COUNTY OF SANTA BARBARA

Planning and Development

Administrative Draft Mitigated Negative Declaration

Sobhani Trust - Vesting Tract Map (TM 14,873) and Water System 22TRM-00001 and 23CUP-00029

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1.0 REQUEST/PROJECT DESCRIPTION

The Applicant is proposing a Vesting Tract Map (Case No. 22TRM-00000-00001) to divide an existing 153.33-acre parcel into nine parcels, and a minor Conditional Use Permit (Case No. 23CUP-00029) to authorize a new multiparcel water system from a shared well that will serve all nine proposed parcels. Proposed Parcels 1 through 8 will be 10 acres in size. Proposed Parcel 9 will be 72.2 acres. Development proposed under this Vesting Tract Map is limited to grading for access road improvements and two stormwater basins, of approximately 28,000 square feet and 16,300 square feet in size, located on Proposed Parcel 9 to manage stormwater runoff from future development and impervious surfaces. Development exclusion areas have been included to protect critical habitat areas, and all future development is subject to applicable permits at the time of application. All future structural development will be limited to one story with a maximum height of 24 feet from existing grade. Water for future development will be provided by a shared well on APN 137-250-076 pursuant to the approval of Case No. 23CUP-00029. Wastewater treatment for future development will be provided by individual onsite wastewater treatment systems at the time of development.

Access will be provided by a new private road off Highway 246 to be named pursuant to the approval of Road Naming Application Case No. 22RDN-00003. Grading will include 10 cubic yards of cut and 8,398 cubic yards of fill for the basins and 45,762 cubic yards of cut and 68,491 cubic yards of fill for the new road. Easements will be recorded over each of the lots for access, utilities, and drainage. The subject property consists of one legal 153.33-acre parcel created by Voluntary Merger 22VM08. The parcel is identified as APNs 137-120-009, 137-120-023, 137-250-021, and 137-250-075, addressed as 1135 Highway 246, zoned AG-I-10 and AG-1-40 in the Santa Ynez Community Plan area, Third Supervisorial District.

	Lot size (SF)	Existing Development
Parcel 1	435,601	
Parcel 2	435,601	
Parcel 3	435,605	
Parcel 4	435,605	
Parcel 5	435,604	AG accessory structures
Parcel 6	435,637	AG accessory structures
Parcel 7	435,601	
Parcel 8	435,618	
Parcel 9	3,143,548	AG accessory structures

2.0 PROJECT LOCATION

The project is located at 1135 Highway 246, identified as Assessor's Parcel Numbers 137-120-009, 137-120-023, 137-250-021, and 137-250-075, in the Third Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Rural, A-I-10 & A-I-40, Santa Ynez Community Plan area, Inland area
Zoning District, Ordinance	AG-I-10 (Agriculture I, 10 Acre Minimum Lot Size), AG-I-40 (Agriculture I, 40 Acre Minimum Lot Size) County LUDC
Site Size	153.33-acre
Present Use & Development	Field crops – irrigated, rancho estates
Surrounding Uses/Zoning	North: AG-I-10, rancho estates South: AG-I-40, rancho estates, crop fields - irrigated East: AG-I-5, City of Solvang, rancho estates West: AG-I-40, AG-I-20, vineyards, pasture, rancho estates
Access	Highway 246 (Mission Drive)
Public Services	Water Supply: shared well Sewage: septic system Fire: Santa Barbara County Fire District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The project consists of one 153.33-acre parcel (APNs: 137-120-009, 137-120-023, 137-250-021, and 137-250-075). The parcels are located in the rural area of the Santa Ynez Community Plan area off Highway 246. The site is surrounded by lots zoned AG-I with rancho estates to the north, pasture and crop lands to the south and west and the City of Solvang to the east. The surrounding uses consist of agricultural activities and single-family residences. The project site is located directly off Highway 246 and approximately 2.5 miles northeast of Highway 101.

The project site ranges from approximately 370 to 537 feet above mean sea level in elevation and primarily consists of grazed, non-native annual grassland and fallow agricultural fields. Other vegetation and land cover types include, coast live oak woodland, isolated coast live oaks, California sagebrush scrub, ornamental, mixed ornamental, developed and disturbed/barren areas. Portions of the project site are disturbed from tilling, agricultural, and livestock operations. Several dirt roads and road cuts are located throughout the property. Drainage features include isolated ephemeral swales at the canyon bottoms, a seasonal creek, one freshwater pond, and an ephemeral drainage along the western side of the project site that. Based on analysis of topographic maps and aerial imagery, the ephemeral drainage appears to have a downstream connection to the Santa Ynez River.

Pursuant to a Biological Resources Assessment (LSA Associates, Inc. June 2023), field surveys indicate habitat within the project site is considered moderate quality with respect to several special-status animal species and is not expected to support any special-status plant species populations. There is no critical habitat mapped on the subject parcels. The wildlife species that would likely be found on the parcels include mule deer, western bluebird and dark-eyed junco. No riparian habitat exists on the project site or on adjacent parcels, however the freshwater pond could potentially be classified as a wetland due to the presence of wetland plants and hydrology. The project site could also contain a wildlife nursey (i.e., roosting and breeding bats) as numerous bats were observed foraging and emerging from the coast live oak woodland.

The parcel is currently developed with a large pole barn, a water tank, three grain bins, a smaller wood barn, a pig-holding pen and loading chute, multiple rows of pig pens, a wood barn, two water tanks, three warehouses, an ancillary building, a grain bin, and a steel-pole corral. Pursuant to a Historic Resource Evaluation Report (SWCA Environmental Consultants, April 2023), the agricultural structures and buildings on the property do not qualify as historical resources.

Pursuant to a Phase I Cultural Resources Study (Kerrie Collision, M.A., RPA May 1, 2023), no cultural resources have been recorded within the project site and one archaeological resource has been previously recorded within 0.5 mile of the project site. This study, consisting of background research and field surveys, did not identify archaeological deposits or human remains on the project site. However, the project site has a moderate potential to contain subsurface archaeological resources for the following reasons: Native American inhabitants of the area would have utilized natural features such as the unnamed stream within the project site and the nearby Santa Ynez River for food and water sources; the project site, on a high mesa, is in an ideal location for protection from seasonal flooding of the Santa Ynez River; an archaeological site has been recorded less than 0.5 miles from the project site on a mesa that is similar in setting to the project site; and the Sacred Lands File (SLF) search resulted in positive findings.

3.2 ENVIRONMENTAL BASELINE

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

4.0 METHODOLOGY FOR EVAULATING CUMULATIVE IMPACTS

The Mitigated Negative Declaration evaluates the cumulative impacts of the proposed project by considering the incremental effects of the proposed project in connection with the effects of past, present, or reasonably foreseeable future projects caused by the proposed project. As discussed in Sections 5.1 – 5.15 of this document, the incremental effects of the proposed project are not cumulatively considerable for any issue area. For the purposes of CEQA analysis, reasonably foreseeable projects include those that have submitted a permit application or are currently in the permitting process. When determining whether to include a related project, the following factors have been considered: the nature of each environmental resource being examined, the location of the project, and the type of project. The geographic scope of the cumulative analysis has been limited to projects within the vicinity of the proposed project. The geographic scope was chosen because it defines the area where the project is located.

5.0 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.

5.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Potent. 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 directly northwest of Highway 246 and Skytt Mesa Drive in the rural area of the Santa Ynez Community Plan area, slightly west of the City of Solvang. The subject property consists of one legal 153.33-acre parcel. The northern portion of the site is undeveloped mesa, the southern portion is flat with agriculture, and the central portion of the site is developed with abandoned agricultural development. The subject parcel is visible from the neighboring parcels and is visible from highway 246, the nearest public road. Parcels located to the north and east are developed with rancho estates. The parcels to the west and south are agricultural lands.

