a solid waste management plan is required (MM-Solid Waste-01 SRSWMP). In this instance, the project has been found not to exceed the threshold of significance for public services with the implementation of the project-specific mitigation identified below. Therefore, the project's contribution to the regionally significant demand for public services is 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:

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

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

1. Construction Source Reduction:
  - a. 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 on-site for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate on-site bins as needed for recycling.
3. Operation Solid Waste Reduction Examples:
  - a. A green waste source reduction program, including the use of mulching mowers in all common open space areas.
  - b. Participate in an existing curbside recycling collection program to serve the new development. 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 HOAs 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 ~~for initial subdivision improvements~~, (2) include the construction recycling area on building plans. Program components shall be implemented prior to Final Building Clearance for the initial subdivision improvements and maintained throughout the life of the project.
- MONITORING:** During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.
- 2. MM-Geo-02 Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. 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 re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or 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 on-site. The SWPPP or ESCP 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 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements.
- PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized.
- TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round.
- MONITORING:** P&D staff shall perform site inspections throughout the construction phase.
- 3. MM-School Fees-01.** The applicant shall notify the Goleta Union School District (GUSD) and Santa Barbara Unified School District of the expected buildout date of the project to allow the Districts to plan in advance for new students. The applicant shall pay the adopted fees per square foot of livable space being created by the project to the appropriate school district(s). These fees are used by the districts to construct temporary or permanent classroom space, but are not used to provide additional teachers.
- Plan Requirements:** A copy of the notice shall be sent to P&D prior to land use clearance for the project. The applicant shall submit final square footage calculations and a copy of the fee payment to the school district(s) prior to final building inspection.
- Monitoring:** P&D planner shall ensure the notice letter is sent to the district(s) prior to issuance of Zoning Clearance. P&D compliance monitoring staff and Building and Safety staff shall ensure payment is made prior to issuance of final building inspection.



With the incorporation of these mitigation measures residual impacts will be less than significant.

### 5.13 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		X	
b. Conflict with biking, equestrian and hiking trails?		X		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		X	

**Threshold:** The Thresholds and Guidelines Manual contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

**Existing Setting:** The proposed project is located at the southwest corner of the Patterson Avenue and Calle Real intersection. There is a Class II bicycle lane along both sides of Patterson Avenue and Calle Real in the project area. The park is Calle Barquero Open Space and Patterson Open Space, which are both located approximately 0.5 miles away on University Drive.

**Impact Discussion:**

(a, b, c) The proposed project could potentially temporarily impact the use of the Class II bicycle lane that fronts the project site along Calle Real due to the movement of large equipment and vehicles in and out of the site during construction. These impacts will be mitigated by measures requiring the development and implementation of a construction traffic plan (MM-Trans Sp-01 Construction Traffic Plan), and the requirement for all construction-related traffic, equipment staging, and storage to occur on site and outside of the road right of way (MM-Parking-02 On-site Construction Parking). Once constructed and occupied, the proposed project will not result in any conflicts with the bicycle lane that fronts the project site along Calle Real. The proposed project will result in the development of 27 new apartments. This small population increase will 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 will be less than significant with mitigation.

**Cumulative Impacts:**

Since the project does not permanently affect recreational resources, it will not have a cumulatively considerable effect on recreational resources within the County.

Payment of Quimby fees for new residential development will mitigate the project’s contribution to the regional demand for parks and recreational facilities. Residual impacts will be less than significant.

**Mitigation and Residual Impact:**

The following mitigation measures will reduce the project’s short-term construction-related impacts to recreation~~transportation impacts~~ to a less than significant level:

1. **MM-Trans Sp-01 Construction Traffic Plan.** Prior to Zoning Clearance for initial project improvements, the applicant shall submit a construction traffic plan to P&D and Public Works for review and approval.  
**PLAN REQUIREMENTS:** The plan shall address construction worker vehicles, trucks bringing construction supplies to the site, heavy equipment transport, dumpsters, porta-potties, and especially vehicles transporting soil and rock material to and from the site. The traffic plan shall identify a contact person, including a cell phone number to contact in the event of complaints or questions regarding construction related traffic. The traffic plan shall also identify routes, expected volumes of traffic and the location for parking and/or storing vehicles and construction equipment.  
**TIMING:** A plan shall be submitted and approved prior to Zoning Clearance issuance for project improvements.  
**MONITORING:** Building and Safety and compliance monitoring staff shall monitor the construction phase for compliance with the traffic plan.
  
2. **MM-Parking-02 On-site Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located on-site and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant’s designee responsible for enforcement of this restriction.  
**PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for Zoning Clearance.  
**TIMING:** A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of Zoning Clearance. This restriction shall be maintained throughout construction.  
**MONITORING:** P&D permit compliance monitoring and Building and Safety staff shall confirm the availability of designated on-site areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

With the incorporation of these measures, residual impacts will be less than significant.

**5.14 TRANSPORTATION**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?			X		
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?			X		
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X		
d. Result in inadequate emergency access?			X		

**Setting:** The project consists of a 27-unit apartment complex located within an urban infill site given the surrounding built-up urban uses. The project would generate 198 average daily trips (ADTs), 12 a.m. peak hour trips (PHTs), and 15 p.m. PHTs (Phase I Traffic Analysis, Exhibit 12). Included in the project are 60 vehicle parking spaces and 54 covered bicycle parking spaces. The project site is located in close proximity to ~~two (2)~~ three (3) MTD bus stops: one at the corner of Patterson Avenue and University Drive, one at the entrance to the Orchard Park neighborhood, and one at Calle Real and Maravilla located 0.3 miles west along Calle Real.

**Thresholds:** On December 28, 2018, the California Natural Resources Agency certified and adopted proposed revisions to CEQA Guidelines Section 15064.3 and Appendix G: Environmental Checklist Form, Section XVII, Transportation. Section 15064.3 includes new criteria for determining the significance of a project’s transportation impacts. Specifically, Section 15064.3(a) states “vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts.” Therefore, the following thresholds reflect the specific guidance set forth in CEQA Guidelines Section 15064.3 regarding estimating VMT and developing thresholds of significance for VMT and transportation impacts. According to the County’s Environmental Thresholds and Guidelines Manual, a significant transportation impact will occur when:

1. **Potential Conflict with a Program, Plan, Ordinance, or Policy.** A significant impact occurs if a project conflicts with the overall purpose of an applicable transportation and circulation program, plan, ordinance, or policy, including impacts to existing transit systems and bicycle and pedestrian networks pursuant to Public Resources Code Section 21099(b)(1).
  
2. **Potential Impact to VMT.** According to the OPR Technical Advisory, the County considers transportation projects that will (1) reduce VMT, or (2) not likely lead to a substantial or measurable increase in vehicle travel, to have less than significant VMT impacts. The County’s VMT Calculator incorporates screening criteria, thresholds of significance, mitigation measures, and data from the Santa Barbara County Association of Governments’ (SBCAG) Regional Travel Demand Model (RTDM). The County estimates VMT for transportation projects using total roadway VMT, or the VMT generated by the number of vehicles on each roadway segment and the length of each roadway segment in the defined geographic area. Total Roadway VMT reflects all vehicles (passenger and commercial vehicles) assigned on the roadway network.

