COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

# Draft Mitigated Negative Declaration
# Coleman SFD Demo Rebuild

## Case Numbers: 20NGD-00000-00005 & 18CDH-00000-00013


**Owner/Applicant**
Tim & Allison Coleman
607 Sand Point Road
Carpinteria, CA 93013

**Agent**
Jennifer Siemens
Siemens Planning, Inc.
P.O. Box 591
Summerland, CA 93067

For More Information Contact Sean Stewart, Development Review Division, Planner (805) 568-2517

# 1.0 REQUEST/PROJECT DESCRIPTION

The project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,412 gross square foot residence with a 1,382 gross square foot understory garage and 1,579 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. Construction of the new dwelling would also include 1,384 square feet of uncovered decking and stairs, a 52 net square foot outdoor spa, new hardscaping and landscaping. Grading would include 260 cubic yards of cut, 100 cubic yards of fill and 160 cubic yards of export. The parcel is served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided off of Sand Point Road. The property is a 1.2-acre parcel zoned 10-R-1. The property is shown as Assessor's Parcel Number (APN) 004-098-006, located at 607 Sand Point Road in the Carpinteria area, First Supervisorial District.

# 2.0 PROJECT LOCATION

The project is located at 607 Sand Point Road in the Carpinteria area, First Supervisorial District, identified as APN 004-098-006.

| **2.1 Site Information** | |
|---|---|
| Comprehensive Plan Designation | Coastal, Existing Developed Rural Neighborhood (EDRN), RES-3.3, Residential, 3.3 units per acre |
| Zoning District, Ordinance | Article II Coastal Zoning Ordinance, 10-R-1, Single Family Residential, Minimum Parcel Size: 10,000 square feet;<br>California Coastal Commission Appeals Jurisdiction |
| Site Size | 1.2 acres |
| Present Use & Development | Existing single family dwelling |
| Surrounding Uses/Zoning | North: Carpinteria Salt Marsh – RES-100, Resource Management<br>South: Pacific Ocean<br>East: Single-Family Residential – 10-R-1<br>West: Single-Family Residential – 10-R-1 |
| Access | Sand Point Road |
| Public Services | Water Supply: Carpinteria Valley Water District<br>Sewage: Carpinteria Sanitary District<br>Fire: Carpinteria-Summerland Fire Protection District<br>Law Enforcement: County Sheriff |

# 3.0 ENVIRONMENTAL SETTING

### 3.1 PHYSICAL SETTING

The subject property consists of 1.2 acres located south of Sand Point Road and is developed with a split-story single family dwelling. Additional existing site improvements include a driveway, utilities, and landscaping. The lower level is comprised of a 726 gross square foot garage and a 3,548 gross square elevated dwelling located above. Similar to other split-story single family residences located along Sand Point Road, the uninhabitable lower level garage is predominantly visible from the structure's north elevation and dwelling's larger habitable footprint is situated above the garage and extends outward via a raised finished floor. The subject parcel abuts Sand Point Road and the Carpinteria Salt Marsh to the north, the Pacific Ocean to the south, and residentially developed properties to the east and west. Soils on-site are mapped as "fill (aquents)" and "beaches."

An alternatives analysis is not required as part of the this Mitigated Negative Declaration, but the applicant has elected to complete one which is included herein for reference as Attachment 11 (*Alternatives Analysis*, Amber Geraghty, Winecki Consulting, February 12, 2020).

### 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 Sand Point Road. This geographic scope has been chosen because it defines the neighborhood where the project is located, and includes projects such as 501 Sand Point Road (Case No. 18CDH-00000-00007, proposed construction of a new 2,800 SF residence, located 600 feet away), 625 Sand Point Road (Case No. 20 CDH-00000-00004 renovations and additions to the existing 3,399 gross square foot single family dwelling and 634 gross square foot attached garage/ mechanical area, located 35 feet away), 645 Sand Point Road (Case No. 17CDH-00000-00042 demolition of an existing 600 gross square foot garage and the construction of a 675 gross square foot detached garage, a 385 gross square foot pool cabana, a 491 gross square foot guesthouse, an 88 gross square foot mechanical/utility bunker, a 113 gross square foot storage area, a 38' x 14' pool and spa, a 1,134 square foot raised deck, a 404 square foot trellis, and 215 square feet of raised planters, located 270 feet away), 711 Sand Point Road (Case No. 17CDH-00000-00014, demolition of a 2,634 square foot residence and 384 square foot attached carport and the construction of a 7,683 gross square foot single family dwelling with a 2,403 gross square foot basement garage and 14' x 64' pool, located 900 feet away), 755 Sand Point Road (Case No. 13CDH-00000-00001, demolition of an existing 1,774 square foot dwelling and the construction of a new 5,995 square foot dwelling, with 5,800 square feet of lower level storage area, a 1,335 square foot attached garage, pool, and hot tub, located 1,400 feet away), and 721 Sand Point Road (Case No. 16CDH-00000-00031, construction of a new two-story structure consisting of a 507 square foot detached garage as the ground floor and a 462 square foot accessory structure above, located 1,100 feet away).

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

**Existing Setting:** The project site is located on Sand Point Road, a private roadway which extends along a sandspit and is bordered on the north by the Carpinteria Salt Marsh and on the south by the Pacific Ocean. The site is visible from the neighboring properties located immediately east and west of the site, Sand Point Road, and from the beach area located south of the property. Distant views of the property are available from Highway 101 and Union Pacific Railroad (UPRR) (both located approximately ¼ mile away) and from public walking paths located on the southeastern edge of the Carpinteria Salt Marsh, approximately 1,100 feet away.

**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) Whereas views of the project site are primarily limited to the immediate neighboring properties and when passing by the property along Sand Point Road (a private road), distant views of the property are available from Highway 101 and UPRR (both located approximately ¼ mile away). The Visual Resources Analysis included as Attachment 6 provides photos of the site from six distant vantage points along the north side of the Carpinteria Salt Marsh, including Highway 101 and UPRR, which demonstrates the minimal visibility of the site from distant vantage points. Public access to the narrow beach area along Sand Point Road is only available in rare circumstances of extreme low tide by walking around the Casablanca seawall or if attempted by boat, thereby limiting views of the site from the beach area. The subject property is developed with an existing 4,272 gross square foot split-story residence (including the attached garage) and is bordered on both sides by single family dwellings which range from 3,341 square feet to the west and 7,043 square feet to the east. The proposed project would continue the pattern of single family dwellings with two story components located on their north elevations and raised finished floors for the dwelling's habitable area. Views of the mountain backdrop, as viewed from the beach area south of the residence, would continue to be preserved based on the proposed 3'-7 1/2" increase in overall dwelling height as a result of the project.

Ocean views are generally not visible over the Sand Point Road community due to the distance and topographic changes from Highway 101 to Sand Point Road, as well as existing vegetation and residential development. The standard speed of travel along Highway 101 and the UPRR also significantly limits views of the Sand Point Road community to travelers from these vantage points. As a result, the subject property is visible for approximately 5 seconds or less from Highway 101 when traveling at normal vehicle speeds. The photos of the project site from Highway 101, UPRR, and the northern edge of the Carpinteria Salt Marsh, included as Attachment 6, demonstrates that the proposed dwelling would not significantly disrupt public views due to the lack of site visibility from distant vantage points, the short timeframe of visibility due to rates of travel along nearby transportation corridors, and the fact that the proposed dwelling would blend in with the existing development and vegetation along Sand Point Road. The proposed dwelling would not impact lateral beach views given that the structure's southerly footprint would follow the string-line of adjacent properties and would be approximately 9 feet further landward than the existing dwelling. Therefore, the proposed development would not significantly obstruct public views from any public road or from a public recreation area to, and along the coast, and would not result in obstruction of a scenic vista.

(c) Lighting on the exterior of the proposed project would be designed to minimize light spillover to adjacent residences through the use of shielding, cut-off fixtures, or similar measures. In addition, all exterior project lighting would comply with applicable County regulations, and standard County conditions applied to the project would require that lighting be low-intensity, low-glare, and hooded to prevent spillover onto adjacent properties. Glare is currently generated by the windows of the existing residence and adjacent residences, vehicle windows, and other reflective surfaces in the area. The proposed dwelling's exterior finish would be constructed with board and batten siding and a predominantly clay tile roof, which do not produce high reflectivity. Overall, the proposed project would not create a new source of substantial light that would adversely affect adjacent light-sensitive areas or a new source of glare that would substantially affect day or nighttime views in the area. Therefore, project impacts associated with light and glare would be less than significant.