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. The Santa Ynez Community Plan Visual Resources section contains goals, policies, actions, and development standards which address a project's potential to impact visual resources.

Impact Discussion:

(a-d) ***Significant but Mitigable***. The proposed project will result in the creation of eight additional parcels, which at build-out would result in additional agricultural and residential development. All proposed parcels will be located entirely within the Santa Ynez Community Plan boundary and will be subject to the applicable Santa Ynez Community Plan Visual/Open Space Goals, Policies, and Development Standards. In addition, proposed parcel 9, which is adjacent to Highway 246, will be located in the Design Control Overlay. Future development on this parcel will require review and approval by the North Board of Architectural Review (NBAR). NBAR review of future development on this parcel will ensure that structures and uses are visually compatible with the character of the area and do not create an aesthetically offensive site open to the public. The proposed parcels are not located in a View Corridor Overlay. Parcel 9 is adjacent to Highway 246, and parcels 1- 8 are located 0.27 miles from Highway 246. Development in Santa Ynez is required to be compatible with the surrounding terrain. Mitigation Measure

MM AEST-1 requires future development to incorporate natural building materials and for colors to be compatible with the surrounding terrain, MM AEST-2 requires new structural development be reviewed by NBAR, and MM AEST-3 requires all lighting associated with initial construction activities or future residential development to be dark sky compliant per Land Use and Development Code Section 35.30.120 (Outdoor Lighting). With the inclusion of these mitigation measures, the proposed project will not: 1) cause the obstruction of a scenic view or vista open to the public; 2) create an aesthetically offensive site open to the public; 3) create glare or night lighting that may affect adjoining areas; 4) cause a change to the visual character of the area; or 5) create visually incompatible structures. As a result, impacts would be significant but mitigable.

Cumulative Impacts:

The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since proposed parcels 1-9 would be located entirely within the Santa Ynez Community Plan boundary. The Santa Ynez Community Plan EIR (SCH # 2007071093) identified potentially significant and unavoidable cumulative visual resource/aesthetic impacts as a result of build-out and the accompanying changes in the community character. Mitigation measures to reduce these environmental impacts were adopted into the Santa Ynez Community Plan as goals, policies and development standards. The parcels 1- 8 would remain zoned AG-I-20 and parcel 9 would be zoned AG-I-40. Therefore structural development would be limited to agricultural uses, a maximum of one single-family dwelling and accessory structures. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact:

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

1. **MM AEST-1 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.
   PLAN REQUIREMENT: Materials 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.

2. **MM AEST-2 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for future structural development. 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 previous 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 Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
   MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

3. **MM AEST-3 Lighting.** The Owner/Applicant shall ensure any exterior night lighting, including driveway and walkway lighting, installed on the project site is dark sky compliant per Land Use and Development Code Section 35.30.120 (Outdoor Lighting). All lighting fixtures shall be fully shielded/full cut-off (having a solid barrier that emits no light rays above the horizontal plane and effectively obscures the visibility of the lamp). Lighting shall be of low intensity, the minimum wattage needed, and of minimum height. Up-light illumination of any landscaping and building facades is not permitted. Floodlight type lighting fixtures are not permitted. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 9:00 p.m.

PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for P&D and BAR approval incorporating these requirements and including the following:

a. Plans showing the locations of all outdoor lighting fixtures.
b. Description of the outdoor lighting fixtures including manufacturers catalog cuts and drawings. Descriptions and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.

TIMING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to issuance of a Land Use Permit for structures.

MONITORING: Compliance Monitoring staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan prior to Final Building Inspection Clearance.

With the incorporation of this measure, residual impacts would be insignificant.

5.2 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 153.33-acre parcel currently supports row crops in the southerly portion of the lot. The site also has historically been used as grazing land on the northern portion. No active grazing currently exists. The property adjoins agricultural parcels ranging from approximately 4.0 to 6.0 acres. The southern portion of the site is made up of Class I/III soils, some of which could be considered prime if irrigated. The northern area it is mainly bluff and lower in productivity.

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, b) ***Insignificant.*** The proposed project would divide the existing 153.33-acre parcel into 9 parcels. Proposed Parcels 1 through 8 will be 10 acres in size. Proposed Parcel 9 will be 72.2 acres. Application of the Agricultural Suitability and Productivity Point System contained in the County's Environmental Thresholds and Guidelines Manual indicates that Proposed Parcels 1 through 8, the northern portion of the existing parcel, consisting of undeveloped mesa is rated at 41 points, and Proposed Parcel 9, the southern portion of the parcel, consisting of flat agricultural land is rated at 65 points.

A screening of the agricultural land value of the existing parcel and proposed parcels are shown in the points assessment below (Table 1). According to the points analysis, the project would not result in the loss or impairment of viable agricultural land. The agricultural land involved in the project would remain viable after project implementation and adverse agricultural resources impacts would be insignificant. The following is an analysis of the assigned points:

Table 1 – Agricultural Suitability and Productivity Analysis

Proposed Parcels 1-8, AG-I-10

Agricultural Suitability and Productivity	Existing Parcels Points Assigned (APNs -009/-023)	Proposed Parcel 1-8 Points Assigned
Parcel size • Less than 5 acres 0-3 • 5-10 acres 4-6 • 10-40 acres 7-8	10	6
Soil classification • Class I 14-15 • Class II 11-13 • Class VII 1-5	8	8
Water availability • Adequate supply 12-14 • May be marginal 8-11	5	5
Agricultural Suitability (crops) • Highly suitable for irrig. crops 8-10 • Highly suitable for irrig. ornamentals, pasture, dry farming 6-8	5	4

Agricultural Suitability and Productivity	Existing Parcels Points Assigned (APNs -009/-023)	Proposed Parcel 1-8 Points Assigned
• Mod. suitable for irrig. crops 4-5 • Low suitability for any crops 1-3		
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
Comprehensive Plan Designation • A-II 5 • A-I 4	4	4
Adjacent Land Uses • Surrounded by ag. Operations w/ adequate support uses 9-10 • Surrounded by ag. Operations w/o adequate support uses 7-8	6	4
Agricultural Preserve Potential • 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	0	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	0	0

Agricultural Suitability and Productivity	Existing Parcels Points Assigned (APNs -009/-023)	Proposed Parcel 1-8 Points Assigned
• No combined operation 0		
TOTAL	41	34

Proposed Parcel 9, AG-I-40

Agricultural Suitability and Productivity	Existing Parcels Points Assigned (APNs -021/-075)	Proposed Parcel 9 Points Assigned
Parcel size • Less than 5 acres 0-3 • 5-10 acres 4-6 • 10-40 acres 7-8	10	10
Soil classification • Class I 14-15 • Class II 11-13 • Class VII 1-5	14	14
Water availability • Adequate supply 12-14 • May be marginal 8-11	15	15
Agricultural Suitability (crops) • Highly suitable for irrig. 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	10	10
Existing and Historic Land Use • Active ag. Production 5 • Maintained range 5 • Unmaintained, productive w/in last 10 years 3-5 • Vacant 1-3	5	5
Comprehensive Plan Designation • A-II 5 • A-I 4	4	4
Adjacent Land Uses • Surrounded by ag. Operations w/ adequate support uses 9-10 • Surrounded by ag. Operations w/o adequate support uses 7-8	7	7
Agricultural Preserve Potential	0	0

Agricultural Suitability and Productivity	Existing Parcels Points Assigned (APNs -021/-075)	Proposed Parcel 9 Points Assigned
• 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
TOTAL	65	65

Cumulative Impacts:

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

5.3a AIR QUALITY

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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		

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds (2021a) addresses air quality. Based on the County Environmental Thresholds, air quality impacts would be considered significant if the project:

- Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for nitrogen oxides (NO_x) and reactive organic compounds (ROC); or
- Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).