The OPR Technical Advisory contains screening criteria for land use and transportation projects. Land use or transportation projects meeting any of the screening criteria, absent substantial evidence to the contrary, will have less than significant VMT impacts and will not require further analysis. A single-component project (e.g., residence, office, or store) only needs to meet one of the screening criteria. The screening criteria for small projects is included in the table below.

**Screening Criteria for Land Use Projects**

Screening Category	
Small Projects	A project that generates 110 or fewer average daily trips

Transportation projects that would (1) reduce VMT, or (2) are not likely lead to a substantial or measurable increase in vehicle travel would have less than significant VMT impacts. Additionally, the County thresholds of significance for residential projects that do not meet the screening criteria are included in the table below.

Project Type	Threshold for Determination of Significant VMT Impacts
Residential	Project VMT exceeds a level of 15 percent below existing county VMT for home-based VMT per resident.

- 3. Design Features and Hazards.** A significant impact occurs if a project will increase roadway hazards. An increase could result from existing or proposed uses or geometric design features.
- 4. Emergency Access.** A significant impact occurs if a project will potentially impede emergency access vehicles.

**Impact Discussion:**

(a) The project will not conflict with any program, plan, ordinance, or policy and therefore impacts would be less than significant. The project is consistent with Eastern Goleta Valley Community Plan Policy TC-EGV-2.6, which calls for the incorporation of pedestrian needs into projects, as demonstrated by the project's dual pedestrian access points to both Calle Real and Patterson Avenue and the new sidewalk installation along the project's Calle Real frontage, including street lighting. The project is also consistent with Eastern Goleta Valley Community Plan Policy TC-EGV-1.1, which requires a minimum Level of Service standard "C" be maintained for roadways and intersections adjacent to project locations. The project's Phase I Traffic Analysis indicates that both the Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps will continue to operate at LOS C or better during both A.M. and P.M. peak hours (Exhibit 12). The Traffic Analysis included cumulative level of service forecasts that were taken from two projects in the City of Goleta: the Somera Medical Office traffic study and the Goleta Hotel Project traffic study. The project also includes on-site bicycle parking consistent with Eastern Goleta Valley Community Plan Policy TC-EGV-1.9, which calls for innovative measures to mitigate transportation impacts. Therefore, impacts would be less than significant.

(b) The project is forecast to generate more than 110 average daily trips and therefore, is not exempt from preparing a VMT analysis per the screening criteria for land use projects. VMT was analyzed using the County's VMT Tool, which found the project to be greater than 15 percent below existing County VMT for home-based VMT per resident (Exhibit 13) and therefore, would not have a significant impact VMT impact. Additionally, there is no substantial evidence that suggests the project will not be greater than 15 percent below existing County VMT for home-based VMT per resident due to the project's location within an urban area, adjacency to ~~two~~ three public transit stops, and the potential for multimodal transportation forms to nearby destinations such as UCSB, Calle Real Shopping Center, and Hollister Avenue. Therefore, impacts would be less than significant.

(c, d) The project's ingress and egress, drive aisle, and parking have all been designed consistent with the Department of Public Works and County Fire Department Standards and therefore will not increase roadway hazards. The project's ingress and egress is situated on Calle Real rather than Patterson Avenue for safety reasons and has been aligned with Orchard Park's ingress and egress at the direction of the Department of Public Works. The 75-foot left-turn pocket and 60-foot bay taper has been designed in consultation with the County Traffic Engineer and Public Works based on the project's anticipated 12 a.m. and 15 p.m. peak hour trips. An Accident Analysis was also performed by Associated Transportation Engineers for the Patterson Avenue/Calle Real intersection, as well as the Patterson Avenue/U.S. 101 ramps, based on data obtained from the California Highway Patrol for the most current three-year period of accident records available (Exhibit 14). The Report found that the accident rate for the Patterson Avenue/Calle Real intersection was equal to the State average with 10 reported accidents occurring within ~~an 10~~ three-year period. Accidents at the Patterson Avenue/U.S. 101 ramps were below the State average with a total of 22 reported accidents spread amongst the four on/off ramps over a three-year period. Therefore, impacts will be less than significant.

**Cumulative Impacts:**

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for transportation.

Therefore, the project’s contribution to the regionally significant transportation impacts is not considerable, and the project’s cumulative impacts is less than significant.

**Mitigation and Residual Impact:**

No impacts are identified. No mitigation is necessary.

**5.15 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		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

**Water Resources Thresholds:** A project is determined to have a significant effect on water resources if it 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

(a, e) The proposed project will not directly affect any water body through grading or construction. Compliance with the Project Clean Water condition letter dated January 13, 2020 (Exhibit 3) will ensure that runoff from the site will not exceed pre-project levels. Therefore, the project will not result in any significant changes in the course or direction of water movements in nearby creeks and drainages, alter the flow of floodwater, or cause the need for flood control projects. Impacts will be less than significant.

(b-d, l) The proposed project will result in approximately 35,581 sq. ft. of net new impervious surfaces (i.e. roads, structures, driveways, patios, etc.). As a result, the project will create additional storm water runoff

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<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.

from newly constructed impermeable surfaces. The increase in impermeable surfaces will reduce percolation rates and potentially increase storm water runoff. With buildout of the project, the increase in impervious surfaces will be greater than the threshold of 25%. As such, the project must comply with conditions identified in the letter from Project Clean Water dated January 13, 2020 and MM-Stormwater Retention-Biofiltration System, which include requires the development and implementation of an approved Stormwater Control Plan (Exhibit 3). The project includes development of multiple on-site bioretention basins to collect surface runoff and to ensure there is no increase in the runoff exiting the site. Impacts associated with storm water runoff would be reduced to a less than significant level with implementation of the required stormwater control plan.

Construction activities such as grading, application of paving, and storage and cleaning of equipment could also potentially generate stormwater pollutants and sediments. These temporary runoff and erosion impacts will be addressed by multiple measures designed to prevent the transport of pollutants into the groundwater or surface water. Mitigation Measure MM-WatConv-01, Sediment and Contamination Containment requires stabilization of construction site entrances and exits to reduce offsite transport of sediment; application of paving materials only during dry weather; and handling and disposal of construction materials in a manner which minimizes the potential for storm water contamination. Mitigation Measure Geo-02 (Erosion and Sediment Control Plan), as introduced above in Section 5.12, will address the potential for construction-phase impacts to water resources. With these mitigation measures, impacts will be less than significant.

(f) The project is located outside of any Flood Hazard Overlay or High Hazard Area and therefore is not subject to risks from flooding.

(g-k) The project will be supplied water from an existing Goleta Water District meter. The Goleta Water District has indicated that they have adequate water to supply the proposed project, and the project site ~~has an adequate historic water credit for the project's forecasted demand~~ is entitled to water service as a Participating Party to the Amended Judgment issued in the Wright v. Goleta Water District, Case Number SM57969, filed November 17, 1989 in the Superior Court of Santa Barbara County (Wright Judgment) (Exhibit 16). Implementation of the approved Stormwater Control Plan and the project's Low Impact Development design features will ensure that 100 percent of runoff from impervious surfaces will stay on-site, be filtered, and return to the groundwater basin. Therefore, the project's impact on groundwater and water supplies will be less than significant.

