COUNTY OF SANTA BARBARA

Planning and Development

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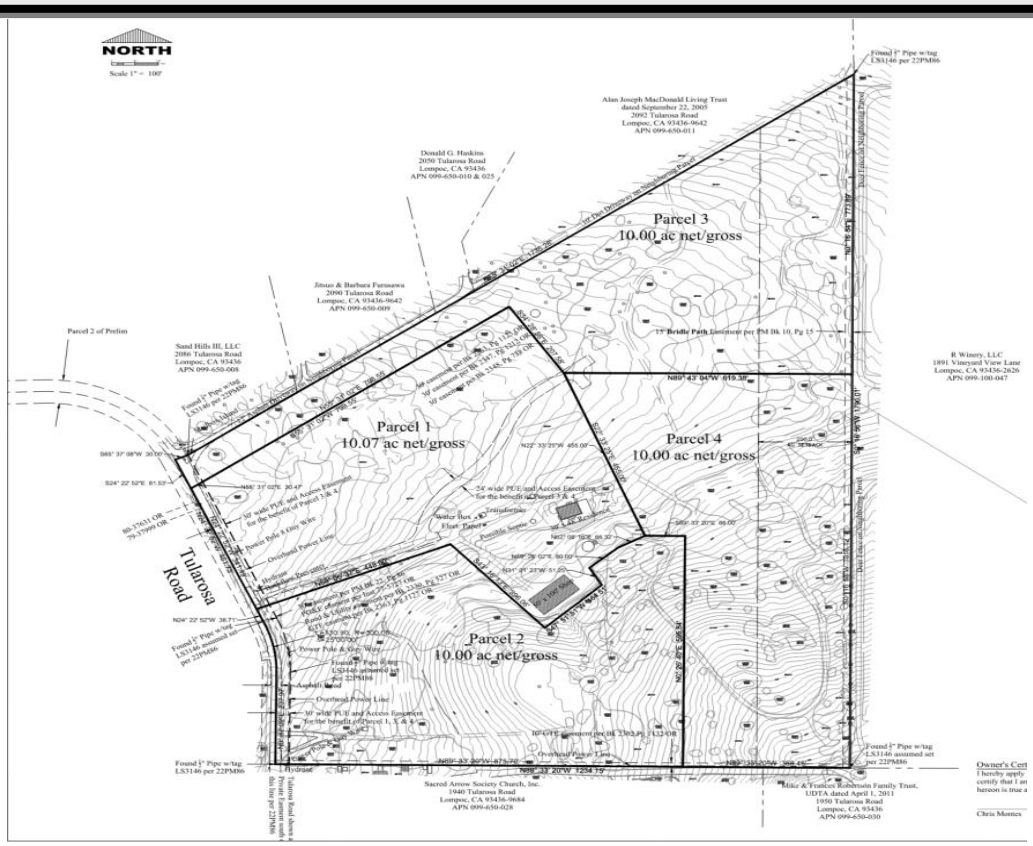
Draft Mitigated Negative Declaration

LANY1990, LLC Lot Split

Case Nos. 23TPM-00006, 24NGD-00008
June 19, 2024



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1.0 REQUEST/PROJECT DESCRIPTION

The Proposed Project is a Tentative Parcel Map to divide one parcel of approximately 40 acres into four parcels of approximately 10 acres each, as outlined in this table:

Parcel	Parcel Size
Existing Parcel	40.08 acres gross and net
Proposed Parcel 1	10.00 acres gross and net
Proposed Parcel 2	10.00 acres gross and net
Proposed Parcel 3	10.07 acres gross and net
Proposed Parcel 4	10.00 acres gross and net

Existing development on the subject parcel includes a 1,528-square-foot single-family dwelling and a 5,000-square-foot barn. The single-family dwelling and barn would be located on Proposed Lot 1. Proposed Lots 1 and 2 would take access via private driveways off Tularosa Road, and Proposed Lots 3 and 4 would take access via a 30-foot wide private access easement off Tularosa Road. Water for Proposed Lots 1 would be provided by an existing shared well offsite, for a proposed maximum of 4 water connections. A new private well water system located on Proposed Lot 3 will serve Proposed Lots 2, 3, and 4. The project includes 24-foot-wide easements from the water system well would be reserved to proposed parcels prior to map recordation. Wastewater treatment would be provided by new private wastewater treatment systems on each individual lot at the time of development, and the applicant has provided a graphic with approximate locations for placement of these systems. Grading would include approximately 323 cubic yards of cut, 1001 cubic yards of fill, and over-excavation/recompaction for construction of the private driveway serving Proposed Lots 3 and 4. Drainage requirements will be met on each lot. The Proposed Project includes a 200-foot agricultural buffer along the eastern property lines of Lots 3 and 4. Development in this buffer area will be restricted pursuant to Section 21-32A of the County Code and LUDC Section 35.30.025. The subject property is a 40-acre parcel zoned RR-10, shown as APN 099-650-012, and addressed as 1990 Tularosa Road, Lompoc, Third Supervisorial District.

2.0 PROJECT LOCATION

2.1 Site Information	
Comprehensive Plan Designation	Rural, Residential Ranchette/Minimum Parcel Size 10 acres (RR-10); Existing Developed Rural Neighborhood (EDRN)
Zoning District, Ordinance	Residential Ranchette/Minimum Parcel Size 10 acres gross (RR-10)
Site Size	40.08 gross acres into parcels of 10.00, 10.00, 10.07, and 10.00 acres gross, respectively
Present Use & Development	The subject parcel includes a 1,528-square-foot single-family dwelling and a 5,000-square-foot barn. An existing well and septic system serve the residence.
Surrounding Uses/Zoning	North: Single-family dwellings, equestrian uses; RR-10 South: Single-family dwellings; RR-5 East: Single-family dwelling, vineyards; AG-II-100 West: Single-family dwelling, hay production; AG-I-10, AG-I-20
Access	Tularosa Road
Public Services	Water Supply: Private Sewage: Septic system Fire: Santa Barbara County Fire Department, Station 34 Sheriff: Santa Barbara County Sheriff

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Existing Structures/Roads: The project site consists of one 40.08-acre parcel (APN: 099-650-012) to be subdivided into four 10-acre parcels. The parcel is located in the rural area of Lompoc off of Tularosa Road. The site is surrounded by lots zoned Residential Ranchette (RR-10) to the north and south (RR-5), Agricultural (AG-10 and AG-20) to the west, and Agricultural-II (AG-II-100) to the east. The surrounding uses consist of agricultural activities and single-family residences. The project site is located approximately 0.5 miles north of Highway 246. The property currently contains a 1,528-square foot single-family residence and a 5,000 square foot barn. Other structures that are exempt include a chicken coop, sheds, and animal pens that appear to be abandoned. Tularosa Road runs north to south along the western edges of the parcel. An unimproved drive runs east from Tularosa Road, connecting it to the house and garage. A second access road runs east from Tularosa Road up the ridge near the southern edge of the parcel. This road is a mixture of decomposed asphalt base and gravels with crack seal on top, and it connects to a dirt road that encircles the southeastern corner of the property.

Slope/Topography: An unnamed, intermittent blue line drainage crosses a portion of the parcel flowing east to west. The land slopes gently uphill north and south from this drainage. The southern half of the parcel rises sharply to a broad ridge.

Fauna: During a biological survey conducted in June 2023, biologist Saoirse Kirby (Stantec Consulting Services) observed 33 species of wildlife, including seven terrestrial invertebrate species, two reptile species, 18 bird species, and six mammal species, which are documented in the project's Biological Assessment Report, dated June 28, 2023 (see Attachment No. 4). There is no designated critical habitat as defined and used in the Federal Endangered Species Act mapped on the subject parcels, however there are six such known areas within 10 miles of the project site. The wildlife species that would likely be found on the parcels include small mammals such as ground squirrels and field mice; reptiles that inhabit hot, dry habitats such as rattlesnakes and gopher snakes; birds such as woodpeckers and nuthatches; and grass/ground and scrub-dwelling birds such as sparrows and quail. Some special status animal species have a moderate, or high occurrence potential on the site:

- *Danaus plexippus pop. 1*, monarch -California overwintering population (Moderate)
- *Anniella pulchra*, northern California legless lizard (Moderate)
- *Phrynosoma blainvillii*, coast horned lizard (High)
- *Salvadora hexalepis virgultea*, coast patch-nosed snake (High)
- *Neotoma lepida intermedia*, San Diego desert woodrat (High)
- *Taxidea taxus,* American badger (High)

Flora: During a biological survey conducted in June 2023, the project biologist observed 57 native and 21 non-native species of plants, of which 13 are considered invasive and 5 are considered rare. Observations are documented in the project's Biological Resources Report, dated June 28, 2023 (see Attachment No. 4). Some special status plant species have been observed on the site, and others have a moderate, or high occurrence potential:

- *Agrostis hooveri*, Hoover's bent grass (Moderate)
- *Arctostaphylos purissima*, La Purisima manzanita (Present)
- *Arctostaphylos rudis,* sand mesa manzanita (Present)
- *Ceanothus cuneatus var. fascicularis,* Sand buck brush (Present)
- *Ceanothus impressus var. impressus,* Santa Barbara ceanothus (Present)
- *Diplacus vandenbergensis,* Vandenberg monkey flower (Moderate)
- *Eriodictyon capitatum*, Lompoc yerba santa (Moderate)
- *Horkelia cuneate var. puberula*, mesa horkelia (High)
- *Horkelia cuneata ssp. cericea,* Kellogg's horkelia (Present)
- *Lonicera subspicata var. subspicata,* Santa Barbara honeysuckle (Moderate)
- *Monardella sinuata ssp. sinuata,* southern curly-leaved monardella (High)

As discussed in detail in Section 4.4 of the MND, the majority of the lands within the site are undeveloped and support native habitat. Thicker vegetation, including eucalyptus and oak trees, runs along the drainage. The ridge across the southern half of the parcel is dominated by chaparral species such as sage and coyote. The site also contains some nonnative grasses and herbs such as slender wild oat, ripgut brome, foxtail, and landscaping associated with existing development.

Archaeological Sites: A Phase I Archaeological Survey was conducted by Brent Leftwich of Leftwich Archaeology (September 2023) for the proposed project. An Extended Phase I was not undertaken as no cultural materials were observed, no previously recorded cultural resources definitively exist within or adjoining the project area, and the potential for buried cultural deposits is low.

Soils: According to the U.S. Department of Agriculture Natural Resources Conservation Service (NCRS 2017), three types of soils are mapped on the subject property: Arnold sand, 5 to 15 percent slopes; Arnold sand, 9 to 45 percent slopes, severely eroded; and rough broken land. According to the project Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023), the soils on the project site are predominantly sands with some silts to a depth of 4 to 5 feet. On the west side of the property, in the area of the blue line drainage, clayey sands were found in the upper 5 feet. The sands and clayey sands were encountered in a slightly moist to moist state and in a loose to medium dense condition. Below the near surface soils, similar sands and clayey sands were found to a depth of 20 feet in a moist state and in a loose to dense condition.

3.2 ENVIRONMENTAL BASELINE

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

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

Insignificant Impact: An impact is considered adverse but does not trigger a significance threshold.

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

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

Existing Setting: The project site is located 0.5 miles north of Highway 246 and approximately 4 miles east of the City of Lompoc, in a rural area characterized by rural estates, vineyards, and the La Purisima Golf Course. Public views in this area are dominated by rolling hills. The subject parcels are partially visible from the neighboring parcels and from Tularosa Road, the nearest public road, but there is extensive screening from existing landscaping at lower elevations on the subject. The ridge in the southern half of the property and the rise up to it are exposed from public viewing areas. Parcels located to the north, south, east, and west are developed with single-family residences.

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

Impact Discussion:

(b, d) Significant but Mitigable, (a) Insignificant. While no development beyond grading for new private access roads to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. Buildable areas on Proposed Lots 2 and 4 may result in removal of trees and vegetation and are potentially visible from public viewing areas on Highway 246 and along the public portion of Tularosa Road, but would not substantially obstruct any scenic vista or view open to the public or create an aesthetically offensive site open to public view. On the ridge in the southern half of the property, County Land Use and Development Code (LUDC) requirements applicable to Ridgeline and Hillside Development (Section 35.30.090) will likely apply to development on some of the proposed lots as well. Development in the analyzed building pad areas on Proposed Lots 2 and 4 have would present potentially significant impacts to visual resources in the areas of change to visual character of an area and the introduction of visually incompatible structures.

Inclusion of the mitigation measure listed below, which require future development that is Hillside Ridgeline or viewable from public viewing areas on either the public portion of Tularosa Road or Highway 246 to be subject to review by the County Board of Architectural Review. All future development is subject to the use of natural building materials and colors compatible with surrounding terrain would ensure that adverse visual impacts are reduced to less than significant levels.

MM 1 and MM 2 will ensure the proposed project will not result in visually incompatible structures or a change to the visual character of the area, therefore impacts to aesthetics/visual resources resulting from the proposed project are considered **significant but mitigable**.

(c) Insignificant. Future structural development on the newly created parcels will be subject to requirements of the Santa Barbara County Land Use and Development Code (LUDC). Exterior lighting regulations specify that lighting shall be hooded, directed downward, and designed so as to not interfere with vehicular traffic. Additionally, all proposed light fixtures will be reviewed and approved by P&D. Lighting associated with future development on the proposed parcels would have the potential to create significant impacts. With the inclusion of standard County lighting conditions, impacts would be **insignificant.**

Cumulative Impacts: As discussed above, the implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area. The proposed project is not anticipated to result in substantial changes in the aesthetic character of the area since NBAR review and approval is required for the design of structures that are hillside-ridgeline and visible from public areas. Compatibility with the rural character of the area and surrounding development is ensured through appropriate scale, form, and treatments applied to the proposed development. With inclusion of project-specific mitigation, the proposed project will be compatible with the visual character of the surrounding area. Therefore, the proposed project's contribution to aesthetics and visual resources impacts is not cumulatively considerable, and its cumulative effect is **insignificant**.