The County Environmental Thresholds (2021a) and the Santa Barbara County Air Pollution Control District (SBCAPCD) do not provide thresholds for short-term construction emissions. However, SBCAPCD recommends quantification of construction-related emission from construction activities and uses 25 tons per year for ROC and NO_x as a guideline for determining the significance of construction impacts. Therefore, this analysis uses 25 tons per year as a significance threshold for construction-related emissions of ROC, NO_x, sulfur dioxide, suspended particulate matter 10 microns or less in diameter (PM10) and suspended particulate matter 2.5 microns or less in diameter (PM2.5).

The County Environmental Thresholds provide operational emission thresholds, which state that operational air quality impacts would not be considered significant if the project:

- Emit (from all project sources, mobile and stationary), less than the daily trigger (Currently 55 pounds per day for NO_x and ROC, 80 pounds per day for PM10, and 240 pounds per day for attainment pollutants (except PM2.5 and carbon monoxide) for offsets set in the APCD New Source Review Rule, for any pollutant; and
- Emit less than 25 pounds per day of oxides and nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only; and
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- Not exceed the SBCAPCD health risk public notification thresholds adopted by the SBCAPCD Board; and
- Be consistent with the adopted federal and state Air Quality Plans.

The County Environmental Thresholds also state that a project will have a significant air quality impact if it causes a carbon monoxide "hotspot" by adding emissions to existing background carbon monoxide

levels that exceed the California one-hour standards of 20 parts per million, which typically occurs at severely congested intersections. The County provides the following screening criteria for carbon monoxide impacts:

- If a project contributed less than 800 peak hour trips, then carbon monoxide modeling is not required.
- Projects contributing more than 800 peak hour trips to an existing congested intersection at level of service (LOS) D or below, or that will cause an intersection to reach LOS D or below, may be required to model for CO impacts. However, projects that will incorporate intersection modifications to ease traffic congestion are not required to perform modeling to determine potential carbon monoxide impacts.

The County Environmental Thresholds recommend discussing the following issues if they are applicable to the project:

- Emissions which may affect sensitive receptors (e.g. children, elderly, or acutely ill)
- Toxic or hazardous air pollutants in amounts which may increase cancer risk for the affected population; or
- Odor or other air quality nuisance problems affecting a considerable number of people.

For cumulative impacts, the County Environmental Thresholds state that a project's contribution to the cumulative air quality impact of the region's nonattainment designation for ozone would be cumulatively considerable if a project's emissions of ozone precursors (NO_x or ROC) would exceed the County's operational threshold of 55 lb/day. For projects that do not have significant ozone precursor emissions or localized pollutant impacts, emissions have been taken into account in the 2019 Ozone Plan growth projections. Therefore, these projects would not have a cumulatively considerable contribution to the cumulative air quality impact.

Methodology:

Air Pollutant emissions generated by project construction and operation were screened using the Screening Table developed by SBCAPCD that lists the common types of land uses and estimates the size of a specific project type that is expected to be less than the threshold of significance for ROC and NO_x emissions from vehicles. The proposed project was analyzed according to the table to determine if there will be a significant emission source during the project.

Table 2 - Excerpt from Screening Table

Land Use Category	Project Description*	Size of Projects Likely to Generate Approximately 22.5 lb/day** of ROG or NOx
Housing		
Single Family House	Detached Housing, 3 houses per acre, individual lots	290 houses

Source: "Scope and Content of Air Quality Sections in Environmental Documents," Appendix A. Screening Table. SBCAPCD. June, 2017.

Notes:

* Assumptions for modeling inputs using the CalEEMod model include: a 2019 build-out year, a project in Climate Zone 8, a default trip length, and a trip type of 100% primary trips. Emissions estimates were generated using the "summer" report.

**Approximately ten percent less than the SBCAPCD's significance threshold of 25 lbs/day for ROC or NOX.

Impact Discussion:

(a, b, c) ***Insignificant Impact.*** Short-Term Construction Impacts. Construction related to the project is limited to the grading of a new access road and detention basins and would not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site). The project does 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. Project-related construction activities would require grading that has been minimized to the extent possible. Grading includes 45,772 cubic yards of cut and 76,884 cubic yards of fill for the proposed access road and 10 cubic yards of cut and 8,398 cubic yards of fill for the basins. 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 PM10, with the implementation of standard dust control measures that are required for all new development in the County.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the future development on the newly created parcels would be below threshold levels for significant air quality impacts, pursuant to the screening table maintained by SBCAPCD. The project could result in a total of eight single-family houses, which is well under the threshold of 290 houses. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

Emissions of ozone precursors (NOx 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 NOx 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.

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:

Implementation of standard conditions placed on the grading plan as implemented through Chapter 14 (Grading Ordinance) of the County Code, along with standard APCD conditions would reduce potential short-term dust impacts to a less than significant level. The project would not result in significant project-specific long-term air quality impacts. No further mitigation measures are required.

5.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Poten. Signif. and Unavoid.	Signif. 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 2024. 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) ***Insignificant Impact.*** The project will divide the existing parcel into nine parcels, allowing for the potential development of eight additional single-family dwellings and accessory structures. The project also includes grading of 45,772 cubic yards of cut and 76,884 cubic yards of fill for the proposed access road and 10 cubic yards of cut and 8,398 cubic yards of fill for the basins. The development proposed as part of this Vesting Tract Map is below the County adopted Screening Criteria of 62,000 square feet for single-family housing and therefore will not generate greenhouse gas emissions, either directly or indirectly, that will have a significant effect on the environment. Future potential development on the new parcels may exceed the County's adopted Screening Criteria and would be subject to environmental review. The County adopted screening criteria of 62,000 square feet for single-family housing is based on a square footage metric that is in compliance with the Screening Threshold of 300 MTCO2e/year for non-industrial stationary source projects. Historical permit research indicates that residential projects of less than 62,000 square feet will typically emit less than 300 MTCO2e/year, by the year 2030. Furthermore, there is no substantial evidence based on the project type that indicates anticipated emissions will exceed the screening criteria or conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

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

Cumulative Impacts:

The proposed project's total greenhouse gas emissions would be less than the applicable significance screening threshold of 300 MT CO_2e/year, equivalent to the operational GHG emissions associated with up to 62,000 square feet of single-family housing. By ensuring that new development will not exceed its fair share of emissions by 2030, the thresholds help the County meet its 2030 GHG emissions target. Therefore, the project's incremental contribution to a cumulative effect is not cumulatively considerable and the project's greenhouse gas emissions will not have a significant impact on the environment.

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

References:

County of Santa Barbara Sustainability Division, 2018 Greenhouse Gas Emissions Inventory Update and Forecast Memorandum, December 2021.

County of Santa Barbara Sustainability Division, 2015 Energy and Climate Action Plan Final Report, April 2022.

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

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

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

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

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

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

U.S. Environmental Protection Agency, Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2019, April 2021.

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

5.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif. 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?					
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			X		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?		X			
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?		X			
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?		X			
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?		X			

Existing Setting:

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 biological site survey was conducted on March 8, 2022, and botanical site surveys were conducted on April 25, 2022, and June 29, 2022; a biological report was prepared by LSA Associates, Inc. in June 2023. The following analysis is based on this information.