#### **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 would reduce the project's water resource impacts to a less than significant level:

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

- b. Apply concrete, asphalt, and seal coat only during dry weather.
- c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
- d. 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.

2. **MM-Stormwater Retention-Biofiltration System.** Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the Water Resources Division for review and approval a final Storm Water Control Plan with accompanying civil, architectural, and landscape plans as appropriate, for the storm water control measures provided. It is recommended to follow the County of Santa Barbara's Storm Water Technical Guide for a Tier 3 project. A copy of the spreadsheet(s) used in the storm water calculator shall be included. The Storm Water Technical Guide can be found on the Project Clean Water website. Click on the Development tab at SBProjectCleanWater.org. The Storm Water Control Plan must provide relevant details on the location and function of retention measures. These measures shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces and their delineated drainage management area;
- b. Demonstrate how the retention areas comply with the conditions by managing runoff from the design storm; and
- c. Include a long-term maintenance plan appropriate for the proposed measures.

**PLAN REQUIREMENTS:** Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a Maintenance Agreement that includes the long-term Maintenance Plan. Instructions for preparing a Maintenance Plan are provided in the Storm Water Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention measures for the life of the project. The maintenance agreement will be signed and notarized by the property owner.

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

**MONITORING:** Upon installation of treatment systems, and prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format, as appropriate to the storm water measures installed. The retention systems may be installed in phases; separate

Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of storm water measures.

With the incorporation of these measures, residual impacts would be less than significant.

## 6.0 INFORMATION SOURCES

### 6.1 County Departments Consulted:

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

### 6.2 Comprehensive Plan:

<input checked="" type="checkbox"/> Seismic Safety/Safety Element	<input type="checkbox"/> Conservation Element
<input 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	

### 6.3 Other Sources:

<input checked="" type="checkbox"/> Field work	<input checked="" 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

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

The project will result in significant but mitigable project-specific impacts in the following issue areas: aesthetics/visual resources, air quality, cultural resources, geologic resources, hazardous materials, land use, noise, public facilities, and water resources/flooding. The project will result in less than significant impacts in the following issue areas: agricultural resources, air quality – greenhouse gas emissions, biological resources, energy, fire protection, recreation, and transportation. Cumulative impacts will be less than significant.

## 8.0 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		

- As discussed in Section 4.4 (Biological Resources), the project does not 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, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. Mitigation measures have been identified to reduce environmental impacts to less than significant levels. As discussed in Section 4.3 (Air Quality), the project will not contribute significantly to greenhouse gas emissions or significantly increase energy consumption. As discussed in Section 4.5 (Cultural Resources), the project will not eliminate important examples of the major periods of California history or prehistory.
- There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.
- As discussed throughout this document, the project does not have any impacts that are individually limited, but cumulatively considerable. Any contribution of the project to significant cumulative

impacts will be adequately reduced by mitigation measures identified to address project-specific impacts.

4. As discussed herein, there are no environmental effects of the project that would cause substantial adverse effects on human beings, either directly or indirectly. All impacts to humans will be adequately reduced to less than significant levels through the implementation of identified mitigation measures.
5. There is no 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.

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

The project will be subject to all applicable requirements and policies under the County's Land Use and Development Code and the County of Santa Barbara Comprehensive Plan (including the Eastern Goleta Valley Community Plan. Specific relevant policies include those listed below:

**Zoning Requirements:** The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20 (Design Residential, 20 dwelling units per gross acre). The two parcels will be voluntarily merged by the applicant prior to Board of Supervisors' action on General Plan Amendment, Rezone, and Development Plan to create a single, 1.62-acre parcel, zoned DR-20.

**Comprehensive Plan Requirements:** The following policies of the Comprehensive Plan are applicable to this project:

**Land Use Element Policies:** LUDP 4, Hillside and Watershed Protection Policies 1, 2, 4, 6, 7,

**Housing Element Policies:** 1.9, 5.1, 5.1.6,

**Noise Element Policies** 1 and 2

**Circulation Element Policy** A, and Roadway and Intersection Standards

**Eastern Goleta Valley Community Plan Policies:** EGV-3.4, EGV-3A, EGV-3.5, EGV-4.1, EGV-4A, EGV-4B, EGV-4.2, LUR-EGV-1.2, LUR-EGV-1.4, LUR-EGV-3.1, FIRE-EGV-2.1, FIRE-EGV-2.2, WAT-EGV-1.2, WAT-EGV-2.1, WAT-EGV-2.2, RRC-EGV-1A, RRC-EGV-1.4, TC-EGV-1.1, TC-EGV-1.7, ENV-EGV-1.1, AQ-EGV-1A, AQ-EGV-1.3, HYD-EGV-1A, GEO-EGV-2.3, HA-EGV-1, HA-EGV-1.1, HA-EGV-2, N-EGV-1A, N-EGV-1E, HAZ-EGV-1.1, VIS-EGV-1.1, VIS-EGV-1.2, VIS-EGV-1.5, VIS-EGV-1.6, VIS-EGV-1.8, VIS-EGV-1A, VIS-EGV-1D, VIS-EGV-1E, VIS-EGV-1F, VIS-EGV-1H, VIS-EGV-1I, and VIS-EGV-1J.

## 10.0 RECOMMENDATION BY P&D STAFF

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

- X   Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation

measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

With Public Hearing       Without Public Hearing

**PREVIOUS DOCUMENT:**

**PROJECT EVALUATOR:** Sean Stewart

**DATE:** December 1, 2021

**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:** May 11, 2021

**SIGNATURE:** \_\_\_\_\_

**NEGATIVE DECLARATION DATE:** May 24, 2021

**SIGNATURE:** \_\_\_\_\_

**REVISION DATE:** \_\_\_\_\_

**SIGNATURE:** *Alex Tuttle*

**FINAL NEGATIVE DECLARATION DATE:** December 1, 2021

**12.0 EXHIBITS**

1. Project Plans, dated March 11, 2021
2. Story Pole Exhibit, dated July 21, 2020
3. Departmental Condition Letters (Water Resources Division, Environmental Health Services, County Fire Department, Air Pollution Control District)
4. Eastern Goleta Valley Community Plan ESH and Riparian Corridor Overlay Map
5. Soils Report, Braun & Associates, Inc., dated February 17, 2020
6. Phase I Environmental Site Assessment Report, Certified Environmental Consultants, Inc., dated September 4, 2018
7. Phase II Environmental Site Assessment Report, Certified Environmental Consultants, Inc., dated July 16, 2020
8. Remedial Action Plan, Padre Associates, Inc., dated August 13, 2020
9. EHS Remedial Action Plan Approval Letter, dated October 20, 2020
10. Goleta Sanitary District letter, dated February 17, 2021
11. Acoustical Analysis Report, 45dB Acoustics, LLC, S. Taubitz, dated April 22, 2020
12. Phase I Traffic Analysis, Associated Traffic Engineers, dated October 8, 2019
13. VMT Screening Analysis
14. Accident Analysis, Associated Transportation Engineers, dated August 18, 2020
15. SBAR Minutes dated April 17, 2020, June 19, 2020, July 24, 2020, and August 28, 2020
16. Goleta Water District Conditional Can and Will Serve Letter dated October 29, 2019
17. Public Comment Letters