(b, d) The proposed dwelling would not change the visual character of the area or result in the construction of a visually incompatible structure. The dwelling would have a total habitable area of 4,412 square feet and a floor area ratio (FAR)[1] of 8.4% (see Attachment 7). The FAR for homes along Sand Point Road ranges from 1.2% to 23.5% when calculating FAR based solely on lot area located south of the Carpinteria Salt Marsh, which provides for better continuity among parcels and a more accurate reflection on FAR values given that some parcels also encompass several acres of wetland vegetation located north of Sand Point Road. Sand Point Road was initially developed around the 1940's/50's with seasonal beach cottages and has been steadily redeveloped with larger homes over the years. As a result, the massing and architectural style of homes varies considerably among the 25 built-out parcels that constitute the Sand Point Road community. Architectural styles range from modern, Cape-Cod, Mediterranean, to California bungalow, and the massing of homes range from estate-sized dwellings to beach cottages. These trends are reflected in a 1,530 square foot home built in 1958 (775 Sand Point Road) and a 7,043 square foot home built in 2003 (591 Sand Point Road). The proposed project constitutes a 1.8% increase in FAR based on the 864 gross square foot increase in habitable space from the 3,548 gross square foot existing dwelling to the proposed 4,412 gross square foot dwelling.

The existing dwelling contains a two story component on its northwest quadrant, which is visible from the north and west elevations. The lower level in this portion of the dwelling consists of a 726 gross square foot understory garage. Since the proposed dwelling requires a 18.17' NAVD88 finished floor height due to the threat from coastal hazards and flooding, the applicant has elected to utilize 2,961 gross square feet of understory for non-habitable space including a three-car garage, outdoor furniture and surfboard storage, mechanical vault, and a covered outdoor shower. The two-story massing of the proposed dwelling's north and west elevations are consistent with the design of the existing dwelling and there would be no significant

[1] FAR calculates habitable square footage in relation to lot acreage and excludes detached and non-habitable square footage.

change to the visual character of the area given that the habitable portion of the dwelling would be increased by less than 1,000 gross square feet and the proposed dwelling would be located in approximately the same location on the lot, with the exception of the footprint's northward expansion by approximately 40 feet.

The overall maximum height of the proposed dwelling would increase by 3'-7 1/2" given the proposed dwelling's maximum height of approximately 25'-5 3/4" and the existing dwelling's maximum height of 21'-10 1/4". The increase in overall height would not be a significant visual change and the overall visual character of the dwelling would not change given two story component of the existing dwelling's northwest quadrant. The proposed dwelling's exterior finish would consist of board and batten siding, Santa Barbara sandstone veneer entry steps and chimney, and predominantly clay tile roofing. These materials would be compatible with the varied architectural styles that exist along Sand Point Road, which range from beach cottage to contemporary. The South Board of Architectural Review (SBAR) reviewed the project on three occasions, including a site visit with story poles, during which time the project's architecture, mass, bulk, scale, and neighborhood compatibility were all considered. On October 19, 2018, after considering these factors, the SBAR indicated the project was acceptable and could return for preliminary approval (please see full SBAR minutes, included as Attachment 2). Therefore, the project would not result in the construction of a home visually incompatible with the surrounding area and would not result in significant change to the visual character of the area.

**Cumulative Impacts**:

The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since it is visually compatible with its surroundings and will not significantly obstruct public views from any public road or from a public recreation area to, from, and along the coast. Therefore, the project's impacts to aesthetics, with respect to the cumulative projects identified in Section 4.0 of this Initial Study and the general project vicinity, are not cumulatively considerable.

## 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 | |

The project site does not contain a combination of acreage and/or soils which render the site an important agricultural resource due to the presence of Aquent/fill soil onsite. The site does not adjoin or is within the vicinity of any agricultural operations and so no impacts would occur.

**Cumulative Impacts**:

No impacts are identified. No mitigations are necessary.

# 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 | | |
| **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 NOx and ROC, and 80 pounds per day for $PM_{10}$);
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, and chemical or industrial processing operations that release pollutants).

**Impact Discussion:**

(a, b, c) Short-Term Construction Impacts. Project-related construction activities would require 260 cubic yards of cut, 100 cubic yards of fill and 160 cubic yards of export. Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and $PM_{10}$ with the implementation of the County's standard dust control measures. The County's standard dust control measures placed on the Coastal Development Permit include Air-01 Dust Control, along with the Air Pollution Control District's (APCD) standard fugitive dust control measures, which are included in their Condition Letter dated March 11, 2020 (Attachment 12). Together, these standard project conditions would reduce potential short-term dust impacts to a less than significant level.

Emissions of ozone precursors ($NO_x$ and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of $NO_x$ and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD in their Condition Letter dated March 11, 2020 to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the proposed project of one single family dwelling and associated appurtenant structures is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD, which indicates that a project size of 290 houses is likely to generate approximately 22.5 lb/day of ROG or $NO_x$. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

**Cumulative Impacts**:

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 project would not result in significant project-specific long-term air quality impacts. No further mitigation measures are required.

## 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 ($CO_2$), methane ($CH_4$), nitrous oxide ($N_2O$), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride ($SF_6$), and nitrogen trifluoride ($NF_3$) (California Health and Safety Code, § 38505(g)). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as "the greenhouse effect," human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

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

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

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

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

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

**Environmental Threshold:**

Santa Barbara County's Energy and Climate Action Plan (ECAP), adopted in 2015, is a GHG emission reduction plan. The County has been implementing the plan's emission reduction measures since 2016. However, the County is not projected to meet the 2020 GHG emission reduction goal contained within the plan, and the plan is going to be updated beginning in fiscal year 2019-2020. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's Environmental Impact Report (EIR).

CEQA Guidelines Section 15064.4(a) states "A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project." CEQA Guidelines Section 15064.4(b) further states,

> A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:
>
> (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;
>
> (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project…

The County of Santa Barbara does not have an adopted GHG emission significance threshold for sources other than industrial stationary sources. Therefore, significance thresholds from other California jurisdictions or agencies can be appropriately applied to land use projects within Santa Barbara County, as long as substantial evidence is provided to describe why the selected threshold is appropriate (CEQA Guidelines, § 15064.7(d)).

In 2012, San Luis Obispo County Air Pollution Control District (APCD) established an annual significance threshold of 1,150 metric tons of carbon dioxide equivalent ($MTCO_2e$/yr). This significance threshold is approximately equivalent to the operational GHG emissions associated with a 70-unit residential subdivision in an urban setting (49-unit rural development) or a 40,000 sq. ft. strip mall in an urban setting (San Luis Obispo County APCD 2012). Santa Barbara County selected the San Luis Obispo County APCD threshold of 1,150 $MTCO_2e$/yr as the most appropriate threshold to determine significance of cumulative impacts from GHG emissions for this proposed project. The rationale for applying the San Luis Obispo County APCD GHG emissions significance threshold is discussed below.

***Threshold Applicability***

- The threshold applies to GHG emissions that are not industrial stationary sources, but that are subject to discretionary approvals by the County, where the County is the CEQA lead agency.
- The threshold was developed to be consistent with Assembly Bill 32 (the California Global Warming Solutions Act of 2006), which established the State of California's 2020 GHG emissions reduction goal.
- The selected threshold considers GHG emissions comprehensively by measuring in annual metric tons of carbon dioxide equivalent.
- The threshold assessed historical and potential future land use development trends in San Luis Obispo County to establish the significance threshold. San Luis Obispo and Santa Barbara Counties have similar historical and potential future land use development trends.
- The threshold applies to GHG emissions from residential and commercial land use projects.
- The threshold assumes that construction emissions will be amortized over the life of a project and added to the operational emissions.
- The threshold does not apply to GHG that are emitted throughout the life cycle of products that a project may produce or consume.

**Impact Discussion:**

(a, b) The proposed demolition of an existing single family residence and construction of a new residence and appurtenant structures would not increase the residential density or type of use on site. Therefore, GHG emissions from direct, indirect, and mobile sources associated with the site would not substantially change, and would continue to be typical of a single-family residential land use. The new residence and appurtenant structures would be larger than the existing residence and structures; however, the new development would be constructed to meet current Title 24 Building Code requirements for energy efficient construction and appliances. Current construction methods and technology would replace outdated and energy inefficient structures and appliances, and GHG emissions related to energy use onsite would therefore not drastically differ from the existing condition. Typical construction equipment would be used during demolition and construction, and site disturbance would be commensurate with the type and size of this single-family residential project.

San Luis Obispo County APCD's numeric GHG emissions significance threshold of 1,150 $MTCO_2e$/yr is equivalent to the operational GHG emissions associated with a 70- unit residential subdivision in an urban setting. The proposed project consists of one single-family residence, with appurtenant structures, in an urban setting. Therefore, the proposed project is substantially smaller than the size of residential project that would exceed San Luis Obispo County APCD's GHG emission significance threshold. The project would not exceed the County of San Luis Obispo APCD threshold of significance.

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

**Cumulative Impacts**:

Comparison of the proposed project's scope (demolition of an existing single family residence and construction of a new residence and appurtenant structures) to the County of San Luis Obispo APCD threshold of significance (1,150 $MTCO_2e$/yr, equivalent to the operational GHG emissions associated with a 70- unit residential subdivision in an urban setting), demonstrates that the project's incremental contribution to the cumulative effect is not cumulatively considerable and would not have a significant impact on the environment (Class III).

**Mitigation and Residual Impact:**

Since the proposed project would not have a significant impact on the environment, no additional mitigation is necessary. Therefore, residual impacts would be less than significant.