***Flora*:**

The 153-acre site consists primarily of non-native annual grassland and fallow agricultural fields. Other vegetation and land cover types include isolated ephemeral swales, an ephemeral drainage, a seasonal creek, and a freshwater pond, coast live oak woodland, isolated coast live oaks, California sagebrush scrub, ornamental, mixed ornamental, developed and disturbed/barren areas. The California Natural Diversity Database (CNDDB) indicates that the following special status plants have the potential to occur in these habitats: Southern California Steelhead Stream, Southern Coast Live Oak, Riparian Forest, Southern Cottonwood, Willow Riparian Forest, Southern Vernal Pool, Southern Willow Scrub, and Valley Needlegrass Grassland. Two natural communities considered sensitive in Santa Barbara County, coast live oak woodland and freshwater pond, were documented within the project site during the field survey. No riparian habitat exists in the project site or on adjacent parcels, however the freshwater pond could potentially be classified as a wetland due to the presence of wetland plants and hydrology. The site does not contain natural plant communities considered rare by the California Dept. of Fish and Game (2003). A brief description of the vegetation communities present within the project site is provided below and depicted on **Figure 1.**

Freshwater Pond: A shallow pond is located mostly underneath the canopy of coast live oak woodland at the lower extent of the mapped seasonal creek. The seasonal creek flows into the seasonal pond, and the pond is contained by a constructed berm on the south side. There was no defined outlet or evidence of water flowing out of the pond during the survey. At the time of the survey, several aquatic plants indicative of wetlands such as cattails (*Typha* sp.) and duckweed (*Lemna* sp.) were observed within the pond.

Mixed Ornamental: One area contains a mix of native coast live oak (*Quercus agrifolia)* and nonnative introduced olive trees (*Olea europaea*).

Ornamental: One small area contains non-native introduced deodar cedar (*Cedrus deodara*) trees located adjacent to SR-246.

Ephemeral Drainage: An ephemeral drainage with a well-defined channel bed and banks is located on the western side of the project site. This ephemeral drainage carries ephemeral flows in a southerly direction into the project site from Ballard Canyon and then turns west flowing off the property. Most plant species surrounding the ephemeral drainage correspond with those described below under non-native annual grassland and coast live oak woodland (Quercus agrifolia) land cover.

Isolated Ephemeral Swales: Several isolated ephemeral swales are located at the bases of canyons along the southern mesa slope. Each swale is located underneath the canopy of coast live oak woodland. The swales start as shallow features within the non-native annual grassland and are mostly lacking well-defined channel beds and banks. The swales become more defined channels as they follow the slope of the topography to the toe-of-slope of the mesa, under dense coast live oak woodland canopies. These swales appear to dissipate at the toe-of-slope (near the northern limits of the agricultural field) and have no defined connections to any other aquatic features. None of the ephemeral swales were inundated or saturated during the field survey. No hydrophytic vegetation was observed within the swales.

Seasonal Creek: A seasonal creek, which had shallow flowing water at the time of the survey, is located in the eastern portion of the project site at the base of an unnamed canyon. The creek originates north of the project site, and flows are conveyed under an elevated dirt road through a drop pipe culvert that carries surface flow in a southerly direction, down into a steep canyon. The mapped seasonal creek at the base of the unnamed canyon may be fed by a spring or heightened groundwater table, as flowing water was present within the canyon bottom but not above the drop pipe culvert during the survey. Flows continue downslope (south) into the mapped freshwater pond, which is contained by a constructed berm.

Isolated Oak Trees: Several isolated coast live oak and blue oak trees were mapped within the project site. These isolated trees are located outside of the coast live oak woodland and are mostly surrounded by annual grassland.

Developed: Developed sites consist of paved areas, buildings, and other areas that are cleared or graded for anthropogenic purposes. These areas include buildings associated with agricultural operations located at the toe slope of the project site.

Ruderal: Areas classified as ruderal consist of disturbed sites supporting early successional grassland species, typically dominated by pioneering/invasive plants that readily colonize disturbed ground. Ruderal plants dominant within this area include weedy or pioneering species such as poison hemlock (*Conium maculatum*), milk thistle (*Silybum marianum*), and black mustard (*Brassica nigra*).

California Sagebrush Scrub (Artemisia californica): Areas mapped as California sagebrush scrub are dominated by California sagebrush shrubs with lesser cover by other natives such as deerweed (*Acmispon glaber),* Menzies' goldenbush (*Isocoma menziesii*), and wirelettuce (*Stephanomeria sp.).* Other non-native plant species such as black mustard were also present.

Coast Live Oak Woodland (Quercus agrifolia Forest & Woodland Alliance): This woodland/forest alliance is classified as being dominant to co-dominant in the upland canopy with valley oak (*Quercus lobata*), black oak (*Quercus kelloggii*), blue oak (*Quercus douglasi*), and California bay (*Umbellularia californica*), among others. Additionally, the herbaceous layer is sparse or grassy, and shrubs are sparse to intermittent. Trees observed within the project site include coast live oaks and blue oaks, with coast live oak being the dominant species. Also observed within this woodland community were occurrences of poison oak (*Toxicodendron diversilobum*), fiesta flower (*Pholistoma auritum*), and Miner's lettuce (*Claytonia parviflora).* Leaf litter and other organic debris were recorded as the primary ground cover beneath the tree canopy.

Disturbed/Barren: Disturbed areas lacked vegetation or supported a sparse cover of ruderal vegetation, with non-native plant species such as black mustard being the most frequently encountered plant species. Several other invasive, pioneering plant species were also observed in these areas.

Non-Native Annual Grassland (Bromus Diandrus-Brachypodium distachyon Semi-Natural Herbaceous Stands): This grassland alliance is found in all topographic settings and soil textures throughout the State. Within the project site, this vegetation type is dominated by invasive/pioneering ripgut brome (*Bromus diandrus*), red brome (*Bromus rubens*), wild oat (*Avena fatua*), and slender oats (*Avena barbata*). Other non-native plant species such as redstem filaree (*Erodium cicutarium*), milk thistle, and black mustard were present, among others. Several native plants are present at low cover, including rusty haired popcorn flower (*Plagiobothrys nothofulvus*), California buttercup (*Ranunculus californicus*), and red maids (*Calandrinia menziesii*). The dominance of non-native weedy species is indicative of historical and recent soil disturbance from the longstanding agricultural and livestock grazing activities.

Fallow Agricultural Field: Fallow agricultural fields are present in the southern portion of the site. This area contains several fields that have been left without sowing. No active crops were growing or present at the time of the field survey.

Figure 1





Fauna:

Wildlife species expected to inhabit the site include common species such as mule deer, Western fence lizard, pocket gopher, multiple bat species, and grass/ground and scrub/chaparral-dwelling birds such as sparrows and mockingbirds. The biological report indicates that the following special status animal species have the potential to occur in the area: California red-legged frog (CRLF), Western spadefoot, Northern California legless lizard, Western pond turtle, Ferruginous hawk, Prairie falcon, Purple martin, Pallid bat, Townsend's big-eared bat, and American badger.

Suitable aquatic habitat and potentially suitable aquatic breeding habitats within the project vicinity create a high probability of California red-legged frog occurring within the project site. The freshwater pond and small mammal burrows provide moderately suitable breeding and aquatic habitats for the western Spadefoot and the northern portion of the project site supports elements of an annual grassland with portions containing sandy soil, which provide preferred conditions for the northern California legless lizard and the American badger.

Suitable foraging habitat for special-status raptors such as the ferruginous hawk is present within the northern and southern project however nesting of this species is not expected. Suitable bat roosting and nesting habitat for Townsend bat, pallid bat, purple martin and a variety of other bird species are present within the coast live oak woodland with several bat species observed during the field survey in 2022. All bats are protected from take as non-game mammals under Section 4150 of the California Fish and Game Code. Maternity roosts are protected as wildlife nursery sites. Additionally, nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code.

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.