Mitigation and Residual Impact:

The following mitigation measure would reduce the project's aesthetic impacts to a less than significant level:

> **MM 1. Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design for proposed structures that are subject to Hillside Ridgeline restrictions, and to structures on Lots 2 and 4 that are visible from public viewing areas on Highway 246 and along the public portion of Tularosa Road. All project elements (e.g., design, scale, character, colors,

materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approval. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

MM 2. Aest-06 Building Materials. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. Material and color specifications shall be reviewed and approved by the Board of Architectural Review. **PLAN REQUIREMENT**: Materials and colors shall be denoted on building plans. **TIMING:** Structures shall be painted prior to Final Building Inspection Clearance. **MONITORING**: P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.

With the incorporation of these measures, in addition to standard County conditions regarding lighting, residual impacts would be **insignificant.**

4.2 AGRICULTURAL RESOURCES

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

Existing Setting

Background

Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over $1.6 billion (Santa Barbara County Agricultural Production Report, 2019). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

Physical

The existing 40.7-acre parcel does not currently support any agricultural operations. The site has historically been used for single family residential uses. The property adjoins agricultural and rural residential zoned parcels ranging from approximately 5 to 100 acres in size. Neighboring properties to the north and south are developed with residential uses, while the parcels to the east and west are developed with residential and agricultural uses. Soils on the northern two-thirds of the parcel are classified as Arnold sand, 5 to 15 percent slopes (ArD, Class IV), and Arnold sand, 9 to 45 percent slopes, severely eroded (ArF3, Class VII). Soils in the southeast portion of the parcel are classified as Rough Broken Land (RuG, Class VIII). No prime soils are present on the existing parcel. The existing parcel is not eligible to be in an agricultural preserve due to its Rural Residential zoning designation, and the minimum size of 100 acres for a nonprime agricultural

preserve. The existing parcel is comprised of nonprime land and totals 40.08 acres. The property is served by an existing private well.

Regulatory

County Thresholds Manual

The County's Agricultural Resources Guidelines (approved by the Board of Supervisors, August 1993) provide a methodology for evaluating agricultural resources. These guidelines utilize a weighted point system to serve as a preliminary screening tool for determining significance. The tool assists planners in identifying whether a previously viable agricultural parcel could potentially be subdivided into parcels that are not considered viable after division. A project which would result in the loss or impairment of agricultural resources would create a potentially significant impact. The Point System is intended to measure the productive ability of an existing parcel as compared to proposed parcels. The tool compares availability of resources and prevalent uses that benefit agricultural potential but does not quantifiably measure a parcel's actual agricultural production.

Initial Studies are to use this Point System in conjunction with any additional information regarding agricultural resources. The Initial Study assigns values to nine particular characteristics of agricultural productivity of a site. These factors include parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, that parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the division of land of a viable parcel would result in parcels that did not either score over 60 in themselves or resulted in a score with a significantly lower score than the existing parcel. Any loss or impairment of agricultural resources identified using the Point System could constitute a potentially significant impact and warrants additional site-specific analysis.

Impact Discussion:

(a) Insignificant, and (b) No Impact. No agricultural land is involved in the project, and the project site consists of nonprime soils. The property's suitability for agriculture and potential productivity is currently rated 40 points, and the project site is therefore not considered viable. The proposed subdivision would also not result in a significant decrease in viability. Therefore, adverse agricultural resources impacts would be **insignificant**, and there would be **no impact** to any unique or other farmland of State or Local Importance.

Table 1 – Agricultural Suitability and Productivity Analysis

Agricultural Suitability and Productivity		Current	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3	Proposed Parcel 4
Parcel size		9	6	6	7	6
• Less than 5 acres	0-3					
• 5-10 acres	4-6					
• 10-40 acres	7-8					
• 40-100 acres	9-10					
Soil classification		3	3	3	3	3
• Class I	14-15					
• Class II	11-13					
• Class VI	1-5					
• Class VII	1-5					
Water availability		12	12	12	12	12
• Adequate supply	12-15					

Agricultural Suitability and Productivity	Current	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3	Proposed Parcel 4
• May be marginal 8-11					
Agricultural Suitability (crops) • Highly suitable for irrigated grain, truck and field, orchard, or vineyard crops 8-10 • Highly suitable for irrig. ornamentals, pasture, dry farming 6-8 • Mod. suitable for irrig. crops 4-5 • Low suitability for any crops 1-3	4	4	4	4	4
Existing and Historic Land Use • Active ag. Production 5 • Maintained range 5 • Unmaintained, productive w/in last 10 years 3-5 • Vacant 1-3	3	3	3	3	3
Comprehensive Plan Designation • Residential Ranchette 5-10 acres 2	2	2	2	2	2
Adjacent Land Uses • Surrounded by ag. Operations w/ adequate support uses 9-10 • Surrounded by ag. Operations w/o adequate support uses 7-8 • Partially surrounded by agriculture/open space with some urban uses adjacent, w/ adequate support uses 7-8 • Partially surrounded by agriculture/open space with some urban uses adjacent, in a region without adequate agricultural support uses 3-6 • Immediately surrounded by urban uses, no buffers 0-2	7	2	2	7	7
Agricultural Preserve Potential	0	0	0	0	0

Agricultural Suitability and Productivity	Current	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3	Proposed Parcel 4
• Can qualify for prime agricultural preserve by itself, or is in a preserve 5-7 • Can qualify for non-prime agricultural preserve by itself 2-4 • Can qualify for prime agricultural preserve with adjacent parcels 3-4 • Can qualify for non-prime agricultural preserve with adjacent parcels 1-3 • Cannot qualify 0					
Combined Farming Operations • Provides a significant component of a combined farming operation 5 • Provides an important component of a combined farming operation 3 • Provides a small component of a combined farming operation 3 • No combined operation 0	0	0	0	0	0
TOTAL	40	32	32	38	37

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant issue constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for agricultural resources and the subject property is not zoned agriculturally. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is insignificant.

Mitigation and Residual Impact: Impacts are **insignificant**. No mitigations are necessary.

4.3a AIR QUALITY

Will the proposal result in:	Poten. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?			X		

Existing Setting: The project site is located in the South Central Coast Air Basin under the jurisdiction of the Santa Barbara County Air Pollution Control District (APCD). As the local air quality management agency, the Santa Barbara County APCD is responsible for monitoring air pollutant levels to ensure National Ambient Air Quality Standards and California Ambient Air Quality Standards are met, and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, Santa Barbara County is classified as being in "attainment" or "nonattainment". Currently, Santa Barbara County is in nonattainment for the State standards for ozone and Particulate Matter with a diameter of 10 microns or less (PM10) (Santa Barbara APCD 2022a).

County Environmental Threshold:

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

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 240 pounds per day for NOx and ROC, and 80 pounds per day for PM_{10});
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

Impact Discussion:

(a-c) Insignificant. The proposed subdivision and future build out would not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site would be fewer than 100). It would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere.

The project would also not generate additional smoke, ash, odors, or long-term dust after construction. The project's contribution to global warming from the generation of greenhouse gases would be negligible.

Short-Term Construction Impacts. While no development beyond grading for a new private access roads to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and $PM_{10,}$ with the implementation of standard fugitive dust control measures that are required for all new development in the County. These measures include, but are not limited to, keeping soils damp, limiting vehicles to speeds of less than 15 miles per hour (mph), installing gravel pads, re-vegetation requirements, and designation of a dust monitor during all earthmoving activities.

Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County. Applicable control measures that will be applied to and adopted by the project to reduce emissions from construction operations include requirements such as wetting down areas of vehicle movement, speed limits for onsite vehicles, treatment of stockpiles, registration/permitting requirements for diesel-powered construction equipment, and limitations on idling. Therefore, the proposed project would have an **insignificant** short-term impact on air quality.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the potential future build out of the proposed lots (three potential additional residential units) is below threshold levels for significant air quality impacts pursuant to the screening table maintained by the Santa Barbara County APCD. Therefore, the proposed project would have an **insignificant** long-term impact on air quality.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is **insignificant.**

Mitigation and Residual Impact:

Impacts are **insignificant**. Therefore, no mitigation is necessary.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Will the proposal result in:	Poten. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		

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

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

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

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

Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC 2014). As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, "'Cumulative impacts' refers to two or more individual effects which,

when considered together, are considerable or which compound or increase other environmental impacts." Therefore, by definition, climate change under CEQA is a cumulative impact.

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

Environmental Threshold: Santa Barbara County adopted the Energy and Climate Action Plan (ECAP) in 2015 as a qualified GHG emission reduction plan. By the end of 2020, the County either initiated or completed 41 out of 53 (77%) ECAP emission reduction measures and achieved 44% of the target emission reductions needed to meet the County's 2020 goal. The County is currently working on its 2030 Climate Action Plan (CAP), with an ultimate goal of achieving carbon neutrality by 2045 or sooner. The 2030 CAP is expected to be adopted in 2023. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's Environmental Impact Report (EIR).

On January 26, 2021, Santa Barbara County adopted interim GHG emissions thresholds of significance (Interim Thresholds) based on the County's 2030 GHG target (i.e., 50 percent below 2007 levels by 2030), which are in line with the State's GHG emission reduction goals. The interim GHG emissions thresholds are designed to identify (1) a cumulatively considerable contribution to an existing adverse condition, and (2) a cumulatively significant impact in combination with other projects causing related impacts. A CEQA lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis (CEQA Guidelines Section 15130, Discussion of Cumulative Impacts, Subsection (a)(2)). The CEQA Guidelines direct that a project's contribution to a significant cumulative impact will be rendered insignificant if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact (CEQA Guidelines Section 15130(a)(3)).

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

Per CEQA Guidelines Section 15064.4, County staff should consider the following factors, among others, when determining the significance of impacts from GHG emissions on the environment: (1) the extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement

a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (e.g., CEQA Guidelines Section 15183.5, Tiering and Streamlining the Analysis of Greenhouse Gas Emissions, Subsection (b)). The County recommends the use the California Emissions Estimator Model (CalEEMod) to estimate operational and construction GHG emissions from projects. CalEEMod, developed for the California Air Pollution Officers Association (CAPCOA) in collaboration with the California Air Districts, estimates project emissions based on the types of proposed land uses, sizes, location within the state, and approximate start dates of construction and operations.

The thresholds framework consists, first, of a numerical threshold (Screening Threshold) and, second, an efficiency threshold (Significance Threshold). The County based the Screening Threshold on the types of land uses that the County permitted over a 10-year period (2010 –2019). The County set the Screening Threshold at a level that captures the "fair share" of emissions from new development consistent with its 2030 GHG emissions target. The County based the Significance Threshold on the targeted level of emissions from new development in 2030 and projected population and employment for the unincorporated county for the same year. The Interim GHG Thresholds recommend that land use projects be first assessed against a screening threshold of 300 $MTCO_2e$/year. Staff will compare the quantified GHG emissions against the 300 $MTCO_2e$/year Screening Threshold using the Board-adopted Size-Based Project Screening Criteria Table, which lists the types and sizes of projects that will typically emit less than 300 $MTCO_2e$/year. If the estimated GHG emissions are less than the Screening Threshold, staff can conclude that project will have an insignificant environmental impact, and the project would require no further analysis. For projects that exceed the screening threshold, a service population threshold of 3.8 $MTCO_2e$ is recommended.

On May 19, 2015, the Board of Supervisors (Board) adopted a numerical threshold of significance for GHG emissions from industrial stationary source facilities. The numerical threshold applies to oil and gas production and surface mining projects, but may also apply to other industrial stationary sources of GHG emissions within the unincorporated County areas. On January 26, 2021, the Board adopted interim GHG emissions thresholds of significance (interim thresholds). The interim thresholds apply to non-exempt discretionary land use projects and plans that do not contain industrial stationary sources of GHG emissions.

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

Impact Discussion:

(a, b) Insignificant. While no development beyond grading for a new private driveway access to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. The proposed Tentative Parcel Map would increase the development potential onsite by creating three additional lots. However, due to the limited number of additional units that could be developed as a result of the subdivision, GHG emissions from direct, indirect, and mobile sources associated with the site would not begin to approach the County's screening level threshold of 300 MT of CO2e per year. New development would be constructed to meet applicable Title 24 Building Code requirements for energy efficient construction and appliances. Current construction methods and technology would be utilized, and GHG emissions related to construction and energy use onsite would therefore not drastically differ

from the existing condition. Typical construction equipment would be used during any proposed demolition and construction, and site disturbance would be commensurate with single-family residential projects on each site.

Analysis of the project using the Size-Based Project Screening Criteria Table (Santa Barbara County Environmental Thresholds and Guidelines Manual, January 2021) indicates that the proposed proposed subdivision and future development on the studied building pads will emit less than 300 $MTCO_2e$/year, by the year 2030. The applicable size-based screening criteria for single-family housing is 62,000 sf. The County presumes a project that is smaller than the size-based screening criteria, absent substantial evidence to the contrary, will have an **insignificant** impact and will not require further impact analysis.

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

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is less than significant.

