CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – PLN2019-00425

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 604 East Ortega Street; Ortega Park

PROJECT PROPONENT: Jill Zachary; Parks and Recreation Director, and Justin Van Mullen; Project Planner

PROJECT DESCRIPTION: The project consists of the Ortega Park Master Plan, including demolition of existing facilities and construction of a new swimming pool, wading pool, water slide, skate park, splash pad, sports courts, shade sails, sports field with synthetic turf, ping pong tables, cornhole, and buildings for restrooms and maintenance. On-site improvements such as fencing, parking, landscaping, dumpsters and related enclosures, and internal walkways are also proposed. Right-of-way improvements including street parking, parking medians, and sidewalk installation are also proposed. Front setback modifications to allow parking within the front setbacks along both Ortega Street and Salsipuedes Street are required. Planning Commission review of the proposed skate park for consistency with Community Park amenities is required. The park is considered a Community Park (except the ballfields and related facilities), a Sports Facility (for the ballfields and related facilities only), and a Community Building (the Welcome House) per City Council Resolution 17-074. The parcel is zoned P-R, with a General Plan designation of Parks and Open Space.

IDENTIFIED MITIGATION:

BIO-1 Removal of vegetation shall be avoided during the bird nesting season (February 15 to September 15) where feasible. If any tree or vegetation removal is scheduled to occur from February 15 to September 15, a qualified biologist shall conduct a nesting bird survey prior to removal. If nesting is found, the trees/vegetation shall not be removed until after the young have fledged and the biologist should establish a protective buffer around the nest as needed.

HAZ-1 All recommendations outlined in the Corrective Action Plan/Soil Management Plan, dated July 10, 2020 and prepared by Rincon Consultants, Inc., will be implemented throughout the construction of the project per the County Environmental Health Services (EHS) approvals. The monthly mitigation monitoring reports shall include confirmation from EHS that the Corrective Action Plan/Soil Management Plan is being implemented correctly.

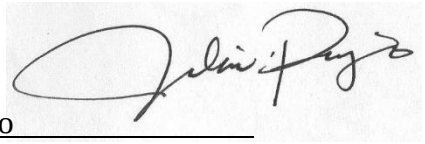
N-1 **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

N-2 **Sound Barriers.** The project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding residents. Proposed measures shall be submitted to the Planning Division for approval and shall result in noise attenuation of 5-10 dB at the property lines. Noise levels shall be monitored for compliance.

N-3 **Construction Management Plan.** A Construction Management Plan shall be prepared to address noise and traffic during all phases of construction. The Construction Management Plan shall be developed with input from the Santa Barbara Junior High School Principal, or designee, and/or school district representative(s) to coordinate construction activities prior to the start of construction, with the intent to reduce construction impacts to the school. The plan shall include measures to reduce construction noise effects on sensitive receptors, ensure safety measures are in place, and minimize disruption to the surrounding roadway network. The Construction Management Plan shall be reviewed and approved by the Public Works Department prior to issuance of any construction permits.

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project and the mitigation measures identified, it has been determined that the proposed project will not have a significant effect on the environment after the above revisions are made to the project and are agreed to by the project proponent.



Julia Pujo
Environmental Analyst

October 7, 2020
Date

CITY OF SANTA BARBARA

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: 604 East Ortega Street – Ortega Park Master Plan

APPLICATION NUMBER: PLN2019-00425

OCTOBER 6, 2020

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.). This IS/MND has been completed for the project described below because the project is subject to review under the California Environmental Quality Act (CEQA), and was determined not to be exempt from the requirement for the preparation of an environmental document.

LEAD AGENCY

Planning Division, City of Santa Barbara

P.O. Box 1990

Santa Barbara, CA 93102

Contact Person and Phone Number and E-Mail:

Stephanie Swanson; Associate Planner (805) 564-5470, ext. 4562; SSwanson@SantaBarbaraCA.gov

APPLICANT/ PROPERTY OWNER

Applicant: City of Santa Barbara, Parks Division

Applicant Representative(s): Jill Zachary; Parks and Recreation Director, and Justin Van Mullen; Project Planner

Owner: City of Santa Barbara

PROJECT ADDRESS/LOCATION

Figure 1: 604 East Ortega (Ortega Park, shown with blue parcel outline)

The project site is located at 604 East Ortega Street and is a 5.46-acre parcel (including the surrounding right-of-way; 4.71 acres for just the park interior) located in a mixed-use neighborhood. It is surrounded by Santa Barbara Junior High School to the north, single family residences to the west, and apartments and commercial units to the south and east. The nearest on-ramp to the 101 Freeway is approximately 0.6 miles south at Garden Street (on-ramp location shown with yellow circle on map above).

PROJECT DESCRIPTION

The project consists of the Ortega Park Master Plan, including demolition of existing facilities and construction of a new swimming pool, wading pool, water slide, skate park, splash pad, sports courts, shade sails, sports field with synthetic turf, ping pong tables, cornhole, and buildings for restrooms and maintenance. On-site improvements such as fencing, parking, landscaping, dumpsters and related enclosures, and internal walkways are also proposed. Right-of-way improvements including street parking, parking medians, and sidewalk installation are proposed. Front setback modifications to allow parking within the front setbacks along both Ortega Street and Salsipuedes Street are required. Planning Commission review of the proposed skate park for consistency with Community Park amenities is required. The park is considered a Community Park (except the ballfields and related facilities), a Sports Facility (for the ballfields and related facilities only), and a Community Building (the Welcome House) per City Council Resolution 17-074. The parcel is zoned P-R, with a General Plan designation of Parks and Open Space.

See Attachment 1 - Project Plans

See Attachment 3 - Applicant Letter for further details regarding the project description

Project Components

Synthetic Turf Field: Installation of synthetic turf field and lighting on the northern half of the parcel.

Aquatics Facility: 26,870-square-foot multi-purpose pool area in the southwest corner of the parcel. A wading pool, lap pool, and waterslide is proposed, as well as restrooms, showers, and interior remodeling of the existing Welcome House building.

Multi-Generational Recreation Zone and Skate Park: Various active uses such as a new skate park, basketball court, cornhole area, bocce ball court, and ping pong tables in the southeastern corner of the parcel.

Playground and Family Picnic Area: 11,370-square-foot playground (including new playground equipment) and 2,300-square-foot family picnic and plaza area in the center of the parcel. Built-in concrete tables, colorized rubber surfacing, paved areas, and grass is proposed in this area.

On-Site Improvements: Removal of 40 trees within and around the park and installation of 108 new trees is proposed. Perimeter fencing and gates at specific entry points are proposed. New security lighting and field lighting is proposed. On-site stormwater improvements, including synthetic turf, permeable paving, and cultic chambers, are proposed.

Right-of-Way Improvements and Parking: Stormwater improvements including permeable paving are proposed in the right-of-way. Sidewalk installation on three side of the lot (southern, eastern, and western parcel edges) is proposed, where no sidewalks currently exist. The corners of East Ortega Street/North Salsipuedes Street and East Cota Street/North Salsipuedes Street are proposed to include traffic calming bulb-outs. Two-lane traffic would remain unaltered on the three surrounding streets with sidewalk installation. Short-term (racks) and long-term (lockers) bicycle parking is proposed. In conjunction with sidewalk installation, back-in parking spaces are proposed along East Ortega Street and 90-degree parking spaces are proposed on Salsipuedes Street. New lighting in the public right-of-way (street light replacement and additions) is proposed.

Project Operations

The entirety of the park is proposed to have consistent operation hours as the rest of the City's parks (8am to ½-hour after sunset, which is consistent with existing operational hours. Specific uses of each component are listed below.

Synthetic Turf Field: The area is proposed to be used by organized sports (youth and adult soccer, baseball, rugby, lacrosse, ultimate Frisbee), as well as for drop-in play.

Aquatics Facility: Drop-in swimming and play, as well as classes such as Learn to Swim, Introduction to Water, Mommy

and Me classes, Life Safety, Health, Wellness & Fitness, and lap swimming are proposed.

Multi-Generational Recreation Zone and Skate Park: Drop-in play at the various active uses.

Playground and Family Picnic Area: Drop-in play and picnic use.

Demolition/Construction

Building: The existing Welcome House is proposed to remain and to be integrated into the proposed Aquatics Facility; however, all other buildings and facilities, including the existing pool, are proposed for demolition.

Landscape: The existing turf fields would be torn out and replaced with synthetic turf. 40 trees (2 street trees, 1 setback tree, and 37 park trees) are proposed for removal.

Grading: The project includes 10,600 cubic yards of cut and 480 cubic yards of fill (10,120 net cubic yards). Santa Barbara County Environmental Health Services has reviewed and conditionally approved a soil management plan for the site that includes the 10,120 cubic yards of net cut from the site and 1,950 cubic yards of balanced cut and fill is proposed beneath stormwater infiltration areas.

Right-of-Way: Existing curbs and gutters are proposed for demolition in conjunction with the proposed sidewalks and parking installation (no sidewalks currently exist around the parcel). A streetlight at the intersection of East Cota Street and North Salsipuedes Street is proposed for removal. New and replacement lighting is proposed.

All construction staging is proposed on-site and is proposed to be shielded from the public with construction fencing, which is proposed to feature noise reduction measures.

Construction is proposed in three distinct phases: 1) parking and sidewalk improvements; 2) demolition and grading of the site, and installation of the synthetic turf field; and 3) amenity installation on the southern half of the parcel.

Required Discretionary Actions

Planning Commission review and approval of the proposed Setback Modifications to allow parking to encroach no more than three feet into the required ten-foot front setbacks along East Ortega Street and Salsipuedes Street is required.

Formal recommendation from the Parks and Recreation Commission to the Planning Commission is required.

Planning Commission review and approval of the skate park use on a P-R zoned parcel is required. Please note, this is not a Conditional Use Permit.

Architectural Board of Review approval of all exterior changes on a City-owned lot is required.

Other Public Agency Approvals Required

Environmental Health Services review and approval of the project's Soil Management Plan is required.

Parks Department staff are seeking grant funding from State and non-profit organizations.

PROPERTY CHARACTERISTICS

Assessor's Parcel Number:	031-172-002	**General Plan Designation:**	Parks and Open Space
Zoning:	P-R (Park and Recreation)	**Parcel Size (including the surrounding right-of-way where improvements are also proposed):**	5.46 acres (237,838 square feet)
		Parcel Size (park interior only):	4.71 acres (205,016 square feet)
Existing Land Use:	Community Park with sports fields	**Proposed Land Use:**	Community Park with sports fields
Slope:	2%		
SURROUNDING ZONING AND USES:			
North:	R-M (Residential Multi-Unit): Santa Barbara Junior High School		
South:	M-C (Manufacturing-Commercial): Mixed Commercial uses		
East:	M-C (Manufacturing-Commercial): Mixed Commercial uses and Single- and Multi-Unit Residential		
West:	R-M (Residential Multi-Unit): Single- and Multi-Unit Residential		

ENVIRONMENTAL SETTING

Existing Site Characteristics

Topography: The site is essentially flat, with a mapped 2% slope per City records.

Soils: The parcel was once a municipal dump, and as such has the potential to contain contaminated soils. County Environmental Health Services has issued a conditional approval of a Soils Management Plan to direct grading and construction activities.

Seismic/Geologic Conditions: The parcel is in a High Liquefaction zone, High Expansive Soils zone, and has Potentially Shallow Depth to Groundwater, per City records.

Flooding/Fire Hazard: The parcel is not located in a High Fire Hazard Overlay. It is in the AH FEMA (2019) Flood Overlay Zone, meaning there is a 1% annual chance of shallow flooding on-site.

Creeks/Drainage: No creeks are located on-site. The existing drainage management plan includes standard storm drains. The existing storm drains run from the northwest corner to the southwest corner of the parcel.

Biological Resources: No mapped sensitive natural communities exist on-site. There are currently 58 trees on-site. The City's Urban Forest Superintendent has reviewed the existing tree inventory and confirmed that none of the existing trees are designated specimen trees (see Attachment 4).

Archaeological Resources: The parcel is located within the Prehistoric Sites and Watercourses, American City Archaeological, and Early 20th Century archaeologic sensitivity areas.

Historic Resources: The existing Welcome House was constructed in 1952 and is proposed to remain. The City's

Architectural Historian has reviewed all structures on-site and confirmed that no historic resources exist on-site.

Noise: Noise related to park use is limited to patrons using the existing facilities. No amplified music or sound is authorized on-site.

Existing Land Use

Existing Facilities and Uses: There are three buildings on-site: the Welcome House, a restroom building, and a pool equipment building. Other than a playground and concrete basketball courts, a pool, and a baseball diamond, the parcel is fully landscaped with lawn and sporadic trees of various species.

Access and Parking: There are currently 40 on-street, parallel parking spaces on Salsipuedes Street and East Ortega Street. All are unrestricted in regards to permits or time limits, other than a blue curb for handicapped parking at the corner of Salsipuedes Street and East Cota Street and street sweeping for 3 hours on Thursdays (on Salsipuedes Street) and Tuesdays (on East Ortega Street). No parking is available on the eastern edge of the parcel along East Cota Street due to a bike lane and bus stop. No parking is available on the northern edge of the parcel, as it is a bike lane and maintenance access point, not a public road for vehicle traffic.

Neighboring Land Uses and Characteristics

One-and two-story development surround the subject parcel, comprised of single- and multi-unit residential and commercial development.

Land Use and Zoning Designations

The project is consistent with its General Plan land use designation as Parks and Open Space.

The project is potentially consistent with its zoning designation of P-R (Park and Recreation), and with its designated Community Park, Community Buildings and Sports Facilities categories. Two aspects of zoning development standards are not met by the project; hence the need for Planning Commission review: 1) Skate parks are not specifically allowed by the Zoning Ordinance; however, Table 30.40.030 of the Santa Barbara Municipal Code (SBMC) allows for the Planning Commission to review proposed amenities for consistency with approved uses. There are no specific findings for this approval, and it is not considered a Conditional Use Permit. 2) Two separate front setback Modifications, to be reviewed by the Planning Commission, are required to approve the proposed parking spaces on both East Ortega Street and Salsipuedes Street to overhang into the parcel, instead of being located fully in the right-of-way, to accommodate minimum street widths. The findings for the proposed Setback Modifications are as follows (SBMC §30.250.060.F):

1. The Modification is consistent with the general purposes of this Title [Title 30 Zoning Ordinance] or the specific purposes of the zoning district in which the project is located; and

2. The Modification is necessary to accomplish any one of the following:

    a. Secure an appropriate improvement on a lot; or

    b. Prevent unreasonable hardship due to the physical characteristics of the site or development, or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, proximity to creeks, or other unusual circumstance; or

    c. Result in development that is generally consistent with existing patterns of development for the neighborhood, or will promote uniformity of improvement to existing structures on the site; or

    d. Construct a housing development containing affordable residential units rented or owned and occupied in the manner provided for in the City's Affordable Housing Policies and Procedures.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics and Visual Resources	☐ Agriculture and Forestry Resources	☐ Air Quality and Greenhouse Gas Emissions
☒ Biological Resources	☐ Cultural and Tribal Cultural Resources	☐ Energy
☐ Geology and Soils	☒ Hazards and Hazardous Materials	☐ Land Use and Planning
☐ Mineral Resources	☒ Noise	☐ Population and Housing
☐ Public Services and Utilities	☐ Recreation	☐ Transportation and Circulation
☒ Water Quality and Hydrology	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

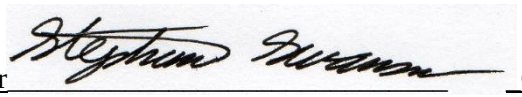
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

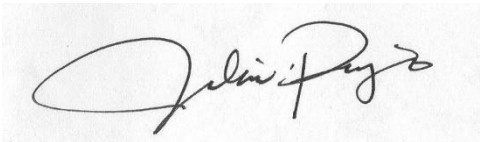
Prepared by:



Stephanie Swanson, Associate Planner October 7, 2020

Signature Date

Approved by:



Julia Pujo, Environmental Analyst October 7, 2020

Signature Date

ENVIRONMENTAL CHECKLIST

The following checklist contains questions concerning potential changes to the environment that may result if this project is implemented. The potential level of significance should be indicated as follows:

Significant: Known substantial environmental impacts. Further review is needed to determine whether there are feasible mitigation measures and/or alternatives to reduce the impact.