Vernal Pools. Project created impacts may be considered significant due to: direct removal of vernal pool or vernal pools complex; direct or indirect hydrologic changes such as altered freshwater input, changes in the watershed area or run-off quantity and/or quality, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature; or disruption of larger plan community within which vernal pool occurs, isolation or interruption of contiguous habitat which would disrupt animal movement patterns, seed dispersal routes or increase vulnerability of species to weed invasion or local extirpation.

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.

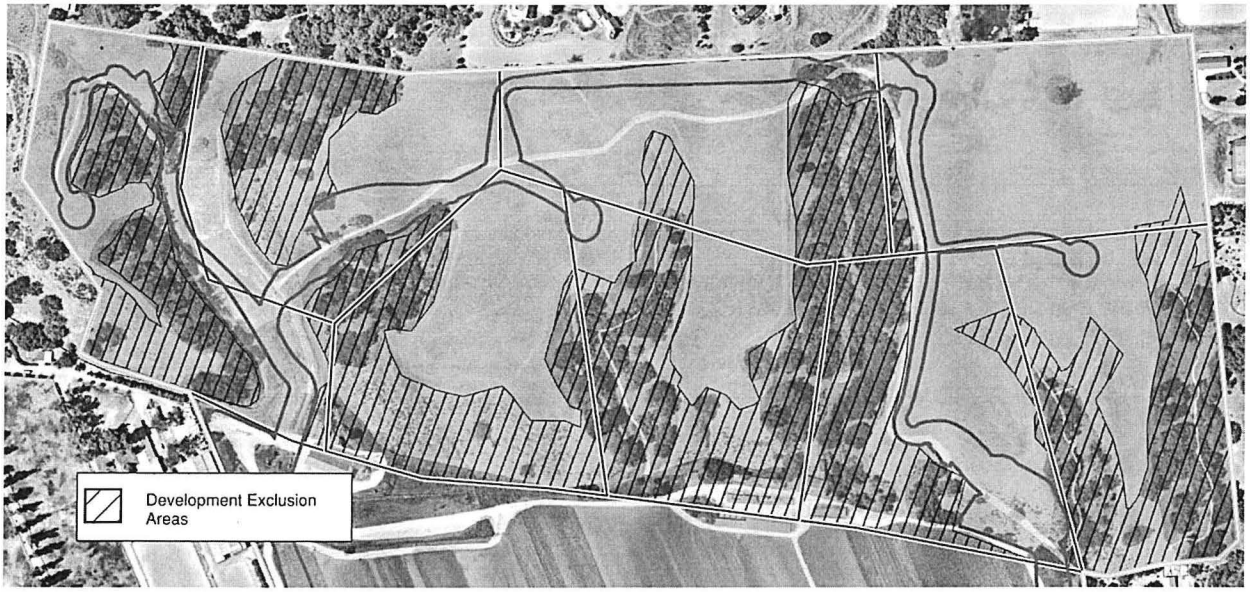
Impact Discussion:

(a, b, g) **Insignificant Impact**. Based on the Biological Resources Assessment prepared for the proposed project (LSA Associates, Inc. June 2023), there is no critical habitat located on the subject parcel and the literature review identified 32 special-status plant species that are known to occur within a five-mile buffer of the project site. Sixteen of the plant species were deemed to have a low probability of occurring within the non-native annual grassland based on conditions recorded during the field surveys. No special-status plant species were observed during the focused surveys conducted in March, April, and June 2022. The remainder of the special-status plant species that were identified in the databases have specialized habitat requirements that are not present within the project site and/or occur at elevations that do not exist within the project site, or were not observed during the focused field surveys, which were conducted at a time when these special-

status plants would have been observable. Therefore, no avoidance, minimization, or mitigation measures for special-status plant species are recommended.

(c, e) ***Significant but Mitigable.*** There is no structural development proposed as part of this Vesting Tentative Tract Map and development exclusion areas **(Figure 2)** have been included. However, the project will result in the potential development of nine lots. Based on the Biological Resources Assessment prepared for the proposed project (LSA Associates, Inc. June 2023), coast live oak woodland and a freshwater pond occur within the project site. Impacts from future development will be analyzed when an application for the development is submitted. However, project-related construction activity could incidentally remove or damage coast live oak trees during site preparation. MM Bio-1 through MM BIO-3 require a tree protection plan to ensure native trees are protected during construction, a tree replacement plan that outlines the planting ratios and maintenance criteria, and construction oversight by a qualified biologist. MM BIO-4 requires minimum development setbacks from coast live oak trees to ensure trees are protected from future development. MM BIO-3, MM BIO-11 and MM BIO-15 protect habitat subject to permanent and temporary construction disturbances by delineating project site by a biologist, installing protective fencing, maintaining an equipment storage and other construction site housekeeping criteria. With the incorporation of these mitigation measures, impacts would be insignificant.

Figure 2



(d) ***Insignificant Impact.*** As discussed in Section 5.2, Agricultural Resources, the proposed project will not result in the loss or impairment of viable agricultural land. There are agricultural areas on the parcels used for row crops and nonnative grasses and herbs such as thistles and mustards, but the proposed project would not impact non-native vegetation of habitat value. Impacts would be insignificant.

(h-j) ***Significant but Mitigable.*** The project may result in a reduction in animals onsite, a deterioration of existing fish or wildlife habitat, and barriers to movement of fish or wildlife. The project site contains suitable aquatic habitat, breeding habitat, and potentially suitable upland/dispersal (non-breeding) habitat for CRLF. Portions of the site also support potentially suitable upland/dispersal and sheltering habitat for western spadefoot, and suitable habitat for northern California legless lizard and American badger.

Grading and future land use changes could have the potential to directly impact habitat that could provide suitable aquatic, foraging, and dispersal habitat for CRLF and western spadefoot. Additionally, grading, future developments, and/or vehicular collision could potentially result in the loss of individuals. Indirect impacts may include noise, vibration, light, and dust created by construction-related activities and future

residents/land uses. Development exclusion areas reduce impacts to critical habitat areas including aquatic habitats and some oak woodland. Additionally, MM BIO-5 through MM BIO-8 would be implemented prior to construction to reduce the likelihood of adverse impacts to special status species by requiring pre-construction consultations with applicable resource agencies relating to potential impacts to special status species, pre-construction surveys, monitoring, reporting and installation of exclusionary fencing for the CRLF and erosion control and having a qualified biologist conduct a training session.

Indirect temporary impacts on hydrology and water quality could occur during grading and future land use changes. Implementation of MM BIO-9 through MM BIO-15 (Pre-construction Surveys, Construction Monitoring, and Reporting, Delineation Verification with Resource Agencies and Permitting, Ephemeral Drainage Setback, Invasive Species Control, Project Site Delineation, Construction Site Housekeeping, and Equipment Storage) would effectively minimize indirect impacts to hydrology and water quality and would have the added benefit of minimizing the potential for wildlife to enter work areas during construction.

Due to the presence of suitable habitat for American badger and northern California legless lizard, these species have the potential to occur within the grading limits and areas subject to future land use changes. Potentially significant direct and indirect impacts, including mortality, harassment, or other forms of incidental take, could occur if construction-related ground disturbance occurs in or around an occupied habitat. MM BIO-8, MM BIO-12, and MM BIO-13 will minimize adverse impacts to American badger and northern California legless lizard by installing adequate erosion and sedimentation barriers, having a biologist clearly delineate the site prior to the start of the project and installing protective fencing. The project site and immediate vicinity also contain vegetation and human-made structures that provide suitable nesting habitat for a variety of native and migratory bird species, which are protected while nesting and bats such as the Townsend bat and pallid bat. Any tree trimming or removal would warrant preconstruction nesting bird surveys and/or focused habitat assessment and nighttime maternity season bat surveys to avoid, reduce, or compensate for potentially significant impacts to these species. MM BIO-9 and MM BIO-10 will require pre-construction nesting bird and maternity season bat surveys to occur prior to any vegetation clearing or construction activities planned to occur during the nesting bird season (February 15 through August 31) and bat maternity season (April 1 through August 31). Lastly, potential permanent and temporary indirect impacts to wildlife would be substantively minimized or avoided through the implementation of standard construction measures as defined in MM BIO-11. With the incorporation of these mitigation measures, impacts would be insignificant.