**References:**

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

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

County of Santa Barbara Long Range Planning Division, *Step-by-Step Guide for Evaluating Significance of Greenhouse Gas Emissions*, June 2019.

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

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised July 2015).

County of Santa Barbara Air Pollution Control District, *Scope and Content of Air Quality Sections in Environmental Documents*, June 2017 Limited Update.

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 Firth 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.

San Luis Obispo County APBD, *Greenhouse Gas Thresholds and Supporting Evidence*, March 2012.

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 |
|---|---|---|---|---|---|
| **Flora** | | | | | |
| **a.** A loss or disturbance to a unique, rare or threatened plant community? | | | | X | |
| **b.** A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants? | | | | X | |
| **c.** A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)? | | X | | | |
| **d.** An impact on non-native vegetation whether naturalized or horticultural if of habitat value? | | | | X | |
| **e.** The loss of healthy native specimen trees? | | | | X | |
| **f.** Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat? | | | X | | |
| **Fauna** | | | | | |
| **g.** A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals? | | | | X | |
| **h.** A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)? | | | | X | |
| **i.** A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)? | | X | | | |
| **j.** Introduction of barriers to movement of any resident or migratory fish or wildlife species? | | | | X | |
| **k.** Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife? | | | X | | |

**Existing Plant and Animal Communities/Conditions:**

*Background and Methods:*

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, four site visits were conducted by Althouse and Meade, Inc. staff biologists on December 22, 2017, May 7, 2018, January 10, 2020, and February 3, 2020 to search for special status plants and animals, map habitats, and biological resources within the 1-acre survey area. The survey area covered the subject parcel beginning south of Sand Point Road and continued to the south side of the existing rock revetments along the beach. The 1-acre survey area includes the following components: anthropogenic (e.g., buildings, paved areas; 0.16 acre), landscaped vegetation (0.21 acre), bare ground (0.01 acre), dune area (0.04 acre), iceplant mats (0.06 acre), revetment (0.05 acre), intertidal zone (0.09 acre), and ocean (0.43 acre). The findings are presented in the *Biological Letters for*

*Coleman – 607 Sand Point Road*, Althouse and Meade, Inc., dated May 25, 2018 and February 3, 2020 (Attachments 3 and 4).

*Flora*:
No special status species were observed in the survey area and the site does not contain natural plant communities considered rare by the California Department of Fish and Wildlife (2003). Vegetation present within the 1-acre survey area consists primarily of non-native cultivated species. Specifically, both the back and front yard consist of cultivated species of trees, shrubs, sub-shrubs and herbaceous vascular plants. Three species of naturally occurring vascular plants, beach saltbush (*Atriplex leucophylla*), beach bur sage (*Ambrosia chamissonis*), and salt heliotrope (*Heliotropium curassavicum* var. *oculatum*), exist at the south end of the property between the two revetments, where no work is proposed to occur. This 0.04 acre area of dune habitat is located approximately 38 feet from the existing dwelling and 48 feet from the proposed dwelling, and is the only portion of the property with naturally occurring dune species. However, this area is also dominated by ice plant mats that consist of freeway ice plant (*Carpobrotus edulis*), showy dewflower (*Drosanthemum floribundum*), and sea lavender (*Limonium perezii*) which have spread from the soil-filled interior revetment. The outer revetment and the intertidal zone, south of the outer revetment, were void of vegetation. The California Natural Diversity Database (CNDDB) indicates that the following special status plants have low potential to occur in the area: Red Sand-Verbena (*Abronia maritima*), Coulter's Saltscale (*Atriplex coulteri*), Southern Tarplant (*Centromadia parryi* ssp. *australis*), Paniculate Tarplant (*Deinandra paniculata*), Black-Flowered Figwort (*Scrophularia atrata*), and Woolly Seablite (*Suaeda taxifolia*).

*Fauna:*
Special status species that may occur onsite due to the presence of suitable nearby habitat include the western snowy plover (*Charadrius alexandrinus nivosus*), Townsend's big-eared bat (*Corynorhinus townsendii*), Sandy Beach tiger beetle (*Cicindela hirticollis gravida*), Silvery legless lizard (*Anniella pulchra)*, Globose dune beetle (*Coelus globosus*), Belding's savannah sparrow (*Passerculus sandwichensis*), and Light-footed Ridgway's rail (*Rallus obsoletus levipes*). Wildlife species detected in the vicinity of the study area include four mammals, two reptiles, 15 birds, eight Globose dune beetles (*Coelus globosus*), and no amphibians. Mammals included: domestic dog (*Canis lupus familiaris*), raccoon (*Procyon lotor*), rat (*Rattus* sp.), and brush rabbit (*Sylvilagus bachmani*). Reptiles onsite included western side-blotched lizard (*Uta stansburiana elegans*) and coast range fence lizard (*Sceloporus occidentalis bocourtii*). Birds included: spotted sandpiper (*Actitis macularius*), great egret (*Ardea alba*), great blue heron (*Ardea herodias)*, Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), California towhee (*Melozone crissalis*), Northern Mockingbird (*Mimus polyglottos*), California brown pelican (*Pelecanus occidentalis californicus*), double-crested cormorant (*Phalacrocorax* auratus), blue-gray gnatcatcher (*Polioptila caerulea*), American bushtit (*Psaltriparus minimus*), Say's phoebe (*Sayornis saya*), willet (*Tringa semipalmata*), and house wren (*Troglodytes aedon*).

No special-status wildlife species with the potential to occur onsite have been discovered by Althouse and Meade, Inc. biologists. Eight Ciliated dune beetles, a common species with no special listing status, were observed in the 0.04 acre dune habitat area located between the rock revetments. Three bird's nests were found on the property: a stick nest (approximately 8 inches diameter) was observed in a hedge on eastern property boundary approximately 73 feet from the house, and two black phoebe (*Sayornis nigricans*) mud and vegetated fiber nests (approximately 4 to 5 inches diameter) located under the west-facing balcony in the back yard. No birds were observed visiting nests during the spring 2018 survey. To determine presence of potential bat roosts on the property, the biologist inspected the exterior of the house for gaps in shingles and bat scat along the base of house. A few shingles have a large enough gap to provide a day or night roost for individual California myotis (*Myotis californicus*), but could not support day/night roosts or maternal roosts for Townsend's big-eared bat (*Corynorhinus townsendii*), which is known to occur in the area (CNDDB 2017).

**Impact Discussion**:

(a, b, c, d, e) The site is currently developed with a single family dwelling and is therefore already exposed to herbicides, pesticides, animal life, human habitation, non-native plants, and other factors associated with a single-family dwelling. The project would not result in the loss of any rare plant communities or environmentally sensitive habitat due to the absence of resources within the project's development area. No impacts would occur to the three naturally occurring plant species onsite, beach saltbush (*Atriplex leucophylla*), beach bur sage (*Ambrosia chamissonis*), and salt heliotrope (*Heliotropium curassavicum* var. *oculatum,* given that these resources are located between the revetments, where no construction or ground disturbance would occur. Similarly, no impact would occur to the dune habitat located between the revetments given that it is outside of the project's development area and physically separated from the development area by one of the revetments. This area is located approximately 48 feet away from the proposed dwelling and approximately 38 feet from the existing dwelling.

A grouping of four non-native, mature New Zealand Christmas Trees (*Metrosideros excels*) (12", 14", 10" and 14" DBH) would be removed to accommodate the new dwelling. One non-native, mature (10" DBH) Marina Strawberry Tree (*Arbutus Marina*) would be relocated in order to be preserved onsite. A total of four additional New Zealand Christmas Trees (*Metrosideros excels)* are situated on adjacent parcels, but near the parcel lines and therefore would be protected by tree protection fencing. Each tree would experience less than ten percent encroachment within their respective critical root zone following the placement of staked orange fencing at least 3 feet high (*Arborist Report 607 Sand Point Road*, David R. Gress, November 1, 2018) (Attachment 10). As part of mitigation, the project requires Construction Worker Training Program to the project to educate construction personnel on the site's biological significance and protection measures in place throughout construction (MM-BIO-01).

The project would result in no direct impacts to the wetland vegetation (Carpinteria Salt Marsh) located north of Sand Point Road and a mitigation measure has been added to the project to require all landscaping be with native plants and seed stock from locally obtained sources (MM-BIO-04 Use Natives) in order to prevent the potential spread of invasive plant species within the Carpinteria Salt Marsh. The Carpinteria Salt Marsh is located outside of the 1.2-acre parcel and the proposed dwelling is setback 105.5 feet from wetland's edge, with the renovated chip-seal driveway located approximately 35 feet from the wetland's edge. The proposed project would not directly impact the Carpinteria Salt Marsh and the project's mitigation measures would prevent potential indirect project impacts to the wetland. Project mitigation measures that will address potential indirect impacts to the adjacent wetland include the implementation of a stormwater control plan which would filter runoff before traveling offsite (MM-NPDES-12 Stormwater Retention-Biofiltration System), an erosion control plan to address runoff during grading and construction operations (MM-Geo-02 Erosion and Sediment Control Plan); the implementation of designated and contained equipment washout and storage locations that are located outside of the 100-foot wetland buffer to the maximum extent feasible (MM-Bio-07 Equipment Storage-Construction & MM-Bio-08 Equipment Washout-Construction); stabilizing construction site entrances and exits to reduce the transport of sediment off site (MM-WatConv-01 Sediment and Contamination Containment); revegetating or securing graded areas within 30 days of completion of grading activities (MM-WatConv-03 Erosion and Sediment Control Revegatation); and no construction within 24 hours of a National Weather Service forecasted 0.5-inch rain event (MM-Bio-05 No Construction During Rain Events). Combined, the mitigation measures would prevent sediment and stormwater from entering the wetland and provide designated equipment areas to prevent the transmittal of potential pollutants offsite. Therefore, indirect impacts to adjacent wetland habitat would be less than significant.