Potentially Significant: Unknown, potentially significant impacts that need further review to determine significance level and whether any impacts identified as potentially significant can be mitigated.

Less than Significant with Mitigation: Potentially significant impacts that are avoided or reduced to less than significant levels with identified feasible mitigation measures.

Less than Significant: Impacts that are not substantial or significant.

Beneficial Impact: Impacts would improve environmental conditions.

No Impact: Project would not cause this type of impact.

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
    a. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    b. Earlier Analysis Used. Identify and state where they are available for review.
    c. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
5) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and

    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

1. AESTHETICS AND VISUAL RESOURCES Except as provided in Public Resources Code Section 21099* (CEQA provisions for Transit-Oriented In-Fill Projects), would the project:	Level of Significance
a) Have a substantial adverse effect on a public scenic vista or a private scenic vista visible to a large portion of the community?	Less Than Significant Impact
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant Impact
d) Create a new source of substantial light or glare which would adversely affect surrounding areas or important public day or nighttime views in the area?	Less Than Significant Impact

** CEQA California A Public Resources Code §21099(d)(1): "Aesthetic and parking impacts of a residential, mixed-use, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment. (2)(A) This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies. (B) For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources."*

Aesthetics and Visual Resources – Discussion

Issues: Issues associated with visual resources and aesthetics include the potential blockage or substantial alteration of important public scenic views, project on-site aesthetic character and compatibility with the surrounding area, substantial changes in exterior lighting and shade/shadow, and introduction of substantial new sources of glare.

Impact Evaluation Guidelines: Aesthetic quality, whether a project is visually pleasing or unpleasing, may be perceived and valued differently from one person to the next, and depends in part on the context of the environment in which a project is proposed. The significance of visual changes is assessed qualitatively based on consideration of the proposed physical change and project design within the context of the surrounding visual setting. First, the existing visual setting is reviewed to determine whether important existing visual aesthetics are involved, based on consideration of existing public views, existing visual aesthetics on and around the site, and existing lighting conditions. Under CEQA, the evaluation of a project's potential impacts to scenic views is focused on views from public (as opposed to private) viewpoints and larger community wide views (those things visible by a larger community, as opposed to select individuals). The importance of existing public views is assessed qualitatively based on whether important visual resources such as mountains, skyline trees, or the coastline, can be seen, the extent and scenic quality of the views, whether the views are experienced from public viewpoints, and how many people can see the views. The visual changes associated with the project are then assessed qualitatively to determine whether the project would result in substantial effects associated with important public scenic views, on-site visual aesthetics, or lighting.

Significant visual resources impacts may potentially result from:

1. Substantial obstruction of important public or communitywide scenic views. This includes, but is not limited to, the following scenic resources: Pacific Ocean, Stearn's Wharf, the Harbor, Douglas Family Preserve, Montecito Country Club, Andree Clark Bird Refuge, Bellosguardo, Santa Barbara Zoo, coastal bluffs and shoreline, creeks, estuaries, lagoons, riparian areas, parks and open space, historic structures, sites, and trees important for their visual quality, Channel Islands, Foothills, Riviera, and Santa Ynez Mountains.
2. Substantial damage to scenic resources within a state scenic highway (Highway 154). Impacts to local scenic roads should also be considered. These include Highway 101; Cabrillo Boulevard between U.S

Highway 101 and Castillo Street; Sycamore Canyon Road (144)/Stanwood Drive (Highway 192)/Mission Ridge Road (Highway 192)/Mountain Drive to the Old Mission on Los Olivos Street, or Shoreline Drive from Castillo Street to the end of Shoreline Park.

3. Substantial negative aesthetic effect or incompatibility with surrounding land uses or structures due to project size, massing, scale, density, architecture, signage, or other design features.
4. Substantial degradation of important public or communitywide scenic views or the visual quality of the site through extensive grading and changes in topography, removal of substantial amounts of vegetation and trees visible from public areas without adequate landscaping; or substantial loss of important public open space.
5. Substantial light and/or glare that substantially affects offsite properties, safe travel, or sensitive wildlife, or substantially affects important public views.

Aesthetics and Visual Resources – Existing Conditions and Project Impacts

1.a) Scenic Views

The Santa Ynez Mountains and associated Riviera/Foothills area is visible from the project site and surrounding right-of-way. All proposed buildings would be one-story and grouped in the southwestern corner of the lot (East Ortega Street and Salsipuedes Street). Trees are proposed to surround the parcel as part of the landscape plan. However, views would not be entirely blocked as the trees are not proposed to be planted in such a way that they act as a screen. As such, impacts are expected to be less than significant.

1.b) Scenic Highways and Scenic View Corridors

The project site is not visible from a scenic highway or scenic view corridor. The 101 freeway is approximately 0.6 miles from the site, but views are blocked by existing development. No impacts are anticipated in regards to existing scenic highways and vistas.

1.c) Visual Character and Quality including Changes to Grading and Topography

The subject parcel is essentially flat. Existing development includes three one-story buildings, an above-ground playground, basketball hoops, an in-ground pool, a baseball diamond and associated backstop fencing behind home plate and outfield fencing, and lawn/trees.

Surrounding uses are residential (single- and multi-unit) and commercial, with a blend of one- and two- story structures.

All proposed structures would be one-story and clustered in the southwestern corner of the site, with similarly scaled buildings on neighboring lots. The structures, and overall plan, have been reviewed by the Architectural Board of Review (ABR) for neighborhood consistency in regards to size, bulk, scale, and architectural design, and received positive comments. The ABR reviewed the project on October 22, 2018, September 9, 2019, and May 4, 2020. At the September 9, 2019 hearing, the ABR specifically noted that the scale and architectural styles of the proposed structures is appropriate, and that they appreciated incorporation of "Santa Barbara style elements" in the design. Per ABR direction, more shade trees have been incorporated into the design instead of palm trees. At the May 4, 2020 hearing, the ABR noted that the Compatibility Analysis Criteria (listed below) have been generally met, but final details are required for approval. The project would be required to return to the ABR after Planning Commission review for Project Design and Final Approvals (all ABR minutes are included in Attachment 5).

Compatibility Analysis Criteria notes from the May 4, 2020 hearing:

a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.

c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.

d. There are no adjacent Landmarks or other nearby designated historic resources or natural features.

e. There are no established scenic public vistas.

f. The project includes an appropriate amount of open space and landscaping.

In regards to landscaping, the tree inventory is proposed to increase from 58 trees to 126, with removal of 40 trees and installation of 108 new trees (includes trees both on-site and in right-of-way). The selected species and mature sizes are anticipated to replace and surpass the existing tree canopy within 10 years.

With demolition and reconstruction of the pool equipment and restroom buildings, incorporation of Santa Barbara style details in the built and landscaped development, integration of the Welcome House into the project, increased tree inventory, and ABR review of the proposed structures and landscape plan, aesthetics on-site are anticipated to be an improvement to the existing development. Impacts would be less than significant.

1.d) Lighting and Glare

There are existing street lights at the corners of the subject parcel, and one mid-block street light on both East Ortega Street and East Cota Street. Installation of a new street light mid-block on Salsipuedes Street and replacement of the mid-block street light on East Ortega Street is proposed; both would be consistent with Public Works Department and City standards.

There are currently five (5) 40-foot tall security lights within the park parcel that are illuminated all night. All existing security lights are proposed for replacement with fifteen (15) 14-foot tall pedestrian pole lights that are standard in City parks. The applicant submitted a photometric study (included in the Project Plans in Attachment 1) that indicated approximately 20 feet of illumination beyond the property line for the proposed lighting; this means that light trespass would not affect any neighboring uses.

There is currently no field lighting; however, there was field lighting on-site as far back as 1965 (its removal date is not documented in the Street/Planning files or archive plans), and in 2004 field lighting was installed and later removed due to maintenance issues. Three (3) 70-foot tall pole lights, three (3) 60-foot tall pole lights, and two (2) 40-foot tall pole lights are proposed for evening play throughout the park at the basketball court and large synthetic turf field. City parks close 1/2 hour after sunset, and these lights would only be in use by permit (when specifically requested and approved by an organized group) and would be off by 10:00 pm to limit any nuisances to the surrounding uses. All proposed lighting was analyzed in the applicant's photometric study, which is included in the project plans (Attachment 1).

All exterior lighting would be subject to compliance with the requirements of Santa Barbara Municipal Code Chapter 22.75, the City's Outdoor Lighting and Design Ordinance. The ordinance provides that exterior lighting be shielded and directed to the ground such that no undue lighting or glare would affect surrounding property occupants, roads, or habitat areas. Outdoor lighting would be primarily for access and security purposes, with the hours of operation typically from 8:00 a.m. to 5:00 p.m. In addition, proposed building materials do not include materials with the potential for substantial glare. As such, project impacts on lighting and glare would be less than significant.

<u>Aesthetics and Visual Resources – Mitigation and Applicable Standard Conditions of Approval</u>

No mitigation is required.

The following standard conditions of approval are applicable:

Design Review. The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR).

1. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:

a. **Tree Protection.** All trees not indicated for removal on the approved site plan / landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.

b. **Landscaping Under Trees.** Landscaping under the trees shall be compatible with the preservation of the trees, as determined by the ABR.

c. **During Construction.**

i. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.

ii. No grading shall occur within three feet of the driplines of the existing trees.

iii. A qualified Arborist shall be present during any excavation beneath the driplines of the trees which are required to be protected. All excavation within the driplines of the trees shall be minimized and shall be done with hand tools.

iv. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

v. Any root pruning and trimming shall be done under the direction of a qualified Arborist.

vi. No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.

vii. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

2. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.

3. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall painted "Malaga Green," and if feasible, they shall be screened as approved by ABR.

4. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

   Dumpsters and containers with a capacity of 1.5 cubic yards or more shall not be placed within five (5) feet of combustible walls, openings, or roofs, unless protected with fire sprinklers.

<u>Aesthetics and Visual Resources – Residual Impacts</u>

Less than significant.

2. AGRICULTURE AND FORESTRY RESOURCES Would the project:	**Level of Significance**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest land?	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest land?	No Impact

Agricultural and Forestry Resources – Discussion

Issues: There are no agriculturally-designated lands or lands under Williamson Act contracts within the City; however, agricultural lands exist adjacent to the City boundary. Agriculture and forestry resource issues include land use compatibility with nearby agricultural operations and forested lands, and potential indirect impacts that could result in a loss of agriculture and forestry resources (for example, annexation of lands with agricultural resources). Increased density and intensity of land uses have the potential affect the productivity of nearby agricultural lands.

Impact Evaluation Guidelines: A significant impact could occur from projects that result in the conversion of lands suitable for agriculture to non-agricultural uses, or result in a disruption to surrounding agricultural operations.

Agriculture and Forestry Resources – Existing Conditions and Project Impacts

2.a-e) Agriculture and Forestry Resources

There are no existing agricultural uses or lands zoned for agricultural use within, or in the vicinity of the project site and the project site is not under a Williamson Act contract. The project site is designated as Urban and Built-up Land by the Department of Conservation Farmland Mapping and Monitoring Program and does not contain Important Farmland (Department of Conservation 2016). The site does not include active farmland, forest land, or protected agricultural soils, and the project would not conflict with zoning for agriculture or forest use. Therefore, there would be no impact to important agricultural or forestry resources.

Agriculture and Forestry Resources – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Agriculture and Forestry Resources – Residual Impacts

No impact.

3. AIR QUALITY AND GREENHOUSE GAS EMISSIONS Would the project:	**Level of Significance**
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated in non-attainment under an applicable federal or state ambient air quality standard?	Less Than Significant Impact
c) Expose sensitive receptors to substantial pollutants?	Less Than Significant Impact
d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people?	Less Than Significant Impact
e) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less Than Significant Impact
f) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	Less Than Significant Impact

Air Quality and Greenhouse Gas Emissions – Discussion

Issues:

Air Quality: Air quality issues involve pollutant emissions from vehicle exhaust, stationary sources (e.g. gas stations, boilers, diesel generators, dry cleaners, oil and gas processing facilities, etc.), and minor stationary sources called "area sources" (e.g. residential heating and cooling, fireplaces, etc.) that contribute to smog, particulates, nuisance dust associated with grading and construction processes, and nuisance odors. Emissions of harmful air pollutants are of particular concern to sensitive receptors. Sensitive receptors are populations who are more susceptible to the effects of air pollution than the population at large and include children, persons over 65 years of age, athletes, and persons with cardiovascular or chronic respiratory diseases. Land uses typically associated with sensitive receptors include residences, schools, parks, playgrounds, recreation facilities, childcare centers, retirement homes, convalescent homes, hospitals, and health care facilities and clinics.

Smog, or ozone, is formed in the atmosphere through a series of photochemical reactions involving interaction of oxides of nitrogen (NO_x) and reactive organic compounds (ROC) (referred to as ozone precursors) with sunlight over a period of several hours. Primary sources of ozone precursors in the South Coast area are vehicle emissions. Sources of particulate matter (PM_{10} and $PM_{2.5}$) include demolition, grading, road dust, agricultural tilling, mineral quarries, and vehicle diesel exhaust.

The City of Santa Barbara is part of the South Coast Air Basin (Santa Barbara County area). The City is subject to the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The CAAQS apply to seven pollutants: photochemical ozone (O_3), carbon monoxide (CO), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), course particulate matter (PM10), fine particulate matter (PM2.5), and lead (Pb). There are also established state standards for other criteria pollutants including sulfates, hydrogen sulfide (H_2S), and visibility reducing particulates. The Santa Barbara County Air Pollution Control District (APCD) provides oversight on compliance with air quality standards and preparation of the County Clean Air Plan (2013) and the Ozone Plan (2019).

Santa Barbara County is currently in attainment of most federal and state standards. The County does not presently meet the state PM10 standard. See Table 1 below.

Table 1. County Attainment Status of Federal and State Ambient Air Quality Standards (2019)

Criteria Pollutant	Federal Attainment Status	State Attainment Status
O_3 8-hour	Attainment	Attainment
O_3 1-hour	No standard	Attainment
PM_{10}	Attainment	**Nonattainment**
PM_5	Unclassified	Unclassified
CO	Attainment	Attainment
Pb	Attainment	Attainment
SO_2	Unclassified	Attainment
NO_2	Unclassified	Attainment
S_x	No Standard	Attainment
H_2S	No Standard	Attainment
Vinyl Chloride	No Standard	Unclassified
Visibility Reducing Particulates	No Standard	Attainment

The APCD has analysis and permitting requirements regarding toxic air contaminants (TACs) generated from activities such as gasoline dispensing, dry cleaning, freeways, manufacturing, etc., and may require projects with high TAC emissions to mitigate or redesign features of the project to avoid excessive health risks. The APCD requires submittal of an asbestos notification form for each regulated structure that is proposed to be demolished or renovated. CARB and APCD also recommend 500-foot buffers between Highway 101 and new residential developments or other sensitive receptors in order to reduce potential health risks associated with traffic-related air pollutant emissions, particularly diesel particulates. Based on analysis in the certified Final Program EIR for the Plan Santa Barbara General Plan Update (2011; herein referred to as the General Plan EIR), the City established an interim policy (SBMC 22.65) limiting the introduction of new residential sensitive receptor structures or uses within 250 feet of Highway 101 (excluding minor additions or remodels of existing homes or the construction of one new residential unit on vacant property), until CARB implements further statewide phased diesel reduction measures and/or the City otherwise determines that project design measures satisfactorily address highway exhaust effects. Certain projects also have the potential to create objectionable odors that could create a substantial nuisance to neighboring residential areas or sensitive receptors and should be evaluated in CEQA documents.