Mitigation and Residual Impact: Implementation of standard conditions placed on any future grading plan as implemented through Chapter 14 (Grading Ordinance) of the County Code, along with standard APCD conditions would reduce potential short-term impacts to a less than significant level. The project would not result in potentially significant impacts to short-term, long-term or cumulative air quality. Therefore, no mitigation is required and residual air quality impacts are **insignificant.**

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4.4 BIOLOGICAL RESOURCES

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

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?		X			
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?		X			
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?		X			
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?		X			

Existing Plant and Animal Communities/Conditions:

Background and Methods:

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, a site visit was conducted on June 5, 2023 and a Biological Resources Report (Attachment No. 4) was prepared by Saoirse Kirby, biologist for Stantec Consulting Services. The following analysis is based on this information.

Flora:

The majority of the 40.08-acre site is undeveloped and supports native habitat. During a biological survey conducted in June 2023, the project biologist observed 57 native and 21 non-native species of plants, of which 13 are considered invasive and 5 are considered rare. The table below provides a summary of the vegetation and land cover types that are currently on the project site.

Vegetation and Land Cover Types	Acres
*Avena spp. - Bromus sp*p. Herbaceous Semi-Natural Alliance	1.79
Arctostaphylos (purissima, rudis) Shrubland Special Stands	5.99
Artemisia californica - Salvia mellifera Shrubland Alliance, California sagebrush - black sage scrub	5.27
Quercus agrifolia – Coast live oak woodland and forest	14.59
Baccharis pilularis Shrubland Alliance	7.77
Eucalyptus spp.- Ailanthus altissima - Robinia pseudoacacia Woodland Semi-Natural Alliance	2.19
Disturbed/Developed Land Cover	2.43
Total	63.35

Environmentally sensitive habitat (ESH) area onsite includes approximately 14.59 acres of coast live oak woodland habitat, 5.99 acres of *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants such as *Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus*. ESH is present on all four of the proposed parcels; ESH, including mapped special-status plans, is shown on the map exhibits and detailed in the Biological Resources Report dated June 28, 2023 (Attachment No. 4). Some special status plant species have been observed on the site, and others have a moderate or high occurrence potential to occur:

- *Agrostis hooveri*, Hoover's bent grass (Moderate)

- *Arctostaphylos purissima*, La Purisima manzanita (Present)
- *Arctostaphylos rudis,* sand mesa manzanita (Present)
- *Ceanothus cuneatus var. fascicularis,* Sand buck brush (Present)
- *Ceanothus impressus var. impressus,* Santa Barbara ceanothus (Present)
- *Diplacus vandenbergensis,* Vandenberg monkey flower (Moderate)
- *Eriodictyon capitatum*, Lompoc yerba santa (Moderate)
- *Horkelia cuneate var. puberula*, mesa horkelia (High)
- *Horkelia cuneata ssp. cericea,* Kellogg's horkelia (Present)
- *Lonicera subspicata var. subspicata,* Santa Barbara honeysuckle (Moderate)
- *Monardella sinuata ssp. sinuata,* southern curly-leaved monardella (High)

As discussed above, the majority of the lands within the site are undeveloped and support native habitat. Thicker vegetation, including eucalyptus and oak trees, runs along the drainage. The ridge across the southern half of the parcel is dominated by chaparral species such as sage and coyote. The site also contains some nonnative grasses and herbs such as slender wild oat, ripgut brome, foxtail, and landscaping associated with existing development.

Fauna:

During the same biological survey conducted in June 2023, the biologist observed 33 species of wildlife, including seven terrestrial invertebrate species, two reptile species, 18 bird species, and six mammal species, which are documented in the project's Biological Resources Report, dated June 28, 2023 (see Attachment No. 4). There is no designated critical habitat as defined and used in the Federal Endangered Species Act mapped on the subject parcels, however there are six such known areas within 10 miles of the project site. The wildlife species that would likely be found on the parcels include small mammals such as ground squirrels and field mice; reptiles that inhabit hot, dry habitats such as rattlesnakes and gopher snakes; birds such as woodpeckers and nuthatches; and grass/ground and scrub-dwelling birds such as sparrows and quail. Some special status animal species have a moderate, or high occurrence potential on the site:

- *Danaus plexippus pop. 1*, monarch -California overwintering population (Moderate)
- *Anniella pulchra*, northern California legless lizard (Moderate)
- *Phrynosoma blainvillii*, coast horned lizard (High)
- *Salvadora hexalepis virgultea*, coast patch-nosed snake (High)
- *Neotoma lepida intermedia*, San Diego desert woodrat (High)
- *Taxidea taxus,* American badger (High)

Thresholds:

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

Wetlands: Projects which result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependent animal or plant species are considered to have a potentially significant effect on the environment. Projects which substantially interrupt wildlife access, use and dispersal in wetland areas would typically be considered to have a potentially significant impact. Projects which disrupt the hydrology of wetlands systems would be considered to have a potentially significant impact.

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

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

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

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

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

Impact Discussion:

(a-e) Significant but Mitigable. The proposed project consists of dividing one existing lot into four total lots. The subject parcel is currently developed with a single-family dwelling that would be located on one of the four proposed lots. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. Because of the extent of native vegetation onsite, the proposed project has the potential to directly and indirectly impact ESHs and special-status plant species. Based on the Biological Resources Report prepared for the proposed project (Attachment 4), ESH and special-status plant species could be impacted by the project, including coast live oak woodland habitat, *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants such as *Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus*. ESH is present on all four of the proposed parcels; ESH, including mapped special-status plans, is shown on the map exhibits and detailed in the Biological Resources Report dated June 28, 2023 (Attachment No. 4). Proposed driveway construction and buildout in areas contemplated for future residential development in application materials could result in both direct and indirect loss or disturbance to unique, rare, or threatened plant communities; a reduction in the numbers of unique, rare, or threatened species of plants; a reduction in the extent, diversity, or quality of native vegetation; and a loss of healthy native specimen trees.

The project includes installation of an all-weather driveway and associated grading for access to Proposed Lots 3 and 4 from Tularosa Road, which is located in part near the blue line creek onsite and will impact Kellogg's horkelia, individual native oak trees, coast live oak woodland and coyote bush scrub. It also has the potential to impact other ESH and special status plant species that are mapped nearby. The project will also result in increased development potential on proposed lots. As discussed above, all proposed lots include ESH and mapped special status species. Buildout in areas contemplated for future residential development in application materials and access to buildable areas have the potential to result in both direct and indirect impacts to ESH, special status species, and native vegetation, including individual oak trees. Impacts from

driveway installation and increased development potential will be mitigated to an insignificant level through the implementation of mitigation measures to require the following:

- oak tree protection and replacement (MMs 3 and 4).
- an onsite arborist/biologist throughout all grading and construction activities where there are potential ground disturbances which may impact native trees, ESH, or the mapped blue-line creek (MM 6).
- consultation with other regulatory agencies with jurisdiction (MM 8).
- limitations on the location of equipment staging and washout (MMs 12 and 13).
- establishment of a building envelope on each proposed lot that includes less than 25% ESH in order (as verified by a P&D-approved biologist) to ensure that impacts to ESH and native vegetation are minimized and habitat restoration can be achieved onsite (MM 12).
- habitat avoidance and protection (MMs 7 and 11).
- habitat restoration at appropriate ratios for both temporary and permanent impacts to ESH (MM 10).

As discussed above, the majority of the 40.08-acre site supports native habitat. The Biological Resources Report notes 21 non-native plant species that have been observed onsite. Though there are non-native oats and annual brome grasslands onsite, the Biological Resources Report does not identify these areas as being of habitat value. However, there are non-native trees onsite, including eucalyptus stands, that, according to the Biological Resources Report, may provide raptor nesting and roosting sites, as well as suitable habitat for monarch butterflies. Additionally, areas identified for driveway construction and buildout on proposed lots are located near eucalyptus stands and other non-native trees that have the potential to provide habitat value. Therefore, non-native vegetation that provides habitat value has the potential to be significantly impacted. This impact will be mitigated to an insignificant level through the implementation of mitigation measures to require the following:

- The removal of vegetation, ground disturbance, exterior construction activities, and demolition shall occur outside of the bird nesting season (February 1 through August 31) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist. Pre-construction surveys for nesting birds shall occur within the area to be disturbed and shall extend outward from the disturbance area by 500 feet (MM 15). If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D in accordance with the mitigation measure language.
- In the fall/winter prior to the start of construction a qualified biologist must survey all suitable roosting habitat within 500 feet (MM 16) of the proposed Project with the first occurring during the first half of overwintering season (October – March) and the second in second half of the season. If the results of the surveys are negative for the butterfly the Project may proceed and the biological monitor shall continue to monitor on a weekly basis suitable roosting habitat during the overwintering season for aggregations of roosting butterflies. If portions of the Project are found to serve as an aggregation or roosting site for monarch butterflies, then a 100-ft no activity buffer shall be placed around these areas. No work shall be conducted within the buffer unless authorized by the County and only with the presence of a qualified biologist to monitor the populations.

Flora-related impacts related to driveway construction and increased development potential in areas identified for future buildout will be mitigated to an insignificant level with the incorporation of the above mitigation measures.

(g-j) Significant but Mitigable. The project site is located within the Purisima Hills, which divides the Santa Ynez Valley to the south from the Los Alamos Valley to the north. The site also lays just outside of the St. Rita Hills and portions of the Santa Ynez River. These areas provide natural native habitat and refuge for various wildlife and play a critical role in allowing wildlife movement across valleys. However, the areas immediately surrounding the project site are largely developed with residential, agricultural, and recreational properties, such as La Purisima Golf Course to the west, agricultural fields to the east and south, and Highway 246 south of the site. That said, because of the extent of habitat available onsite, the presence of six mapped Designated Critical Habitats (DCHs) within 10 miles of the project site, the observation of 33 species of wildlife onsite, and the six special status animal species that have a moderate or high occurrence potential on the site, the proposed project has the potential to directly and indirectly impact fauna. During the biological survey conducted in June 2023, the biologist observed 33 species of wildlife, including seven terrestrial invertebrate species, two reptile species, 18 bird species, and six mammal species, which are documented in the project's Biological Resources Report, dated June 28, 2023 (Attachment No. 4). The wildlife species that would likely be found on the parcels include small mammals such as ground squirrels and field mice; reptiles that inhabit hot, dry habitats such as rattlesnakes and gopher snakes; birds such as woodpeckers and nuthatches; and grass/ground and scrub-dwelling birds such as sparrows and quail. Based on the Biological Resources Report prepared for the proposed project (Attachment No. 4), special-status wildlife species could be impacted by the project, including monarch -California overwintering population (Moderate), northern California legless lizard (Moderate), coast horned lizard (High), coast patch-nosed snake (High), San Diego desert woodrat (High), American badger (High)

Proposed driveway construction and buildout in areas contemplated for future residential development in application materials could result in direct and indirect loss or disturbance to unique, rare, threatened or endangered species of animals; a reduction in the diversity or numbers of animals onsite; a deterioration of existing wildlife habitat; and an introduction of barriers to movement to wildlife species.

Site development could impact active bird nests through tree removal or by causing birds to abandon active nests within or adjacent to the project site if construction activities begin during nesting season. Similarly, trees utilized as overwintering habitat by monarchs could be removed or indirectly disturbed. Construction poses several risks to wildlife, particularly mammals, including vehicle strikes, crushing by equipment, and destruction of resources (e.g., burrows or dens). Indirect impacts may also occur as a result of deterring these species from using the site during construction. Construction activities pose risks for direct and indirect impacts to special-status amphibians and reptiles. For example, reptiles basking on roadways will be especially vulnerable to vehicle strikes. Reptiles can be slow-moving, both because of behavioral adaptations to be camouflaged from predators and because of their ectothermic nature. This trait presents crushing hazards in the presence of relatively fast-moving equipment or even foot traffic. All special-status amphibians and reptiles presumed to be on the project site rely heavily on burrows or emergent vegetation for shelter from the elements, protection from predators, and/or reproduction. Heavy equipment and ground disturbing activities may collapse burrow systems or completely remove them, resulting in injury or death of the inhabitants or exclusion by the removal of a vital resource.

Due to the potential for both direct and indirect impacts to wildlife, the following mitigation measures are incorporated to ensure that impacts to wildlife are reduced to an insignificant level:

- MMs 6 and 17 includes a mitigation measure for Environmental Awareness Training to ensure that all construction personnel have been trained on special-status species by a qualified biologist prior to the start of any project activities.
- MM 18 includes a mitigation measure for site maintenance and general operations to ensure that the boundaries of work are established and appropriate BMPs are implemented to minimize impacts during active construction.
- MM 15 would require construction activities to occur outside of the nesting season (February 1 – August 31), or if they must occur during that season, a nesting survey will be required to ensure there

are no active nests within the project area. If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D in accordance with the mitigation measure language.

- MM 17 would ensure that special status wildlife species pre-construction surveys are done in advance of all construction onsite. It would also ensure that special-status wildlife species are monitored for throughout construction onsite. Pursuant to the mitigation measure, a qualified biologist shall conduct a preconstruction survey immediately prior to the start of initial project activities (for driveway construction, future residential development, etc.) to ensure special-status wildlife are not present within the proposed work area. In addition, all initial ground disturbance and vegetation trimming will be monitored by a qualified biologist. If special-status wildlife is found within the work area, it shall be allowed to leave on its own volition and as appropriate, resource agencies will be notified.
- MM 16 Would ensure that pre-construction surveys for monarch butterflies are done in advance of all construction onsite. It would also ensure that in the fall/winter prior to the start of construction a qualified biologist must survey all suitable roosting habitat within 500 feet of the proposed Project with the first occurring during the first half of overwintering season (October – March) and the second in second half of the season. If the results of the surveys are negative for the butterfly the Project may proceed and the biological monitor shall continue to monitor on a weekly basis suitable roosting habitat during the overwintering season for aggregations of roosting butterflies. If portions of the Project are found to serve as an aggregation or roosting site for monarch butterflies, then a 100-ft no activity buffer shall be placed around these areas. No work shall be conducted within the buffer unless authorized by the County and only with the presence of a qualified biologist to monitor the populations.
- MM 9 would ensure that the minimum distance from ground level to any fence's first rung shall be 18 inches to allow for animal passage.