(g, h, i, j, k) No special-status wildlife species were found onsite during the 2017, 2018, and 2020 field surveys. With the exception of the 0.04 acre dune area, which is located outside of the project's development area, the 1.2 acre parcel does not support critical habitat for any unique, rare, threatened or endangered species of animal. The adjacent Carpinteria Salt Marsh does provide suitable habitat for additional wildlife species, which expands the potential range of fauna that could be present onsite or nearby during construction; however mitigation measures have been added to the project to screen for and protect special-status wildlife species potentially encountered onsite during construction. In order to prevent potential indirect impacts to wildlife as a result of the project, the following mitigation measures would be incorporated

into the project: MM-Bio-02 Preconstruction Survey, MM-Bio-03 Nesting Bird Survey (if project implemented between February 1 and August 31), MM-Bio-01 Worker Training, and MM-Noise-04 Equipment Shielding-Construction. Due to the absence of special-status wildlife species within the project's development area, no reduction in the diversity of animals on-site, deterioration of existing fish or wildlife habitat, or introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife, would occur as a result of the project. With the implementation of these measures, indirect impacts would be less than significant.

**Cumulative Impacts**:

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

**Mitigation and Residual Impact:**

The following mitigation measures would prevent indirect impacts to biological resources:

1. **MM-Bio-01 Worker Training.** Prior to the start of work, a County-approved biologist shall provide worker orientation for all construction contractors (including site supervisors, equipment operators, and laborers) which emphasizes the presence of special-status species within the Carpinteria Salt Marsh and adjacent foredune habitat, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance. No staging of equipment or construction supplies shall occur prior to the 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 initiation of grading/construction. **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-Bio-02 Pre-construction Survey.** A County-approved biologist shall conduct a pre-construction survey of the work area and the margins of the Carpinteria Salt Marsh for special-status wildlife (i.e. Western Snowy Plover, Townsend's Big-eared Bat, Sandy Beach Tiger Beetle, Silvery Legless Lizard, Globose Dune beetle, Belding's savannah sparrow, and light-footed Ridgway's rail) that have the potential to occur no earlier than one week prior to construction. Wildlife observed within work areas will be captured and relocated to suitable habitat outside the construction zone. If listed species are observed within or near the work area, work will be suspended and the CDFW and USFWS shall be notified. **PLAN REQUIREMENTS:** All requirements shall be specified on all grading and building plans. **TIMING**: The Owner/Applicant shall comply with this measure no earlier than one week prior to initiation of grading/construction. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the pre-construction survey and any potential wildlife relocation have occurred prior to the initiation of grading/construction. The written results of the pre-construction survey and potential wildlife relocation shall be submitted to P&D compliance monitoring staff prior to the initiation of grading/construction.

3. **MM-Bio-03 Nesting Bird Survey.** If the Project is implemented during the bird nesting season (February 1 to August 31), a County-approved biologist shall conduct a pre-construction survey of the proposed development envelope and adjacent habitats within 7 days and prior to construction commencement (i.e., mobilization, staging, vegetation clearing, or excavation) to avoid impacts to nesting raptors and other birds. Surveys shall be conducted in all areas within 500 feet of proposed disturbance areas. If breeding birds with active nests are found prior to (or during) Project construction, a County-approved biologist shall oversee the establishment of a buffer (prescriptively 300 feet for passerines and 500 feet for raptors) around the nest; no activities will be allowed within the buffer(s) until the young have fledged from the nest or the nest fails. **PLAN REQUIREMENTS:** All requirements shall be specified on all grading and building plans. **TIMING**: The

Owner/Applicant shall comply with this measure prior to initiation of grading/construction. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the nesting bird survey has occurred within 7 days and prior to construction commencement. The written results of the nesting bird survey shall be submitted to P&D compliance monitoring staff prior to the initiation of grading/construction.

4. **MM-Bio-04 Tree and Sensitive Plant Species Protection Plan – Construction Component.** If sensitive plant species are detected during pre-construction surveys, the Owner / Applicant shall submit a Sensitive Plant Species Protection Plan prepared by a P&D-approved biologist and designed to protect sensitive plant species. The Owner/Applicant shall comply with and specify the following as notes on the Tree and Sensitive Plant Species Protection Plan and Grading and Building Plans:
    a. Fencing of all sensitive plant species to be protected at least six feet outside the tree's dripline or plant's perimeter with orange fencing (or other material satisfactory to P&D) at least 3 ft. high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
    b. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
    c. All sensitive plant species located within the 1.2-acre parcel shall be protected from stucco and/or paint during construction.
    d. In the event of unexpected damage or removal, impacted plants shall be replaced at a minimum 3:1 ratio.

    **PLAN REQUIREMENTS**: If sensitive plant species are detected during pre-construction surveys, the Owner/Applicant shall: (1) submit the Sensitive Plant Species Protection Plan; (2) include all applicable components in Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING**: The Owner/Applicant shall not disturb sensitive plant location(s) until the Sensitive Plant Species Protection Plan is approved by the County and protection measures have been implemented. Plan components shall be included on all grading/construction plans. The Owner/Applicant shall install sensitive plant protection measures onsite prior to issuance of grading/building permits and pre-construction meeting. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that plants identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the Sensitive Plant Species Protection Plan prior to Final Building Inspection Clearance.

5. **MM-Bio-21 Use Natives.** All landscaping shall be with native plants and seed stock from locally obtained sources. PLAN REQUIREMENTS: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. TIMING: Landscaping shall be installed prior to Final Building Inspection Clearance. MONITORING: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to Final Building Inspection Clearance.

6. **MM-NPDES-12 Stormwater Retention-Biofiltration System**. To reduce stormwater runoff, allow for infiltration, reduce pollutants and minimize degradation of stormwater quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent stormwater retention or biofiltration system to treat stormwater runoff from the site. Stormwater retention includes rain barrels and other similar devices. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional

to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **PLAN REQUIREMENTS**: The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically. **TIMING**: The Owner/Applicant shall submit a stormwater control plan to P&D permit processing planner prior to Coastal Development Permit issuance. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation. The Owner is responsible for annual maintenance of the biofiltration system. The Owner shall keep records of such maintenance and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

7. **MM-Bio-05 No Construction During Rain Events.** The general contractor/project manager shall monitor weather reports. No construction shall occur within 24 hours of a National Weather Service forecasted 0.5-inch rain event. Erosion control measures must be kept on site and immediately available for installation. Earth disturbance activities may commence and/or resume after the rain event has passed and site conditions are dry enough to work. **PLAN REQUIREMENTS:** All requirements shall be specified on all grading and building plans. **TIMING**: The Owner/Applicant shall comply with this measure throughout the duration of site construction, including grading and landscaping. **MONITORING**: The Owner/Applicant shall notify P&D compliance monitoring staff when construction work is halted and resumed in accordance with this condition. P&D compliance monitoring staff shall ensure compliance on site during construction.

8. **MM-Bio-07 Equipment Storage-Construction.** The Owner/Applicant shall designate one or more construction equipment filling and storage areas onsite to contain spills, facilitate clean up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located outside of the 100-foot wetland buffer to the maximum extent feasible. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit, Grading Permit, and Building Permit plans. **TIMING**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

9. **MM-Bio-08 Equipment Washout-Construction**. The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site as needed. The areas shall be located outside of the 100-foot wetland buffer to the maximum extent feasible. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the P&D approved location on all Coastal Development Permit, Grading Permit, and Building Permit plans. **TIMING**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

10. **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 grading and construction. Other measures shall be in place throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

11. **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 onsite. 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 Coastal Development Permit Issuance. 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**: Permit Compliance staff shall perform site inspections throughout the construction phase.