Greenhouse Gases: Global climate change refers to accelerated changes occurring in average worldwide weather patterns, measurable by factors such as air and ocean temperatures, wind patterns, storms, and precipitation. Climate change is forecasted to result in increasingly serious effects to human health and safety and the natural environment in coming decades, such as more extreme weather, drought, wildfire, sea level rise effects on flooding and coastal erosion, and impacts on air quality, water quality and supply, habitats and wildlife, and agriculture.

Substantial evidence identifies accelerated climate change due to emissions of carbon dioxide and other heat trapping greenhouse gases[1] (GHGs) from human activities. Natural processes emit GHGs to regulate the earth's temperature; however, substantial increases in emissions, particularly from fossil fuel combustion for electricity production and vehicle use, have substantially elevated the concentration of these gases in the atmosphere well beyond naturally occurring concentrations.

Carbon dioxide accounts for 81 percent of greenhouse gas emissions within the United States. California is a substantial contributor of GHGs, with transportation and industrial uses representing the largest sources (41 and 24 percent, respectively). In Santa Barbara, direct sources of GHG emissions are on-road vehicles, natural gas consumption, and off-

[1] GHGs include carbon dioxide, methane, and nitrous oxide, as well as smaller contributions from hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Greenhouse gas emissions are typically measured in metric tons (MT) of carbon dioxide equivalents (CO_2e) based on global warming potential, which allows for totaling the emissions.

road vehicles and equipment. Indirect sources (emissions removed in location or time) are electricity consumption (power generation), landfill decomposition (methane releases), and State Water Project transport (electricity use).

California Assembly Bill 32 (2006 Global Warming Solutions Act) sets a target to reduce statewide GHG emissions to 1990 levels by the year 2020. Senate Bill 375 (2008 Sustainable Communities and Climate Protection Act) requires regional coordination of transportation and land use planning throughout the State to reduce vehicle GHG emissions. CARB established targets for Santa Barbara County to not exceed 2005 per capita vehicle emissions in the years 2020 and 2035. State Senate Bill 97 (enacted in 2007 and amended in 2010) requires that project environmental reviews include analysis of GHG impacts and mitigation, and establishes that public agencies may provide for a communitywide GHG emissions mitigation program through an adopted climate action plan.

The City of Santa Barbara Climate Action Plan was adopted in September 2012 and is currently undergoing updates. Past, present, and forecasted future citywide GHG emissions are analyzed in the Plan and associated Addendum to the Final Program EIR for the Plan Santa Barbara General Plan Update (2012) in comparison to the State and City GHG emissions targets (2020 total emissions at 1990 level; 2020 and 2035 per capita vehicle emissions at 2005 level). The analysis demonstrated that citywide emissions are decreasing. With continued implementation of existing State legislative, City programmatic, and private sector efforts, citywide emissions associated with growth under the General Plan are expected to meet these State and City emissions reduction targets. Implementation of additional Climate Action Plan measures would further reduce citywide emissions.

The City Climate Action Plan constitutes a citywide mitigation program for GHG emissions in accordance with Senate Bill 97 for existing and forecasted future growth to the year 2030 under the adopted General Plan.

Impact Evaluation Guidelines: A project may create a significant air quality impact associated with criteria air pollutants from the following:

1. Exceeding an APCD pollutant threshold; inconsistency with District regulations; or exceeding population forecasts in the adopted County Clean Air Plan (2013) or Ozone Plan 2019.
2. Exposing sensitive receptors, such as children, persons over 65 years of age, or persons with cardiovascular or respiratory conditions, to substantial pollutant concentrations.
3. Placement of sensitive land uses within 250 feet of Highway 101.
4. Substantial unmitigated nuisance dust during earthwork or construction operations.
5. Creation of nuisance odors inconsistent with APCD regulations.

Long-Term (Operational) Air Quality Impact Guidelines: The City of Santa Barbara uses the APCD thresholds of significance for evaluating air quality impacts. In accordance with the APCD Environmental Review Guidelines (2015), the APCD does not consider a proposed project to a significant air quality impact on the environment if operation of the project would:

1. Emit (from all project sources, both stationary and mobile) less than 240 pounds per day for ROC and NO_x, and 80 pounds per day for PM_{10};
2. Emit less than 25 pounds per day of ROC or NO_x from motor vehicle trips only;
3. Not cause or contribute to a violation of any CAAQS or NAAQS;
4. Not exceed the APCD health risks public notification thresholds adopted by the APCD Board; and
5. Be consistent with the adopted federal and state air quality plans applicable to the Santa Barbara Air Basin.

Substantial long-term project emissions could potentially stem from stationary sources which may require permits from the APCD and from motor vehicles associated with the project and from mobile sources. Examples of stationary emission sources that require permits from APCD include gas stations, automobile repair body shops, diesel generators, boilers and large water heaters, dry cleaners, oil and gas production and processing facilities, and wastewater treatment facilities.

Short-Term (Construction) Impacts Guidelines: Projects involving grading, paving, construction, and landscaping activities may cause localized nuisance dust impacts and increased particulate matter (PM_{10}). Dust-related impacts can be mitigated and less than significant with the application of standard dust control mitigation measures pursuant to APCD rules and regulations (e.g., Rule 345, Control of Fugitive Dust from Construction and Demolition Activities) and City ordinance provisions (SBMC 22.04.020), such as dampening graded areas and soil stockpiles. Exhaust from construction equipment also contributes to air pollution.

Quantitative thresholds of significance are not currently in place for short-term or construction emissions for non-stationary sources because cumulative basin-wide effects are not identified as significant. However, APCD uses a criterion for stationary sources, which is also considered a guideline for evaluating impacts of construction emissions for non-stationary source projects. The criterion states that a project's combined emissions from all construction equipment not exceed 25 tons of any pollutant except carbon monoxide within a 12-month period. Standard equipment exhaust mitigation measures are recommended by APCD to be applied to projects.

Cumulative Impacts and Consistency with Clean Air Plan (2013) and Ozone Plan (2019): Consistency with the Clean Air Plan and Ozone Plan means that emissions associated with the project are accounted for within each Plan's emissions growth assumptions, land use and population projections, and that the project is consistent with policies adopted within each Plan. If the project-specific impact exceeds the ozone precursor significance threshold, it is also considered to have a considerable contribution to cumulative impacts. If a project would exceed the Clean Air Plan growth projections, then the project's impact may also be considered for whether it represents a considerable contribution to cumulative air quality impacts. The Santa Barbara County Association of Governments and CARB on-road emissions forecasts are used as a basis for vehicle emission forecasting. If a project provides for increased population growth beyond that forecasted in the most recently adopted Clean Air Plan and Ozone Plan, or if the project does not incorporate appropriate air quality mitigation and control measures, or is inconsistent with APCD rules and regulations, then the project may be found inconsistent with the Clean Air Plan and may constitute a significant impact on air quality.

Greenhouse Gas Emission Impact Guidelines: In accordance with Appendix G of the CEQA Guidelines, a project may have a significant impact related to GHG emissions if it would generate substantial GHG emissions either directly or indirectly, or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases. Analysis should include a quantification of GHG emissions from all project sources, including direct and indirect, as applicable. This includes energy usage, water conveyance, waste disposal, and vehicle trips.

Based on the analysis within the City Climate Action Plan (2012) and the General Plan Program EIR Addendum (2012), projects within the growth assumptions of the Plan Santa Barbara General Plan (2011) and that meet applicable City regulations for GHG emission reductions:

1. Would be consistent with the City Climate Action Plan and associated policies and regulations for reducing greenhouse gas emissions;
2. Would be within the citywide GHG impact assessment in the Climate Action Plan and associated General Plan Program EIR Addendum (2012), which found that total citywide GHG emissions and per capita vehicle emissions would meet State and City reduction targets and would not constitute a significant environmental impact; and
3. Would be within the City Climate Action Plan adoption finding that less than significant GHG impacts would result from General Plan build out of the City.
4. Would the project emit more than the screening significance level of 10,000 metric tons per year (MT CO_2e).

Air Quality and Greenhouse Gas Emissions – Existing Conditions and Project Impacts

3.a) Clean Air Plan

Direct and indirect emissions associated with the project are accounted for in the 2013 Clean Air Plan and 2019 Ozone

emissions growth assumptions for the Air Basin. Appropriate air quality conditions, including construction dust suppression, would be applied to the project, consistent with Clean Air Plan, Ozone Plan, APCD rules, and City policies and ordinance provision, and are identified in Attachment 2 as standard conditions of approval. The project is found consistent with the 2013 Clean Air Plan and 2019 Ozone Plan; therefore, project impacts would be less than significant.

3.b) Air Pollutant Emissions and Cumulative Impacts

Short-Term (Construction) Emissions:

Using the CalEEMod computer model and APCD emission factor data, it is estimated that the proposed project would generate the following construction emissions from all sources (Table 2):

Table 2. Estimated Project Construction Emissions

Pollutant	**Proposed Construction Emissions (tons/year)**		
ROC	0.2875		
NO_x	2.8648		
CO	2.4962		
SO_2	0.00475		
PM_{10}	0.9408		
$PM_{2.5}$	0.5473		
Total Proposed Emissions (tons/year)	**7.14**	**APCD Total Emissions Threshold (tons/year)**	**25**

Construction of the proposed project could result in emissions of pollutants due to grading, fumes, and vehicle exhaust. Sensitive receptors located along East Ortega Street (single family residences), East Cota Street (mixed use development), and North Quarantina Street (Santa Barbara Junior High School) could be affected by dust and particulates during project site grading and from vehicle exhaust from construction equipment. The project would involve grading, paving, and landscaping activities which could cause localized dust related impacts resulting in increases in increases in particulate matter (PM10 and PM2.5). However, dust control measures are required for the project as standard conditions of approval (identified in Attachment 2) and, therefore, dust-related impacts to sensitive receptors would be less than significant.

Diesel and gasoline powered construction equipment also emit particulate matter and ozone precursors NOx, and ROC. In order for emissions from construction equipment to be considered a potentially significant environmental impact, combined emissions from all construction equipment would need to exceed 25 tons of any pollutant (except carbon monoxide) within a 12-month period. As shown in the table above, the combined emissions is 7.14 tons per year. Therefore, with application of standard conditions of approval for dust control and compliance with APCD requirements for construction equipment engines (refer to Attachment 2), the proposed project would have a less than significant effect associated with construction-related criteria air pollutants.

The proposed project would include demolition of buildings and these buildings may contain lead and asbestos. Depending on the type of product that incorporates asbestos (e.g. linoleum tiles), it can be classified as friable or non-friable. Friable asbestos may represent an air quality health hazard. Prior to commencement of construction, the buildings would be assessed and tested as necessary to determine the presence of lead and asbestos. Should any of the material be found, demolition of the buildings would follow all the necessary protocols for permitting, removal and disposal of the materials. Standard conditions of approval related to APCD Notification (Attachment 2) would ensure less than significant air quality impacts related to these substances.

Long-Term (Operational) Emissions:

Using the CalEEMod computer model (Attachment 6**)** and APCD emission factor data, it is estimated that the proposed project would generate the following combined operational (vehicle) and area source emissions:

Table 3. Estimated Project Operational Emissions

Pollutant	**Vehicle (lbs/day)**	Stationary/Area Source (lbs/day)	**Combined (lbs/day)**	**APCD Threshold (lbs/day)**
ROC	0.49	0.04	0.53	motor vehicle sources: 25; all sources combined: 240
NO_x	1.57	0.0	1.57	motor vehicle sources: 25; all sources combined: 240
PM_{10}	0.92	0.0	0.92	all sources combined: 80

**The emissions from the project, described in the table above, are a conservative estimate because the current emissions have not been deducted from the proposed project emissions.*

Project-related vehicle emissions would be below the threshold of significance of 25 pounds per day for ozone precursors (both ROC and NOx). The combined operational (vehicle), area, and stationary source emissions from all long-term project sources would be below the APCD threshold of 240 pounds per day of ROC or NOx, and 80 pounds per day of PM10. Therefore, the proposed project is anticipated to have a less than significant effect on long term air quality.

3.c) Sensitive Receptors

Sensitive receptors can be found in areas that contain residences, health care facilities, elder-care facilities, rehabilitation centers, schools, daycare centers, and parks. Air emissions, including TACs have adverse implications for public health, particularly for sensitive receptors. Residences and a public junior high school (sensitive receptors) are located immediately adjacent to the parcel and across the surrounding roads, which are approximately 60'-0" wide. However, standard conditions of approval (identified below and in Attachment 2) would ensure that impacts are less than significant.

3.d) Odors

The project is limited to park uses, and would not include land uses involving odors or smoke. The project would not contain features with the potential to emit substantial odorous emissions, from sources such as commercial cooking equipment, combustion or evaporation of fuels, sewer systems, or solvents and surface coatings. No built-in barbeque areas are proposed in the park.

Due to the nature of the proposed land use and limited size of the project, project impacts related to odors would be less than significant.

3.e-f) Greenhouse Gases

Sources of direct carbon dioxide and other GHG emissions that could result from the project include project-related traffic, natural gas use, and landscaping/maintenance equipment. Indirect emissions are associated with power generation for electricity consumption; electricity and travel associated with consumer product production, transport, and use; solid waste disposal/decomposition; and potable water delivery.

Project-generated GHG emissions are estimated at 156.38 MT CO2e/year, an incremental contribution to citywide emissions generation (refer to Attachment 6 for calculations). As the site would continue to be a park use, this would not be a substantial increase from existing GHG emissions.

The proposed project is consistent with the General Plan land use designation and is within the General Plan non-residential/residential growth assumptions through the year 2030. The project would be subject to existing regulations and design guidelines that reduce GHG emissions in the areas of energy efficiency and green building, renewable energy, travel and land use, vegetation, waste management, and water conservation. The project includes features that would minimize GHG emissions, such as a site design that improves pedestrian access, energy efficient lighting and fixtures, and low water-use landscaping.

The project would be consistent with applicable plans, policies, and regulations for reducing GHG emissions. Project GHG emissions would be part of the citywide emissions identified in the 2012 City Climate Action Plan and General Plan Program EIR Addendum, which were determined to comply with State and City emission reduction targets and thereby constitute a less than significant cumulative impact and contribution to global climate change. The project would be consistent with applicable plans, policies, and regulations for reducing GHG emissions.

Air Quality and Greenhouse Gas Emissions – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required.

The following standard condition of approval is applicable:

Air Quality and Dust Control. The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.

h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.

k. Diesel powered equipment should be replaced by electric equipment whenever feasible.

l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.

m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

n. All construction equipment shall be maintained in tune per the manufacturer's specifications.

o. The engine size of construction equipment shall be the minimum practical size.

p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Air Quality and Greenhouse Gas Emissions - Residual Impacts

Less than significant.