As discussed above, impacts to habitat from driveway installation and increased development potential will be mitigated to an insignificant level through the implementation of mitigation measures to require the following habitat protection and restoration:

- oak tree protection and replacement (MMs 3 and 6).
- an onsite arborist/biologist throughout all grading and construction activities where there are potential ground disturbances which may impact native trees, ESH, or the mapped blue-line creek (MM 6).
- consultation with other regulatory agencies with jurisdiction (MM 8).
- establishment of a building envelope on each proposed lot that includes less than 25% ESH in order (as verified by a P&D-approved biologist) to ensure that impacts to ESH and native vegetation are minimized and habitat restoration can be achieved onsite (MM 19).
- habitat avoidance and protection (MMs 3, 7, 11).
- habitat restoration at appropriate ratios for both temporary and permanent impacts to ESH (MM 10).

Fauna-related impacts related to driveway construction and increased development potential in areas identified for future buildout will be mitigated to an insignificant level with the incorporation of the above mitigation measures.

(f, k) Significant but Mitigable. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. The project

will result in increased development potential on three additional lots that support special status species and primarily native vegetation. Additional development potential will result in additional human habitation on-site and introduce factors such as light, fencing, noise, and/or domestic animals. However, with the incorporation of standard County conditions and a mitigation measure requiring the use of natives from locally obtained sources for all landscaping onsite, impacts would be insignificant. As discussed above in Section 4.1, exterior lighting would be required to be low intensity, low glare, minimum height, and hooded to direct light downward. Noise from construction would be limited to weekdays between 8:00 a.m. and 5:00 p.m., and no significant long-term noise is anticipated from residential use of the parcels. The minimum distance from ground level to any fence's first rung shall be 18 inches to allow for animal passage (MM 9). As mitigated and regulated by County Code requirements, any additional fencing, noise, lighting, and landscaping, resulting from the proposed project would not change or hamper the existing habitat or hinder the normal activities of wildlife in a significant way.

Cumulative Impacts:

No other planned, pending, or recently approved projects in the area are anticipated to result in significant impacts to biological resources. Any significant impacts to biological resources onsite will be adequately mitigated, which will ensure that the project does not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact:

The following mitigation measures would reduce the project's biological resource impacts to an insignificant level:

MM 3. Bio-01 Tree Protection Plan. The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to avoid impacts to native oak trees onsite. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

a. Depict type and location of protective fencing or other barriers to protect trees in protection areas during construction. Fencing of all protected trees to be at least 6 ft. outside the dripline with chain-link (or other material satisfactory to P&D) fencing at least 3 ft. high, staked to prevent collapse, and with signs identifying the protection area in 15-ft. intervals on the fencing. Fence/stakes/signs shall be maintained throughout grading and construction activities. Protect all oak trees in the vicinity of construction activities where the project elements are within 25 feet of driplines. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

b. Protect root zones and trunks of oak trees down slope of construction from soil movement by installing drift fencing or other appropriate materials upslope from trees. No irrigation is permitted within 6' of the dripline.

c. The following shall be completed by hand and under the direction of a P&D approved arborist/biologist:

i. Trenching required within the dripline or sensitive root zone of any tree.

ii. Cleanly cutting any roots of 1 inch in diameter or greater, encountered during grading or construction.

iii. Tree removal and trimming.

d. If use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing 5 tons or less. If large rocks are present, or if spoil placement will impact trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D and under direction of a P&D approved arborist/biologist.

e. Grading shall be designed to avoid ponding and ensure drainage within driplines of oak trees.

f. All native trees shall be preserved unless otherwise approved for removal and appropriately replaced consistent with MM 3 and 4. No grading for buildings, accessways, easements, subsurface grading sewage disposal and well placement shall take place within the area within six feet of the dripline of any protected trees.

g. At time of ZCI submittal for the driveway and for residential development, the Owner/Applicant shall provide P&D with the number and location of native trees to be removed consistent with applicable County policy and depict the location of these trees on the project plans.

h. Depict equipment storage (construction materials, equipment, fill soil, rocks, etc.) and construction staging and parking areas outside of the protection area. Include utility lines, irrigation lines, roadways, and driveways on TPP. Depict location of tree wells or retaining walls. These shall not be located within 6 ft. of the dripline of protected trees unless authorized by P&D.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING**: The Owner/Applicant shall comply with this measure prior to Zoning Clearance issuance for driveway improvements and development of the individual lots. Plan components shall be included on all plans prior to the issuance of Building and Grading permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

MM 4. Bio-02 Tree Replacement. The Owner/Applicant shall submit for P&D approval a Native Tree Replacement Plan prepared by a P&D-approved arborist/ biologist and designed to offset individual native trees lost or impacted in excess of 20 percent of the critical root zone (CRZ) by new plantings and including the following components:

a. The replacement trees shall be 10:1 ratio for 5-gallon containers, 5:1 ratio for 15 gallon containers, 3:1 ratio for 24-inch boxes, 2:1 ratio for 36-inch boxes, and 1:1 ratio for 48-inch boxes for all impacted native tree species, except for Valley Oaks and Blue Oaks which must be replaced at a 15:1 ratio for 5-gallon containers. Trees may also be removed from the construction area and boxed for replanting on the property. For both replaced and replanted trees, show replanting location on plans.
b. Species shall be from locally obtained plans and seed stock.
c. The trees shall be gopher fenced.
d. The trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the P&D approved arborist).
e. The trees shall be weaned off of irrigation over a period of two to three years.
f. No permanent irrigation shall occur within the dripline of any tree.
g. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted off site.

TIMING: Plans shall be submitted prior to Zoning Clearance Issuance for driveway improvements and development of the individual lots. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required

prior to Final Inspection Clearance and maintained throughout maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

MM 5. Bio-02b Tree Replacement Plan Unexpected Damage. In the event of unexpected damage or removal of native or specimen trees, the Applicant shall hire a biologist or arborist to assess damage and recommend tree replacement in the form of a Tree Replacement Plan. Upon P&D approval of the Tree Replacement Plan, the Applicant shall post a performance security to cover the costs for planting and maintenance of the replacement trees, consistent with the recommended maintenance timeline within the Tree Replacement Plan. The required tree replacement shall be done under the direction of P&D and Applicant must obtain authorization from P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after inspection and approval of such installation and maintenance. Damaged trees shall be replaced following the below ratio options: 10:1 ratio for 5-gallon containers, 5:1 ratio for 15-gallon containers, 3:1 ratio for 24-inch boxes, 2:1 ratio for 36-inch boxes, and 1:1 ratio for 48-inch boxes, except for Valley Oaks and Blue Oaks which must be replaced at a 15:1 ratio for 5-gallon containers. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. If an arborist certifies that it is not feasible to replant the tree, and confirmed by P&D, it shall be replaced with the ratios listed above with trees grown from locally obtained seed. If replacement trees cannot all be accommodated on site, a plan must be approved by P&D for replacement trees to be planted off site.

MM 6. Bio-03 Onsite Arborist/Biologist. The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact all native trees, ESH, or the onsite blue line creek. Environmentally sensitive habitat (ESH) area onsite includes approximately 14.59 acres of coast live oak woodland habitat, 5.99 acres of *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants such as *Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus*. ESH is present on all four of the proposed parcels; ESH, including mapped special-status plans, is shown on the map exhibits and detailed in the Biological Resources Report dated June 28, 2023 (Attachment No. 4). Duties include the responsibility to ensure all aspects of the approved Tree Protection & Tree Replacement Plans are carried out, habitat setbacks are complied with, habitat restoration is completed consistent with MM 12, and habitat protection is completed consistent with MM 11. **MONITORING**: The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate. **TIMING**: The Owner/Applicant shall designate a P&D approved arborist/biologist prior prior to commencement of construction / pre-construction meeting for driveway construction and residential development that will be onsite throughout all grading and construction activities which may impact all native trees, ESH, or the blue line creek.

MM 7. Bio-07 Habitat Setback All ground disturbances and vegetation removal shall be prohibited in a 25’ foot setback from either side of the top-of-bank of blue line creek, and within a 25-foot setback from all ESHs. The area shall be fenced with a fencing type acceptable to P&D. Where compliance with the applicable setback established by Stantec (June 2023) is not feasible, an ESH Restoration Plan shall be prepared consistent with MMs 10 and 11. **PLAN REQUIREMENTS**: The blue line creek and all mapped ESH shall be shown on all grading, building, and zoning clearance plans. **TIMING**: Fencing shall be installed prior to the pre-construction meeting and any earth movement. **MONITORING**: P&D compliance monitoring staff shall perform site inspections weekly at minimum throughout the construction phase.

MM 8. Bio-09 Fish and Wildlife Jurisdiction Advisory. The project site is within the range of California tiger salamander, Vandenburg monkeyflower, southwestern willow flycatcher, La Graciosa thistle, California red-legged frog, and Lompoc yerba santa, which are species listed as Endangered or Threatened by the U.S. Fish and Wildlife Service, National Marine Fisheries Service and/or California Department of Fish and Wildlife. Based upon a report prepared by Stantec Consulting Services dated June 28, 2023, it has been determined that the probability for California tiger salamander is low, Vandenburg monkeyflower, southwestern willow flycatcher is moderate, La Graciosa thistle is low, California red-legged frog is low, and Lompoc yerba santa occurrence on the site is moderate. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertai his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted. Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims, actions, proceedings, demands, damages, costs, expenses (including attorneys fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et sec.). This permit does not authorize, approved or otherwise support a "take" of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

MM 9. Bio-11 Fencing for Animal Passage. The minimum distance from ground level to any fence's first rung shall be 18 inches. **PLAN REQUIREMENTS**: The condition shall be noted on any plans including fencing and shall be graphically depicted in fencing detail on Zoning Clearance and Building plans. **TIMING**: The Owner/Applicant shall record a buyer notification that repeats the condition requirements above prior to map recordation. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all Fencing Requirements are in place as required.

MM 10. Bio-12 Habitat Restoration. The Owner/Applicant shall submit for P&D approval an ESH Restoration Plan prepared by a P&D-approved biologist and designed to replace and restore all impacted ESH and including the following components:

a. Replacement shall apply to all ESH, including coast live oak woodland, *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants (*Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *Cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus)*. Habitat replacement mitigation shall be for the same habitat type and shall be as close as possible to the site of impact (i.e., "on-site, in-kind" mitigation). The replacement shall result in comparable and compensating size and habitat value, with a minimum replacement ratio of 1:1 for temporary impacts and 2:1 for permanent impacts.
b. Species shall be from locally obtained plants and seed stock.
c. The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years.
d. The driveway construction near the blue line drainage area shall be fenced 25 feet from top of bank with appropriate protective fencing, staked a minimum of every six feet or as necessary to keep fencing from collapsing.

e. All restoration plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
f. Removal of native species in the creek and the 25' creek setback area shall be prohibited.

PLAN REQUIREMENTS: The Applicant/Owner shall submit a Habitat Mitigation Monitoring Plan (HMMP) for all required restoration resulting from temporary and permanent impacts to ESH. The HMMP shall include:

- The removal of non-native vegetation from the restoration areas (no more than 20% non-native vegetative cover achieved by the end of the five year maintenance period), revegetation success of native plant species, and reestablishment of the native plant community.
- The applicant is responsible for the monitoring and maintenance of the on-site restoration areas. Monitoring and qualitative data collection shall occur at least twice a year (spring and fall) and shall be provided to Permit Compliance staff. Monitoring shall be conducted by a qualified, P&D biologist/restoration specialist who is familiar with mitigation monitoring techniques and the local ecological flora. Monitoring documentation shall include information of general conditions within the project site. Photo documentation from established photo points will be conducted. Additionally, notes of existing conditions will be recorded which can then be used for recommendations regarding maintenance and management (i.e. targeted weeding of invasive species, supplemental planting, increase/decrease irrigation, etc.) to ensure success in the Project site. Monitoring results and tracking of success criteria will be compiled in a bi-annual monitoring report for the applicant and Permit Compliance staff.
- Restoration landscaping shall be conducted with the appropriate native plant species such as *Artemisia californica, Quercus agrifolia, Pseudognaphalium californicum, Rhamnus crocea, Salvia mellifera*, etc. depending on the ESH that is impacted, and subject to approval by P&D. The HMMP shall reference Table 4-3 - All Plant Species Observed within the BSA for additional native plants suitable for restoration planting (Stantec Consulting Services, June 2023). Species shall be from locally obtained plants and seed stock. The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years. Removal of invasive and non-native herbaceous vegetation from the restoration areas will occur prior to the commencement of topsoil respreading. Future removal of invasive species shall target above and below ground material to the greatest extent possible, and shall be conducted prior to seed set, generally mid-spring. A more specific timeframe shall be determined in the HMMP based on the invasive species present. A follow-up removal effort shall be conducted in late summer to remove any missed or resprouting invasive species.
- The restoration site shall be examined periodically for the presence of non-native and invasive plant species. Control of invasive plant species shall be overseen by individuals experienced with habitat restoration techniques and experienced with native-versus-non-native plant species identification to aid in the establishment of the native plant species and native plant community on site, and shall be established in the HMMP. Removal of non-native vegetation shall be performed by hand, using spades, shovels, hand loppers, or other similar equipment as needed.
- All trash, litter, and vegetative debris shall be removed from the Project site and disposed of at an approved landfill or within local on-site receptacles to prevent spread of non-native plant species.
- All removal efforts shall be supervised by a qualified, P&D-approved biologist/botanist. Selective application of an approved herbicide (if necessary) would be limited to infestations that cannot be feasibly controlled by hand weeding, and where adverse effects to native plants can be avoided. If herbicides are needed, only those which are approved for aquatic use would be used. No herbicides will be used on native vegetation.