(f, k) ***Insignificant Impact.*** There is no structural development proposed as part of the project. However, the project will result in the future potential development of eight additional lots. Additional development on the lots has the potential to 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, impacts would be insignificant. 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 the continued residential and agricultural use of the parcels. Any additional fencing, noise, lighting, etc. resulting from the proposed project would not hamper the existing habitat or hinder the normal activities of wildlife since the project site is located adjacent to existing development and on areas of the property which have historically been utilized for agricultural and residential uses.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

1. **MM BIO-1 Native or Specimen Tree Protection Plan.** In order to protect existing native trees (including but not limited to coast live oak and blue oak) and minimize adverse effects of grading and construction onsite, the Owner/Applicant shall implement a tree protection and replacement plan. No ground disturbance including grading for structures, accessways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:
    1. An exhibit showing the location, diameter and critical root zone of all native and specimen trees located onsite;
    2. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The Owner/Applicant shall place signs stating "tree protection area" at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be installed prior to approval of Land Use Permit and shall remain in place throughout all grading and construction activities;
    3. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D;
    4. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for Land Use Permit. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area;
    5. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized;
    6. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized;
    7. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
        a. Any paving shall be of pervious material (gravel, brick without mortar or turf block);
        b. Any trenching required within the critical root zone of a protected tree shall be done by hand;
        c. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed;
    8. All trees located within 25 feet of structures shall be protected from stucco and/or paint during construction;
    9. No permanent irrigation shall occur within the critical root zone of any native or specimen tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding;
    10. Only trees designated for removal on the approved tree protection plan shall be removed;
    11. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 (15:1 for blue oak trees) basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to final building inspection and irrigated and maintained until established (five years). The 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;

12. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 (15:1 for blue oak trees) ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of 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 its inspection and approval of such installation.

PLAN REQUIREMENTS: Prior to issuance of a Land Use Permit, the Owner/Applicant shall submit grading plans, building plans and the tree protection and replacement plan to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to issuance of Land Use Permit, the Owner /Applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D to guarantee tree replacement.
TIMING: Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.
MONITORING: P&D shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires P&D staff signature.

2. **MM 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:

        i. 1-gallon size Coast Live Oak trees obtained from locally occurring saplings or seed stock 10 for every native tree approved to be removed or significantly disturbed. 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 Land Use Permit issuance for access roads and stormwater basins.
    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.

3. **MM BIO-3 Onsite Biologist.** The Owner/Applicant shall designate a P&D-approved biologist to be onsite throughout all ground disturbance and road construction activities. Duties include prior to the start of any ground disturbance activities, clearly delineating work areas (i.e. with stakes, flags, fencing and/or temporary signage) to ensure no work occurs outside the approved limits of

disturbance and the responsibility to ensure all aspects of the approved Tree Protection & Tree Replacement Plans are carried out.
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 ground disturbance / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.

4. **MM BIO-4 Oak Habitat Setback.** The Owner/Applicant shall maintain a minimum development setback of 30 feet from the outer edge of the oak canopy, except in locations where the grading shall be proposed. Protective fencing around the oaks shall be installed consisted with the details outlined in Measure BIO-1. The approved arborist shall over see any installation of the oak tree fencing for the setback.
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 if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures.
TIMING: The Owner/Applicant shall comply with this measure prior to Land Use Permit issuance for access roads and stormwater basins. Plan components shall be included on all plans prior to the issuance of Building 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.

5. **MM BIO-5 Worker Environmental Awareness Program (WEAP).** Prior to any ground disturbance or construction activities, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog, western spadefoot, American badger, northern California legless lizard, and their habitats, the specific measures that are being implemented to avoid adverse effects to biological resources, and the boundaries within which the project may be accomplished. The training shall explain local, State, and federal regulations/authorizations pertaining to biological resources that are/may be applicable to the project, as well as all measures related to biological resources that must be implemented during construction.

6. **MM BIO-6 Consultation with CDFW and USFWS for Listed Wildlife Species.** Prior to any project related ground disturbance or road construction activities, the Owner/Applicant shall consult with applicable resource agencies relating to potential impacts on for the (California red-legged frog (USFWS only) and western spadefoot, northern California legless lizard, and American badger (CDFW only), if required, prior to Land Use Permit issuance. Based on the agency consultations, the State and/or federal agencies may require an Incidental Take Permit (ITP) and any measures required for compliance with the state and/or federal Endangered Species Act shall be implemented by the Owner/Applicant.
TIMING: The Owner/Applicant shall provide proof of the required agency consultations and ITP (if required) to the County of Santa Barbara prior to issuance of Land Use Permit.
MONITORING: Owner/Applicant shall provide P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Land Use Permit.

7. **MM BIO-7 Preconstruction Surveys, Construction Monitoring, and Reporting**. Within 3 days prior to ground disturbance or construction activities, a qualified biologist shall conduct a preconstruction survey to ascertain the presence or absence of special status wildlife species. The special-status species to be covered under this measure include California red-legged frog, western spadefoot, northern California legless lizard, and American badger. Visual surveys will cover the entire disturbance limits and methodology for preconstruction surveys shall be appropriate for each potentially occurring special-status species. A qualified biological monitor shall be present during all vegetation clearing activities (including grading and/or initial ground disturbance) and ground disturbance to ensure avoidance. Unless otherwise required by project permits, a qualified biologist shall relocate special-status species that may need to be moved prior to or during project construction, when permitted by the wildlife agencies. When avoidance or relocation is not feasible, the qualified biologist shall establish a buffer, which would be avoided until the qualified biologist determines that work can proceed. The qualified biologist shall receive approvals from the resource agencies prior to handling any special-status wildlife species. If a federally- and/or State-listed or fully-protected species is observed within the project site, work activities with potential to directly or indirectly disturb the animal (as determined by the qualified biologist) shall not occur until the appropriate regulatory agency (CDFW and/or USFWS) has authorized the work to proceed. There are no take permits for fully-protected species. The results of all pre-construction surveys and compliance monitoring shall be documented and reported to the County by the qualified biologist and the documentation shall be available upon request throughout the duration of construction activities.
   PLAN REQUIREMENTS: This condition shall be applied to future development of the proposed lots and shall be included on permits issued for driveway improvements and development of the individual lots. This condition shall be printed on project plans prior to grading permit issuance.
   TIMING: Pre-construction wildlife survey shall be conducted by a County approved biologist no more than one week (7 days) prior to the initiation of construction activities. Vehicles shall be inspected at the start of construction each day to ensure no wildlife is present.
   MONITORING: P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. All pre-construction survey reports shall be submitted to P&D Permit Compliance staff prior to the initiation of ground-disturbing activities.