4. BIOLOGICAL RESOURCES Would the project:	**Level of Significance**
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S Fish and Wildlife Service?	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant Impact with Mitigation
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact

Biological Resources – Discussion

Issues: Biological resources issues involve the potential for a project to substantially affect biologically-important natural vegetation and wildlife, particularly species that are protected as rare, threatened, or endangered by federal or state wildlife agencies, and their habitats.

Impact Evaluation Guidelines: Existing native wildlife and vegetation on a project site are assessed to identify whether they constitute important biological resources, based on the types, amounts, and quality of the resources within the context of the larger ecological community. If important or sensitive biological resources exist, project effects on the resources are qualitatively evaluated to determine whether the project would substantially affect these important biological resources. Significant biological resource impacts may potentially result from substantial disturbance to important wildlife and vegetation in the following ways:

1. Elimination, substantial reduction or disruption of important natural vegetative communities, wildlife habitat, migration corridors, or habitats supporting sensitive species such as oak woodland, coastal strand, riparian, and wetlands.
2. Substantial effect on a protected plant or animal species listed or otherwise identified or protected as endangered, threatened or rare.
3. Substantial loss or damage to biologically important native trees such as oak or sycamore trees (note that, if applicable, historic or landmark trees are discussed in Section 5, Cultural Resources, and other trees are discussed in Section 1, Aesthetics and Visual Resources).

Biological Resources – Existing Conditions and Project Impacts

4.a) Endangered, Threatened, or Rare Species

There are no mapped sensitive natural communities or special status species recorded on the project site, per City records. No impact is anticipated.

4.b-c) Natural Communities; Wetland and Riparian Habitats

There are no mapped wetland or riparian habitats on the project site, per City records. No impact is anticipated.

4.d) Wildlife Dispersal and Migration Corridors

There are no mapped sensitive natural communities on the subject parcel or in the immediate vicinity of the project site. The subject parcel is not identified as a migration corridor and is located in an urbanized area unlikely to support continuous habitat for native migratory wildlife. Existing ornamental and landscape trees provide limited habitat for nesting birds. Tree removal is proposed (approximately 40 trees); however, the planting of approximately 108 trees would replace this habitat. The applicant submitted a phased construction plan that notes demolition, including tree removal, is proposed when school is not in session, which is typically the summer months. Implementation of mitigation measure BIO-1 related to bird nesting and tree removal practices would reduce impacts by ensuring no nesting birds are present during tree removal, by either not allowing tree removal from February 15 to September 15, or requiring a biologist to confirm appropriate tree removal timing in relation to nesting birds. Therefore, impacts would be less than significant with this mitigation measure.

4.e) Local Ordinances

A comprehensive landscape plan, including 47 shade trees (24"-26" box), 12 street trees (36" box), 39 accent trees (24" box), 10 focal area trees (48" box), as well as shrubs, grasses, and groundcovers, is included as part of the project. Eighteen existing trees are proposed for protection and 40 are proposed for removal. The City's Urban Forest Superintendent reviewed the proposed tree removal and replacement and confirmed that "the proposed replacement ratio far exceeds minimum requirements for long-term preservation of biomass on site" and "no trees located within the Ortega Park site are considered to be specimen trees as defined in SBMC [Chapter] 15.20" (Memo from Nathan Slack, Urban Forest Superintendent, Attachment 4). While there would be an inherent loss in trees during construction and fewer fully mature trees at installation, the project results in a net gain in tree biomass on-site over time. It is anticipated that the existing tree biomass woud be replaced and surpassed within 10 years; therefore, less than significant impacts are anticipated.

4.f) Habitat Conservation Plans

The project site is not located within an approved local, regional, or state habitat conservation plan or natural community conservation plan. Therefore, no impact would occur.

<u>Biological Resources – Mitigation and Applicable Standard Conditions of Approval</u>

The below mitigation measure is required.

BIO-1 Removal of vegetation shall be avoided during the bird nesting season (February 15 to September 15) where feasible. If any tree or vegetation removal is scheduled to occur from February 15 to September 15, a qualified biologist shall conduct a nesting bird survey prior to removal. If nesting is found, the trees/vegetation shall not be removed until after the young have fledged and the biologist should establish a protective buffer around the nest as needed.

The following standard conditions of approval are applicable:

Design Review. The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:

a. **Tree Protection.** All trees not indicated for removal on the approved site plan / landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.

b. **Landscaping Under Trees.** Landscaping under the trees shall be compatible with the preservation of the trees, as determined by the ABR.

c. **During Construction.**

i. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.

ii. No grading shall occur within three feet of the driplines of the existing trees.

iii. A qualified Arborist shall be present during any excavation beneath the driplines of the trees which are required to be protected. All excavation within the driplines of the trees shall be minimized and shall be done with hand tools.

iv. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

v. Any root pruning and trimming shall be done under the direction of a qualified Arborist.

vi. No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.

vii. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

Biological Resources – Residual Impacts

Less than significant.

5. CULTURAL AND TRIBAL CULTURAL RESOURCES Would the project:	**Level of Significance**
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA §15064.5?	Less Than Significant Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA §15064.5?	Less Than Significant Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant Impact
d) Cause a substantial effect on an important tribal cultural resource, defined in 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 important cultural value to a California Native American tribe, and that is: i. 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 §5020.1.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence and within consideration of the views of California Native American tribes, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1?	Less Than Significant Impact

Cultural and Tribal Cultural Resources – Discussion

Issues:

Archaeological Resources are subsurface deposits dating from prehistoric or historical time periods. Native American culture appeared along the channel coast over 10,000 years ago, and numerous villages of the Barbareno Chumash flourished in coastal plains now encompassed by the City. Spanish exploration and eventual settlements in Santa Barbara occurred in the 1500's through 1700's. In the mid-1800's, the City began its transition from Mexican village to American city, and in the late 1800's through early 1900's experienced intensive urbanization.

Historic Resources are above-ground structures and sites from historical time periods with historic, architectural, or other cultural importance. The City's built environment has a rich cultural heritage with a variety of architectural styles, including the Spanish Colonial Revival style emphasized in the rebuilding of Santa Barbara's downtown following a destructive 1925 earthquake.

Tribal Cultural Resources are defined in Public Resources Code (PRC) Section 21074.1 as sites, features, places, cultural landscapes, sacred places, and objects that have cultural value to Native American tribes. A tribal cultural resource can be included on or eligible for a national, state, or local register of historical resources. In addition, the City can determine that a tribal cultural resource is significant even if it has not been evaluated as eligible for a national, state, or local register.

Impact Evaluation Guidelines: Archaeological, historical, and tribal cultural impacts are evaluated based on review of available cultural resource documentation, data gathered from records searches, and consultation with tribal representatives. Existing conditions on a site are assessed to identify whether important or unique resources exist, based on criteria specified in the State CEQA Guidelines §15064.5 and City Master Environmental Assessment Guidelines for Archaeological Resources and Historical Structures and Sites, summarized as follows:

4. Contains information needed to answer important scientific research questions and there exists a demonstrable public interest in that information.

5. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
6. Is directly associated with an important prehistoric or historic event or person.
7. Is depicted on the City's Archeological Resources Reports Location Map.
8. Is designated, or meets criteria for inclusion on a national, state, or local landmark or historic resource register. This includes, but is not limited to, the National Register of Historic Places, National Historic Landmarks, California Register of Historical Resources, California Registered Historical Landmarks, City of Santa Barbara Landmarks, and City of Santa Barbara Structures of Merit.
9. Is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
10. Is determined by the City to be significant, based on substantial evidence.
11. Constitutes a tribal cultural resource based on statutory criteria and/or consultation with Native American tribal representatives.

If important resources exist on the site, project changes are evaluated to determine whether they would substantially affect important resources. A project could have a significant impact if it may cause a substantial adverse change in the characteristics of a resource that convey its significance or justify its eligibility for inclusion in a national, state, or local register. Impacts may include physically damaging, destroying, or altering all or part of a resource, altering the characteristics of the surrounding environment that contribute to the resource's significance, neglecting the resource to the extent that it deteriorates or is destroyed, or the incidental discovery of a resource without proper notification and protocols.

Cultural and Tribal Cultural Resources – Existing Conditions and Project Impacts

5.a) Historic Resources

Per the City's Urban Historian, none of the three buildings on-site are eligible for historic designation. There are four designated historic resources and one property eligible for historic designation within a one-block radius of the project site. Three of those sites are immediately adjacent to Ortega Park. The Urban Historian reviewed the proposed project and confirmed that the proposed project would have no impact on the historicity of the two designated City Landmarks (721 East Cota Street [Santa Barbara Junior High School] and 509 East Cota Street [Arnoldi's]), two Structures of Merit (716 East Cota Street and 728 East Cota Street), and one property on the Potentials List (535 North Quarantina Street). Further, the Welcome House, to be retained, and all new buildings are clustered in the western corner of the lot at the East Ortega Street and Salsipuedes Street intersection, whereas designated historic resources are situated along East Cota Street and North Quarantina Street towards the northern and eastern edges of the parcel. As such, construction of the project would not affect these designated historic resources. Therefore, impacts to historic resources would be less than significant.

5.b) Archaeological Resources

The subject parcel is located within several archaeologically sensitive overlay areas. The applicant submitted an Archaeological Letter Report, dated October 3, 2019 and prepared by David Stone, RPA, which Planning Staff reviewed for consistency with environmental assessment standards. The report notes the previous levels of ground disturbance, previous archaeological studies associated with recent building permits, and anticipated levels of discovery with the proposed project. The report summarizes that the site was never conducive to prehistoric occupation, as it was originally "a submerged estuary throughout the past 10,000 years that was subsequently filled in and used as a landfill in the early 20th century." The landfill use was discontinued in the 1920s when the parcel became open space used for recreation. As the report concludes: "Therefore, there is no potential for unknown, subsurface historical features including trash pits associated with residential development to exist within the project area."

While unlikely, there remains the possibility that unidentified archaeological resources that may qualify as significant or

unique resources could be encountered as a result of project-related ground-disturbing activities. Standard conditions of approval for the project (identified below and in Attachment 2) include procedures pursuant to State and City regulations for the unanticipated discovery of archeological resources. Impacts to archaeological resources are anticipated to be less than significant.

5.c) Human Remains

There is no evidence that the site contains any human remains. Standard conditions of approval for the project include procedures pursuant to State regulations for the unanticipated discovery of human remains (identified below and in Attachment 2). To minimize or avoid potential impacts, if any human remains are discovered, all construction activities would cease, and the Santa Barbara County Coroner would be contacted in accordance with 14 California Code of Regulations (CCR) Section 15064.5(e). If the coroner determines that the human remains are of Native American origin, the Native American Heritage Commission (NAHC) would be notified to determine the Most Likely Descendent (MLD) for the area. The MLD would make recommendations for the arrangements for the human remains per Public Resources Code (PRC) Section 5097.98. Therefore, impacts on human remains would be less than significant.

5.d) Tribal Cultural Resources

The City provided an opportunity for Native American tribal consultation regarding the potential effects of the project on tribal cultural resources to tribes that had requested notification by the City on CEQA projects, in compliance with Assembly Bill 52. In addition to the initiation of Native American consultation, the City submitted a request for review of the Native American Heritage Commission's (NAHC's) Sacred Lands Inventory File. Tribal consultation and review of these files concluded that no known tribal cultural resources are within the vicinity of the project site. Standard conditions of approval for the project (identified below and on Attachment 2) include procedures pursuant to State regulations for the unanticipated discovery of tribal cultural resources. Therefore, impacts on tribal cultural resources would be less than significant.

Cultural Resources – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required.

The following standard condition of approval is applicable:

Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the

Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

Cultural Resources – Residual Impacts

Less than significant.

6. ENERGY Would the project:	**Level of Significance**
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less Than Significant Impact
b) Conflict with a state or local plan for renewable energy or energy efficiency?	Less Than Significant Impact

Energy – Discussion

Issues: Issues include the potential for the project to result in impacts on energy conservation and/or consumption. A project may have the potential to cause such impacts if it would result in the inefficient, wasteful, or unnecessary consumption of energy from sources including construction and operational equipment, electricity, natural gas, and transportation fuel supplies and/or resources.

Impact Evaluation Guidelines: A project has the potential to result in a significant impact if it would:

1. Use large amounts of fuel or energy in an unnecessary, wasteful, or inefficient manner;
2. Constrain local or regional energy supplies, affect peak and base periods of electrical or natural gas demand, require or result in the construction of new electrical generation and/or transmission facilities, or necessitate the expansion of existing facilities, the construction of which could cause significant environmental effects; or
3. Conflict with existing energy standards, including standards for energy conservation.

Energy – Existing Conditions and Project Impacts

6.a-b) Energy Conservation and Consumption

The project includes rooftop solar panels on the two newly proposed buildings and recycled/recirculated water where appropriate, consistent with the City's General Plan and Climate Action Plan. Further, the Architectural Board of Review has reviewed a drought-tolerant landscape plan for the entirety of the site and the project includes removal of grassy lawns and replacement with synthetic turf to greatly assist in water use reduction. The project is required to comply with applicable Building and Energy Codes. The project would not expend substantial energy or wasteful, inefficient, or unnecessary energy, nor conflict with energy plans or policies. No additional energy infrastructure on a local or regional basis is required for the project. Therefore, project energy impacts would be less than significant.

Energy – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Energy – Residual Impacts

Less than significant.

7. GEOLOGY AND SOILS Would the project:	**Level of Significance**
a) Earthquake Hazards: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic conditions: i. Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42) ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Tsunami?	Less Than Significant Impact
b) Geologic or Soil Instability: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, collapse, or sea cliff failure? Be located on expansive soils, as defined the Uniform Building Code, creating substantial direct or indirect risk to life or property?	Less Than Significant Impact
c) Erosion: Result in substantial soil erosion or the loss of topsoil?	Less Than Significant Impact
d) Septic System: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact
e) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant Impact

Geology and Soils – Discussion

Issues: Geophysical impacts involve geologic and soil conditions, and their potential to create physical hazards affecting persons or property; or substantial changes to the physical condition of the site. Included are earthquake-related conditions such as fault rupture, ground shaking, liquefaction (a condition in which saturated soil loses shear strength during earthquake shaking), or seismic waves; unstable soil or slope conditions, such as landslides, sea cliff retreat, subsidence (the downward shifting of the Earth's surface; can result in sinkholes), expansive or compressible/collapsible soils, or erosion; and extensive grading or topographic changes.

Erosion is the movement of rocks and soil from the Earth's surface by wind, rain, or running water. Several factors influence erosion, such as topography, the size of soil particles (larger particles are more prone to erosion), and vegetation cover, which prevents erosion. Projects in areas with high erosion potential could reduce natural ground cover, create exposed cut or fill slopes and increase loss of surface soils and downstream sedimentation. Removal of vegetation and increased earthwork would potentially expose soils to erosion.

Unique geologic features are features that are unique to the field of geology and typically embody distinct characteristics of a geological principle, provide important information to the field of geology, and/or are the best example of its kind locally or regionally. Paleontological resources include fossils, which are the preserved remains or traces of animals, plants, and other organisms from prehistoric time (i.e., the period before written records). Fossils and traces of fossils are preserved in sedimentary rock units (formed by the deposition of material at the Earth's surface) and are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance or natural causes, such as erosion by wind or water.

Impact Evaluation Guidelines: Potentially significant geophysical impacts may result from:

1. Exposure of people or structures to risk of loss, injury, or death involving unstable earth conditions due to: seismic conditions (such as earthquake faulting, ground shaking, liquefaction, or seismic waves); landslides; sea cliff retreat; or expansive soils.
2. Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.
3. Substantial erosion of soils.
4. Placement of a septic system in an area with soils not capable of adequately supporting disposal of waste water or where waste water could potentially cause unstable conditions or water quality problems.
5. Loss or damage to a unique geological feature or paleontological resource.