TIMING: An HMMP shall be submitted prior to Issuance of Zoning Clearance for the driveway if ESH will be impacted and required habitat setbacks are not achieved. An HMMP shall also be submitted prior to Issuance of Zoning Clearance for development on each proposed lot if ESH will be impacted by proposed development and required habitat setbacks are not achieved. For each HMMP, the Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. The Owner/Applicant shall maintain all required restoration plantings for five years following Final Building Inspection Clearance. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout maintenance period. P&D compliance monitoring staff signature shall release the applicable installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of each HMMP.

MM 11. Bio-13a Habitat Protection Plan. The Owner/Applicant shall submit for P&D approval a ESH Protection Plan prepared by a P&D-approved arborist and/or biologist and designed to protect all ESH onsite, including coast live oak woodland, *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants (*Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *Cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus)*. These areas will be preserved to the greatest extent possible. The plan shall include the following components:

a. Comply with and depict the following on Habitat Protection Plan (HPP) and Grading & Building Plans:
    i. All ESH area shall be preserved unless located within a building envelope pursuant to MM 19 or impacted to provide utility connections or access. ESH that is impacted must be replaced in accordance with MM 10. The HPP shall identify the location & extent of ESH as well as driplines and sensitive root zones for all vegetation to be preserved.
    ii. All ESH area shall have limited disturbance. Identify the location of this coast live oak woodland, *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants (*Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *Cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus*) with detailed description of allowed disturbance within a building envelope or to provide utility connections or access.
    iii. Depict equipment storage & construction staging and parking areas within building envelopes for residential development, and outside of ESH setbacks for driveway construction proposed as a part of the Parcel Map.
    iv. Depict the type and location of protective fencing or other barriers to be in place to protect the ESH areas.
b. Comply with and specify the following as notes on the HPP and Building & Grading Plans:
    i. To avoid damage during construction, all ESH and required ESH setbacks shall be temporarily fenced with chain-link or other material satisfactory to P&D, and staked to prevent any collapse.
    ii. Protective fencing/staking/barriers shall be maintained throughout all grading & construction activities.
    iii. The following shall be done only by hand and under the direction of a P&D approved biologist:
        1. Any excavation or trenching required within the dripline or sensitive root zone of any specimen within the habitat.
        2. Cleanly cutting any roots of one inch in diameter or greater within the habitat.
        3. Tree removal and trimming within the habitat.

iv. If the use of hand tools is deemed infeasible, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.

c. In the event of unexpected damage or removal of habitat:
   i. If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under the direction of the P&D-approved biologist. If replacement plants cannot all be accommodated on site, a plan must be approved by P&D for replacement trees to be planted offsite.
d. Grading shall be designed to ensure that habitat areas have proper drainage during and after construction, per biologist recommendations.

PLAN REQUIREMENTS: Include applicable components in Tree Replacement Plan and/or Landscape and Irrigation plans as applicable. **TIMING**: The Owner/Applicant shall submit the HPP prior to Issuance of the Zoning Clearance. The Owner/Applicant shall include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures prior to issuance of grading/building permits. The Owner/Applicant shall install habitat protection measures onsite prior to issuance of grading/building permits and pre-construction meeting. **MONITORING**: The Owner/Applicant shall demonstrate to compliance staff that the ESH area identified for protection was not damaged or removed or, if damage or removal occurred, that correction is completed as required by the HPP prior to Final Building Clearance.

MM 12. Bio-20 Equipment Storage-Construction. The Owner/Applicant shall designate one or more construction equipment filling and storage areas to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Building, and Grading Plans. **TIMING**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

MM 13. Bio-20a Equipment Washout-Construction. The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site on a regular basis. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Building, and Grading plans. **TIMING**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

MM 14. Bio-21 Use Natives. All landscaping onsite shall be with native plants and seed stock from locally obtained sources. **PLAN REQUIREMENTS**: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist.

TIMING: Landscaping shall be installed prior to Final Building Inspection Clearance. **MONITORING**: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to Final Building Inspection Clearance.

MM 15. Bio-23 Nesting Bird Surveys. To avoid disturbance of nesting birds, including raptorial species, protected by the Federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code (CFGC), the removal of vegetation, ground disturbance, exterior construction activities, and demolition shall occur outside of the bird nesting season (February 1 through August 31) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist. Pre-construction surveys for nesting birds shall occur within the area to be disturbed and shall extend outward from the disturbance area by 500 feet. The distance surveyed from the disturbance may be reduced if property boundaries render a 500-foot survey radius infeasible, or if existing disturbance levels within the 500-foot radius (such as from a major street or highway) are such that project-related activities would not disturb nesting birds in those outlying areas. If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D. Buffer reductions shall be based on the known natural history traits of the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. All construction personnel shall be notified as to the location of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the County-qualified biologist has confirmed that nesting is completed, the young have fledged and are no longer dependent on the nest, or the nest fails, and there is no evidence of a second nesting attempt; thereby determining the nest unoccupied or inactive. If birds protected under MBTA or CFGC are found to be nesting in construction equipment, that equipment shall not be used until the young have fledged and are no longer dependent on the nest, and there is no evidence of a second nesting attempt. **PLAN REQUIREMENTS AND TIMING:** If construction must begin within the nesting season, then the pre-construction nesting bird survey shall be conducted no more than one week (7 days) prior to commencement of vegetation removal, grading, or other construction activities for driveway construction and development on proposed lots. Active nests shall be monitored by the biologist at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults, and there is no evidence of a second nesting attempt. Bird survey results and buffer recommendations shall be submitted to County Planning and Development for review and approval prior to commencement of grading or construction activities. The qualified biologist shall prepare weekly monitoring reports, which shall document nest locations, nest status, actions taken to avoid impacts, and any necessary corrective actions taken. Active nest locations shall be marked on an aerial map and provided to the construction crew on a weekly basis after each survey is conducted. Active nests shall not be removed without written authorization from USFWS and CDFW. **MONITORING:** P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing activities and perform site inspections throughout the construction period to verify compliance in the field.

MM 16. Special-01 Monarch Butterfly Trees. The Biological Resources Report dated June 28, 2023, indicates the presence of suitable habitat for monarch butterflies onsite on Proposed Parcel 3 and states that there is a moderate potential for occurrence of the species onsite. Onsite trees that provide monarch butterfly habitat shall include a minimum development area setback buffer of 50

feet from the edge of the trees. **Plan Requirements***:* In the fall/winter prior to the start of construction and before Zoning Clearance issuance, a qualified biologist must survey all suitable roosting habitat within 500 feet of the proposed project with the first occurring during the first half of overwintering season (October – March) and the second in second half of the season. If the results of the surveys are negative for the butterfly, the project may proceed and the biological monitor shall continue to monitor on a weekly basis suitable roosting habitat during the overwintering season for aggregations of roosting butterflies. If portions of the project are found to serve as an aggregation or roosting site for monarch butterflies, then a 100-ft no activity buffer shall be placed around these areas. No work shall be conducted within the buffer unless authorized by the County and only with the presence of a qualified biologist to monitor the populations. Daily field logs/notes shall be kept for both pre-construction surveys and for monitoring of existing populations. A letter report detailing the methods and results of the pre-construction surveys shall be provided to the County prior to the start of construction. **Timing***:* A minimum of two surveys should be conducted during the overwintering period from October – March prior to the start of construction activities; therefore, the surveys must be conducted the fall/winter prior to the start of construction and Zoning Clearance issuance. Additional surveys may be required at the discretion of the qualified biologist. **Monitoring***:* If overwintering populations are present within the project site, then at the end of each overwintering season (approximately March) a report shall be prepared and submitted to the County detailing the monitoring activities to serve as compliance with this measure. The report shall include, at a minimum, a summary of daily monitoring activities and a GIS based map of all roosting locations. A map of all observed roosting sites, if present, will be prepared and provided for the on-site construction personnel.

MM 17. Special-01 Preconstruction Survey and Biological Monitoring. A qualified biologist shall conduct a preconstruction survey immediately prior to the start of initial project activities to ensure special-status wildlife noted in the June 2023 Biological Resources Report prepared by Stantec are not present within the proposed work area. Biologist contact information shall be provided to Permit Compliance Staff prior to the preconstruction survey being conducted. In addition, the Owner/Applicant shall designate a P&D-approved biologist to be onsite for monitoring throughout all initial ground disturbance and vegetation trimming. If special-status wildlife is found within the work area, it shall be allowed to leave on its own volition and as appropriate, resource agencies will be notified. **TIMING**: Prior to Zoning Clearance Issuance for driveway construction and residential development, the applicant shall demonstrate P&D staff that a qualified biologist has been retained to implement this mitigation measure. Prior to grading permit issuance and within the one week prior to the start of grading, the preconstruction survey shall be completed and provided to Permit Compliance Staff. A monitoring schedule for initial ground disturbance and vegetation trimming shall be provided to Permit Compliance Staff prior to the start of grading/construction, and monitoring reports shall be provided to Permit Compliance Staff on a weekly basis during initial ground disturbance and vegetation trimming. P&D compliance monitoring staff shall site inspect as appropriate.

MM 18. Special-02 Site Maintenance and General Operations. The Owner/Applicant shall minimize impacts during active construction by incorporating the following measures:

a. The use of heavy equipment and vehicles shall be limited to the proposed project limits and defined staging areas/access points. The boundaries of each work area shall be clearly defined and marked with high visibility fencing. No work shall occur outside these limits.
b. Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.

c. Plastic monofilament netting (erosion control matting) or similar material will not be used on site due to the potential for entangling special-status reptiles. Acceptable substitutes are coconut coir matting or tackified hydroseeding compounds.

PLAN REQUIREMENTS: Project plans, drawings, and specifications shall show the boundaries of all work areas on site, the location of erosion and sediment controls, limit delineation, and all measures above (a through c) to ensure the protection of sensitive habitat areas and associated resources. **TIMING**: This condition shall be printed on project plans submitted for Zoning Clearance Issuance for driveway and residential development, and installed prior to Grading or Building Permit issuance. **MONITORING**: P&D compliance monitoring staff shall review plans and confirm fence installation. Compliance staff shall conduct site inspections to ensure compliance during grading and construction.

MM 19. Special-03 Building Envelopes. The Owner/Applicant shall establish building envelopes on all proposed lots prior to map recordation. Building envelopes on each lot shall contain less than 25% ESH (as verified by a P&D-approved biologist) to ensure that impacts to ESH and native vegetation are minimized and habitat restoration can be achieved onsite. ESH area onsite includes approximately 14.59 acres of coast live oak woodland habitat, 5.99 acres of *Arctostaphylos* (*purissima rudis*) Shrubland Special Stand vegetation communities, and areas with rare plants such as *Ceanothus cuneatus* var. *fascicularis, Horkelia cuneata* ssp. *cericea, Arctostaphylos purissima, Arctostaphylos rudis, Ceanothus impressus var. impressus*. ESH is present on all four of the proposed parcels; ESH, including mapped special-status plans, is shown on the map exhibits and detailed in the Biological Resources Report dated June 28, 2023 (Attachment No. 4). All structural development except for utility lines and access shall be limited to the building envelope designated on the final parcel map. All site preparation, ground disturbances and construction activities including those for structures, subsurface grading, sewage disposal, drainage components and well placement shall occur within the designated development envelopes, though access and utility connections/easements may be located outside of the building envelopes. No field alteration to plans shall allow construction, storage or staging outside of these development envelopes. **PLAN REQUIREMENTS:** The building envelopes shall be described by metes and bounds and with this condition shall be recorded with the final map on the deed. The building envelopes shall be depicted on all plans submitted for Zoning Clearance, as well as grading and building permits. **TIMING:** The building envelopes shall be staked in the field prior to issuance of the zoning clearance for development on each proposed lot. **MONITORING**: During Zoning Clearance review, the P&D permit processing planner shall confirm that all structural development (except for utility lines and access) is confined to the approved building envelopes. Staking shall be verified by compliance monitoring staff at the preconstruction meeting or prior to building permit approval. P&D building inspectors and compliance monitoring staff shall ensure that structural development is confined to the building envelopes and that staking remains in place during construction.

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

4.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?				X	
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?		X			
c. Disturb any human remains, including those located outside of formal cemeteries?		X			
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X		

Existing Setting:

For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on a Phase 1 archaeological assessment and records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), cultural resources are not located in the vicinity of the proposed project. Based on a records search conducted at the CCIC on September 4, 2023, no recorded archaeological sites are located within a 2,000-foot radius of the project site. A Phase 1 archaeological survey was conducted by Leftwich Archaeology (September 2023). The Phase I Archaeological Assessment, did not identify archaeological resources within the subject project area and the potential for buried cultural deposits is low.

The subject property consists of 40.07 acres containing seven buildings constructed between 1915 and 2022. The existing barn was built in 1985 and is not listed as a potential historical resource, a place of historical merit, or a landmark in any State or local registers of historical resources. The Planning and Development Environmental Thresholds and Guidelines Manual states that, in general, a site must be at least 50 years of age to be considered for an assessment of historical significance. Therefore, the barn is not considered a potential historic resource. All other existing buildings will remain onsite and will not be changed as a part of the project.