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

13. **MM-Noise-04 Equipment Shielding-Construction**. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction. **PLAN REQUIREMENTS:** All requirements shall be specified on all grading and building 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 to P&D compliance staff that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

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

**References:**

*Biological Letter for Coleman – 607 Sand Point Road,* Althouse and Meade, Inc., May 25, 2018

*Biological Letter Report Addendum for Coleman – 607 Sand Point Road,* Althouse and Meade, Inc., February 13, 2020

*Arborist Report 607 Sand Point Road,* David R. Gress, November 1, 2018

## 5.5 CULTURAL RESOURCES

| **Will the proposal:** | **Poten. Signif.** | **Less than Signif. with Mitigation** | **Less Than Signif.** | **No Impact** | **Reviewed Under Previous Document** |
|---|---|---|---|---|---|
| **a.** Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5? | | | X | | |
| **b.** Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5? | | | X | | |
| **c.** Disturb any human remains, including those located outside of formal cemeteries? | | | | X | |

| Will the proposal: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **d.** Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:<br><br>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 | | | X | | |
| 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. | | | | | |

**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. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history." A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

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 a 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 a 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 a historical resource is materially impaired when a project: (1) demolishes or materially alters in an adverse manner those physical characteristics of a 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:**

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. Based on records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), one recorded archaeological site is located within 0.25 miles of the project site. A Phase 1 Archaeological Assessment was conducted by Brent Leftwich in October 2018. The Assessment found that ten previous studies that have occurred within 0.25 miles of the project area and no previously documented archaeological sites or cultural resources are located within the project site. Dr. Leftwich conducted a Phase I survey on September 18, 2018 which surveyed the entire project area using 5-meter transects (*Phase 1 Archaeological Assessment 607 Sand Point Road*, Leftwich Archaeology, Brent Leftwich, October 2018). A small amount of marine shell was scattered throughout the project area; however Dr. Leftwich concluded that the shell is likely natural in origin, as it is typical of both estuary and dune environments and does not appear to be of great age. No cultural materials (i.e. flaked stone, groundstone, fire affected rock) or dark midden soils were observed. The likelihood of undiscovered, significant cultural resources existing in the project area is very low and no additional archaeological monitoring or cultural resource testing is recommended.

To date, Santa Barbara County has received one tribal request, from the Barbareno/Ventureno Band of Mission 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. On December 10, 2019, a formal notice of decision to undertake environmental review for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians. 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 study methods and results. No reply was received and no tribal cultural resources (TCRs) were identified on the subject parcel. Additionally, as part of Dr. Leftwich's Phase 1 Archaeological Assessment, he also sent Ms. Tumamait-Stenslie the results of his

background research and Phase 1 Assessment, provided a summary of the geomorphological history of Sandyland sand spit, and offered to discuss her concerns. As of this report date, no reply has been received.

The proposed project includes demolition of an existing residence that was originally constructed in 1963 and was significantly modified through the 1980's and 1990's. Due to significant modifications that occurred to the structure, the residence does not retain its integrity of design or materials and does not meet any of the County of Santa Barbara significance criteria for listing as a County Landmark or Place of Historic Merit, nor is it eligible for placement in the California Register of Historic Resources or for nomination to the Register of Historic Places (*Phase I Historic Resources Report*, Post/Hazeltine Associates, May 24, 2017) (Attachment 9).

**Impact Discussion:**

(a, b, c, d) As discussed above, no cultural or historical resources were identified within or adjacent to the project area. As a result, the proposed project would 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. In order to comply with cultural resource policies, the development project would be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual (rev.2/2018)]. Therefore, potential cultural resources impacts would be less than significant.

**Cumulative Impacts**:

Project specific cultural resource impacts have been identified as less than significant due to the fact that no cultural or historical resources have been identified on-site and the potential for undiscovered cultural resources to exist onsite is low. Therefore, the project's contribution to cumulative cultural resource impacts, with respect to the cumulative projects identified in Section 4.5 of this MND and the general project vicinity, is not cumulatively considerable.

**References:**

*Phase 1 Historic Resources Letter Report for 607 Sand Point Road*, Post/Hazeltine Associates, May 24, 2017

*Phase 1 Archaeological Assessment 607 Sand Point Road*, Leftwich Archaeology, Brent Leftwich, October 2018

## 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 demolition of an existing single-family residence and construction of a new single-family residence, and energy use is estimated as follows:

**Energy Use**

| Multiplier | Project Demand |
|---|---|
| Natural Gas<br>(13.7 million BTU per capita[2]) | 41.1 million BTU per year<br>(assuming household of 3) |
| Electricity<br>(7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[3] | 6.9 megawatt hours per year |

In summary, the project would have a negligible effect on regional energy needs. No adverse impacts would result.

**Cumulative Impacts**:

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

**Mitigation and Residual Impact:**

No mitigation is required. Residual impacts would be less than significant.

## 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? | | | | X | |
| **b.** Project-caused high fire hazard? | | | | X | |
| **c.** Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting? | | | | X | |
| **d.** Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas? | | | | X | |
| **e.** Development of structures beyond safe Fire Dept. response time? | | | | X | |

**Impact Discussion:**

(a, b, c, d, e) The project is not located within a High Fire Hazard Area, and/or does not involve new fire hazards. The project is located approximately 2.5 miles away from the nearest Carpentaria-Summerland Fire Station and is therefore located in an area with an adequate response time from fire protection services. The Carpinteria-Summerland Fire Protection District has reviewed the project to ensure it meets Fire Department standards for access and fire suppression. Therefore, impacts are less than significant.

**Mitigation and Residual Impact:**

No impacts are identified. No mitigation is necessary.

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

# 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.** Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards? | | X | | | |
| **b.** Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading? | | | | X | |
| **c.** Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise? | | X | | | |
| **d.** The destruction, covering or modification of any unique geologic, paleontologic or physical features? | | | | X | |
| **e.** Any increase in wind or water erosion of soils, either on or off the site? | | X | | | |
| **f.** Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake? | | X | | | |
| **g.** The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent? | | | | X | |
| **h.** Extraction of mineral or ore? | | | | X | |
| **i.** Excessive grading on slopes of over 20%? | | | | X | |
| **j.** Sand or gravel removal or loss of topsoil? | | | | X | |
| **k.** Vibrations, from short-term construction or long-term operation, which may affect adjoining areas? | | | | X | |
| **l.** Excessive spoils, tailings or over-burden? | | | | X | |

**Impact Discussion:**

(a) The project site is not underlain by any known fault. Compliance with existing building regulations would ensure that potential ground shaking impacts caused by movement along a distant fault are less than significant. The project site is subject to liquefaction due to the presence of sandy soils and a high-water table. The potential for liquefaction would be reduced to less than significant through implementation of MM-Geo-01, which requires that the building design and construction comply with the recommendations of geotechnical reports prepared for the project. MM-Geo-01 together with the normal building permit review and inspection process would ensure that all soils-related hazards would be reduced to less than significant.

(b, i) The project would involve 260 cubic yards of cut, 100 cubic yards of fill, and 160 cubic yards of export which would have negligible impacts on the environment. Additionally, the project site does not contain any steep slopes, as the subject parcel has a gradual downward slope from south to north at approximately three percent. Therefore, no impacts would occur and no mitigations are necessary.

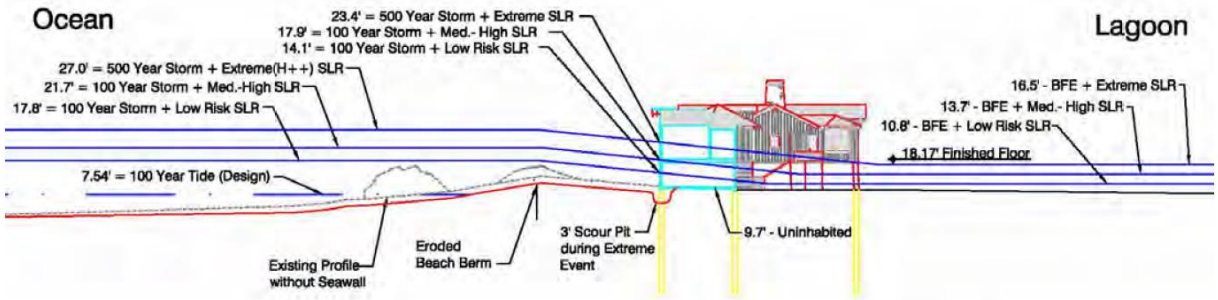
(c) Predictions about the long-term effects of global climate change include rising sea levels due to the melting of glaciers and thermal expansion. Rising sea levels could increase the incidence of flooding in coastal areas with altitudes at or near sea level. Potential impacts to the project associated with sea level rise (SLR) were projected and evaluated in the *Coastal Hazards Analysis* (Gregory S. Reid, Streamlinewest Engineering, LLC., February 2020) (Attachment 8). The *Coastal Hazards Analysis* utilized the 2018 Ocean Protection Council (OPC) SLR Guidance, which has been identified by the California Coastal Commission

(CCC) as the best available science to determine SLR. To determine the minimum finished floor requirement for the 75-year design life of the proposed dwelling, the *Coastal Hazards Analysis* report analyzed design still water elevation and SLR, wave exposure and design wave heights, design beach profile, wave run up, and flood risks. The report provided a range of calculations based on multiple SLR risk aversion scenarios and the presence/absence of the existing revetments.