Geology and Soils – Existing Conditions and Project Impacts

7.a-b) Seismic and Geologic Hazards

Fault Rupture:

As with most of Southern California, the project site is within a seismically active area where active faults could produce substantial ground shaking. Faults in the project vicinity may have some potential for ground surface rupture during earthquakes of significant magnitude. The nearest fault is more than 200 feet from the parcel in all directions, per City records. Approximately 3,600 feet to the southwest is an "apparently active" fault buffer area (approximately around the Paseo Nuevo shopping mall at State Street and Chapala Street) and approximately 3,600 feet to the northeast is an "apparently active" fault buffer area in the foothills (roughly following Alameda Padre Serra). No faults are located within the project site and impacts associated with rupture are anticipated to be less than significant.

Ground Shaking and Liquefaction:

According to California Geological Survey maps showing the earthquake shaking potential in California, there is a medium to high intensity of ground shaking and damage potential that could occur from future earthquakes (California Geological Survey 2016). No habitable structures are proposed, and structures such as a playground, swimming pool, and recreation amenities are not anticipated to increase the potential for seismic shaking or liquefaction risk. Structures would be constructed in accordance with City and California Building Code standards, which requires structures to be designed to withstand some degree of ground shaking.

Per City records, the subject parcel has high liquefaction potential. However, standard building permit requirements, including site inspections and project-specific engineering that is compliant with contemporary building codes, would result in less than significant impacts related to ground shaking and liquefaction.

Tsunami:

The project site is not located within a tsunami run-up zone. No impacts related to tsunamis are anticipated.

Landslides:

Per City records, the project site is not located within a landslide area and landslide potential at the project site is very low. The parcel is essentially flat, and slope failure on the parcel itself would not occur during park use. In regards to construction, County Environmental Health Services has reviewed and conditionally approved a soil management plan for the site that includes 10,120 cubic yards of net cut from the site. Additionally, 1,950 cubic yards of balanced cut and fill is proposed beneath stormwater infiltration areas. All grading activities would require a building permit with project-specific engineering and demonstrated compliance with City and California Building Code standards to ensure site stability during construction. Impacts are anticipated to be less than significant.

Sea Cliff Retreat:

The subject parcel is located in the inland area of Santa Barbara; the nearest bluff is approximately 6,300 feet away. No impact related to sea cliff retreat is anticipated.

Subsidence:

Per City records, there are potentially shallow groundwater levels at the project site. However, standard building permit requirements including demonstrated compliance with City and California Building Code standards, and project-specific engineering, would ensure that groundwater under the site is not impacted and the site remains stable during both construction and use of the park by the public. Impacts related to subsidence are anticipated to be less than significant.

Expansive Soils:

Per City records, the parcel is in an area identified as having highly expansive soils. No habitable structures are proposed and the potential effects of this hazard would be limited. However, the project would be subject to standard building permit requirements with project-specific engineering and demonstrated compliance with City and California Building Code standards to ensure that the site is stable. Impacts related to expansive soils are anticipated to be less than significant.

7.c) Soil Erosion

The subject parcel is relatively flat, with a 2% slope, in an essentially developed and flat area of the city. The parcel is currently covered in either concrete or grassy lawn. All current groundcover is proposed for removal and replacement; however, the flat state of the site means that substantial erosion is not anticipated. As the site has been historically developed and disturbed, grading operations and soil manipulation would not result in the erosion or loss of nutrient-rich top soil. Regardless, building permit requirements include demonstrated compliance with City and California Building Code standards, grading plans, and project-specific engineering to ensure site stability. Impacts related to erosion are anticipated to be less than significant.

7.d) Septic Systems

The project would not include the use of any septic tanks or alternative wastewater disposal systems. No impact would occur regarding the adequacy of soils to support a septic and alternative wastewater systems.

7.e) Unique Geological Features and Paleontological Resources

The project site is relatively flat, with no unique geologic features or bedrock formations. Further, the project site and vicinity contain highly disturbed soils and artificial fill, with a very low potential to contain paleontological resources. There are no known paleontological resources on-site; however, the City has a standard condition of approval related to the unlikely discovery of resources that is applicable to the project (identified below and in Attachment 2). Impacts to geological features and paleontological resources are anticipated to be less than significant.

Geology and Soils – Mitigation and Standard Conditions of Approval

No mitigation is required**.** The following standard condition of approval is applicable:

Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

Geology and Soils – Residual Impacts

Less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Level of Significance
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less Than Significant Impact with Mitigation
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less Than Significant Impact
e) For a project located within the SBCAG Airport Land Use Plan, Airport Influence Area, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant Impact

Hazards and Hazardous Materials – Discussion

Issues: Hazardous materials issues involve the potential for public health or safety impacts from exposure of persons or the environment to hazardous materials or risk of accidents involving combustible or toxic substances. Hazards issues include the exposure of people or structures to airport hazards or other types of hazards.

Impact Evaluation Guidelines: Significant impacts may result from the following:

1. Siting of incompatible projects in close proximity to existing sources of safety risk, such as pipelines, industrial processes, railroads, airports, etc.
2. Exposure of project occupants or construction workers to unremediated soil or groundwater contamination.
3. Exposure of persons or the environment to hazardous substances due to the improper use, storage, transportation, or disposal of hazardous materials.
4. Physical interference with an emergency evacuation or response plan.

Emergency access is discussed in the Section 15, Transportation and Circulation. Toxic air contaminants are discussed in Section 2, Air Quality and Greenhouse Gas Emissions. Wildland fire hazards are discussed in Section 17, Wildfire.

Hazards and Hazardous Materials – Existing Conditions and Project Impacts

8.a-e) Public Health and Safety

The transport, use, and disposal of hazardous materials used or removed during proposed project activities would be conducted in compliance with applicable federal, state, and local laws pertaining to the safe handling, transport, and disposal of hazardous materials, including the Federal Resource Conservation and Recovery Act (RCRA), which includes requirements for hazardous solid waste management; and the California Department of Toxic Substances Control (DTSC) Environmental Health Standards for the Management of Hazardous Waste (CCR Title 22, Division 4.5), which includes standards for generators and transporters of hazardous waste.

Hazardous Materials Exposure:

The site was used a municipal waste dump in the early twentieth century (approximately 1902 – 1927), until it was redeveloped as a City park.

The applicant submitted a Phase II Environmental Site Assessment Report (Attachment 7) that concluded that various metals, including lead and zinc, exist in the soil and groundwater at levels that exceed California Hazardous Waste Thresholds. Accordingly, the applicant submitted a Soil Management Plan to the County of Santa Barbara Environmental Health Services (EHS) Division that has been reviewed and conditionally approved (see Attachments 8 and 9 for the Soil Management Plan and EHS' conditional approval letter). EHS requirements include that all excavated soils be properly disposed of off-site and not used for fill on-site or anywhere else. The grading plan that would be required for the building permit would include all EHS requirements to ensure the safety of construction workers and park users in relation to hazardous materials. Mitigation measure HAZ-1 would ensure recommendations within the Soil Management Plan are implemented. Impacts are anticipated to be less than significant with mitigation.

Public Safety:

Hazardous materials would not be used on-site. As described above, there is a risk of hazardous materials to be encountered during construction. Construction fencing included in the applicant's construction plan would ensure that the public is kept away from the area when hazardous materials may be encountered during grading activities.

Santa Barbara Junior High School is located adjacent to the park site. Demolition and grading activities are proposed to occur when school is not in session, per the applicant's submitted phased construction plan. Regardless, construction fencing is proposed in all stages of demolition and construction, so if school is in session, students would not be able to enter the site. Therefore, impacts are anticipated to be less than significant.

8.f) Emergency Evacuation and Response

No new services, including police and fire, are required for the project. The parcel is approximately 4,000 feet (0.75 miles) from both Fire Station #1 (located at 925 Chapala Street) and Fire Station #3 (located at 415 East Sola Street) and 2,700 feet (0.50 miles) from the nearest Police Station (located at 215 East Figueroa Street), well within the Fire Department's and Police Department's area of service.

The Fire Department has reviewed the project plans and confirmed that adequate access is being provided for fire trucks. With the new uses and additional use of the park being anticipated, it is possible that additional calls for service would occur; however, no additional hydrants or special conditions related to emergency response is required. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Impacts are anticipated to be less than significant.

Hazards and Hazardous Materials – Mitigation and Standard Conditions of Approval

The below mitigation measure is required.

HAZ-1 All recommendations outlined in the Corrective Action Plan/Soil Management Plan, dated July 10, 2020 and prepared by Rincon Consultants, Inc., shall be implemented throughout the construction of the project per the Santa Barbara County Environmental Health Services (EHS) approvals. The mitigation monitoring reports shall include confirmation from EHS that the Corrective Action Plan/Soil Management Plan is being implemented correctly.

No standard conditions of approval are applicable.

Hazards and Hazardous Materials – Residual Impacts

Less than significant.

9. LAND USE AND PLANNING Would the project:	Level of Significance
a) Physically divide an established community?	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental impact?	No Impact

Land Use and Planning – Discussion

Issues: Certain land uses have the potential to result in incompatibility with existing surrounding land uses or activities. Typically, development applications for General Plan Amendments, Rezones, Conditional Use Permits, Performance Standard Permits, and certain modifications have the greatest potential to result in land use compatibility issues. Incompatibility can result from a proposed project's generation of noise, odor, safety hazards, traffic, visual effects, or other environmental impacts.

Impact Evaluation Guidelines: Significant impacts may result from a project that would create a physical barrier that would substantially impact circulation within an established neighborhood. Significant impacts may result from a project where an inconsistency with the General Plan, Municipal Code, or Coastal Land Use Plan (if applicable) would result if an adverse environmental effect. Analysis should focus on regulations, standards, and policies that relate to avoiding or mitigating environmental impacts, and an assessment of whether any inconsistency with these standards creates a significant physical impact on the environment.

Certain land uses have the potential to result in conflicts with existing surrounding land uses or activities. Typically, development applications for General Plan Amendments, Rezones, Conditional Use Permits, Performance Standard Permits, and certain Modifications have the greatest potential to result in land use compatibility issues. Conflicts can result from generation of noise, odor, safety hazards, traffic, visual effects, or other environmental impacts.

Land Use and Planning – Existing Conditions and Project Impacts

9.a) Physically Divide a Community

The project site is located at 604 East Ortega Street and would not physically divide an established community. The existing use as a public park would continue with the project, and none of the proposed improvements would create a physical barrier or alter circulation patterns. There would be no impact.

9.b) Conflict with a Plan or Policy that would Avoid or Mitigate an Environmental Impact

The following provides an initial discussion of potential project consistency or inconsistency with applicable plans and policies.

City of Santa Barbara General Plan:

The City's General Plan contains statements, goals, and policies concerning open space, archaeological and historical resources, circulation, alternative energy use, biological resources, views and stormwater management which apply to the project and include the following (City of Santa Barbara 2011):

Policy OP1. Variety and Abundance. Provide ample open space through a variety of types, including nature reserves, parks, beaches, sports fields, trails, urban walkways, plazas, paseos, pockets parks, play areas, gardens, and view points, consistent with standards established for this city.

Policy HR1. Protect Historic and Archaeological Resources. Protect the heritages of the City by preserving, protecting and enhancing historic resources and archaeological resources. Apply available governmental resources, devices and approaches, such as the measures enumerated in the Land Use Element of this Plan, to facilitate their preservation and protection.

Policy HR2. Ensure respectful and compatible development. Seek to ensure that all development within the City respects rather than detracts from individual historic and archaeological resources as well as the neighborhood and the overall historical character of the city. Assure compatibility of development, respect for the historical context of historical resources, and consideration of sustainable design alternatives where compatible

Policy C6. Circulation Improvements. Where existing or anticipated congestion occurs, improve traffic flow in conjunction with providing improved access for pedestrians, bicycles and public and private transit though measures that might include physical roadway improvements, Travel Demand Management (TDM) strategies and others.

Policy ER8. Low-Emission Vehicles and Equipment. Expand infrastructure and establish incentives for use of lower emission vehicles and equipment (e.g. parking priority, electric vehicle plug-ins). Support the amendment of speed limit restrictions to permit the wider use of electric vehicles.

Policy ER11. Native and Other Trees and Landscaping. Protect and maintain native and other urban trees, and landscaped spaces, and promote the use of native or Mediterranean drought-tolerant species in landscaping to save energy and water, incorporate habitat, and provide shade.

Policy ER17. Water Conservation Program. The use of water conservation practices shall be both encouraged and required, as appropriate, for all development projects.

Policy ER20. Storm Water Management Policies. The City's Storm Water Management Program's policies, standards and other requirements for low impact development to reduce storm water run-off, volumes, rates, and water pollutants are hereby incorporated into the General Plan Environmental Resources Element.

Policy ER29. Visual Resources Protection. New development or redevelopment shall preserve or enhance important public views and viewpoints for public enjoyment, where such protection would not preclude reasonable development of a property.

Policy ER30. Enhance Visual Quality. Not only retain, but improve visual quality of the city wherever practicable.

Ordinance Provisions:

The project would comply with applicable City Municipal Code provisions for development, including zoning requirements, development permitting procedures, grading, building, and landscape design, lighting, energy efficiency, provision of public improvements and utilities, construction provisions, storm water management, fire code provisions, and noise ordinance. The only exception is the request for a front setback modification to allow parking spaces in the front setback along East Ortega Street and Salsipuedes Street. The Planning Commission must make special findings in order to approve that request.

Land Use and Planning – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Land Use and Planning – Residual Impacts

No impact.

10. MINERAL RESOURCES Would the project:	**Level of Significance**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact
b) Result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact

Mineral Resources – Discussion

Issues: A mineral is a naturally occurring chemical element or compound formed from inorganic processes (not biological in origin). Minerals include metals, rock, sand, petroleum products, and geothermal resources. The City has no active aggregate operations within its jurisdiction, and no quarry or mine operations are pending reactivation or initiation.

Impact Evaluation Guidelines: A significant impact could occur from projects that result in the loss of known mineral resources, or loss of mineral resource recovery sites including quarries and petroleum extraction sites.

Mineral Resources – Existing Conditions and Project Impacts

10.a-b) Loss of Known Mineral Resource or Mineral Resource Recovery Site

The project site contains no known important or protected mineral resources. The project site is located within a highly urbanized area of the City and the potential for mineral resources to occur onsite is low. Additionally, the project site has been previously developed, including use as a municipal waste dump. Therefore, the project would not result in the loss of availability of a mineral resource or a mineral resource recovery site and no impact would occur.

Mineral Resources – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Mineral Resources – Residual Impacts

No impact.

11. NOISE Would the project result in:	**Level of Significance**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less Than Significant Impact with Mitigation
b) Generation of excessive ground borne vibration or ground borne noise levels?	Less Than Significant Impact
c) Siting of a land use in an area with noise levels exceeding City General Plan noise policies and land use compatibility guidelines?	Less Than Significant Impact
d) For a project located within the vicinity of a private airstrip or the SBCAG Airport Land Use Plan/Airport Influence Area, would the project expose people residing or working in the project area to excessive noise levels?	No Impact

Noise – Discussion

Issues: Noise issues are associated with siting of a new noise-sensitive land use in an area subject to high ambient background noise levels, siting of a noise-generating land use next to existing noise-sensitive land uses, and/or short-term construction-related noise. Similarly construction techniques such as pile driving and blasting and land uses such as the railroad can present issues of groundborne vibration. If groundborne vibration is excessive, it can impact the integrity of structures and can affect sensitive land uses.