**GOLETA SANITARY**  
Water Resource Recovery District

February 17, 2021

**Board of Directors:**

**Jerry D. Smith**

Board President

**Steven T. Majoewsky**

**George W. Emerson**

**Sharon Rose**

**Edward Fuller**

**Steve D. Wagner, PE**

General Manager  
District Engineer

Mr. Mike Prater, Executive Officer  
Santa Barbara LAFCO  
105 East Anapamu Street  
Santa Barbara CA 93101

Subject: Galileo Annexation to Goleta Sanitary District  
LAFCO 19-9  
5317 Calle Real, Santa Barbara, CA

Dear Mr. Prater:

This letter is in response to your letter dated February 3, 2021 regarding the annexation proposal for above-mentioned property to the Goleta Sanitary District. District staff have reviewed the materials included with your letter. The District has updated the Sewer Service Availability Letter dated March 14, 2019 to reflect the current scope of the project and updated District fees. We have enclosed a copy of the updated letter. We look forward to working with you and the applicant to complete this annexation request.

Please feel free to contact me at (805) 967-4519 if there are any questions.

Sincerely,

Steve Wagner, P.E.  
General Manager/District Engineer

SW: LA

Cc: Luis Astorga, Goleta Sanitary District  
Trudi Carey

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

ATTACHMENT E [www.GoletaSanitary.org](http://www.GoletaSanitary.org)





**GOLETA SANITARY**  
Water Resource Recovery District

February 16, 2021

Galileo Florence, LLC  
c/o  
Trudi Carey  
5335 Calle Real  
Santa Barbara, CA 93111

**Board of Directors:**

**Jerry D. Smith**  
Board President

**Steven T. Majoewsky**

**George W. Emerson**

**Sharon Rose**

**Edward Fuller**

**Steve D. Wagner, PE**  
General Manager  
District Engineer

**SUBJECT: Sewer Service Availability  
Proposed Annexation to facilitate a Lot Line Merger, Development  
Plan and Sewer Service Connection for 27 Multi-Family Residential  
Units**

**A.P.N. 069-525-022 at 5317 Calle Real, Santa Barbara CA**

Dear Ms. Carey:

This is a revised and updated letter to replace the Sewer Service Availability letter dated March 14, 2021, relative to the availability of sewer service for the above-mentioned property.

The subject property, as shown on the attached parcel map, is currently within the Goleta Sanitary District service area (sphere of influence) but is not annexed to the District. Based on the District's preliminary understanding from the information you provided, you propose to annex APN 069-525-022 into the District to allow a Development Plan and a Lot Line Merger with APN 069-160-051 in order to construct and connect to the District's sewage collection facilities 27 Multi-Family Residential Units. Currently APN 069-525-022 is vacant. APN 069-160-051 is currently vacant and is the site of a former service station originally connected under GSD permit number 1031 on November 21, 1967.

Please be advised that adequate sewage collection, treatment, and disposal capacity is currently available to serve the proposed project and that the District does not currently have a moratorium or similar restriction on new sewer connections. Subject to the terms specified in this letter, and upon satisfaction of the conditions set forth in the attached Exhibit "A", the District will issue a sewer connection permit and authorize the connection of the project to the District's sewer collection system.

One William Moffett Place, Goleta CA 93117

(805) 967-4519 office (805) 964-3583 fax

ATTACHMENT E [www.GoletaSanitary.org](http://www.GoletaSanitary.org)



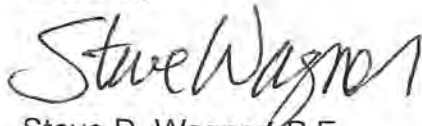
Although adequate sewer capacity is currently available to serve the project, issuing this letter does not guarantee sewer service by the District or reserve capacity for the project. The District provides all new sewer service on a first-come, first-serve basis, as determined from the date on which the connection permit is issued. The District cannot predict the pace of future development in the community and cannot anticipate the demand for new sewer service. In addition, the District is unable to predict what new regulatory requirements might be imposed in the future by Federal, State and/or local agencies, or exactly what effects said requirements might have on the District's ability to accept any new connections.

This letter does not constitute a sewer connection permit for the proposed project, but sets forth the terms on which a connection permit is issued. By providing this letter, the responsibility or liability for sewer service or matters pertaining to this project will not be the responsibility of the District.

Please note that the District's current assessment with respect to capacity availability, along with terms and conditions stipulated in Exhibit "A" for this project, are valid for two years from the date of this letter. At the end of the two-year period, the applicant, if still interested in the District's availability of service, must submit in writing a request for reassessment of its service conditions and capacity availability outlined in this letter.

If you have any questions regarding this matter please call Mr. Luis Astorga at this office.

Sincerely,



Steve D. Wagner, P.E.  
General Manager/District Engineer

SDW: LA

Attachments  
Exhibit A  
Parcel Map  
GSD General Construction Notes

cc: Luis Astorga, Goleta Sanitary District  
Mike Prater, LAFCO

**EXHIBIT "A"**  
**TERMS AND CONDITIONS**

Applicant shall comply with all applicable District provisions of its Standards and Ordinances.

The property must be annexed to the District. Annexation to the District may incur additional costs by other agencies, depending on the specific application. Please contact LAFCO for annexation information and application materials. LAFCO can be contacted at:

Santa Barbara LAFCO  
Attn: Mr. Mike Prater  
105 E. Anapamu Street  
Room 407  
Santa Barbara, CA 93101  
(805) 568-3391  
(805) 568-2249 FAX  
Email [lafco@sblafco.org](mailto:lafco@sblafco.org)

Upon completion of the annexation, the applicant/owner(s) must submit a complete copy of the final building structure site, floor and plumbing plans to the District. The District will review the plans and contact the applicant and the County of Santa Barbara Building and Safety Division.

In the event it is necessary to construct a sewer main or trunk line extension and/or appurtenances thereto (the "Extension") to connect the project to the District's existing sewer collection system, the Extension shall be constructed, and any necessary easements shall be obtained, by and at the expense of the applicant. Upon completion of the Extension and the connection of the Project to the District's sewer system, the applicant shall execute and deliver to the District a Grant of Rights document in recordable form conveying the Extension to the District. The applicant shall also convey to the District any easements necessary to enable the District to properly operate, repair and maintain the Extension. This easement document must be executed, complete and ready for recordation. Enclosed is a copy of the District's General and Construction Notes which are to be included on the improvement plans.

Easements must be a minimum 15 feet wide and vehicle access easement must be a minimum 12 feet wide. Easement widths are based on the size and depths of the sewerlines. No trees or shrubbery may be planted within the GSD easement.

The site plans need to show the proposed 6" diameter building structure sewer connection, building floor and rim elevation of the upstream manhole from the proposed connection to the structure.

Building structures on the lot, not directly connected to a public sewer, will have to be separately connected with the public sewer upon subsequent subdivision of the lot.