Recommended Finished Floor Height

For planning purposes of the proposed dwelling, the *Coastal Hazards Analysis* report recommended a 18.17' NAVD88 finished floor elevation when considering 100 year storm surge elevation, medium-high risk aversion/high emissions SLR, the absence of the revetments, and design beach profile/shoreline erosion. The calculations forecasted a 17.9' NAVD88 water elevation to occur under this scenario and therefore recommended the 18.17' NAVD88 finished floor elevation to provide freeboard for the finished floor of the inhabited level above the projected 100 year flood event including SLR. The report's modeling also indicated that the existing access road (7.6' NAVD88) and the uninhabited lower level of the proposed dwelling (9.7' NAVD88) could potentially be impacted in our current year (2020) under the same circumstances (100 year storm surge elevation, medium-high risk aversion/high emissions SLR, the absence of the revetments, and design beach profile/shoreline erosion), which could produce a 12.3' NAVD88 water elevation.

Figure 13: Design Storm & Flood Levels (NAVD88) including 75 Years of Sea Level Rise without Seawall




Groundwater Driven Inundation and Sea Level Rise Scenario

The *Coastal Hazards Analysis* also evaluated the potential impacts of groundwater driven inundation and sea level rise on the proposed improvements and associated access during regular, non-storm related conditions. Groundwater is not anticipated to impact the lower level of the proposed dwelling (9.7' NAVD88) for the low or medium-high risk aversion scenarios for sea level rise, but if the extreme aversion scenario were to occur it could be impacted near the end of the structures design life (year 2090). Regarding SLR impacts during regular, non-storm related conditions and using Mean Higher High Water (MHHW) modeling values under the medium-high risk aversion scenario, the access road could begin to be impacted approximately by the year 2060 when water levels could reach 7.8' NAVD88 given that some low portions of the access road dip to 7.6' NAVD88. Additionally, the uninhabited lower level finished floor (9.7' NAVD88) of the proposed dwelling could be impacted approximately by the year 2080 or shortly thereafter given that water levels could reach 9.6' NAVD88 by this year.

The typical water level for the site was calculated using data from the National Oceanic and Atmospheric Administration (NOAA) tide station and NOAA Tidal Bench Mark at Santa Barbara (9411340). Since the period of record for this station is too short to accurately establish 50 or 100 year events, the highest observed water level (7.64 feet) for the station was selected as the best available estimate of the 100 year event. For longer lasting projects with less adaptive capacity and medium to high consequences if SLR is underestimated (like coastal housing developments), the more precautionary, more risk-averse medium-high SLR projections are recommended. Under the medium-high risk aversion/high emissions scenario, anticipated SLR is 5.7 feet. The medium-high projection has a 1-in-200 (0.5%) chance of occurring which means that the likelihood for SLR to meet or exceed this value is low.

Wave Heights/Shoreline Conditions

The coastline at the Coleman property faces southwest, which limits the direct exposure at the site to waves from the west through the south. In order to establish potential wave heights for the site, the wave climatology for the area was evaluated via historical wave data for NOAA Buoy 46053, which is located west-southwest of the site. Varying wave types were modeled to mimic conditions at the site, including (1) a small, long wave that would break closer to the improvements, (2) a larger, long storm wave that will break in deeper water, and (3) an extreme wave condition that will only occur if the unlikely extreme SLR projection occurs and allows even larger storm waves to propagate closer to shore before breaking. The design beach profile studies the near shore profile, slope, sediment transport, offshore reef structure, and beach accretion/erosion. Presuming the worst case scenario design parameters (absence of the revetments and SLR), over two feet of beach and dune erosion could occur and was therefore incorporated into the coastal hazards modeling.

Removal of Seawall

In order to evaluate the worst-case scenario over the life of the improvements, the evaluation of the site includes the removal of the seawall. Without the seawall along the back of the beach, large storm waves will still break off-shore and the remaining broken wave surge will run-up and be dissipated along the existing beach until it crests the berm (terrace of the beach that has formed at the backshore above high water level) that will remain after removal of the seawall. After cresting the berm, the ground surface slopes away and the remaining surge is further dissipated as it drops away and flows across the sand beyond the berm. According to the USACE, the dissipation across a sand slope can be anticipated to be about one foot of vertical wave height dissipated every 25 feet.

Flood Impacts

In order to evaluate the flood risks along the Pacific shoreline, the Federal Emergency Management Agency (FEMA) has conducted extensive Flood Insurance Studies (FIS) which utilized historical data to validate, compute and model flood levels and impacts. The property is within Zone X (Area of Minimal Flood Hazard) and Zone VE (Coastal High Hazard Zone) beyond the rock revetments along the oceanfront and Zone AE (High Risk of Flood Hazard) beyond the north side of the property and Sand Point Road where grades drop back down into the Carpinteria Salt Marsh. The site improvements are outside the VE Zone but within the Repetitive Loss Zone and should have a Base Flood Elevation (BFE) of 13.6 feet (+2 feet) (NAVD88) per County Resolution 92-138. The Marsh's water levels are driven by river and upstream storm drain system inflow(s), tides, ocean storm surge and wave setup at the entrance of the marsh which will tend to flood and dissipate from the site at much lower velocities as water levels in the marsh rise during a storm/flood event and extend toward the improvements. Therefore, the 100 year storm surge elevations (NAVD88) at the improvements for the marsh side of the site including SLR over the design life of the improvements was also factored into the recommended finished floor elevation.

Design Considerations

Regarding building design, the proposed project would be designed to accommodate and withstand the 100 year tidal and run-up events assuming that the seawall were removed. The lower level would be below the predicted flood elevations so this space is designed as uninhabited with break-away walls in accordance with ASCE24-05. The piles for the structure are to be designed to include both hydrodynamic and hydrostatic forces with a one percent chance of being exceeded in any 100 year storm event. Applying the County Flood control freeboard requirement to the BFE gives a finished floor elevation of 13.6 feet (+2 feet) NAVD88, which would be the minimum elevation for mechanical equipment and living space. The proposed new residence would be constructed at a higher elevation above sea level than the existing structure and would also be setback further than the existing dwelling from the existing revetments so as to not preclude the potential future relocation of the revetments to a more landward configuration. Therefore, the proposed project would represent an improvement from current conditions with respect to SLR and exposure to geologic hazards. Through compliance with County Public Works-Flood Control requirements and implementation of MM-Geo-01, impacts would be mitigated to less than significant.

(e, f) Grading operations that would occur on the project site would remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts. However, the potential for the project to cause substantial erosion and sediment transport would be adequately mitigated by the County's standard erosion control and drainage requirements, which include an erosion control plan (MM-Geo-02 Erosion and Sediment Control Plan), stabilizing construction site entrances and exits (MM-WatConv-01 Sediment and Contamination Containment), revegetating or securing graded areas within 30 days of completion of grading activities (MM-WatConv-03 Erosion and Sediment Control Revegatation), and no construction within 24 hours of a National Weather Service forecasted 0.5-inch rain event (MM-Bio-05 No Construction During Rain Events). Thus, impacts would be less than significant with mitigation.

(d, g, h, j, k, l) There are no unique geological features located on the project site, and the project would not result in the use of septic systems. The project would not involve mining, the loss of topsoil, or construction-related vibrations.

**Cumulative Impacts**:

The existing environmental setting includes a single family dwelling and rock revetment located within a geographic location that is currently subject to coastal hazards, and that will be subject to future coastal hazards. Therefore, from a CEQA perspective, potential site constraints associated with sea level rise and storm events are an existing condition, are not caused by the project, and therefore do not represent a new impact under CEQA. As identified in the impact analysis above, the design of the proposed new home will be required to comply with the recommendations of geotechnical and structural engineering studies and the *Coastal Hazards Analysis* consistent with Mitigation Measure MM-Geo-1 (below). The project will also be required to comply with County Flood Control requirements, thereby ensuring the safety of the proposed development for the life of the project, and reducing project-specific impacts to less than significant. The proposed new residence would be constructed with a 18.17' NAVD88 finished floor height, which is 6.34' higher than the 13.83' NAVD88 finished floor height of the majority of the existing residence, resulting in a considerable improvement from current conditions with respect to sea level rise and coastal resiliency. Therefore, the project's contribution to cumulative geologic process impacts (including coastal hazards), with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, is not cumulatively considerable.

**Mitigation and Residual Impact:**

The following mitigation measure, along with MM-Bio-07 Equipment Storage-Construction, MM-Bio-08 Equipment Washout-Construction, MM-Geo-02 Erosion and Sediment Control Plan, MM-WatConv-03 Erosion and Sediment Control Revegetation, and MM-WatConv-01 Sediment and Contamination Containment would reduce the project's geologic impacts to a less than significant level:

1. **MM-Geo-01.** Building design and construction shall comply with all recommendations of the following reports:

   1) Streamlinewest Engineering, LLC., "*Coastal Hazards Analysis*" dated February 2020

   **Plan Requirements and Timing:** Building Plans shall comply with the recommendations of the above-referenced report by utilizing the 18.17' NAVD88 finished floor height, breakaway walls, and structure pilings able to withstand hydrodynamic and hydrostatic forces with a one percent chance of being exceeded in any 100 year storm event. This condition shall be included as a notation on project plans prior to Coastal Development issuance and Building Permit issuance. **Monitoring:** P&D staff shall check plans for notations prior to permit issuance. B&S staff shall ensure compliance with recommendations during plan check review and in the field.