The primary source of ambient noise in the City is vehicle traffic noise. The City Master Environmental Assessment (MEA) Noise Contour Map identifies average ambient noise levels within the City.

Ambient noise levels are determined as averaged 24-hour weighted levels, using the Day-Night Noise Level (L_{dn}) or Community Noise Equivalence Level (CNEL) measurement scales. The L_{dn} averages the varying sound levels occurring over the 24-hour day and gives a 10 decibel penalty to noises occurring between the hours of 10:00 p.m. and 7:00 a.m. to take into account the greater annoyance of intrusive noise levels during nighttime hours. Since L_{dn} is a 24-hour average noise level, an area could have sporadic loud noise levels above 60 dBA which average out over the 24-hour period. CNEL is similar to L_{dn} but includes a separate 5 dB(A) penalty for noise occurring between the hours of 7:00 p.m. and 10:00 p.m. CNEL and L_{dn} values usually agree with one another within 1 dB(A). The Equivalent Noise Level (L_{eq}) is a single noise level, which, if held constant during the measurement time period, would represent the same total energy as a fluctuating noise level. L_{eq} values are commonly expressed for periods of one hour, but longer or shorter time periods may be specified. In general, a change in noise level of less than three decibels is not audible. A doubling of the distance from a noise source would generally equate to a change in decibel level of six decibels.

Guidance for appropriate long-term background noise levels for various land uses are established in the City General Plan Noise Element Land Use Compatibility Guidelines. Building codes also establish maximum average ambient noise levels for the interiors of structures.

High construction noise levels occur with the use of heavy equipment such as pile drivers, scrapers, rollers, graders, trenchers and large trucks for demolition, grading, and construction. Equipment noise levels can vary substantially through a construction period, and depend on the type of equipment, number of pieces operating, and equipment maintenance. Construction equipment may generate noise levels of more than 80 or 90 dBA at a distance of 50 feet, and the shorter impulsive noises from other construction equipment (such as pile drivers and drills) can be even higher, up to and exceeding 100 dBA at a distance of 50 feet. Noise during construction is generally intermittent and sporadic, and after completion of the initial demolition, grading and site preparation activities, tends to be quieter.

The Noise Ordinance (Chapter 9.16 of the SBMC) governs short-term or periodic noise, such as construction noise, operation of motorized equipment or amplified sound, or other sources of nuisance noise. The ordinance establishes limitations on hours of construction and motorized equipment operations, and provides criteria for defining nuisance noise in general.

Aircraft traffic also creates intermittent higher noise levels and is a major source for noise in the communities surrounding the Santa Barbara Airport. The Airport is located outside of the continuous boundary of the City, and areas affected by aircraft noise include several neighborhoods within the City of Goleta, UCSB, and unincorporated areas of the County. The Santa Barbara Airport's Noise Compatibility Program and the Airport Land Use Plan provide noise abatement procedures and policies for the airport to minimize noise; guidelines for placement of noise sensitive land uses near the airport, and mitigation measures to prevent impacts to residential areas from airport noise.

Impact Evaluation Guidelines: A significant noise impact may result from:

Project Noise Generation: Substantial noise and/or vibration from project operations (such as stationary mechanical equipment) or grading and construction activities (such as the use of pile drivers) in close proximity to noise-sensitive receptors for an extensive duration. Exposure to noise levels of 100 dBA for longer than 15 minutes, or 85 dBA for more than 8 hours, has the potential to result in harmful health effects. A vibration study is required for projects that would use pile drivers.

Ambient Noise Levels: Siting of a project such that persons would be subject to long-term ambient noise levels in excess of the Noise Element land use compatibility guidelines as follows. The guidelines include maximum interior and exterior noise levels.

1. Interior noise levels are of primary importance for residences due to the health concerns associated with continued exposure to high interior noises. Projects not meeting interior noise levels would have significant noise impacts.
2. For exterior noise levels, there are two levels of noise:
    a. "Clearly unacceptable" exterior levels are those levels above which it would be prohibitive, even with mitigation, to achieve the maximum interior noise levels, and the outdoor environment would be intolerable for the assigned use. Projects exceeding the maximum "clearly unacceptable" noise levels would have significant noise impacts.
    b. "Normally unacceptable" noise levels are those levels which it is clear that with standard construction techniques maximum interior noise levels would be met and there would be little interference with the land use. Projects below the maximum "normally unacceptable" noise levels would have less than significant noise impacts.
    c. Projects with exterior noise levels exceeding the "normally acceptable" level and below the maximum "clearly unacceptable" level are evaluated on a case by case basis to identify mitigation to achieve the "normally acceptable" exterior levels to the extent feasible and to determine the level of significance of the noise exposure.

    The following are the maximum interior and exterior noise levels for common land uses in the City:

    - Commercial (retail, restaurant, etc.) and Office (personal, business, professional): Normally acceptable maximum exterior ambient noise level of 75 dBA L_{dn}; clearly unacceptable maximum exterior noise level of 80 dBA L_{dn}; maximum interior noise level of 50 dBA L_{dn}.
    - Residential: Normally acceptable maximum exterior ambient noise level of 60 dBA Ldn in single family zones and 65 dBA L_{dn} in non-residential or multi-family residential zones); clearly unacceptable maximum exterior noise level of 75 dBA L_{dn}; maximum interior noise level of 45 dBA L_{dn}.

Aircraft Noise: Project site location near the Airport that would result in excessive noise exposure for project residents or employees.

Noise – Existing Conditions and Project Impacts

11.a-b) Increased Noise Level from Project

Temporary Construction Noise and/or Vibration:

The project site is surrounded by Santa Barbara Junior High School to the north, single family residences to the west, and apartments and commercial units to the south and east. Construction areas would be located within 50 feet of some residences, and approximately 100 feet from school classrooms.

The applicant submitted a phased construction plan with three distinct phases; in total, demolition and construction is anticipated to last 26 months. Pile drivers are not proposed for use during any phase of the project. The following equipment is anticipated for use during demolition and/or construction:

- concrete saw cutters
- jack hammers
- back hoes for trenching
- tractors
- roll off boxes
- dump trucks
- grading, excavating, compacting, and earth moving equipment
- skill saws
- pipe cutters
- chop saws
- shot pin devices
- concrete trucks
- concrete pumpers
- concrete finishing machines
- storage containers
- cranes for tree installation
- material delivery trucks
- flat beds
- sub-contractor trucks and job boxes for different specialties (including, but not limited to: roofers, plasterers, plumbers, electricians, mechanical installers, landscapers, surveyors, painters

Construction activities using the above equipment could produce intermittent noise levels up to 100 dB near residences, and up to 94 dB near Santa Barbara Junior High. The City requires appropriate noise reduction and management measures during construction activities, including use of best management practices and conformance with the SBMC such as restricted hours for construction operations. Additionally, a mitigation measure is proposed (N-3) to allow coordination with the school and the applicant in regards to construction timelines.

A 6'-0" tall construction fence would be installed at the applicable sections of the site where work would be occurring based on the phase, with sound reduction blankets or plywood near the sensitive noise receptors that would be the most affected by noise during each phase.

Phase 1 involves demolition and construction of the sidewalks and parking along North Salsipuedes Street and East Ortega Street. East Ortega Street is lined with single family development, as such, noise reduction fencing is proposed along the entire length of the East Ortega Street frontage. Construction of the sidewalk along East Cota Street and intersection bulb-outs is also proposed. Per standard Public Works practices, construction fencing is not proposed for the work on East Cota Street, since long-term street closures and parking installation is not included; standard street closure operations would be in place.

Phase 2 involves demolition and grading across the entirety of the site and installation of the synthetic turf field on the northern half of the parcel. Again, construction fencing is proposed, and additional sound blankets or plywood would be installed along the East Ortega Street frontage.

Phase 3 would include amenity installation on the southern half of the parcel. Construction fencing is proposed to surround the southern half of the parcel, with noise abatement on the Ortega Street frontage.

Standard conditions of approval related to neighborhood notification and construction hours are applicable, as well as mitigation measures related to construction practices to ensure impacts related to construction noise are less than significant.

Long-Term Operational Noise:

There are a variety of uses proposed on-site, including pools, sports fields and courts, a playground, and a skate park. There is currently a pool, sports field and courts, and playground on site. No amplified sound is existing or proposed as part of the project.

The applicant submitted a Noise Analysis report, dated July 16, 2020 (Attachment 10), that specifically analyzed the skate park use since it is the only new use proposed. For reference, there was an above-ground plywood and steel skate park located between the park parcel and the Junior High School from 1997 to 2005. The proposed skate park would be in-ground and concrete, and is proposed to be located at the East Cota/North Salsipuedes Street corner of the parcel, so that it is as far away as possible from the single family residences on East Ortega Street and the Junior High School.

The Noise Analysis report included measured noise levels from three existing skate parks of comparable design to the proposed skate park. The report concluded that the material, surface texture, and location below-, on-, or above-grade greatly influenced noise levels. As such, the proposed skate park is proposed to be constructed with half of the park below-grade and half on-grade with a smooth finish. The closest sensitive noise receptor is a multi-unit residential building on East Ortega Street, at a 300'-0" distance from the proposed skate park. The average dBA Ldn of skaters in the study at a distance of 340 feet was 43 and 48 at a distance of 195 feet; less than the overall parcel noise contour designation. Therefore, impacts related to noise are anticipated to be less than significant.

11.c) Exposure to High Noise Levels

The parcel is located within a noise contour of less than 60 dBA Ldn. It is surrounded by both residential and commercial uses, as well as Santa Barbara Junior High School. Park users would be subjected to noise associated with park use. As described above, noise impacts are expected to be less than significant.

11.d) Aircraft Noise

The project is not located within the vicinity of the Santa Barbara Airport nor any private airstrip. No impact would occur.

Noise – Mitigation and Applicable Standard Conditions of Approval

The following mitigation measures are applicable to the project:

N-1 **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. The above requirement shall be included on contract specifications and construction documents for the project. Permit compliance monitoring staff shall perform periodic site inspections to verify compliance.

N-2 **Sound Barriers.** The project shall employ sound control devices and techniques such as noise shields and blankets during the construction period to reduce the level of noise to surrounding sensitive receptors. Temporary sound barriers shall be constructed between construction areas and adjacent residences, and between construction areas and Santa Barbara Junior High. Proposed measures shall be submitted to the Planning Division for approval and shall result in noise attenuation of 5-10 dB at the property lines. Noise levels shall be monitored for compliance.

N-3 **Construction Management Plan.** A Construction Management Plan shall be prepared to address noise and traffic during all phases of construction. The Construction Management Plan shall be developed with input from the Santa Barbara Junior High School Principal, or designee, and/or school district representative(s) to coordinate construction activities prior to the start of construction, with the intent to reduce construction impacts to the school. The plan shall include measures to reduce construction noise effects on sensitive receptors, ensure safety measures are in place, and minimize disruption to the surrounding roadway network. The Construction Management Plan shall be reviewed and approved by the Public Works Department prior to issuance of any construction permits.

The following standard conditions of approval are applicable to the project:

Pre-Construction Conference. Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, (Architect, Arborist, Landscape Architect, Geotechnical Engineer/material testing laboratory, Project Engineer, City's Construction Manager, Mitigation Monitors), Contractor and each Subcontractor.

Neighborhood Notification Prior to Construction. At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the City's Construction Manager, site rules and Conditions of Approval pertaining to construction activities, and any additional information that would assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

Construction Hours. Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m., and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays: New Year's Day (January 1st); Martin Luther King Jr Day (3rd Monday in January); President's Day (3rd Monday in February); Memorial Day (Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

Noise – Residual Impact

Less than significant.

12. POPULATION AND HOUSING Would the project:	**Level of Significance**
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	Less Than Significant Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact

Population and Housing – Discussion

Issues: Population and housing issues include induced population growth that would strain environmental resources within the City or require new infrastructure or development, the construction of which could result in environmental impacts. The loss of housing units would displace populations and increase demand for housing within the City.

Impact Evaluation Guidelines: A potentially significant population and housing impact may occur if:

- Growth inducement, such as provision of substantial population or employment growth or creation of substantial housing demand; development in an undeveloped area, or extension/ expansion of major infrastructure that could support additional future growth.
- Loss of a substantial number of people or housing units, especially loss of lower cost housing.

Population and Housing – Existing Conditions and Project Impacts

12.a) Growth-Inducing Impacts

The project would not involve a substantial increase in major public utilities such as extension of water or sewer lines or roads that would facilitate unplanned growth in the area. The project would not involve substantial employment growth that would increase population or housing demand. The use of the parcel as a community park is not proposed to change, and the use is not proposed to expand or contract, thereby not affecting other existing development. However, the park is currently largely under-used and the proposal includes returning the site to a place of community gathering and recreation. Growth-inducing impacts would be less than significant because the project site is in an urbanized area that is currently served by all required infrastructure.

12.b) Housing Displacement

The project would not involve any displacement of people or housing. No impact would result from the project.

Population and Housing – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Population and Housing – Residual Impact

Less than significant.

13. PUBLIC SERVICES AND UTILITIES Would the project:	**Level of Significance**
a) Require or result in the relocation or construction of new or expanded storm water drainage facilities or expansion of water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	Less Than Significant Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Less Than Significant Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less Than Significant Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant Impact
f) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: i. Fire Protection? ii. Police Protection? iii. Schools? iv. Parks? v. Other Public Facilities?	Less Than Significant Impact

Public Services and Utilities – Discussion

Issues: This section evaluates project effects on fire and police protection services, schools, public facility maintenance and other governmental services, utilities, including electric and natural gas, water and sewer service, and solid waste disposal.

Water: The City of Santa Barbara's water supply comes primarily from the following sources, with the actual share of each determined by availability and level of customer demand: Lake Cachuma and Tecolote Tunnel; Gibraltar Reservoir, Devils Canyon and Mission Tunnel; groundwater; State Water Project Table A allotment; desalination; and recycled water. Conservation and efficiency improvements are projected to contribute to the supply by offsetting demand that would otherwise have to be supplied by additional sources. The Long Term Water Supply Program (LTWSP) for the planning period 2011-2030 outlines a strategy to use the above sources to meet the City's estimated system demand (potable plus recycled water) of 14,000 acre-feet per year (AFY), plus a 10 percent safety margin equal to 1,400 AFY, for a total water supply target of 15,400 AFY. The LTWSP concludes that the City's water supply is adequate to serve the anticipated demand plus safety margin during the planning period.

Sewer: The maximum capacity of the El Estero Water Resource Center is 11 million gallons per day (MGD), with current average daily flows in 2020 of 6 MGD. In 2010, the City certified a citywide Program FEIR for the Plan Santa Barbara General Plan Update. This FEIR concluded that the increased wastewater flows to El Estero Wastewater Water Resource

Center are enough to accommodate the growth planned through 2030 for the City. The FEIR also concluded that the increased wastewater flows into the City's collection systems would not substantially contribute to current problems of offsite inflow and infiltration of wastewater flows from the City's system.

Solid Waste: Most of the waste generated in the City is transported on a daily basis to seven landfills located around the County. The County of Santa Barbara, which operates the landfills, has developed impact significance thresholds related to the impacts of development on remaining landfill capacity. These thresholds are utilized by the City to analyze solid waste impacts. The County thresholds are based on the projected average solid waste generation for Santa Barbara County from 1990-2005. The County assumes a 1.2 percent annual increase (approximately 4,000 tons per year) in solid waste generation over the 15-year period. The County's threshold for project specific impacts to the solid waste system is 196 tons per year (this figure represents 5% of the expected average annual increase in solid waste generation [4000 tons per year]) for project operations. Source reduction, recycling, and composting can reduce a project's waste stream by as much as 50 percent. If a proposed project generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered significant and unavoidable. Proposed projects with a project specific impact as identified above (196 tons per year or more) would also be considered cumulatively significant, as the project specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already extremely limited, any increase in solid waste of 1% or more of the expected average annual increase in solid waste generation (4,000 tons per year), which equates to 40 tons per year, is considered adverse significant cumulative impact.