8. **MM BIO-8 Erosion Control and California Red-Legged Frog Exclusionary Fencing.** To avoid erosion and sedimentation impacts to the adjacent aquatic features and to minimize project impacts on hydrology and water quality, grading and construction resulting in ground disturbance shall be limited to the typical dry season (April 15 through October 15), to the extent feasible. Additionally, prior to ground disturbance, the project contractor shall install adequate erosion and sedimentation barriers (e.g., silt fencing, as described below) to prevent any sediment-laden runoff or debris from adjacent aquatic features. This silt fencing shall also serve as a temporary barrier to minimize the potential for California red-legged frog (CRLF) to enter work areas during construction. The barriers shall consist of 3-foot-tall silt fencing buried to a depth of at least 6 inches below the soil surface along the outer limits of all work areas. These barriers shall be inspected daily by construction personnel and maintained and repaired as necessary for the duration of construction to ensure that they are functional and are not a hazard to CRLF on the outer side of the fence. A qualified biologist shall monitor the fence installation. All barriers shall be removed following completion of construction.
   PLAN REQUIREMENTS: This condition shall be applied to future development of the proposed lots and shall be included on permits issued for driveway improvements and development of the individual lots. This condition shall be printed on project plans prior to grading permit issuance.
   MONITORING: Owner/Applicant shall provide to P&D the name and contact information for the biologist prior to initiation of the fence installation and P&D Permit Compliance staff will inspect the site, to ensure compliance with this measure as appropriate.

9. **MM BIO-9 Nesting Bird Surveys and Avoidance.** 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. 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: Owner/Applicant shall provide to P&D 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.

10. **MM BIO-10 Focused Habitat Assessment and Maternity Season Bat Surveys**. CDFW-approved bat biologist shall conduct a daytime bat roosting habitat assessment to locate any suitable bat roosting habitat in trees or buildings situated within the project site. During the bat habitat assessment, the bat biologist shall visit each of the potential roost features (e.g., structures and trees) to examine them and assess their potential for use by bats. If suitable roosts are found, follow-up nighttime acoustic and emergence surveys shall be performed during the summer prior to the start of project

construction to determine whether any of those sites are used as maternity roost sites or are roosts of special-status bat species. To the greatest extent feasible, any tree trimming/removal activities shall be performed outside the bat maternity season (April 1 through August 31) to avoid direct impacts to nonvolant (flightless) young that may roost in trees within the study area. This period also coincides with the bird nesting season of March 15 through September 15. If trimming or removal of trees during the bat maternity season (April 1 through August 31) cannot be avoided, any trees that have also been identified as containing suitable bat roosting habitat shall be surveyed at night within three days prior to removal to identify any maternity roosts and avoid "take" of juvenile bats. These surveys must include acoustic monitoring and observation with night vision equipment to adequately confirm absence of bats. If a maternity roost is found, a buffer will be established as determined by a CDFW-approved bat biologist and the tree will not be removed until the conclusion of the maternity season to avoid potential mortality of juvenile bats. Trees and snags that have been identified as confirmed or potential roost sites during the habitat assessment and any follow-up surveys require a two-step removal process and the involvement of a bat biologist to ensure that no roosting bats are killed during this activity. This two-step removal shall occur over two consecutive days as follows: on Day 1, branches and limbs not containing cavities, as identified by a qualified bat biologist, will be removed. On Day 2, the remainder of the tree may be removed without supervision by a bat biologist. The disturbance caused by limb or frond removal, followed by an interval of one evening, will allow bats to safely abandon the roost.

MONITORING: Owner/Applicant shall provide to P&D 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.

11. **MM BIO-11 Construction Site Housekeeping.** Habitat subject to permanent and temporary construction disturbances and other types of ongoing project-related disturbance activities shall be minimized by adhering to the following measures:
    a. The project disturbance limits shall be clearly marked with construction fencing (or other highly visible material).
    b. All equipment used onsite shall be properly maintained such that no leaks of oil, fuel, hydraulic fluid, or residues occur. Provisions shall be in place to remediate any accidental spills. All equipment shall only be stored in the designated equipment staging area. Construction vehicles shall be confined to a predefined equipment access path no greater than the minimum width necessary to complete necessary construction activities.
    c. Project-related vehicles shall observe a daytime speed limit of 20 miles per hour (mph) throughout the site, except on county roads and State and federal highways. Night-time construction shall be minimized to the extent possible. However, if it does occur, then the speed limit shall be reduced to 10 mph. Off-road traffic outside of the approved disturbance limits shall be prohibited.
    d. To prevent inadvertent entrapment of animals during the construction phase of the project, all excavated, steep-walled holes or trenches more than 2-feet deep shall be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they shall be thoroughly inspected for trapped animals. In the case of trapped animals, escape ramps or structures shall be installed immediately to allow the animal(s) to escape.
    e. For the duration of construction activities, all food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least daily from the construction site.

f. Pets, such as dogs or cats, shall not be permitted on the project site during construction to prevent harassment, injury, or death of wildlife in the project vicinity.
g. Use of rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of predators and the depletion of prey populations on which they depend. All uses of such compounds shall observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and federal legislation.

12. **MM BIO-12 Delineation Verification with Resource Agencies and Permitting.** Prior to any modifications to the ephemeral drainage, isolated ephemeral swales, seasonal creek, and/or freshwater pond that are mapped within the project site, a formal jurisdictional delineation survey and report shall be submitted to resource agencies for verification of the extent of waters of the State, waters of the U.S., and California Fish and Game Code Section 1602 jurisdiction on the project site. If one or more agencies determines that impacts to jurisdictional aquatic resources would occur, appropriate permits shall be obtained prior to disturbance of jurisdictional resources, and all required measures shall be implemented. The Owner/Applicant shall provide proof of the required agency consultations to the County of Santa Barbara prior to initiation of project-related activities within the identified aquatic features. If no impacts occur to an identified aquatic resource, no further agency coordination shall be required for that resource.
TIMING: This condition shall be applied to future modifications to the ephemeral drainage, isolated ephemeral swales, seasonal creek, and/or freshwater pond that are mapped within the project site.
MONITORING: Owner/Applicant shall provide to P&D the name and contact information for the biologist prior to initiation of site survey and P&D Permit Compliance staff will inspect the site, to ensure compliance with this measure as appropriate.

13. **MM BIO-13 Ephemeral Drainage Setback.** The Owner/Applicant shall maintain a minimum development setback of 50 feet from the ordinary high-water mark of the ephemeral drainage. Protective fencing around native vegetation along the ephemeral drainage shall be installed prior to the start of staging or construction. A qualified biologist shall oversee the implementation of the protective fencing. In locations along the ephemeral drainage where grading is proposed, protective fencing should be used both upstream and downstream of the work area to ensure minimal impacts.
PLAN REQUIREMENTS: This condition shall be applied to future development of the proposed lots and shall be included on permits issued for driveway improvements and development of the individual lots. This condition shall be printed on project plans prior to grading permit issuance.
MONITORING: Owner/Applicant shall provide to P&D the name and contact information for the biologist prior to initiation of the fence installation and P&D Permit Compliance staff will inspect the site, to ensure compliance with this measure as appropriate.

14. **MM BIO-14 Invasive Species Control.** During construction activities, the following invasive species control BMPs shall be implemented by the project contractor:
    a. Construction vehicles and machinery accessing unpaved areas shall be cleaned prior to entering the project construction area.
    b. Only certified weed-free straw, mulch, and/or fiber rolls shall be used for erosion control.
    c. Invasive species, as defined by the California Invasive Plant Council (CalIPC), shall not be used in any landscaping palettes or seed mix used for the project.
    d. Invasive plant species occurring within the project site shall be removed and controlled as part of ongoing site management activities. Spreading invasive weed seed in the soil seedbank will be avoided.

    MONITORING: P&D compliance monitoring staff shall ensure compliance throughout grading and construction.