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

**References:**

*Coastal Hazards Analysis*, Streamlinewest Engineering, LLC., Gregory S. Reid, February 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 | |

**Impact Discussion:**

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

**Mitigation and Residual Impact:**

No impacts are identified. No mitigations are necessary.

## 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.** Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | | X | |

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **c.** The induction of substantial growth or concentration of population? | | | | X | |
| **d.** The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project? | | | | X | |
| **e.** Loss of existing affordable dwellings through demolition, conversion or removal? | | | | X | |
| **f.** Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X | |
| **g.** Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X | |
| **h.** The loss of a substantial amount of open space? | | | | X | |
| **i.** An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.) | | | | X | |
| **j.** Conflicts with adopted airport safety zones? | | | | X | |

**Impact Discussion:**

(a - j) The proposed project does not cause a physical change that conflicts with adopted environmental policies or regulations. The project is not growth inducing, and does not result in the loss of affordable housing, loss of open space, or a significant displacement of people. The project does not involve the extension of a sewer trunk line, and does not conflict with any airport safety zones. The project is compatible with existing land uses.

**Mitigation and Residual Impact:**

No impacts are identified. No mitigation is necessary.

## 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 ($L_{dn}$) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

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

**Impact Discussion:**

(a, c) The proposed project consists of demolition of an existing residence and construction of a new residence. Long-term noise generated onsite would not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Noise sensitive uses on the proposed project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts would be less than significant.

(b) Noise generated from heavy equipment during grading and construction can temporarily exceed County noise thresholds of 65 dB(A) CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcel, temporary construction noise could significantly affect nearby residents. Application of Mitigation Measure Noise-02, limiting construction hours, would mitigate short term construction related noise impacts to a less than significant level.

**Cumulative Impacts:**

The project would not result in long term noise impacts. Short term noise impacts associated with construction activities would be successfully mitigated through implementation of construction hour limitations required by MM-Noise-02. This requirement would be applied to other construction projects in the vicinity as described in Section 4.0. Due to the finite and temporary nature of construction, a cumulative impact resulting from the combined effects from other projects would not be considerable. Therefore, the project's temporary noise impacts, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, are not cumulatively considerable.

**Mitigation and Residual Impact:**

No mitigation is required for long-term noise associated with the project and mitigation measure MM-Noise -02 would reduce potential impacts during construction to be less than significant.

1. **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 permit compliance staff shall spot check and respond to complaints.

# 5.12 PUBLIC FACILITIES

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

**Threshold:**

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

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

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

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

**Impact Discussion:**

(a, b) The proposed project consists of the demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage and the construction of a 4,412 gross square foot residence with a 1,382 gross square foot understory garage and 1,579 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. There would be no net increase in homes in the area. This level of new development would not have a significant impact on existing police protection or health care services and existing service levels are sufficient to serve

the proposed project. The project would not generate the number of students (approximately 20) that would require an additional classroom.

(c) The proposed project would not generate solid waste in excess of County thresholds. The solid waste generated by the project's ongoing operation would not exceed 196 tons per year and construction and demolition waste would not exceed 350 tons. Specifically, demolition of the existing residential structures would generate approximately 129 tons of solid waste (4,274 s.f. x 60 pounds/s.f. / 2000 pounds/ton). New residential construction totaling 8,607 square feet would generate approximately 65 tons of construction waste (8,607 s.f. x 15 pounds/s.f. / 2000 pounds/ton). In total, based on the estimates in the table above, the project would generate approximately 194 tons of construction waste. To calculate the project's long-term solid waste generation associated with the new single family dwelling, the following formula is used: 3.01 people/unit x # of units x 0.95 tons/year = tons/year/project (*County Environmental Thresholds and Guidelines Manual*). Therefore, the project would generate an estimated 2.86 tons of solid waste per year, which would not exceed the significance threshold of 196 tons per year. Additionally, because the project site currently contains an existing single family dwelling, the estimated 2.86 tons of solid waste per year is not considered a net increase from existing conditions. Therefore, solid waste impacts would be less than significant.

(d, e) The project would not cause the need for new or altered sewer system facilities as it is already in the service district, and the Carpinteria Sanitary District has adequate capacity to serve the project. The proposed project would create new impervious surfaces that could result in greater surface runoff from the site since there would be less open ground capable of absorbing rainwater. This increased surface runoff would be accommodated within proposed underground storm water storage and dissipater system. No additional drainages or water quality control facilities would be necessary to serve the project. Therefore, the project would have no impact to public facilities, either on a project specific or cumulative basis.

**Mitigation and Residual Impact:**

No impacts are identified. No mitigation is necessary.

## 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 | |
| **b.** Conflict with biking, equestrian and hiking trails? | | | | X | |
| **c.** Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)? | | | | X | |

**Impact Discussion**:

(a, b) No established recreational uses, including biking, equestrian or hiking trails are located within the area proposed for development. The beach area beyond the rock revetment which abuts the residence is public beach area, but would not be impacted by the proposed development. No adverse impacts would result.

(c) The proposed project would not result in any population increase and would have no adverse impacts on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide.

**Mitigation and Residual Impact:**

No impacts are identified. No mitigation is necessary.

## 5.14 TRANSPORTATION/CIRCULATION

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

**Impact Discussion:**

(a - h) The proposed project is limited to demolition of an existing single-family residence and construction of a new single-family residence, and, as such, would not increase vehicular traffic to or from the site nor would it affect roadways; parking facilities; pedestrian, bicycle, or transit access; or any other type of transportation facility.

**Mitigation and Residual Impact:**

No mitigation is required. Residual impacts would be less than significant.

## 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 | |

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **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[4] of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

**Impact Discussion**

(a, c) The project would not change the course or direction of water movements or change the amount of water in a surface water body.

(b, d) The project would create minor amounts of additional stormwater runoff as a result of the 3,610 square feet of additional impermeable surfaces (i.e. structures, hardscaping, etc.) onsite. Construction activities such as grading could also potentially create temporary runoff and erosion issues. The project site currently contains 5,718 square feet of existing impervious surfaces onsite and the proposed project would result in a total of 9,328 square feet of impervious surface onsite. The addition of 3,610 square feet of additional impervious surface onsite is a 63 % increase, which exceeds the County significance threshold of an increase in impervious surfaces by 25% or more. However, a Tier 1 Stormwater Control Plan (Ashley & Vance Engineering, Inc., November 5, 2018) (Attachment 5) was prepared for the proposed project, which includes provisions for runoff to be captured and directed to vegetated areas onsite, as well as requiring that two 530 gallon rain barrels be installed onsite. Additionally, application of the following mitigation measures previously referenced in the Biological Resources section would ensure that no significant increase of erosion or sediment-laden stormwater runoff would occur (MM-NPDES-12 Stormwater Retention-Biofiltration System, MM-Bio-05 No Construction During Rain Events, MM-Bio-07 Equipment Storage-Construction, MM-Bio-08 Equipment Washout-Construction, MM-WatConv-01 Sediment and Contamination Containment, MM-Geo-02 Erosion and Sediment Control Plan, MM-WatConv-03 Erosion and Sediment Control Revegetation). Impacts would be less than significant with mitigation.

(e, f) The project is located within the "Coastal High Hazard/Repetitive Loss Zone" of the County Floodplain Management Plan and is therefore subject to coastal run-up and flooding during storm events, with the potential to impact the residence if appropriate design measures are not implemented. In the *Coastal Hazards Analysis* (Attachment 8), site flooding was also analyzed using the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), which depict BFE and the Advisory Flood Hazard Zones (AFHZ) based on the proposed location of the dwelling within FEMA Zone X (Area of Minimal Flood

[4] Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

Hazard) with Zone VE beyond the rock revetments along the oceanfront and Zone AE beyond the other side of the property and Sand Point Road, where grades drop back down into the Carpinteria Salt Marsh.

Since the site is located between the open ocean on one side and a tidally influenced marsh on the other (beyond Sand Point Road), the water levels at the improvements during storm events could be influenced by either the ocean and/or the marsh. The ocean side water levels have the potential to be much higher due to larger storm surge including run-up from deep water waves; however the lagoon's water levels will dissipate from the site at much lower velocities as it is driven by river and upstream storm drain inflow(s). Therefore, the 100 year storm surge elevations directed at the dwelling from the lagoon side of the site was calculated, including SLR over the 75-year design life of the improvements and without the presence of the revetments. Under the medium-high risk aversion scenario, a 13.7' NAVD88 storm surge is anticipated and under the extreme risk aversion scenario surge height is anticipated to reach 16.6' NAVD88. With both revetments removed, the potential for coastal hazards to impact the development is mitigated to less than significant by the proposed design as discussed in the Geological Processes section. The structure elevation above potential future flooding, the pile foundation (depth and size), the FEMA approved design methods for the improvements below the flood elevation (blow out panels), and the incorporation of breakaway walls all combine to mitigate the potential coastal hazards. With the recommendations in the Streamlinewest report dated February 2020 and the mitigation measures incorporated into the design (MM-Geo-01), the proposed project is safe from coastal hazards.