The County of Santa Barbara adopted revised solid waste generation thresholds and guidelines in October 2008. According to the County's thresholds of significance, any construction, demolition or remodeling project of a commercial, industrial or residential development that is projected to create more than 350 tons of construction and demolition debris is considered to have a significant impact on solid waste generation. The County's 350 ton threshold has not been formally adopted by the City; however, it provides a useful method for calculating and analyzing construction waste generated by a project.

Facilities and Services: In 2010, the City certified a citywide General Plan EIR. The EIR concluded that under existing conditions as well as the projected planned development and all studied alternatives, all public services (police, fire, library, public facilities, governmental facilities, electrical power, natural gas and communications) could accommodate the potential additional growth until 2030. The FEIR also determined that growth in the City under the General Plan would not result in a considerable contribution to cumulative impacts on public services on the South Coast.

Schools: None of the school districts in the South Coast have been designated "overcrowded" as defined by California State law. Per California Government Code Section 66000, the City collects development impact fees from new development to offset the cost of providing school services/additional infrastructure to accommodate new students generated by the development.

Impact Evaluation Guidelines: The following may be identified as significant public services and facilities impacts:

- Inadequate water, sewage disposal, or utility facilities or capacity to serve the project.
- Substantial increase in solid waste disposal to area sanitary landfills that would result in a disproportional use of remaining landfill capacity.
- Creation of a substantial need for increased police department, fire department, public facility maintenance, or government services staff or equipment.
- Generation of substantial numbers of students exceeding public school capacity where schools have been designated as overcrowded.

Public Services and Utilities – Existing Conditions and Project Impacts

13.a-c) Water and Sewer

Water:

The applicant submitted a Preliminary Sewer and Water Demand Study, prepared by RRM Design Group and dated

September 17, 2020 (Attachment 11). Recycled water is currently used for landscaping, at a rate of approximately 1,567,920 gallons/year (4.81 AFY). Recycled water is proposed for continued irrigation needs (approximately 1,147,041 gallons/year or 3.52 AFY). This would result in a reduction of 1.29 AFY of recycled water use. .

The potable water demand for the existing development on the site is 621,630 gallons/year (1.90 AFY) for the existing buildings and pool (please note, both are currently on the same water meter so differentiating between existing pool and building uses is not feasible). The project involves a number of added water features and uses, as well as additional restrooms, drinking fountains throughout the site, and showers. This would result in additional potable water demand. However, recirculated water is proposed for use in the splash pad to assist in water conservation.

The potable water demand for the proposed project is estimated to be 435,360 gallons/year for the aquatics center, 215,800 gallons/year for synthetic turf cleaning, and 193,880 gallons/year for buildings; totaling 844,960 gallons/year (2.59 AFY) . Therefore, the increase in potable water use would be approximately 0.69 AFY, which would not significantly impact the City's water supply.

The proposed project receives water service from the City of Santa Barbara. The 0.69 AFY increase in potable water use would be accommodated by existing water supply as outlined in the LTWSP. Therefore, the City's long-term water supply and existing water treatment and distribution facilities would adequately serve the proposed project.

The potential increase in demand from the proposed project would constitute a less than significant impact to the City water supply, treatment, and distribution facilities.

Sewer:

The applicant submitted a Preliminary Sewer and Water Demand Study, prepared by RRM Design Group and dated September 17, 2020 (Attachment 11). The sewer demand for the existing development on the site is 1.71 AFY. The sewer demand for the proposed project is estimated to be 1.74 AFY (based on 90% percent of water use). Therefore, the change in sewer demand would be approximately 0.03 AFY, which would not significantly impact the City's capacity to treat wastewater.

The proposed project is within the anticipated growth rate for the City projected in the certified General Plan EIR (2011) and therefore, the City's existing water treatment and distribution facilities would adequately serve the proposed project.

Increased sewage treatment associated by the project can be accommodated by the existing City sewer system and sewage treatment plant, and would represent a less than significant impact.

13.d-f) Solid Waste Generation/ Disposal

The existing park is serviced by Marborg weekly and has a maximum capacity of 12 cubic yards of recycling per week and 20 cubic yards of trash per week, resulting in a maximum of 48.36 tons/year (TPY) of recycling and 130 TPY of trash. Currently, Marborg services the site with up to five pick-ups per week.

Long-Term (Operational). A trash enclosure with a four-cubic-yard dumpster for trash and a four-cubic-yard dumpster for recycling is proposed; smaller, standard trash and recycling receptacles would be scattered throughout the site for trash/recycling collection typical of a park use. The project use is estimated to generate a maximum of 64.48 TPY of recycling and 156 TPY of trash. This results in a net increase of 16.12 TPY recycling and 26 TPY trash. Marborg service is anticipated to increase to up to six pick-ups per week. Parks Department standards dictate that green waste is removed from the site on the day it is generated, so green waste receptacles are not required or proposed. This increase in trash and recycling represents a less than significant impact because it is under the 196 TPY project-specific threshold, and is below the 40 TPY cumulative threshold.

Short-Term (Demolition and Construction). Construction-related waste generation is estimated to be approximately 240 tons prior to any recycling or diversion. Total short-term solid waste would be reduced to 59.5 TPY after implementation of the City's Construction and Demolition Ordinance (SBMC Ch. 7.18) requirement to divert 75% of total construction waste.

Because the project would generate less than 350 tons of construction and demolition debris, the project would have a less than significant impact related to short-term solid waste.

13.g) Police, Fire, Schools, and Public Facilities

The project site is located in an urban area where all public services are available. It is possible that the new amenities would draw more users, which could result in additional calls for service from fire or police. However, any increase in the number of calls for service is expected to be incremental and intermittent, would not interfere with overall fire or police operations, and therefore would not result in the need for construction of new governmental facilities.

The project is not anticipated to substantially increase demand on library services, or City buildings and facilities to a level where new facilities would need to be constructed. The project would be served with connections to existing public services for gas, electricity, cable, and telephone traversing the site, as well as access to existing roads, all of which can accommodate any minor increase in demand generated by the project.

The project site is served by the Santa Barbara Unified School District for elementary and high school, which is not designated as overcrowded as defined by the State of California. School impact fees would be applied to the project as required in accordance with State law.

Therefore, impacts to fire protection, police protection, schools, library services, City buildings and facilities, electrical power, natural gas, telephone, and cable telecommunication services are anticipated to be less than significant.

Public Services and Utilities – Mitigation and Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Public Services and Utilities – Residual Impacts

Less than significant.

14. RECREATION Would the project:	**Level of Significance**
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant Impact
c) Result in substantial loss or interference with existing park space or other public recreational facilities (such as hiking, cycling or horse trails)?	Less Than Significant Impact

Recreation – Discussion

Issues: Recreational issues are associated with increased demand for recreational facilities, or, loss of or impacts to existing recreational facilities or parks.

Impact Evaluation Guidelines: Recreation impacts may be significant if the project would result in:

- Substantial increase in demand for park and recreation facilities in an area under-served by existing public park and recreation facilities.
- Substantial loss or interference with existing park space or other public recreational facilities such as hiking, cycling, or horse trails.

Recreation – Existing Conditions and Project Impacts

14.a-b) Recreational Demand

The existing Ortega Park is largely under-used; the site is an entire City block and consists of lawn in various stages of disrepair, a pool that is closed a majority of the year, an under-sized playground (considering the size of the parcel), a small banquet building that is seldom rented, basketball courts, and a baseball diamond. The intent of this project is to inject activity and use on the site for it to operate at an appropriate and functional level. The applicant conducted a series of outreach efforts to gauge interest in various activities to include in the Ortega Park Master Plan and has worked with the Architectural Board of Review and Parks and Recreation Commission to size and orient the activities appropriately. While the introduction of activities would have an inherent increase in demand/use, the proposed activities and uses would be at a suitable level for the size of the parcel and the previously-approved use as a Community Park. Therefore, impacts are anticipated to be less than significant.

14.c) Existing Recreational Facilities

With the project being a Master Plan for Ortega Park, demolition of the majority of the existing park is proposed. Therefore, there would be temporary disruption of the park's existing use. The applicant submitted a phased construction plan to facilitate continued use of portions of the park for as long as possible.

Phase 1 would include installing new sidewalks along North Salsipuedes Street and East Ortega Street and the new on-street parking spaces. The existing concrete area (basketball courts) behind the Welcome House would be used for construction staging. Phase 1 is anticipated to last four months; during this time, the field and pool area would still be largely accessible.

Phase 2 would include total demolition and grading of the site, except the Welcome House and the protection of 11 trees on-site and 7 trees in the right-of-way surrounding the parcel. Phase 2 would also include installation of the synthetic turf field and associated fencing and lighting. The southern half of the lot would be used for construction staging. This eight-month phase would not allow for any activities on the parcel, and the entirety of the park would be closed to the public. However, the on-street parking created during Phase 1 would remain open to the public when possible.

Phase 3 would include development of the southern half of the parcel and would last approximately 14 months. The work would move approximately from East Ortega Street (pool area, Welcome House interior remodel) to East Cota Street (skate park, sports courts), with the sports courts being the last improvements installed to allow for on-site construction staging. The southern portion of the parcel would open in its entirety once complete, not as work is completed, to keep the public out of construction areas. However, the sports field installed during Phase 2 would be open during Phase 3, and the on-street parking created during Phase 1 is anticipated to be open to the public as much as possible.

While there would be a temporary loss of recreation space, impacts are anticipated to be less than significant as the phased construction also generally permits phased use of the park, until the project as a whole is complete.

Recreation – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Recreation – Residual Impacts

Less than significant.

15. TRANSPORTATION AND CIRCULATION Would the project:	**Level of Significance**
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less Than Significant Impact
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 (Determining the Significance of Transportation Impacts)?	Less Than Significant Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant Impact with Mitigation
d) Result in inadequate emergency access?	Less Than Significant Impact

Transportation and Circulation – Discussion

Issues: Transportation issues include traffic, access, circulation and safety. Vehicle, bicycle and pedestrian, and mass transit modes of transportation are all considered, as well as emergency vehicle access.

The City General Plan Circulation Element contains policies addressing circulation, vehicle traffic, and alternative mode travel in the City. Vehicle traffic and alternative mode policies are also contained in other adopted City planning documents, including the Nonresidential Growth Management Ordinance, Pedestrian Master Plan, Bicycle Master Plan, Upper State Street Plan, etc., as well as regional transportation plans.

Impact Evaluation Guidelines: State legislation Senate Bill (SB) 743 revises the approach for analyzing transportation impacts of projects under CEQA. The legislation identifies the use of vehicle miles traveled (VMT) or similar approaches as the most appropriate measure for determining transportation impacts as alternative metrics for assessing the environmental impact of vehicle transportation (as an air quality and GHG impact) transportation impacts in CEQA reviews. The change to VMT is meant to focus development in urban centers and to encourage land use and transportation planning decisions that reduce and minimize VMT, which is GHG emissions generator.

The State provides screening criteria to quickly identify projects not expected to result in transportation impacts under the VMT methodology. Consistent with State CEQA Guidelines §15064.3, projects in areas that are already well served by a major transit stop are presumed to have less than significant transportation impacts. A major transit stop is defined in the State CEQA Guidelines as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with frequencies of service intervals of 15 minutes or less during the morning and afternoon peak commute periods. Projects located within a high quality transit corridor as identified by SBCAG are presumed to have less than significant VMT impacts. Projects that would generate less than 110 vehicle trips per day are presumed to be less than significant, as well as infill development projects with 100 percent affordable units. Transit and active transportation projects are also presumed to have a less than significant impact on VMT.

In accordance with the Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA (2019), a proposed project may have a significant impact on transportation if it would:

Vehicle Miles Traveled:

1. For Residential and Office Uses: Exceed a level of 15 percent below existing regional or Citywide VMT per capita. A 15 percent reduction is consistent with SB 743's direction to achieve State goals for GHG reduction.
2. For Retail Uses: Result in a net increase in VMT.
3. For Transportation Roadway Projects: Increase roadway capacity in congested areas and/or increase vehicle lane miles.

Circulation and Traffic Safety:

1. Create potential hazards due to addition of traffic to a roadway that has design features (e.g., narrow width, roadside ditches, sharp curves, poor sight distance, inadequate pavement structure) or that supports uses that would be incompatible with substantial increases in traffic.
2. Diminish or reduce effectiveness, adequacy, or safety of pedestrian, bicycle, or public transit circulation.
3. Result in inadequate emergency access on-site or to nearby uses.
4. Conflict with regional and local plans, policies, or ordinances regarding the circulation system, including pedestrian, bicycle, and public transportation.

Transportation and Circulation – Existing Conditions and Project Impacts

15.a) Bicycle/Pedestrian/Public Transit

Transit stops exist at the corner of East Cota and North Quarantina Streets. These transit stops are anticipated to provide adequate transit resources for the project demands. MTD's Line 37 serves the area with frequent headways. East Ortega and Salsipuedes Streets do not have a bicycle lane, but East Cota Street, parallel to the project's street frontage, has a dedicated bike lane.

The subject property has no sidewalks surrounding it, but as part of the project, sidewalks on three of the four surrounding sides are proposed; the fourth side (the northern edge of the lot) is proposed to remain a bicycle/pedestrian walkway and closed to vehicular traffic. Further, the proposed sidewalks would have bulbs at the corners along Salispuedes Street to decrease the width of the street for added safety of pedestrians. The project also includes several internal pedestrian pathways that would be open during park hours to allow for active recreation through the site; in contrast, there is no pedestrian circulation on-site now.

The project includes installation of 24 bicycle parking spaces to support bicycle transportation.

Project impacts associated with pedestrian, bicycle or public transit facilities would be less than significant because the project includes adding pedestrian pathways and sidewalks that currently do not exist, the nearby transit stop would remain, and the existing bicycle pathway along East Cota Street and at the north of the parcel would remain unchanged.

15.b) Vehicle Miles Traveled

The project site is located within a High Quality Transit Corridor, per www.sbcag.org. The site is bounded by three vehicular streets and a bicycle/pedestrian walkway at the northern edge, essentially connecting the park parcel to the adjacent junior high school parcel. East Cota Street is proposed to remain as a bicycle and vehicular path of travel, with no parking existing or proposed.

While the amount of new amenities is meant to draw community members to the site, City transportation staff does not anticipate a significant impact to VMT based on the fact that the project would not result in a change of use. With the park being a community park, the users are expected to be local. Given the adjacency of the junior high school and the park's central location, many users are anticipated to be students before or after school who are walking to the site, or nearby residents who would arrive by alternative modes, such as walking or biking.

Further, there are existing public transit stops at the northeastern corner of the lot at East Cota Street and North Quarantina Street, within one-half mile of the project site, providing additional access to the site for the community. Therefore, VMT impacts are anticipated to be less than significant.

15.c-d) Access/ Circulation/ Safety Hazards

Short-Term Construction Access and Circulation:

The project would generate construction-related traffic that would occur over the 26-month construction period (in three distinct phases described more thoroughly in the Recreation section) and would vary depending on the stage of construction.