To date, Santa Barbara County has received three tribal requests to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. On October 19, 2023, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians and Kenneth Kahn of the Santa Ynez Band of Chumash Indians. Additionally, on April 10, 2024, a formal notice of application completeness for the proposed project was sent to Gabriel Frausto, Chair, Coastal Band of the Chumash Nation. The notices provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 and extended Phase 1 study methods and results. On November 30, 2023, the Santa Ynez Band of Chumash Indians responded with a request that no further consultation would be necessary. Barbareno/Ventureno Band of Mission Indians, and the Coastal Band of the Chumash Nation did not respond. No tribal cultural resources (TCRs) were identified on the subject parcel.

County Environmental Thresholds: Chapter 8 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (2008, revised February 27, 2018) contains guidelines for the identification, significance evaluation, and mitigation of impacts to cultural resources, including archaeological, historic, and tribal cultural resources. In accordance with the requirements of CEQA, these guidelines specify that if a resource cannot be avoided, it must be evaluated for importance under specific CEQA criteria. CEQA Section 15064.5(a)(3)A-D contains the criteria for evaluating the importance of archaeological and historic resources. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the significance criteria for listing in the California Register of Historical Resources: (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; (B) Is associated with the lives of persons important in our past; (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (D) Has yielded, or may be likely to yield, information important in prehistory or history. The resource also must possess integrity of at least some of the following: location, design, setting, materials, workmanship, feeling, and association. For archaeological resources, the criterion usually applied is (D).

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

CEQA Guidelines Section 15064.5(b) states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." As defined in CEQA Guidelines Section 15064.5(b), substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project: (1) demolishes or

materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; (2) demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources; or (3) demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

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

Impact Discussion:

(b, c, d) Insignificant/Significant but Mitigable: As discussed above, the proposed project will not cause a substantial adverse change in the significance of any historical resource, as no potentially historical buildings are proposed to be demolished. Additionally, no cultural resources were identified within or adjacent to the project area. Based on a records search conducted at the CCIC on September 4, 2023, no recorded archaeological sites are located within a 2,000-foot radius of the project site. A Phase 1 archaeological survey was conducted by Leftwich Archaeology (September 2023). The Phase I Archaeological Assessment, did not identify archaeological resources within the subject project area and stated that the potential for buried cultural deposits is low.

The report also discussed more recent development on the subject parcel. Historical aerial photos indicate that the parcel was undeveloped prior to the mid-1970s when a small agricultural homestead appears in the south-center of the property along the ridge. The archaeologist observed remnants of these structures as well as push piles of construction and house debris that appeared to have been partially burned. The report documents that the structures and refuse observed are not of sufficient age to be considered a recordable site.

Ground surfaces within the entire project area were surveyed using primarily 10-meter (33-foot) transects. Rodent tailings and furrow walls (particularly in the northern two-thirds of the parcel) that afforded examination of subsurface soils were also inspected. According to the survey, visibility was patchy but overall good (20 to 30 percent). No archaeological or cultural materials were observed, and the report states that no additional archaeological monitoring or additional cultural resource testing is recommended. According to the archaeologist, due to the absence of any prehistoric or historic remains identified in the surrounding area during background research, the pedestrian survey under overall good conditions, and prior grading n the southern half of the parcel, the potential for unrecorded archaeological resources to exist within the proposed project site is considered very low. The archaeological resources report contained recommended mitigation measures to ensure proper treatment of unknown cultural resources in the unlikely event that they are encountered during construction (MMs 20 and 21). With the incorporation of these mitigation measures, impacts ***b*** and ***c*** would be **significant but mitigable**.

Cumulative Impacts:

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

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

MM 20. CulRes-09 Stop Work at Encounter. The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of any Zoning Clearance for future grading or development, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

MM 21. Special Condition – Unanticipated Discovery of Human Remains. In the unlikely event that human remains are encountered during construction or excavations, all activity in the vicinity of the find will be immediately suspended and redirected elsewhere. All steps required to comply with Public Resources Code 5097.98 will be implemented, including contacting the Sheriff Coroner to determine the origin of the remains. In the event the remains are Native American in origin, the NAHC will be contacted to determine necessary procedures for protection and preservation of the remains, including reburial, as provided in the CEQA Guidelines, Section 15064.5(e), "CEQA and Archaeological Resources," CEQA Technical Advisory Series. Additionally, The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to Issuance of any Zoning Clearance for future grading or development, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

4.6 ENERGY

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Existing Setting: Electricity is provided to the subject parcel by Pacific Gas and Electric (PG&E), and natural gas is provided by Southern California Edison.

County Environmental Thresholds: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County.

Impact Discussion:

(a, b) Insignificant: The proposed project consists of dividing one existing lot into four total lots. The subject parcel is currently developed with a single-family dwelling that would be located on one of the four proposed

lots. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. The proposed Tentative Parcel Map would increase the development potential onsite by creating three additional lots. However, due to the limited number of additional units that could be developed as a result of the subdivision, the proposed project would not result in a substantial increase in energy demand especially during peak periods and no development or extension of new energy sources would be required. Natural gas and electricity will be provided to future development by the Southern California Gas Company and PG&E via existing public utility easements, respectively. In summary, the project would have minimal long-term energy requirements, and no adverse impacts would result. Therefore, impacts would be **insignificant.**

Cumulative Impacts:

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

Mitigation and Residual Impact:

No mitigation is required. Residual impacts would be **insignificant**.

4.7 FIRE PROTECTION

Will the proposal result in:	**Potent. Signif. and Unavoid.**	**Significant but Mitigable**	**Insignif.**	**No Impact / Beneficial Impact**	**Reviewed Under Previous Document**
a. Introduction of development into an existing high fire hazard area or exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		
d. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X		
e. Introduction of development that will substantially impair an adopted emergency response plan, emergency evacuation plan, or fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
f. Development of structures beyond safe Fire Dept. response time?			X		

Existing Setting:

The project site, due to its location in a rural area with significant amounts of open space and flammable vegetation, is designated a high fire hazard area. High fire hazard areas are those regions of the County that

are exposed to significant fuel loads, such as large areas of undisturbed native/naturalized vegetation. Standard Santa Barbara County Fire Department requirements for residential development in designated high fire hazard areas are applicable to this property. Fire response services for the site would continue to be provided by Santa Barbara County Fire Station No. 34 located at 3510 Harris Grade Rd, Lompoc. Fire response time from this fire station is approximately twelve minutes.

County Standards

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

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 12 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for urban single family dwellings in urban and rural developed neighborhoods, and 500 gpm at 20 psi for dwellings in rural areas (lots larger than five acres).
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion:

Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas.

(a-d, f) Insignificant Impact: The proposed subdivision and associated improvements will result in the potential for three additional single-family residences and associated accessory structures as allowable in the zone district, thus introducing new development into a High Fire Hazard Area of the County where emergency response times are than five minutes. The introduction of new development into a High Fire Hazard Area could result in a significant fire hazard; however, proposed project would not cause a significant fire hazard because all development onsite would be constructed and permitted in accordance with Santa Barbara County Fire Department requirements. Adherence to Santa Barbara County Fire Department requirements as required at the time of structural development would ensure that fire-related impacts are insignificant. These requirements would include the use of fire-resistant materials for new construction; the improvement of existing and the construction of proposed driveway to meet fire department all-weather standards; the approval and construction of adequate onsite water systems for fire suppression; maintenance of defensible space around structures; and the incorporation of fire sprinkler systems into all new structures, as appropriate. Compliance with standard fire protection conditions would ensure that all High Fire Hazard Area requirements are met, and that impacts would be insignificant.

(e) No Impact: There would be no impact to an adopted emergency response plan, evacuation plan, or fire prevention techniques. The addition of three developable lots in this existing residential area would not affect fire prevention techniques such as controlled burns or backfires, which are infrequent in these areas. Additionally, the widening of the existing driveway to meet fire district standards would be beneficial to any emergency response and evacuation plans as there would be improved access to the site.

Cumulative Impacts:

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

Mitigation and Residual Impact: Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

4.8 GEOLOGIC PROCESSES

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

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
I. Excessive spoils, tailings or over-burden?			X		

Existing Setting: The project site is located in a portion of the County that is identified in the Seismic Safety and Safety Element as having a low potential for liquefaction, landslides, expansive soils, soil creep, compressible/collapsible soils, and high ground water. The project site has a moderate potential for seismic/tectonic activity. Its overall geological problems index is Category II (low-moderate). The Seismic and Safety Element states that areas designated Category II would have relatively minor problems, and would be suitable for all types of development. A Soils Engineering Report was prepared for the project by Pacific Coast Testing (September 2023). The report evaluated geotechnical concerns for the project site and provided the following conclusions:

1. The primary concerns from a geotechnical standpoint are the presence of loose sands in the upper 4 to 5 feet of soil. The building pad areas should be overexcavated to a minimum depth of five feet below lowest existing grade or finish pad grade or three feet below the bottom of the deepest footing, whichever is greater.
2. There is potential for differential settlements. In order to help minimize potential settlement problems associated with structures supported on non-uniform materials, the soils engineer should be consulted for specific site recommendations during site excavation and grading. In general, all proposed construction should be supported on a uniform thickness of compacted soil.
3. Perched water in the near surface soils above typical groundwater depths in wet winter months. Areas of observed seepage should be provided with subsurface drains to release the hydrostatic pressures. The near-surface soils may become partially or completely saturated during the rainy season. Grading operations during this time period may be difficult since the saturated materials may not be compactable, and they may not support construction equipment.

The report concluded that geotechnically, the site is suitable for the proposed construction provided the recommendations in the report are incorporated into the project plans and specifications.

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

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

Impact Discussion:

(a, b, j) Significant but Mitigable, and (i, l) Insignificant. Based on the Santa Barbara Comprehensive Plan's Seismic Safety Element maps, the project site has an overall geologic problems index of Category II (low-moderate). The Seismic and Safety Element states that areas designated Category II would have relatively minor problems, and would be suitable for all types of development. As discussed in the Soils Engineering Report was prepared for the project by Pacific Coast Testing (September 2023), there is negligible potential for fault rupture, potential for slope movement near areas identified for future construction would be low, potential for lateral spreading displacements would be low to negligible, and potential for liquification is low to negligible. That said, the report does identify geotechnical concerns in areas identified for construction related to loose sands in the upper 4 to 5 feet of soil, saturation in near surface soils on a seasonal basis, and potential for differential settlement. Additionally, the potential building pads studied on Proposed Lots 2 and 4 are located near slopes of approximately 20%, suggesting that even though existing driveways will be utilized to the extent feasible, grading on steep slopes will be necessary for access and future construction. The report includes provisions to ensure that grading on steep slopes is conducted safely. The report concluded that geotechnically, the site is suitable for the proposed construction provided the recommendations in the report are incorporated into the project plans and specifications. Therefore, MM 22 has been applied. Additionally, compliance with existing building regulations would also reduce potential ground shaking impacts caused by movement along a distant fault to an insignificant level. All soil-related, grading-related, and slope-related hazards would be reduced to insignificant levels through adherence to MM 22 and the normal building permit review and inspection process.

(c, d, h) No Impact. The project site is not located near a coastal bluff and thus is not exposed to sea level rise or other production of permanent changes in topography. In addition, there are no known paleontological resources or unique geological features located on the parcel. There will be no extraction of mineral or ore. Therefore, the project will have no impact on coastal bluffs, unique paleontological resources, mineral and ore extraction, or other potential geologic hazards in these impact categories.

(e, f) Insignificant Impact. Grading operations that would occur on the project site would remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts. Earthwork for road construction and improvements, as well as preparation of building pads in the areas identified in project materials has the potential to result in soil erosion. However, the potential for the project to cause substantial erosion and sediment transport would be adequately reduced through compliance with County Code Chapter 14 requirements to implement Best Management Practices (BMPs) designed to stabilize the site, prevent erosion, and convey storm water runoff to existing drainage systems thereby keeping contaminants and sediment onsite. The proposed driveway construction and future construction of up to three additional single-family dwellings will create new areas of impermeable surfaces and therefore would create the potential for increased water erosion of soils due to increased storm water runoff. Qualifying development will be subject to Santa Barbara County Public Works Project Clean Water requirements for the implementation of Best Management Practices (BMPs) to retain runoff and comply with NPDES regulations. Application of standard County grading, erosion control, and drainage control measures would ensure that no significant erosion or sediment transfer would occur. Thus, impacts would be insignificant.

(g) Insignificant Impact. As discussed herein, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems and Environmental Health Services (EHS) has conceptually analyzed the proposal. The placement of any future residential development on the proposed project site would require the approval and construction of private sewage disposal systems (septic) in conformance with the requirements set forth by EHS, as well as the Planning and Development Department. The receipt of the aforementioned approval would be contingent upon soil percolation testing which clearly indicates that soils located within the project site are capable of supporting the proposed sewage disposal systems. One existing onsite wastewater system will remain in place and in use for the existing single-family dwelling onsite that will be located on Proposed Parcel 1 following map

recordation. Given the ample area on each parcel for required wastewater infrastructure, impacts are expected to be insignificant.

(k) Insignificant Impact. Construction of the proposed project is likely to produce some minor ground vibration associated with movement of large equipment, grading, and driveway improvements. Additionally, given the low density and relatively large size of residentially-zoned parcels in the area, short-term impacts to nearby residents from construction vibrations would be insignificant. With the application of standard County conditions limiting construction noise to weekdays between fixed construction hours, vibrational impacts are further reduced.

Cumulative Impacts:

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

Mitigation and Residual Impact:

With the incorporation of standard County conditions, residual impacts would be insignificant.