Tsunami risk at the subject property was evaluated in the *Coastal Hazards Analysis* (Attachment 8). The report found that risk of tsunami from distant sources is low along this portion of Southern California. Locally generated tsunami pose a greater risk to the site due to the presence of major faulting throughout the region including the Santa Barbara Channel and west of Point Conception. However, The County of Santa Barbara's Emergency Management Plan identifies the threat for local tsunami in California to be considered low due to low recurrence frequencies. The site is located within the tsunami inundation zone per the Tsunami Inundation Maps for the State of California, with potential low range tsunami wave heights from three feet to ten feet and high range wave heights from 20 feet to 50 feet.

Tsunami run-up is also analyzed in the County's Seismic and Safety Element (Republished February 2015). The Seismic and Safety Element designates the subject property as an area with moderate potential for tsunami inundation. The Seismic and Safety Element states, *"Since the recurrence interval for a substantial tsunami is probably greater than the life of structures, and considering the value of coastline property, prohibition of building for this reason does not appear justified"* and recognizes that, *". . . a large number of people would frequently occupy the beach even if there were few buildings."* Due to the infrequent nature of tsunamis, the likelihood of the subject residence being subject to tsunamis during the life of the building is unlikely. In addition, the lower level of the structure has been designed with breakaway walls for flood protection purposes, further reducing the likelihood of a tsunami reaching habitable areas of the residence. Therefore, potential impacts associated with tsunami risk are considered less than significant.

(g, h, i, j, k) The subject property is currently developed with a single-family dwelling that is served by the Carpinteria Valley Water District and the proposed new home would continue to be served by the District. The proposed project would not cause an increase in water demand since the project involves the demolition and reconstruction of an existing single family dwelling already served by the Carpinteria Valley Water District. The Carpinteria Water District receives water from the Carpinteria Groundwater Basin, the Cachuma Project and the State Water Project. As detailed in the May 30, 2014 Carpinteria Groundwater Basin Annual Report, prepared by Fugro Consultants, the volume extracted annually from the basin does not exceed the operational yield of the basin given the availability of other water sources to the District. The Carpinteria Groundwater Basin is therefore not in a state of overdraft and would not be impacted by the proposed project. Additionally, since the proposed residence would be on district services for water and sanitary, the project would not contribute to saltwater intrusion or regional degradation of groundwater quality.

(l) The project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into drainage facilities. The environmental impact of such surface water quality is measured by the difference between existing conditions and the proposed project. The proposed project will have a negligible additional surface water runoff, and thus the proposed project would be expected to generate only minor amounts of storm water pollutants. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard. In addition, grading and ground disturbance associated with development of the project, along with construction activities, could result in short-term erosion and sedimentation into the adjacent Carpinteria Salt Marsh and the introduction of construction-related pollutants (e.g. concrete washout, oil, heavy metals, etc.). Impacts would be significant but mitigable with application of the following mitigation measures previously referenced in the Biological Resources section (MM-NPDES-12 Stormwater Retention-Biofiltration System, MM-Bio-05 No Construction During Rain Events, MM-Bio-07 Equipment Storage-Construction, MM-Bio-08 Equipment Washout-Construction, MM-WatConv-01 Sediment and Contamination Containment, MM-Geo-02 Erosion and Sediment Control Plan, MM-WatConv-03 Erosion and Sediment Control Revegetation).

**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. Compliance with the Stormwater Control Plan (Ashley & Vance Engineering, Inc., November 5, 2018) pursuant to MM-Wat-01 would ensure capture and treatment of runoff from the proposed project. As discussed above, and in detail in Section 4.8, and incorporated herein by reference, project-specific and cumulative impacts associated with coastal hazards and flooding would not be significant. Therefore, the project's contribution to cumulative coastal hazard/flooding impacts, with respect to the cumulative projects identified in Section 4.0 of this MND and the general project vicinity, is not cumulatively considerable.

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 measure, along with MM-Bio-07 Equipment Storage-Construction, MM-Bio-08 Equipment Washout-Construction, MM-Geo-02 Erosion and Sediment Control Plan, MM-WatConv-03 Erosion and Sediment Control Revegetation, MM-Geo-01, and MM-WatConv-01 Sediment and Contamination Containment would reduce the project's water resource impacts to a less than significant level:

1. **MM-Wat-01.** Building design and construction shall comply with all recommendations of the Tier 1 Stormwater Control Plan (Ashley & Vance Engineering, Inc., November 5, 2018). **Plan Requirements and Timing:** Grading and drainage plans shall comply with the recommendations of the above-referenced plan. This condition shall be included as a notation on project plans prior to Coastal Development Permit issuance and Grading Permit issuance. **Monitoring:** P&D staff shall check plans for notations prior to permit issuance. B&S staff and Permit Compliance staff shall ensure compliance with recommendations during plan check review and in the field.

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

**References:**

*Coastal Hazards Analysis*, Streamlinewest Engineering, LLC., Gregory S. Reid, February 2020

# 6.0 INFORMATION SOURCES

## 6.1 County Departments Consulted*:*

Fire, Flood Control

## 6.2 Comprehensive Plan*:*

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

## 6.3 Other Sources*:*

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

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

The project would result in project-specific impacts that are significant but mitigable in the following issue areas: air quality, biological resources, geologic processes, noise, and water resources/flooding. The project would result in project-specific impacts that are less than significant in the following issue areas: aesthetic/visual resources, cultural resources, and public facilities. The project would result in no impacts in the following issue areas: agricultural resources, energy, fire protection, hazardous materials/risk of upset, land use, recreation, and transportation/circulation. Mitigation measures applied to the project would ensure that the project would not result in any significant cumulative impacts.

# 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 | | |

| Will the proposal result in: | Poten. Signif. | Less than Signif. with Mitigation | Less Than Signif. | No Impact | Reviewed Under Previous Document |
|---|---|---|---|---|---|
| **2.** Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals? | | | | X | |
| **3.** Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.) | | | | X | |
| **4.** Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X | |
| **5.** Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ? | | | | X | |

1. Project specific biological resource and water quality impacts would be mitigated to a less than significant level through mitigation measures, as discussed in Section 5.4 (Biological Resources) and Section 5.16 (Water Resources). Therefore, the project would not 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. Further, as discussed in sections 4.3 (Air Quality), Section 4.6 (Energy) and Section 4.5 (Cultural Resources), the project would not contribute significantly to greenhouse gas emissions, to increased energy consumption, nor would it eliminate important examples of the major periods of California history or prehistory.

2. The project would not have the potential to achieve short-term to the disadvantage of long-term environmental goals, because proposed mitigation measures would reduce all potentially significant impacts to less than significant.

3. As discussed in the "cumulative impacts" section under each issue area of this document, the project would not result in any impacts which are cumulatively considerable.

4. The project does not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. There is no excessive noise, no known or expected hazardous materials and no other factors associated with the project that would cause substantial adverse effects on human beings.

5. There is no known disagreement among experts regarding the projects impacts.

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

Coastal Plan Policies 2-6, 3-1, 3-8, 3-12, 3-13, 3-14, 3-18, 3-19, 4-3, 4-5, 9-1, 9-9, 9-14, 10-1, 10-2, and 10-5. Coastal Act Policies 30211, 30240, 30230, 30231, and 30251.

## 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 ____X___ Without Public Hearing

**PREVIOUS DOCUMENT:**

**PROJECT EVALUATOR:** **Sean Stewart** **DATE:**

## 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**: _____

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

**SIGNATURE:**_____ **REVISION DATE:** _____

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

## 12.0 ATTACHMENTS

1. Project Plans
2. South Board of Architectural Review Minutes
3. *Biological Letter for Coleman – 607 Sand Point Road*, Althouse and Meade, Inc., May 25, 2018
4. *Biological Letter Report Addendum Coleman – 607 Sand Point Road*, Althouse and Meade, Inc., February 13, 2020
5. *Tier 1 Stormwater Control Plan*, Ashley & Vance Engineering, Inc., November 5, 2018
6. Visual Resources Analysis
7. Floor Area Ratio (FAR) Table
8. *Coastal Hazards Analysis*, Streamlinewest Engineering, LLC., Gregory S. Reid, February 2020
9. *Phase 1 Historic Resources Letter Report for 607 Sand Point Road*, Post/Hazeltine Associates, May 24, 2017
10. *Arborist Report 607 Sand Point Road*, David R. Gress, November 1, 2018
11. Alternatives Analysis, Amber Geraghty, Winecki Consulting
12. APCD Suggested Conditions Letter, March 11, 2020

"G:\GROUP\PERMITTING\Case Files\CDH\18 Cases\18CDH-00000-00013 Coleman Demo Rebuild\CEQA\Initial Study\Coleman Draft MND 04.21.20.docx"