Temporary construction traffic is generally considered an adverse but not significant impact. In this case, given traffic levels in the area and the duration of the construction process, short-term construction-related traffic would be a less than significant impact with the Construction Management Plan mitigation measure listed in the Noise section. Standard conditions of approval would be applied, including restrictions on the hours permitted for construction trips during peak traffic hours, approval of routes for construction traffic, and designation of specific construction staging and parking areas (Attachment 2).

Operational Access and Circulation:

The parcel is surrounded by two-lane roads on three sides (East Ortega, North Salsipuedes, and East Cota Streets), with the northern edge of the parcel being closed to vehicular traffic. There are no existing sidewalks around the parcel. The roadways themselves are not proposed to change; however sidewalks are proposed along the edges of the parcel along all three roadways. The project does not propose any changes to the existing lane configurations. Curb cuts mid-block on East Ortega and East Cota Streets are proposed for maintenance access. There is no vehicular traffic across the site other than maintenance. In addition, the project site is located in an urbanized area and there are no incompatible uses that would result in a vehicle mix that could increase traffic hazards.

The City Fire Department has determined that adequate emergency and fire access is provided for the project. Therefore, proposed project impacts associated with vehicular access, circulation and evacuation related to the project would be less than significant because it has been reviewed and found adequate by the City's Public Works, Engineering and Transportation Divisions, and Fire Department.

Transportation and Circulation – Mitigation and Applicable Standard Conditions of Approval

N-3, related to a Construction Management Plan, is a required mitigation measure and listed in the Noise section.

The following standard conditions of approval are applicable:

Construction Storage/Staging. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit. It is anticipated that during construction of the public improvements there will be some staging on Salsipuedes Street and Ortega Street.

Construction-Related Truck Trips. Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.

Haul Routes Require Separate Permit. Apply for a Public Works permit to establish the haul routes for all construction-related trucks with a gross vehicle weight rating of three tons or more entering or exiting the site.

Transportation and Circulation – Residual Impact

Less than significant.

16. WATER QUALITY AND HYDROLOGY Would the project:	**Level of Significance**
a) Groundwater: i. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ii. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade groundwater quality?	Less Than Significant Impact with Mitigation
b) Surface Water: i. Substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or offsite? ii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? iii. Substantially affect water quality within a creek? iv. Conflict with or obstruct implementation of a water quality control plan?	Less Than Significant Impact
c) Flood Risk: In flood hazard zones: i. Substantially exacerbate existing hazard conditions to persons or property? ii. Risk release of pollutants due to project inundation? iii. Conflict with floodway or floodplain regulations?	Less Than Significant Impact

Water Quality and Hydrology – Discussion

Issues: Water resources issues include changes in surface drainage, creeks, surface water quality, groundwater quantity and quality, flooding, and inundation.

Impact Evaluation Guidelines: A significant impact would result from:

Water Resources and Drainage:

1. Substantially changing the amount of surface water in any water body or the quantity of groundwater recharge.
2. Substantially changing the drainage pattern or creating a substantially increased amount or rate of surface water runoff that would exceed the capacity of existing or planned drainage and storm water systems.
3. Altering drainage patterns or affecting creeks in a way that would cause substantial erosion, siltation, on- or off-site flooding, or impacts to sensitive biological resources. See also Section 4, Biological Resources.

Water Quality:

1. Substantial discharge of sediment or pollutants into surface water or groundwater, or otherwise degrading water quality, including temperature, dissolved oxygen, or turbidity.

The City of Santa Barbara updated the Storm Water Management Program (SWMP) in 2020, and the Plan is implemented through City ordinance provisions. The purpose of the SWMP is to implement and enforce a program designed to reduce the discharge of pollutants to the "maximum extent practicable" to protect water quality. The SWMP addresses discharge of pollutants both during construction and after construction. The water quality treatment requirement is to retain and treat the 1-inch, 24-hour storm event. The peak runoff discharge rate requirement is that the peak runoff discharge rate shall not exceed the pre-development rate up to the 25 year storm. The volume reduction requirement is to retain on site the volume difference between pre- and post-conditions for the 25-year, 24-hour storm or the 1-inch storm (whichever is larger).

Flooding and Inundation Hazards:

1. Locating development within floodway or 100-year flood hazard area; substantially altering the course or flow of flood waters or otherwise exacerbating flood hazard to persons or property.
2. Exposing people or structures to substantial unmitigated risk involving inundation.

Water Quality and Hydrology – Existing Conditions and Project Impacts

16.a) Groundwater Quantity and Quality

As described in Section 13, Public Services and Utilities, the project would utilize City water supply and would not substantially increase water use or deplete groundwater supplies. As the project includes areas with permeable surfaces, water infiltration for groundwater recharge would continue to occur and would not substantially interfere with groundwater recharge or management of the groundwater basin.

The applicant submitted a Phase II Environmental Site Assessment Report (Attachment 7) that included study of four groundwater samples for total petroleum hydrocarbons (TPHs) in the forms of diesel, motor oil, volatile organic compounds (VOCs), and oxygenates. All four groundwater samples included concentrations of TPH; two of the four samples exceeded County Environmental Health Services (EHS) investigation levels. The report states groundwater may be encountered at approximately five feet below surface and construction dewatering may be necessary during excavation for the aquatic area. A permit from the Central Coast Regional Water Quality Control Board (RWQCB) would be required and would ensure proper discharge of potentially contaminated groundwater. . Mitigation measure HAZ-1, implementation of the Soil Management Plan (Attachment 8) includes construction measures related to groundwater care to minimize impacts to groundwater quality. This would minimize the impact of drainage water percolating into contaminated soil and into the groundwater. Impacts would be less than significant with mitigation.

16.b) Drainage, Storm water Runoff, and Water Quality and Creeks

The project site has no mapped creeks on-site, and the nearest mapped creek is more than 1,500 feet away. Therefore no creeks would be affected.

The applicant submitted two separate storm water reports, one for on-site improvements and one for right-of-way improvements. Both reports were prepared by RRM Design Group and found the proposed drainage design to meet applicable requirements for the City of Santa Barbara (Attachments 12 and 13).

Impervious surfaces on-site are proposed to increase from approximately 16% of the lot area to 30% of the lot area.

The City and State require that onsite capture, retention, and treatment of storm water be incorporated into the design of the project. Pursuant to the City's SWMP and the NPDES General Permit for Storm Water Discharges, the City requires that any increase in storm water runoff (based on a 25-year storm event) be retained onsite and that projects be designed to capture and treat the calculated amount of runoff from the project site for a one-inch storm event, over a 24-hour period. The project includes a drainage layer under the proposed synthetic turf field to retain and infiltrate a one-inch storm. There are both existing and proposed inlets to collect storm water, and Cultec storm water retention chambers are proposed beneath the proposed basketball courts. The Cultec storm water retention chambers would retain and infiltrate the volume of runoff from the one-inch storm and provide detention for the two- through 25-year storms and then outlet to the City's storm drain system through an existing curb inlet at the East Cota Street and Salsipuedes Street intersection.

Off-site improvements would include permeable pavement beneath the proposed parking spaces to allow infiltration and treatment and bioretention areas for treatment at the proposed sidewalk bulb-outs at East Cota Street and North Salsipuedes Street.

The proposed storm water management plan complies with the City's SWMP requirements. Additionally, the project is subject to standard conditions of approval, building codes, and federal and state regulatory programs that have been established to minimize impacts to water quality resulting from construction operations. Therefore, impacts associated with drainage, storm water, and surface water quality would be less than significant.

16.c) Flooding

The project site is located in the AH FEMA flood hazard zone. However, park uses are allowed within a floodway, and the project would not change the use. No new habitable structures are proposed and the project would not exacerbate existing flood hazards. Standard building permit requirements would ensure that the buildings meet all flood zone requirements. The flooding potential would not change following project completion, nor would the project substantially alter the course or flow of flood waters as no significant changes to topography are proposed. Therefore, impacts related to flooding would be less than significant.

Water Quality and Hydrology – Mitigation and Applicable Standard Conditions of Approval

HAZ-1, included in Section 8 (Hazards and Hazardous Waste) is required and applicable to Water Quality concerns as well.

The following standard conditions of approval are applicable:

Storm Water Pollution Control and Drainage Systems Maintenance. Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

Drainage and Water Quality. The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 treatment, rate and volume. The Owner shall submit a hydrology report prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

For any proprietary treatment devices that are proposed as part of the project's final Storm Water Management Plan, the Owner shall provide an Operations and Maintenance Procedure Plan consistent with the manufacturer's specifications (describing schedules and estimated annual maintenance costs for pollution absorbing filter media replacement, sediment removal, etc.). The Plan shall be reviewed and approved by the Creeks Division for consistency with the Storm Water BMP Guidance Manual and the manufacturer's specifications.

After certificate of occupancy is granted, any proprietary treatment devices installed will be subject to water quality testing by City Staff to ensure they are performing as designed and are operating in compliance with the City's Storm Water MS4 Permit.

Water Quality and Hydrology – Residual Impact

Less than significant.

17. WILDFIRE If the project is located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	**Level of Significance**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less Than Significant Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, or thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less Than Significant Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuelbreak, emergency water sources, power lines, or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment?	Less Than Significant Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding, landslides, or mud flows, as a result of runoff, post-fire slope instability, or drainage changes?	Less Than Significant Impact

Wildfire – Discussion

Issues: Wildfire issues include exposure of persons and structures to wildfire, air pollutants, and post-wildfire slope instability. Structural losses or damage from wildfires often result from inappropriate siting of development within or adjacent high fire hazard areas, the use of inappropriate construction materials or landscaping, and presence of biofuel mass. Recent wildfire events in California indicate that wildfire behavior is changing, and the duration and frequency of wildfire events are increasing. The 2017 Thomas Fire in Santa Barbara and Ventura Counties was the largest wildfire in California history and burned over 250,000 acres. This ultimately led to the subsequent debris flow event in January 2018, which gravely impacted the Montecito community.

The California Department of Forestry and Fire Protection (CALFIRE) defines fire hazard severity zones based on the presence of biofuel mass, climate, topography, assets at risk (high population centers), and an agency's ability to provide fire protection services to an area. The City contains state responsibility lands within the Very High Fire Hazard Severity Zone (VHFHSZ) within the Santa Barbara foothills. In addition, the City has also designated areas within the City as high fire hazard severity zones within the Community Wildfire Protection Plan (CWPP).

Impact Evaluation Guidelines: A significant impact would result from:

1. Siting of development in a very high fire hazard severity zone or beyond adequate emergency response time, with inadequate access, infrastructure, or water pressure, or otherwise in a manner that creates a fire hazard.
2. Impairment or conflict with the Community Wildfire Protection Plan or other emergency response plan.
3. Exposing people or structures to post-fire slope instability, mud or debris flows.

Wildfire – Existing Conditions and Project Impacts

17.a-c) Wildfire Risk and Consistency with Existing Emergency and Wildfire Plans and Regulations

The project site is not within a high fire hazard area and is a relatively flat (2% slope) lot in a developed portion of the city. The City of Santa Barbara Fire Department has reviewed the project and required new fire hydrants within 300 feet of all exterior walls of existing and proposed buildings on-site, as well as fire sprinklers for all buildings on-site. Existing fire hydrants meet the Fire Department's maximum distance requirement. Otherwise, no formal fire prevention measures are required. The project site is well within Fire Station #1's area of service. All city evacuation traffic control points are to the

north of the site, many along Alameda Padre Serra and the closest being approximately 0.70 miles away at Alameda Padre Serra and Sycamore Canyon. The project site's location and use of the site are not anticipated to interfere with any evacuation traffic control points. Therefore, impacts are anticipated to be less than significant.

17.d) Post-wildfire Flooding or Mud Slides

The relatively flat site (2% slope) has no documented history of on-site wildfires. It is surrounded by existing urban development and located approximately 0.35 miles from the nearest high fire hazard area at the base of the foothills. The Thomas Fire burned in the Santa Barbara foothills in December 2017/January 2018, with the closest burn area being approximately 1.70 miles from the project site. It is possible that the foothills would have another wildfire issue and associated mudflows; however, the Santa Barbara Fire Department has reviewed the project and confirmed that no additional requirements, beyond standard conditions of approval and building code requirements, are required for the project. Standard city emergency operations are anticipated to protect the site in the event of post-wildfire flooding or mud slides. Therefore, impacts are anticipated to be less than significant.

Wildfire – Mitigation and Applicable Standard Conditions of Approval

No mitigation is required. No standard conditions of approval are applicable.

Wildfire – Residual Impacts

Less than significant.

18. MANDATORY FINDINGS OF SIGNIFICANCE.	YES	NO
a) 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X
b) 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
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X

18.a) Biological and Cultural Resources

As discussed in Section 4, Biological Resources, the project, with the implementation of identified mitigation, would not reduce the habitat of a fish or wildlife species, cause a fish or wildfire population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section 5, Cultural and Tribal Cultural Resources, the project would not eliminate or impact important prehistoric or historic resources.

18.b) Cumulative Impacts

Sections 1 through 17 of this Initial Study consider potential cumulative impacts to environmental resources. As discussed in these sections, the project, with the implementation of identified mitigation, would not have a considerable contribution to cumulative impacts, and would not result in any significant, cumulative impacts on the environment.

18.c) Other Environmental Effects

As discussed in Sections 1 through 17 of this Initial Study, no significant effects on humans (direct or indirect) would occur as a result of this project. All potentially significant impacts related to Biological Resources, Hazards and Hazardous Materials, Noise, and Water Quality and Hydrology can be mitigated to a less than significant level.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A draft Mitigation Monitoring and Reporting Program has been prepared for the project in compliance with Public Resources Code §21081.6. The draft MMRP will be included with the Final Mitigated Negative Declaration.

ATTACHMENTS

1. Project Plans
2. Standard Conditions Applicable to Project
3. Applicant Letter, dated August 19, 2020
4. Memo from Urban Forest Superintendent Nathan Slack, dated July 24, 2020
5. Architectural Board of Review minutes
6. CalEEMod computer model data
7. Phase II Environmental Site Assessment Report, dated June 13, 2019
8. Corrective Action Plan/Soil Management Plan, dated June 10, 2020
9. EHS Conditional Approval Letter, dated June 29, 2020
10. Noise Analysis Report, dated July 16, 2020
11. Preliminary Sewer and Water Demand Study, prepared by RRM Design Group and dated September 17, 2020
12. Stormwater Quality Report (On-Site), dated February 27, 2020
13. Stormwater Quality Report (Off-Site), dated February 27, 2020

REFERENCES

The following sources used in the preparation of this Initial Study are located at the Community Development Department, Planning Division, 630 Garden Street, Santa Barbara and are available for review upon request.

California Building Code as adopted by City

California Emissions Estimator Model (CalEEMod)

California Environmental Quality Act (CEQA) Statute & Guidelines

City of Santa Barbara Climate Action Plan and EIR Addendum (2012)

Envirostor web site, State Department of Toxic Substances Control

Erosion/Sediment Control Program, City of Santa Barbara (2012)

Farmland of Statewide Importance Map, California Resources Agency

General Plan, City of Santa Barbara, and General Plan Map

General Plan Certified Final Environmental Impact Report (2011) and Addenda

Geology Assessment for the City of Santa Barbara

Geotracker website, State Water Resources Control Board

Institute of Traffic Engineers Trip Generation Manual

Long Term Water Supply Plan (2011)

Local Coastal Plan *(Main or Airport)*

Master Environmental Assessment, MEA Guidelines, and MEA Maps

Regional Growth Impacts Study (1980)

Santa Barbara County APCD Scope and Content of Air Quality Sections in Environmental Documents (2017)

Santa Barbara Municipal Code & City Charter

Special District Map

Water Demand Factors Update Report (2009)

Zoning Ordinance & Zoning Map