> **MM 22. Geo-01b. Soils Engineering Study.** The Owner/Applicant shall submit a soils engineering study addressing structure sites and access road(s) to determine structural design criteria. **PLAN REQUIREMENTS:** The Owner/Applicant shall submit the study for P&D and Grading Division review and approval. Elements of the approved study shall be reflected on grading and building plans as required. **TIMING:** The Owner/Applicant shall submit the study prior to approval of Zoning Clearances for grading and construction. **MONITORING:** P&D permit processing planner and grading staff shall review the study. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?				X	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?			X		

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

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

Impact Discussion:

(a-h) Insignificant or No Impact: The proposed project consists of dividing one existing lot into four total lots. The subject parcel is currently developed with a single-family dwelling that would be located on one of the four proposed lots. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. The site is currently developed with a single-family dwelling. There is no evidence that hazardous materials were used, stored, or spilled on site in the past, and there are no aspects of the proposed use that would include or involve hazardous materials at levels that would constitute a hazard to human health or the environment. The use of common household materials (cleaners, garden and automotive products, etc.) on the project site will not result in significant hazardous materials/waste impacts or contaminate a public water supply. No oil and/or gas pipelines or toxic disposal sites are located on or near the subject parcel.

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

4.10 LAND USE

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?		X			
b. Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial unplanned population growth or concentration of population?			X		

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

Existing Setting: The project site is located in the unincorporated area of Lompoc and within an Existing Developed Rural Neighborhood (EDRN) area approximately 0.5 mile north of Highway 246. The project site consists of one 40.08-acre parcel.

The majority of the lands within the site are undeveloped and support native habitat. Thicker vegetation, including eucalyptus and oak trees, runs along the drainage. The ridge across the southern half of the parcel is dominated by chaparral species such as sage and coyote. The site also contains some nonnative grasses and herbs such as slender wild oat, ripgut brome, foxtail, and landscaping associated with existing development. The parcels are currently developed with a 1,528-square-foot single-family dwelling and a 5,000-square-foot barn zoned Residential Ranchette. The site is surrounded by lots zoned Residential Ranchette (RR-10) to the north and south (RR-5), Agricultural (AG-10 and AG-20) to the west, and Agricultural-II (AG-II-100) to the east. The surrounding uses consist of agricultural activities and single-family residences.

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

Impact Discussion:

(a) Significant but Mitigable, and (b) Insignificant. Existing uses adjacent to the subject property consist mostly of agricultural activities and single-family residences. The proposed project consists of dividing one existing lot into four total lots. The subject parcel is currently developed with a single-family dwelling that

would be located on one of the four proposed lots. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. Future development on the lots would be required to be consistent with the LUDC and allowed uses for the zone.

The proposed project is subject to all applicable requirements and policies contained in the Comprehensive Plan, including several polices and development standards that are intended to avoid and/or mitigate environmental impacts to natural (biological) resources, aesthetics, noise, traffic, safety, etc. Relevant policies and development standards from the regulatory framework are provided in Section 9.0 below. As discussed in Section 4.1 above, future structures on proposed lots must be finished with natural building materials and colors to ensure that development is visually compatible with the character of the surrounding area (MM 2). Additionally, structures that will be Hillside Ridgeline or are visible from public viewing areas will be subject to design review (MM 1). Additionally, all structures are required to comply with the RR development standards contained in the LUDC (e.g., height limit, setbacks, landscaping, parking, etc.). As discussed in Section 4.4 above, the proposed project could potentially result in impacts to biological resources due to the project site's location and the sites considered for development in project studies, which contains sensitive habitat and special status species. Mitigation measures MM 3 through MM 14 will ensure protection of sensitive habitat, native trees, and wildlife species; therefore, the project is consistent with the policies protecting natural resources from the Comprehensive Plan.

As mitigated herein, the project is not likely to result in significant long-term traffic, aesthetic, noise, safety, or other impacts that could result in significant land use compatibility conflicts with surrounding land uses, with the exception of potential conflicts between production agriculture and additional residential development at a higher density than currently exists. There is potential for dust, light, noise and odor incidental to normal agricultural operations as well as potential conflicts originating from residential and other non-agricultural uses (e.g., domestic pets, insect pests and invasive weeds). Accordingly, the project is subject to County Code Chapter 21, Section 32A, Agricultural Buffers. The purpose of this ordinance is to implement Comprehensive Plan policies that assure and enhance the continuation of agriculture as a major viable production industry in Santa Barbara County through establishing development standards that provide for the creation of buffers between agricultural uses and new non-agricultural development and uses. The applicant has incorporated a 200-foot agricultural buffer along the entire eastern property line (Attachment No. 2). Additionally, a mitigation measure requiring buyer notification for Proposed Lots 3 and 4 is included as MM 23. This mitigation measure states the subject lots are "...adjacent to property zoned for agriculture and [are] located in an area that has been planned for agricultural uses…[and] any inconvenience or discomfort from properly conducted agricultural operations, including noise, odors, dust, and chemicals will not be deemed a nuisance per Section 3-23, Article V, Chapter 3 of the County Code (MM AG-05 Agriculture Use). Therefore, with adherence to agricultural buffer ordinance requirements and incorporation of MM 23, impacts related to incompatible land use would be significant but mitigable. Impacts related to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are insignificant.

(c, d) Insignificant Impact. No residential structural development is proposed as part of this project; however, the project does increase development potential by creating three additional residentially-zoned lots. Development and habitation on these new parcels would not induce substantial unplanned population growth or concentration of population, as the proposed subdivision is consistent with existing RR-10 zoning.

While the proposed project does require an extension of access driveway with capacity to serve new development and necessitate the installation of new private onsite wastewater treatment systems, it does not propose or enable extension of services beyond this proposed project. The project would not result in

an extension of urban services that would promote growth on properties that are not planned for urban development. Potential growth inducing impacts would be insignificant.

(h) Insignificant Impact. The project would result in three additional lots that could be developed with residential structures. There is no designated open space on the subject property; however, the majority of the lands within the site are undeveloped and support native habitat. Each lot will be at least 10 acres in size, and the proposed increased development potential on these lots would have an insignificant impact to open space resources. The project would not result in the loss of public open space.

(e-g, i, j) No Impact. The project would not result in the demolition, conversion, removal, or loss of any housing, or the displacement of any people. There is one existing single-family dwelling onsite that will be located on Existing Parcel 1. This dwelling unit is not impacted by the proposed project. The environmental effects of the proposed project would not result in significant social or economic impacts that would cause a physical change near the project area. The project is not located near an existing airport, and therefore would not conflict with adopted airport safety zones.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards or have significant growth inducing effects. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact:

> **MM 23. Ag-05 Agriculture Use**. The Owner/Applicant shall record with the final map a buyer notification on a separate information sheet that reads as follows: "*IMPORTANT: BUYER NOTIFICATION*: This property is located adjacent to property zoned for agriculture and is located in an area that has been planned for agricultural uses. The Board of Supervisors has determined that it is in the public interest to preserve agricultural land and operations within the County of Santa Barbara and specifically to protect these lands for exclusive agricultural use. Any inconvenience or discomfort from properly conducted agricultural operations, including noise, odors, dust, and chemicals will not be deemed a nuisance per Section 3-23, Article V, Chapter 3 of the County Code."

4.11 NOISE

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?			X		
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Existing Setting: The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of residential dwellings on adjacent parcels. The closest residence to the project site was permitted as a "single-family dwelling" according to microfiche records and is located approximately 125 feet south of the subject property.

County Environmental Thresholds: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses, and 3) an increase in noise levels by 3 db(A) – either individually or cumulatively when combined with other noise-generating sources when the existing (ambient) noise levels already exceed 65 db(A) at outdoor living areas or 45db(A) at interior living areas. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals or care facilities, would generally result in a potentially significant impact. According to EPA guidelines average construction noise is 95 dB(A) at a 50' distance from the source. A 6 dB drop occurs with a doubling of the distance from the source. Therefore, locations within 1,600 feet of the construction site would be affected by noise levels over 65 dB(A).

Impact Discussion:

(a, c) Insignificant. The proposed project consists of dividing one existing lot into four total lots. The subject parcel is currently developed with a single-family dwelling that would be located on one of the four proposed lots. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. Long-term noise generated onsite as a result of proposed grading would not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Existing noise sensitive uses on the project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts would be **insignificant.**

(b) Insignificant. Noise generated from heavy equipment during grading and construction can temporarily exceed County noise thresholds of 65 dB(A) CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the project site, temporary construction noise could result in significant, short-term noise impacts, which may affect nearby residents. However, short-term construction-related noise impacts would be **insignificant** with the implementation of standard limitations for construction days and hours.

Cumulative Impacts:

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

Mitigation and Residual Impact:

No mitigation is required. Residual impacts would be **insignificant.**

4.12 PUBLIC FACILITIES

Will the proposal require or result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		

Will the proposal require or result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any federal, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		
d. The relocation or construction of new or expanded wastewater treatment facilities (sewer lines, lift-stations, etc.) the construction or relocation of which could cause significant environmental effects?			X		
e. The relocation or construction of new or expanded storm water drainage or water quality control facilities, the construction of which could cause significant environmental effects?			X		

Existing Setting: The proposed project consists of dividing one existing lot into four total lots. The subject parcel is currently developed with a single-family dwelling that would be located on one of the four proposed lots. While no development beyond grading for a new private access driveway to the subdivided lots is proposed, the applicant has provided a graphic with approximate locations for placement of individual lot private wastewater treatment systems, and a Geotechnical Investigation Report prepared by Pacific Coast Testing (September 1, 2023) has studied potential building pads onsite. The proposed project will be served by private sewage disposal. Police protection for the project site is provided by the County Sheriff's Department. Emergency medical services are provided by the Santa Barbara County Fire Department. The closest emergency healthcare facilities are in Lompoc and Santa Ynez.

County Environmental Thresholds:

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

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

Impact Discussion:

The solid waste generated by the project would not exceed 196 tons per year, and construction and demolition waste would not exceed 350 tons.

(a) Insignificant. The size and scale of project proposed would not cause the need for any new or altered emergency or health care services beyond those already provided, and existing service levels are sufficient to serve the proposed project. The proposed project includes dividing one existing lot into four total lots zoned RR-10. The three resulting additional lots have been studied for placement of individual lot private wastewater treatment systems and for possible building pad locations. The materials provided by the

applicant indicate that the lots will be developed with a primary residence and various accessory structures and uses. The number of new residential units that could be developed in the future could be accommodated by the Sheriff's Department without significantly affecting the level of police protection of the area or requiring alterations. In addition, the project will not result in a substantial increase in the need for medical services beyond what is currently existing. Therefore, the project will not result in the need for the construction of new service-related facilities that could have the potential to result in environmental impacts. Impacts would be **insignificant**.

(b) Insignificant. The project and resulting increased development potential would not generate the number of students (approximately 20) that would require an additional classroom. School fees would be paid as required by State Law. Impacts to schools would be **insignificant.**

(c, d) Insignificant. The project would result in an insignificant impact to solid waste generation or require the construction of new or expanded wastewater treatment facilities that could cause significant effects. The project will not cause the need for new or altered sewer system facilities as it will include new private septic disposal system for wastewater disposal on each lot. Adherence to Environmental Health Services requirements for new septic systems would ensure that impacts related to wastewater treatment would be **insignificant.**

The proposed project is expected to generate approximately nine tons of operational solid waste per year based on the following generation rates contained in the Santa Barbara County Environmental Thresholds and Guidelines Manual (2021).

Land Use	Solid Waste Generated per Dwelling per Year	Estimated Waste Generation
Development Potential for Three (3) Single-Family Dwellings	2.86 tons of solid waste based on an estimate of 3.01 persons per dwelling, and 0.95 tons of solid waste per person per year	8.6 tons

The approximately nine tons of operational solid waste generated per year with increased development potential would fall below both the 196 tons per year threshold for significant impacts. Impacts related to operational solid waste generation would be **insignificant**.

As for waste generated during construction, no development beyond basic infrastructure is proposed at this time. The Santa Barbara County Environmental Thresholds and Guidelines Manual (2021) does establish a significance threshold for new construction residential buildings as 47,000 square feet. It is unlikely that increased development potential for three single-family dwellings would exceed the threshold. Additionally, future development will be subject to the 2019 California Green Building Standards Code (CALGreen) Construction Waste Management Requirements, including but not limited to submittal of a construction waste management plan that demonstrates compliance with California Green Building Code Standard Section 5.408.1.1, and at least a 65 percent reduction of construction waste pursuant to California Green Building Code Standard Section 5.408.1.3. Application of standard CALGreen Construction Waste Management Requirements during building permit processing will ensure that impacts related to solid waste generation during construction are **insignificant**.

(e) Insignificant. The proposed project will not result in significant drainage impacts or require the construction of stormwater facilities that would have the potential to result in significant environmental impacts. The project would result in the development of impervious surfaces, including the proposed access road and driveways. Subsequent development of single-family residences on proposed lots would also increase impervious surface area on the site. New impermeable surfaces would increase the storm water

runoff; however, the increase would be accommodated via on-site infiltration. Potentially significant drainage-related impacts would be **insignificant** through compliance with Public Works Water Resource Division standard conditions of approval.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for public services. A project which generates between 40 and 196 tons per year of solid waste is considered to have an adverse cumulative effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended; however, the proposed project falls outside of this range. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is **insignificant**.

Mitigation and Residual Impact:

No mitigation is required. Residual impacts will be **insignificant**.

4.13 RECREATION

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

Existing Setting: The proposed project site is located in the unincorporated area east of Lompoc. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site. The Parks, Recreation, and Trails map in the Comprehensive Plan does not depict any mapped trails or resources on or near the project site.