Each property has to be separately connected to District facilities.

Abandoned connections must be capped off at the right-of-way of the property line and inspected by the District, and if required, prior to sign-off of a demolition permit.

Separately owned condo/town-home units shall be separately connected to the sewer mainline or upon approval, a "hold harmless agreement" and/or "shared lateral agreement" shall be required and recorded by the property owner(s). The CCR's shall stipulate that the Home Owner's Association shall be responsible for repair and maintenance of any such "shared lateral."

If there is an inability to achieve gravity flow from the building structure to the District's sewage collection facilities, an injector pump system design will need to be submitted to the County of Santa Barbara County Building and Safety Division for approval prior to connection of any portion of your force main sewer system. The design must include dual pump and alarm system.

A backflow preventer encased in a concrete vault with a metal lid, embossed with "sewer" or "clean-out", must be installed within the private property whenever the residential interior plumbing fixtures are lower than the District's upstream manhole rim elevation. This manhole is the next immediate manhole upstream from the structure sewer service connection to the main sewerline.

An area study shall be required to determine how the project will impact the existing sewage facilities (See Section 5 of the District Standard Specifications). Project acceptance by the District's General Manager will be based upon review and approval of the study.

The Applicant shall provide the District with verification that a private and/or public sewer easement has been created, conveyed and recorded, thus allowing the connection of the project to the District's public sewer. The easement documentation shall include language expressly providing for: "The construction, installation, repair, operation and maintenance of the building and lateral sewer," which connect the project to the District's public sewer.



Once the plans and easement documents have been received, reviewed and accepted, the District will stamp the plans approved. A sewer connection permit may be obtained by the applicant once they have paid all applicable fees, posted all required bonds and satisfied all applicable ordinances, regulations, standards and requirements of the District and any other local, state or federal agency with jurisdiction over the project.

As of the date of this letter, the required fees are as follows:

District Annexation Fees:

District Annexation Processing Fee: **\$200.00**  
District Annexation Fee: **\$2,098.00** for 1 acre or less, for properties greater than 1 acre: **\$2,098.00** multiplied by the total acreage

There are other fees associated with annexation from other agencies such as LAFCO, County of Santa Barbara and State Board of Equalization, please contact LAFCO for additional information.

Other District Fees:

Connection Fees:

Single Family Dwelling Unit: **\$2,266.00 / Unit**  
Apartment, Duplex, Mobile Home Space, Condominium Unit: **\$1,587.00 / Unit**  
Connection fees for commercial/industrial and other non-residential establishments are based on the number of equivalent residential units (ERUs) of the proposed development. The number of ERUs are defined as the ratio of the proposed total number of plumbing fixtures of the proposed development and that of a single-family dwelling (20 fixture units per dwelling). The connection fee for the proposed development is determined by multiplying the proposed ERUs by the connection fee of a single-family dwelling. Under no circumstance shall the fee be less than that of a single-family dwelling.  
Permit fee: **\$187.00** (for project)  
Permit fee: **\$187.00** (for cleanout installation at property line only, inspection fee waived)  
Industrial Waste Control Annual Permit fee: **\$248.00 to \$2,000.00** (Based on Discharger Classification)  
Inspection fee: **\$187.00** (per residential or commercial building structure connection)  
Inspection fee: **\$248.00** (per industrial/manufacturing building structure connection)  
Inspection fee: **\$500.00** (per 100 feet of mainline extension)  
Plan check and review fee: **\$126.00** per hour (**\$126.00** minimum fee)  
Deposit, as required **\$500.00**  
Credit will be given for the existing connection and existing plumbing fixtures.

These fees are subject to periodic adjustments and applicant shall pay the fees in effect at the time application is made for a connection permit.

**Key to Features**

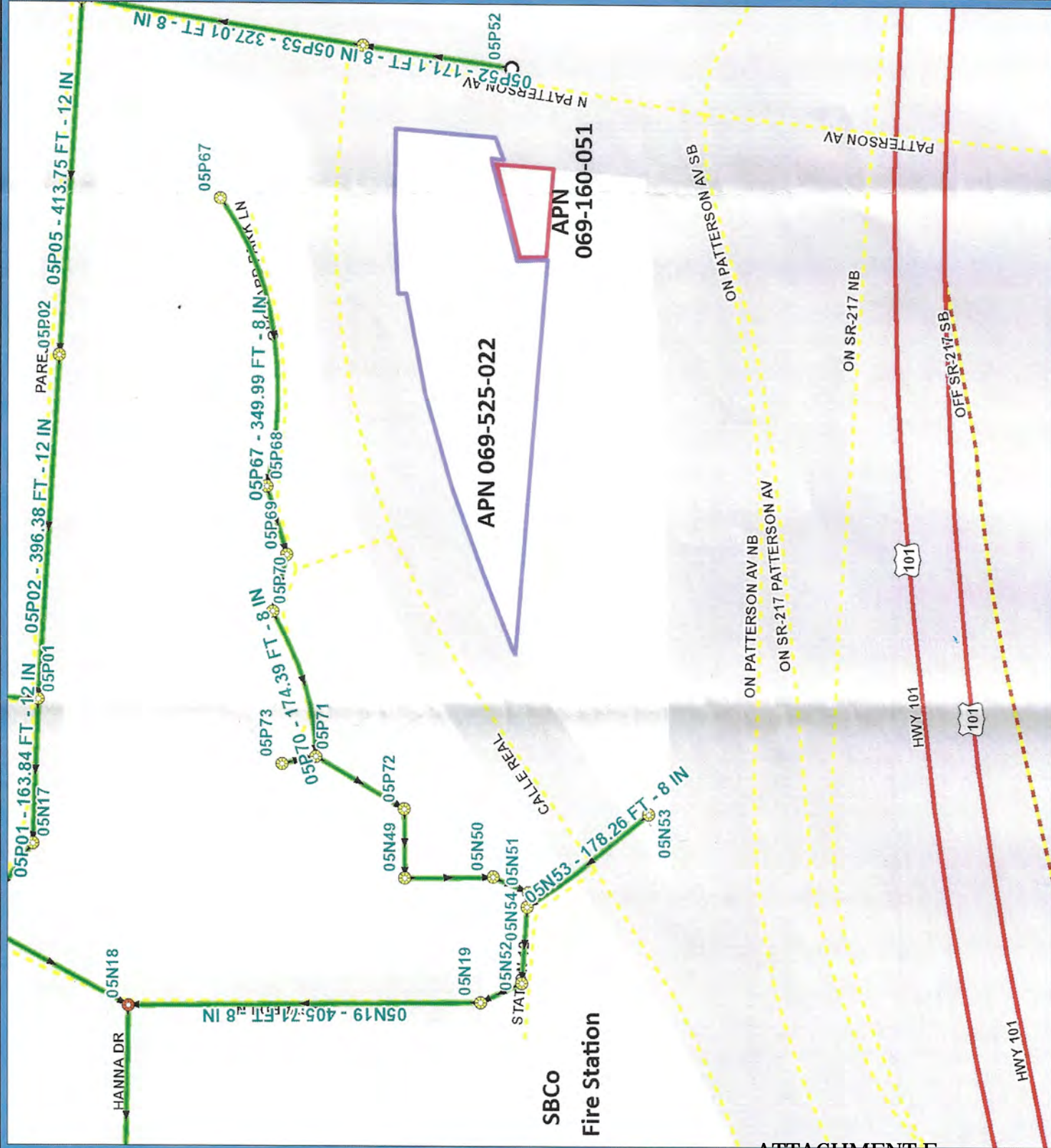
- Structures**
- CO
  - DROP
  - MH
  - WYE
  - Wet Well
  - Sewer Pipe
  - FORCE MAIN
  - LATERAL SEWER
  - MAIN LINE
  - SANITARY SEWER
  - SIPHON INVERTED
  - Outfall Pipe
- Streets**
- Tax Parcels

THE MAPS ON THIS PLAN ARE PREPARED BY THE DISTRICT'S ENGINEERS AND ARCHITECTS. THE DISTRICT'S ENGINEERS AND ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE DISTRICT'S ENGINEERS AND ARCHITECTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.



Feet  
0 94  
State Plane California Zone V NAD 83  
Santa Barbara County, California  
Goleta Sanitary District

Compiled on ##-##-##  
Provided by pmodeling.com



**SBCo**  
**Fire Station**

**GOLETA SANITARY DISTRICT**  
**GENERAL SEWER NOTES**

1. *Revisions shall not be made to these plans without the approval of the District.*
2. *Before beginning work, the contractor shall obtain a permit to excavate in public road right of ways from the County of Santa Barbara or City of Goleta, as applicable.*
3. *If work is to be done in a state highway, a permit must be obtained from the State of California, Division of Highways, District 5, San Luis Obispo, California.*
4. *Prior to issuance of the required sewer connection permit or Notice to Proceed, the contractor shall obtain and file with the District, copies of: encroachment permit(s) to excavate in County/City streets, a permit for excavations and trenches from the State of California, Division of Industrial Safety, a Certificate of Worker's Compensation Insurance and Liability Insurance with the District named as the certificate holder. The certificate shall state that the holder shall be notified 30 days prior to cancellation of policy.*
5. *Acceptance of the sewer plans by the District does not constitute a representation as to the accuracy of the location of, or the existence of, any underground utility pipe or structure within the limits of this project.*
6. *The Contractor shall have at the Work site, copies or suitable extracts of: Construction Safety Orders, Tunnel Safety Orders and General Industry Safety Orders issued by the State Division of Industrial Safety. The Contractor shall comply with the provisions of these and all other applicable laws, ordinances and regulations.*
7. *The District will not survey or layout any portion of the work.*
8. *The District shall be notified 48 hours prior to staking the sewer line.*
9. *A licensed Civil Engineer or surveyor shall furnish the District with grade (cut) sheets and stationing for all lateral sewers and wyes, and shall provide stakes for them at their proper locations with stationing clearly marked. Lateral sewers shall be constructed in a straight alignment at right angles from the main line sewer, except as shown on the plans. Any change in alignment shall be requested in writing by the Civil Engineer.*
10. *The Civil Engineer or surveyor shall furnish the lateral sewer depth at the property line below the top of curb elevation for each lateral sewer on the grade (cut) sheet.*



## 6.8 CONSTRUCTION NOTES

The following sewer line construction notes are requirements adopted by the District and shall be shown on the title sheet of the improvement plans:

### GOLETA SANITARY DISTRICT SEWER CONSTRUCTION NOTES

1. *Construction of sewage collection facilities shall not commence until construction plans have been approved and permits issued by the Goleta Sanitary District. Sewer mains, laterals, and appurtenances shall be constructed according to Goleta Sanitary District standards and specifications and shall be subject to inspections to obtain acceptance of the constructed work.*
2. *Compliance with Goleta Sanitary District Standard Specifications and Santa Barbara County/City of Goleta encroachment permit(s) will be required for trench backfill. Certification of backfill compaction and material sand equivalents by a qualified, registered testing laboratory shall be provided to the Goleta Sanitary District by the permittee prior to the issuance of a Certificate of Acceptance.*
3. *Geotechnical investigations and soils reports prepared for the project shall be made available to the District.*
4. *The Goleta Sanitary District shall be notified at least forty-eight (48) hours prior to starting construction. Any construction done without approved plans, permits or prior notification to the District will be rejected, and any rework will be done at the contractor's expense. Inspection and approval by the Goleta Sanitary District shall be requested by the contractor prior to commencing and after each phase of construction, specifically, trench alignment, pipe bedding, pipe installation, backfill over installed pipe, final backfill and compaction, and clean-up.*
5. *Sewer lines near the construction site or involved with the sewer line construction shall be protected with plugs in the inlets and outlets of manholes until work is complete.*
6. *Contractor shall verify existing water, sewer, storm drain and other utility elevations prior to sewer trenching construction.*
7. *Clearance between sewer lines crossing under or over other underground utilities shall not be less than six inches (6") except for water pipes. Sewer lines shall be installed under water lines, unless otherwise approved by the Water and Sanitary Districts. If construction over water lines is permitted, the sewer main construction shall comply with State Health Department Guidelines.*
8. *The contractor shall be responsible for installing adequate bracing and shoring for excavations, temporary structures, and all partially completed portions of the work, as necessary. Sheeting, shoring, bracing, or equivalent protection for all excavations over 5 feet deep shall be provided as required by CAL-OSHA.*



9. *Trenches shall be backfilled or secured with steel traffic plates at the end of each workday. Traffic control devices shall be provided in accordance with State of California (Caltrans) Manual of Traffic Controls for Construction and Maintenance Work Zones, latest edition, or as otherwise directed by the District.*
10. *Solvent joints are not acceptable.*
11. *A minimum four-inch (4") diameter lateral and building sewer shall be installed for each single-family residential unit with a minimum grade of 1/4" per foot (approximately 2%) from the public sewer main to the building connection.*
12. *A minimum six-inch (6") diameter lateral and building sewer shall be installed on a minimum grade of 1/8" per ft. (approximately 1%) for multiple family dwellings, churches, commercial, industrial, school buildings, etc., from the sewer main to the building connection.*
13. *Lateral sewer connections to mainline sewers shall be with fabricated wye fittings in accordance with District Standard Drawing No. 16.*
14. *Lateral sewers shall be constructed with five (5) feet of cover at property line.*
15. *The Contractor shall furnish material, labor and equipment for conducting tests for deflection, leakage, infiltration and CCTV inspections. Tests shall be made after the sewer trench has been backfilled and compacted and before paving. Compaction test reports shall be submitted to the District prior to testing.*
16. *Deflections in installed pipe shall not exceed five (5) percent of the internal pipe diameter. Any section of the pipeline that exceeds the maximum allowable deflection shall be uncovered and, if not damaged, reinstalled at the Contractor's expense. Damaged pipe shall be removed from the Work site. The contractor shall test the deflection with an approved mandrel in the presence of a Goleta Sanitary District representative.*
17. *Prior to paving and video tests, installed pipe shall be cleaned by the balling method or with a hydro jet rodding/debris vacuum unit with a spinning nozzle approved by the District. A debris trap shall be installed at the most downstream manhole during the cleaning operation. A District Inspector shall be present at all times.*
18. *Prior to paving, the main sewer line shall be CCTV inspected from center of manhole to center of manhole by the Contractor in accordance with the District's standards. Water shall be discharged into the pipeline just prior to CCTV inspection. A DVD and (printed) hardcopy of the CCTV inspection shall be submitted to the Goleta Sanitary District. A District Inspector shall be present during the entire CCTV inspection.*
19. *Manhole interiors shall be coated and spark tested in accordance with District Standards. District Inspector shall be present during the coating and testing of the Manhole. A pull test may be required at the Inspector's discretion.*