County Environmental Threshold: The Santa Barbara County Environmental Thresholds and Guidelines Manual (2021) contains no threshold for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Impact Discussion:

(a-c) Insignificant Impact. The proposed project would result in the potential development of three additional parcels. There is no public biking, equestrian, or hiking trails onsite. An existing on-road trail is designated along the southern edge of the subject property. The proposed project would not result in any conflicts to public access to this trail, or with any other established recreational uses of the area. Access to proposed parcels 1 and 2 would be from Tularosa Road via two private driveways, and proposed lots 3 and 4 would take access via a private driveway off of Tularosa Road. The population increase associated with project implementation would result in insignificant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be insignificant.

Cumulative Impacts:

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

Mitigation and Residual Impact:

No mitigation is required. Payment of Quimby fees will mitigate the project's contribution to the regional demand for parks and recreational facilities. Residual impacts would be insignificant.

4.14 TRANSPORTATION

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

Setting:

Physical: The proposed project site is located approximately 0.5 miles north of Highway 246 along Tularosa Road, which is a private road. Access is provided off of two separate driveways from Tularosa Road. The project would result in the development of three new residential lots.

Thresholds:

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

a. **Potential Conflict with a Program, Plan, Ordinance, or Policy**. A transportation impact occurs if a project conflicts with the overall purpose of an applicable transportation and circulation program, plan, ordinance, or policy, including impacts to existing transit systems and bicycle and pedestrian networks pursuant to Public Resources Code Section 21099(b)(1).

b. **Potential Impact to VMT.** According to the OPR Technical Advisory, the County considers transportation projects that will (1) reduce VMT, or (2) not likely lead to a substantial or measurable increase in vehicle travel, to have insignificant VMT impacts. The County's VMT Calculator incorporates screening criteria, thresholds of significance, mitigation measures, and data from the Santa Barbara County Association of Governments' (SBCAG) Regional Travel Demand Model (RTDM). The County estimates VMT for transportation projects using total roadway VMT, or the VMT generated by the number of vehicles on each roadway segment and length of each roadway segment in the defined area. Total Roadway VMT reflects all vehicles (passenger and commercial vehicles) assigned on the roadway network.

The OPR Technical Advisory contains screening criteria for land use and transportation projects. Land use or transportation projects meeting any of the screening criteria, absent substantial evidence to the contrary, will have insignificant VMT impacts and will not require further analysis. A multiple-component

project must have each component meet at least one applicable screening criteria related to each specific land use. The screening criteria for small projects is included in the table below.

Screening Criteria for Land Use Projects

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

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

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

c. Design Features and Hazards. A transportation impact occurs if a project would result in potential roadway hazards, such as a driveway that would not meet site distance requirements, a new traffic signal, or a new use and substantial traffic that would create potential safety problems.

d. Emergency Access. A significant impact occurs if a project will potentially impede emergency access vehicles.

Impact Discussion:

(a-d) Insignificant Impact. The project will not conflict with any program, plan, ordinance, or policy or have an impact to VMT. Pursuant to the Santa Barbara County VMT tool, the proposed project will generate 28 Average Daily Trips (ADT) which is an increase of 19 ADT from the previous parcel. The project was analyzed using the Santa Barbara County VMT tool, and it was determined that the small increase in ADT is consistent with County transportation policies related to roadway and intersection operations. The net increase in ADT is less than the 110 ADT that is used as a screening criteria for small projects. The project can be screened from analyzing potential impacts to VMT, and a VMT transportation study is not required. There is no requirement for bicycle parking or pedestrian facilities with the proposed residential use. The project would not result in potential roadway hazards or impedance to emergency access to the proposed parcels. Access would be provided from two separate driveways off of Tularosa Road, and improvements would be made to the existing driveways to comply with the Santa Barbara County Fire Department's access requirements by widening the driveways to 15 to 30 feet and installing hammerhead turnarounds. There would be no traffic signal or substantial increase in traffic. Impacts would be insignificant.

Cumulative Impacts:

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

Mitigation and Residual Impact:

With the incorporation of standard County conditions, residual impacts would be insignificant.

4.15 WATER RESOURCES/FLOODING

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

Existing Setting: An unnamed, intermittent blue line drainage crosses a portion of the parcel flowing east to west. The land slopes gently uphill north and south from this drainage.

The property overlies the extreme eastern edge of the Lompoc Upland Subbasin, which lies within the Western Management Area of the Santa Ynez River Valley Groundwater Basin. According to the Well

Feasibility Study prepared by Groundwater Solutions, Inc. and dated May 11, 2023, modeling estimates the subbasin to be 1500 feet thick in the site vicinity.

Water Resources Thresholds

A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each overdrafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant.

A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds:

A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses[1] of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

(f) No Impact. The proposed project will not result in the exposure of people or property to water related hazards such as flooding, accelerated runoff or tsunamis, sea level rise, or seawater intrusion. The project is located approximately 13 miles the ocean and is approximately 400 feet above sea level. Additionally, the project location is not within a 100-year floodplain.

(a-c, e) Insignificant Impact. The proposed subdivision, driveway construction, and increased development potential could create additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc.). Though the project is located outside of the NPDES Permit Area,

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

future development will be required to comply with Tier 2 Stormwater Control Plan requirements to provide water quality treatment of stormwater runoff if future development disturbs 1 acre or more. All future development will also be required to adhere to MMs 12 and 13 to keep construction equipment storage and washout areas away from the onsite blue line creek as well. Construction activities such as grading could also potentially create temporary changes in runoff and drainage patterns, however, MMs 7 and 10 will ensure that this potential impact remains insignificant, since all work and ground disturbance must take place at least 25 feet from top of bank for the blue line creek. Implementation of a plan consistent with Chapter 14 of the County Code to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite will also ensure that no significant increase of erosion or storm water runoff will occur during construction. Therefore, the project would not significantly contribute changes in currents, or the course or direction of water movements; changes in percolation rates, drainage patterns or the rate and amount of surface water runoff; changes in the amount of surface water in any water body; or alterations to the course or flow of flood water or need for private or public flood control projects. The project's impact on these issue areas will be **insignificant**.

(g-k) Insignificant Impact. The proposed subdivided lots will be supplied water from a combination of sources. Proposed Lot 1 will be served two connections from Santa Rita Mutual Water Company, while Proposed Lots 2, 3, and 4 will be served by new domestic well to be located on Proposed Lot 3. The existing community water system and the proposed well both overlie the Santa Ynez Valley River Groundwater Basin. Since the volume of water extracted annually does not exceed its safe yield, this basin is not considered overdrafted and the County's Environmental Thresholds and Guidelines Manual does not establish a threshold of significance. Further, water use from increased development potential is estimated to be approximately 6 AFY based on the most representative data from the County's Environmental Thresholds and Guidelines Manual, which establishes a demand factor of 0.2 AFY per acre for RR-5 zoning in the Los Alamos area. Therefore, there is an adequate supply of water for the project. Prior to Map Recordation, in accordance with EHS conditions, a water well shall be permitted and constructed on the parcel in accordance with Santa Barbara County Code 34A, and source yield and water quality testing shall be conducted in accordance with Santa Barbara County Code 34B to prove feasibility.

Additionally, the subdivided lots will be served by new onsite wastewater treatment systems. EHS has reviewed a preliminary design report and has conditioned the map to require percolation testing with acceptable results from each proposed parcel to verify at a minimum one active dispersal field location and one set aside dispersal field location prior to map recordation. EHS also conditioned the map to require supporting information and testing data indicating that the proposed septic system locations on each parcel have adequate percolation and capability for wastewater disposal prior to map recordation. EHS provided a letter to this effect dated March 27, 2023, and included as Attachment No. 4. Adherence to EHS conditions and standard requirements for new septic systems would ensure that future onsite wastewater treatment systems do not result in degradation of groundwater quality. Final review and approval of the septic system design by EHS will be required prior to Zoning Clearance for residential development on each proposed lot.

Therefore, the project would not significantly contribute to overdraft or overcommitment of groundwater resources; the direction or rate of flow of groundwater; substantial degradation of groundwater quality; amount of water otherwise available for public water supplies; or change in the quantity of groundwater. The project's impact on water supplies will be **insignificant**.

(d, l) Significant but Mitigable Impact. The proposed subdivision, driveway construction, and increased development potential could result in discharge into an onsite blue line creek and the introduction of storm water pollutants into ground or surface water. As discussed above, short-term construction activities such as grading could also potentially create temporary issues related to discharge and stormwater pollutants.

Implementation of a plan consistent with Chapter 14 of the County Code to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite will also ensure that no significant increase of erosion or storm water runoff will occur during construction. Other potential short-term construction impacts to surface water quality may include accidental pollutant/chemical spills or discharge of materials from the use of concrete, oil/gas, water runoff, or on-site fueling stations. All future development will also be required to adhere to MMs 12 and 13 to keep construction equipment storage and washout areas away from the onsite blue line creek as well. MM 24 below will also ensure that construction-related water contamination is prevented by implementing BMPs for site stabilization; for application restrictions for concrete, asphalt, and seal coat; and for construction materials and waste storage restrictions.

The long-term impacts related to increased development potential and buildout of proposed lots could adversely affect surface water quality by increasing the volume of and decreasing the quality of stormwater runoff. Future development could involve the use of fertilizers, pesticides, and household cleaners and chemicals. Minor amounts of such household hazardous material would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard. Runoff from driveways could introduce oil and other hydrocarbons into drainage facilities. However, with the implementation of the following mitigation measures, the development in sensitive areas will be limited and the project will generate minimal storm water pollutants:

- MM 10 to limit herbicide use for all restoration planting
- MM 14 to require the use of natives in landscaping onsite
- MM 19 to require the establishment of building envelopes outside of sensitive areas
- MMs 7 and 10 to ensure that all development and ground disturbance takes place at least 25 feet from top of bank for the blue line creek and from other ESH

Therefore, impacts related to discharge into surface waters, alteration of surface water quality, and introduction of storm water pollutants into groundwater or surface water are reduced to an insignificant level with the incorporation of proposed mitigation measures.

Cumulative Impacts:

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

Mitigation and Residual Impact:

The following mitigation measure, in addition to MMs 12 and 13 to limit equipment storage and washout areas; MMs 7 and 10 to ensure that all work and ground disturbance takes place at least 25 feet from top of bank for the blue line creek; MM 10 to limit herbicide use for all restoration planting; MM 14 to require the use of natives in landscaping onsite; and MM 19 to require the establishment of building envelopes outside of sensitive areas; would reduce the project's water resource impacts to an insignificant level:

MM 24. WatConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
b. Apply concrete, asphalt, and seal coat only during dry weather.

c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on Zoning Clearance, Grading, and Building plans. **TIMING**: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction. **MONITORING**: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

With the incorporation of these measures, residual impacts would be insignificant

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Fire, Public Works Transportation Division, Public Works Flood Control & Water Resources Division, Parks, Environmental Health Services

5.2 Comprehensive Plan

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

5.3 Other Sources

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

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

I. Project-Specific Impacts which are of unavoidable significance levels: None

II. Project-Specific Impacts which are potentially significant but can be reduced to insignificant levels with incorporation of mitigation measures: Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Cultural Resources, Land Use, and Water Resources/Flooding.

III. Potentially significant adverse cumulative impacts: None

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

1. As discussed in this document, the proposed project has the potential to substantially degrade the quality of the environment. However, mitigation measures proposed in these sections would reduce project impacts to levels of insignificance. With incorporation of the mitigation measures identified in this document, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory.

2. There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.

3. As discussed throughout this document, the project does not have any impacts that are individually limited, but cumulatively considerable. Any contribution of the project to significant cumulative

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

4. The project would allow for the subdivision of one lot into four, and associated increased development potential. As discussed in this document, with implementation of identified required mitigation measures, all impacts to human beings, either directly or indirectly, would be adequately reduced to insignificant levels.

5. There is no known disagreement supported by facts, reasonable assumptions predicted upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR.

8.0 PROJECT ALTERNATIVES

Not applicable for negative declarations.

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

The project will be subject to all applicable requirements and policies under the County's Land Use and Development Code and the County of Santa Barbara Comprehensive Plan relevant policies include those listed below:

Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The RR-10 zoning will allow for future residential development on the lots, and each lot will meet the minimum size of 10 acres.

Comprehensive Plan

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

1. **Land Use Development Policy No. 4:** Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.

2. **Land Use Development Policy No. 5:** Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

3. **Hillside and Watershed Protection Policy No. 1:** Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

4. **Hillside and Watershed Protection Policy No. 2:** All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

5. **Hillside and Watershed Protection Policy No. 4:** Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

6. **Hillside and Watershed Protection Policy No. 5:** Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

7. **Hillside and Watershed Protection Policy No. 6:** Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

8. **Hillside and Watershed Protection Policy No. 7:** Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

9. **Historical and Archaeological Policy No. 2:** When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.

10. **Visual Resource Policy No. 2:** In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

11. **Visual Resource Policy No. 3:** In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

10.0 RECOMMENDATION BY P&D STAFF

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

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

__X__ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

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

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

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing ____X___ Without Public Hearing

PREVIOUS DOCUMENT: n/a

PROJECT EVALUATOR: Adam Orta **DATE:** June 19, 2024

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

__X__ I agree with staff conclusions. Preparation of the appropriate document may proceed.
____ I DO NOT agree with staff conclusions. The following actions will be taken:
____ I require consultation and further information prior to making my determination.

SIGNATURE: _____ **DRAFT MND DATE**: June 19, 2024

12.0 ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Topographic Survey
4. Biological Resources Report (Stantec, June 2023)

5. Preliminary Grading Plan