20. *Manhole covers and frames shall be manufactured of ductile iron in accordance with Goleta Sanitary District Standard Drawing No. 12. Manhole covers shall be stamped with "G.S.D. Sewer".*
21. *Manhole tops in unimproved rights of way shall be 18" above finished grade, 6" above grade in maintained landscaped areas and shall be protected per Goleta Sanitary District Standard Drawing 10.*
22. *New manholes shall be vacuum tested for leaks after assembly and before backfill unless the requirement is waived by the District Inspector.*
23. *Record Drawings. Drawings showing the actual location of all mains, structures, wyes, laterals, manholes, cleanouts, easements, etc., shall be filed with the District before final acceptance of the work. In addition, an electronic AutoCad™ format drawing recorded on a CD, showing the actual location of mains, wyes, laterals, manholes, cleanouts and appurtenant structures, including invert and rim elevations, shall be submitted to the District before final acceptance of work. The Electronic Drawing shall be in the following coordinate system; Horizontal NAD 83 North America Datum, Vertical NAVD 88 North American Vertical Datum.*

#### **6.9 RECORD DRAWINGS**

A complete set of approved drawings shall be maintained at the work site during construction. The Contractor shall record changes from the approved plans on the drawings including change orders, approved field revisions, existing utility locations and depths and other information that may differ from the approved plans.

Upon completion of construction, inspection and testing, the Project Engineer shall prepare and submit to the District a complete set of original mylars with all of the changes shown and marked as "Record Drawings". The corrected mylars, one set of prints and a CD with electronic files of the drawings in an AutoCad™ .DWG format shall be submitted to the District within 30 days of completion of construction. Record Drawings are required prior to acceptance of the sewer improvements and prior to release of bonds.

**END OF SECTION**

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE GALILEO  
PISA ANNEXATION TO THE GOLETA SANITARY DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, on April 15, 2022, the Executive Officer issued a Certificate of Filing for LAFCO application No, 19-09. The application proposes annexation of the property known as the Galileo Pisa to the Goleta Sanitary District (Annexation No. 380); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission' s consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Commission has considered all factors required to be considered by Government Code Sections 56668 et seq.; and

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Commission as follows:

- (1) Find that the Commission has considered the Final Mitigated Negative Declaration prepared by the County of Santa Barbara as Lead Agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., for the Galileo Pisa Apartments Rezone and General Plan Amendment Project.
- (2) The proposal is found to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.
- (3) The proposal is found to be within the Goleta Sanitary District's sphere of influence.

(4) The subject proposal is assigned the distinctive short-form designation:

Galileo Pisa Annexation

- (5) This approval is conditioned upon annexed territory being liable for any existing indebtedness and authorized taxes, charges, fees, and assessments of the Goleta Sanitary District.
- (6) Said territory is found to be uninhabited.
- (7) All affected landowners have given written consent to the annexation and the annexing agency has consented to waive conducting authority proceedings.
- (8) The conducting authority proceedings are waived and staff is directed to complete the proceedings, subject to compliance with all conditions of this Resolution.
- (9) The boundaries of the affected territory are found to be definite and certain as set forth in Exhibits A and B, attached hereto and made a part hereof.
- (10) All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.
- (11) The annexation shall become final upon the recordation of the Certificate of Completion.

This resolution is hereby adopted this 5<sup>th</sup> day of May, 2022 in Santa Barbara, California.

AYES:

NOES:

ABSTAIN:

Santa Barbara County Local Agency  
Formation Commission

By: \_\_\_\_\_

Shane Stark, Chair

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Natasha Carbajal, Clerk  
Santa Barbara County  
Local Agency Formation Commission

ATTACHMENT F

**EXHIBIT "A"**  
**LAFCO 19-09**  
**Galileo Pisa Annexation to the Goleta Sanitary District**  
**LEGAL DESCRIPTION**

5317 CALLE REAL  
APN 069-525-022

A PORTION OF PARCEL B OF PARCEL MAP NO. 10507, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 1, PAGE 85 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING THAT 1.51 ACRE REMAINDER AS SHOWN ON CAL-TRANS RIGHT OF WAY MAP SB 101 P.M. 21.3, SHEET 3 OF 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL "C" PER ABOVE MENTIONED PARCEL MAP, DISTANT WESTERLY THEREON 463.50 FEET FROM THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION RECORDED SEPTEMBER 09, 1992 AS INSTRUMENT No. 92-071146 OF OFFICIAL RECORDS AND THE NORTHWESTERLY CORNER OF LAFCO 02-10, THE PATTERSON PACKING ANNEXATION No. 339 TO THE GOLETA SANITARY DISTRICT RECORDED 08/29/2003 AS INSTRUMENT #2003-0118753 OF OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF CALLE REAL AS SHOWN ON SAID CAL-TRANS MAP;

THENCE 1<sup>st</sup> LEAVING SAID PATTERSON PACKING ANNEXATION No. 339, ALONG THE SOUTHERLY RIGHT OF WAY OF CALLE REAL, ALSO BEING THE NORTHERLY LINE OF THE 1.51 ACRE REMAINDER PARCEL AS SHOWN ON SAID CAL-TRANS MAP, ON A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIAL CENTER BEARS S29°39'02"E AND HAVING A RADIUS OF 940.00 FEET; ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°12'09" A DISTANCE OF 413.48 FEET;

THENCE 2<sup>nd</sup> CONTINUING ALONG SAID RIGHT OF WAY N04°26'54"W 10.00 FEET;

THENCE 3<sup>rd</sup> CONTINUING ALONG SAID RIGHT OF WAY N88°39'47"E 103.13 FEET;

THENCE 4<sup>th</sup> CONTINUING ALONG SAID RIGHT OF WAY S88°13'32"E 91.08 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF PATTERSON AVENUE AS SHOWN ON SAID CAL-TRANS MAP;

THENCE 5<sup>th</sup> LEAVING SAID SOUTHERLY RIGHT OF WAY OF CALLE REAL AND CONTINUING ALONG SAID RIGHT OF WAY OF PATTERSON AVENUE S06°30'50"W 130.77 FEET TO THE NORTHERLY LINE OF PARCEL "A" PER ABOVE MENTIONED PARCEL MAP No. 10,507 AND THE NORTHERLY LINE OF LAFCO 67-AD-21 APPROVED 01/25/1968 BY LAFCO RESOLUTION 1968-64, MOBIL OIL COMPANY ANNEXATION No. 129 TO THE GOLETA SANITARY DISTRICT RECORDED 02/29/1978 IN BOOK 2227 PAGE 308 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE 6<sup>th</sup> ALONG THE NORTHERLY LINE OF SAID PARCEL "A" AND SAID ANNEXATION No. 129 S77°27'23"W 107.74 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL "A" AND ANNEXATION No. 129;



THENCE 7<sup>th</sup> LEAVING SAID NORTHERLY LINE OF SAID PARCEL "A", ALONG THE WESTERLY LINE OF SAID PARCEL "A" AND ANNEXATION No. 129 S11°08'14"W 21.22 FEET TO THE NORTHERLY LINE OF SAID PARCEL "C" AND THE NORTHEASTERLY CORNER OF LAFCO 02-10, THE PATTERSON PACKING ANNEXATION No. 339 TO THE GOLETA SANITARY DISTRICT RECORDED 08/29/2003 IN INSTRUMENT #2003-0018753 OF OFFICIAL RECORDS OF SAID COUNTY;

THENCE 8<sup>th</sup> ALONG THE NORTHERLY LINE OF SAID PARCEL "C" AND ANNEXATION No. 339, N84°30'45"W 463.50 FEET TO THE NORTHWESTERLY CORNER OF ANNEXATION No. 339 AND THE POINT OF BEGINNING.

Said land described contains 1.51 Acres more or less

**END OF DESCRIPTION**

Prepared By: *J. Cardenas* Date: *11/6/20*

**Jose V. Cardenas, L.S. 6491**  
**APN: 069-525-022**



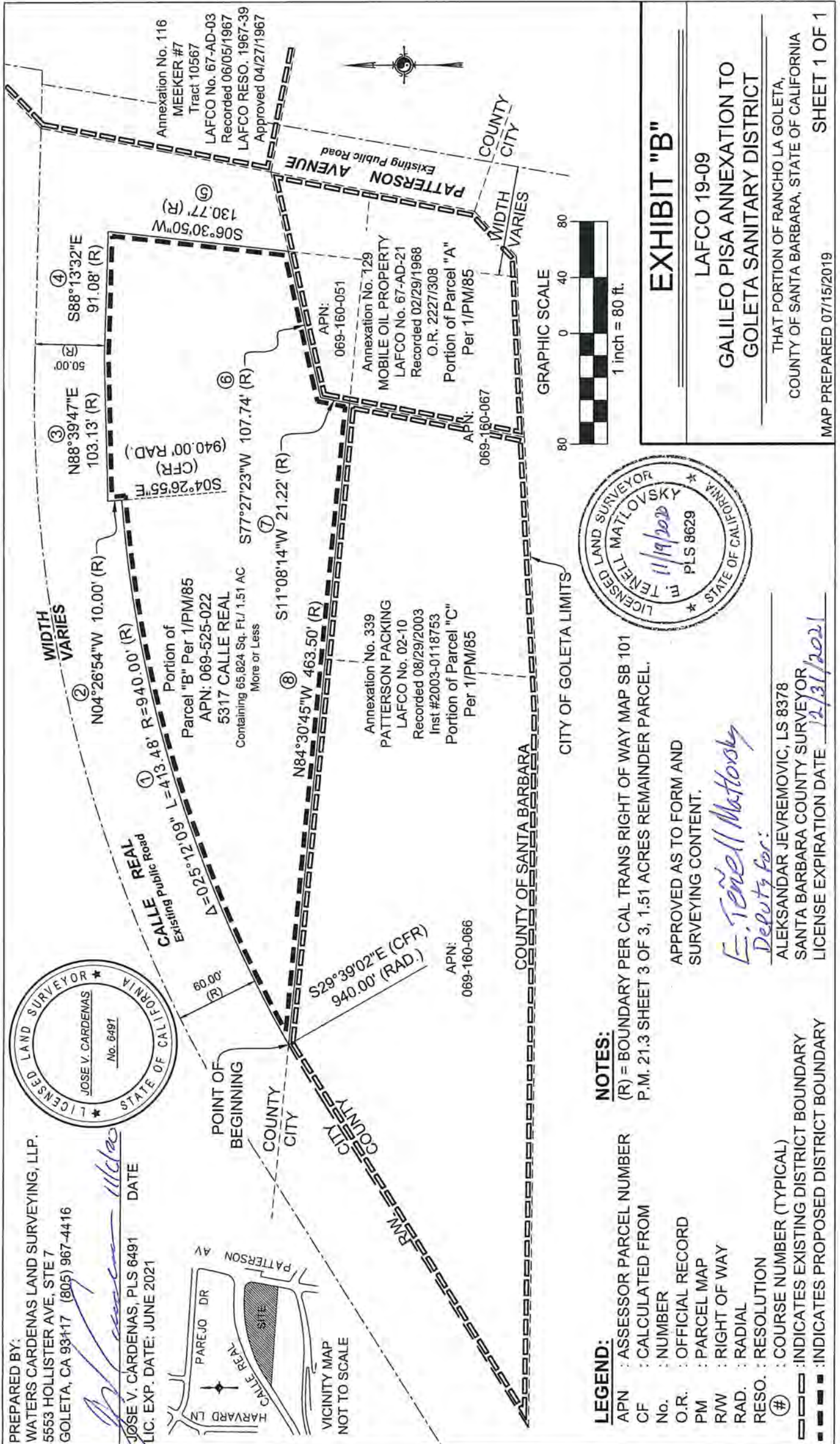
APPROVED AS TO FORM  
AND SURVEY CONTENT  
*E. Tenell Matlovsky*  
*Deputy*  
COUNTY SURVEYOR  
LICENSE EXP. *12/31/2021*



PREPARED BY:  
 WATERS CARDENAS LAND SURVEYING, LLP.  
 5553 HOLLISTER AVE, STE 7  
 GOLETA, CA 93117 (805) 967-4416

JOSE V. CARDENAS, PLS 6491  
 LIC. EXP. DATE: JUNE 2021

DATE



**LEGEND:**

- APN : ASSESSOR PARCEL NUMBER
- CF : CALCULATED FROM
- No. : NUMBER
- O.R. : OFFICIAL RECORD
- PM : PARCEL MAP
- R/W : RIGHT OF WAY
- RAD. : RADIAL
- RESO. : RESOLUTION
- (#) : COURSE NUMBER (TYPICAL)
- : INDICATES EXISTING DISTRICT BOUNDARY
- - - : INDICATES PROPOSED DISTRICT BOUNDARY

**NOTES:**

- (R) = BOUNDARY PER CAL TRANS RIGHT OF WAY MAP SB 101 P.M. 21.3 SHEET 3 OF 3, 1.51 ACRES REMAINDER PARCEL.
- APPROVED AS TO FORM AND SURVEYING CONTENT.

*E. Tenell Matlosky*  
 Deputys for:  
 ALEKSANDAR JEVREMOVIC, LS 8378  
 SANTA BARBARA COUNTY SURVEYOR  
 LICENSE EXPIRATION DATE 12/31/2021



**EXHIBIT "B"**

LAFCO 19-09

**GALILEO PISA ANNEXATION TO GOLETA SANITARY DISTRICT**

THAT PORTION OF RANCHO LA GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

MAP PREPARED 07/15/2019

SHEET 1 OF 1