15. **MM Bio-15 Equipment Storage-Construction**. The Owner/Applicant shall designate one or more construction equipment filling and storage areas outside of development exclusion areas to contain spills, facilitate cleanup 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 Land Use Permit permits.
TIMING: The Owner/Applicant shall install the area prior to commencement of construction.
MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

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

5.5 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			

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: 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 Cultural Resources Study prepared by LSA Associates, Inc. in May 2023, records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), the Native American Heritage Commission (NAHC) review of the Sacred Lands File (SLF) and a field survey conducted in March 2022, no archaeological deposits or human remains were found in the project site. However, the project site has a moderate potential to contain subsurface archaeological resources for the following reasons: Native American inhabitants of the area would have utilized natural features such as the unnamed stream within the project site and the nearby Santa Ynez River for food and water sources; the project site, on a high mesa, is in an ideal location for protection from seasonal flooding of the Santa Ynez River; an archaeological site has been recorded less than 0.5 mile from the project site on a mesa that is similar in setting to the project site; and the SLF search resulted in positive findings.

Historic Resources (Built Environment):

Due the presence of existing structures within the project site, a Historic Resource Evaluation Report was prepared by SWCA Environmental Consultants in April 2023. Results of this assessment indicated that the project site contains a wood barn constructed before 1938; rows of pig pens, three warehouses, and a grain bin constructed between 1938 and 1952; a pole barn, wood barn, cylindrical tanks, an additional warehouse and an expansion row of pig pens constructed between 1956 and 1964; and additional grain bins, a concrete pig pen and loading chute constructed between 1964 and 1969. The evaluation found that the subject property is not associated with any significant events in local, regional, state, or national history, nor does it have important associations with individuals significant in our history. The vernacular agricultural structures and buildings on the property are not distinctive examples of a type, period, style,

or method of construction, nor do they represent the work of a master or possess high artistic value. Lastly, the property is not likely to yield significant information related to construction techniques used in early to mid-twentieth century agricultural buildings and structures. The subject property is recommended ineligible for listing in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR), as well as ineligible for designation as a Santa Barbara County Landmark or Place of Historic Merit.

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.

Tribal Cultural Resources:

To date, Santa Barbara County has received one tribal request, from the Barbareno/Ventureno Band of Mission Indians, to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. On January 17, 2024, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians. The notice provided notification of the opportunity for consultation under AB 52 and included a description of the proposed project and a summary of the Phase 1 methods and results. No reply was received, and no tribal cultural resources (TCRs) were identified on the subject parcel.

Impact Discussion:

(a) ***Insignificant.*** No historic resources are known to occur within the project site; therefore, demolition of the existing structures and hardscapes would have no effect on historic resources. Impacts to historic resources from the proposed project would be less than significant.

(b-d) ***Significant but Mitigable.*** As discussed above, the existing structures on the subject property are not associated with any significant events in local, regional, state, or national history, nor does it have important associations with individuals significant in our history (Historic Resource Evaluation Report, SWCA Environmental Consultants, April 2023) and no archaeological deposits or human remains were found in the project site. However, the project site has a moderate potential to contain subsurface archaeological resources (Phase 1 Cultural Resources Study, LSA Associates, Inc., May 2023). The proposed project includes grading on undisturbed areas of the proposed parcels and therefore there is a potential that unknown cultural resources could be encountered during grading and ground disturbance. Impacts are considered insignificant with mitigation by incorporating MM CUL-1 and MM CUL-2, which requires a County-approved archaeologist to provide a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, all earth disturbances including scarification and placement of fill within the archaeological site area monitored by a P&D approved archaeologist and a Native American consultant in compliance with the provisions of the County Archaeological Guidelines and the standard County condition requiring that work be stopped in the event that cultural materials are uncovered during grading.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

1. **MM CUL-1 Workers Environmental Awareness Program (WEAP).** The Applicant shall fund a County-approved archaeologist to provide a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The County will invite consulting Chumash Tribes to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The one-time WEAP training session shall be conducted prior to any project-related construction activities in the project area. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural

resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Native American tribal values.
PLAN REQUIREMENTS: The Applicant shall submit the WEAP to the County for review and approval prior to implementation. All workers, contractors, and visitors shall attend the WEAP prior to entering the project site and performing any work. The Applicant shall provide copies of the training attendance sheets to County staff as a record of compliance with this measure on a monthly basis.
TIMING: The WEAP shall be reviewed and approved by the County prior to Land Use Permit approval. Implementation of the one-time WEAP training session shall occur prior to the start of construction. As new crew members are added to the project a WEAP PowerPoint will be provided and will require employee review and sign off by construction superintendent.
MONITORING: P&D permit compliance staff will ensure compliance with the WEAP throughout construction by review of attendance sheets and hardhats, inspection of the site, and interviewing workers, as appropriate.

2. **MM CUL-2 Stop Work 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 Land Use Permit and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Residual Impact:

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

References:

Phase I Cultural Resources Study, LSA Associates, Inc., May 2023

Historic Resource Evaluation Report, SWCA Environmental Consultants, April 2023

5.6 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		

Impact Discussion: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of dividing one lot into nine total lots, and energy use is estimated as follows:

Table 3 - Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita[1])	27.4 million BTU per year
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[2]	13.8 megawatt hours per year

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

Cumulative Impacts:

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

Mitigation and Residual Impact:

No mitigation is required. Residual impacts would be insignificant.

5.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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			

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

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 subject parcels are located within a designated High Fire Hazard Severity Zone, and contains scattered abandoned agricultural structures. The proposed project site falls within the jurisdiction of the Santa Barbara County Fire Protection District and is served by Station #31 located on Highway 246, approximately three miles to the northwest of the project site.

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 5-6 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:

(b, c, f) ***Insignificant Impact.*** The introduction of new development into a High Fire Hazard area could result in a significant fire hazard, however, the potential development of eight additional single-family residences and accessory structures would not result in project-caused fire hazards. Individual dwellings would not be expected to increase hazards in the area. Adherence to Santa Barbara County Fire District requirements as required at the time of structural development would ensure impacts would be reduced to insignificant levels. While there are no fire service lines or fire hydrants, the proposed project would not obstruct or preclude the use of existing regional water sources used to fight wildfires.

(a,d) ***Significant but Mitigable.*** The Project site is located in a High Fire Hazard Severity Zone of the County. The proposed subdivision of the 153.33-acre agricultural property into nine developable parcels would enable additional habitable development within an existing high fire-risk area. However, any future residential development would be required to comply with County building code by incorporating fire-resistant materials (e.g., adobe, ferrocement, tile, brick, rock and concrete). In order to reduce impacts associated with the proposed development in the High Fire Hazard Severity Zone to less than significant, MM FP-1 would require a Fuel Management Plan, directing the Applicant to remove dead and dying vegetation and to create defensible space around the structures. Implementation of this measure would reduce the potentially significant impact to fire protection to less than significant with mitigation.

(e) ***No Impact.*** There would be no impact to an adopted emergency response plan, evacuation plan, or fire prevention techniques. The addition of nine developable lots in this existing agricultural 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 roads 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:

Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The proposed project would enable up to eight new permanent residences and ancillary development into the existing High Fire Hazard Severity Zone. While the proposed project would not affect the existing access or response time of County Fire Department Station No. 31, it could incrementally increase future demand for service. Further, the implementation of MM FP-1 would reduce the risk of wildfire hazard through various requirements. Therefore, when considered with other cumulative projects in the region, the proposed project would not contribute to a cumulatively considerable impact

Mitigation and Residual Impact:

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

1. **MM FP-1: Fuel Management Plan.** A Fuel Management Plan shall be prepared by a P&D-approved biologist or landscape architect for each future residential development and approved by County Fire. The plan shall be designed to maintain defensible space around habitable structures while preserving native habitat areas to the maximum extent feasible. The total management area shall be 100 feet from structures or to the property line, whichever is closer, with treatment areas broken into two zones: Zone 1 – the first 30 feet from structures (0-30 feet), and Zone 2 – the next 70 feet from structures (30-100 feet). The Fuel Management Plan shall respect the designated development exclusion areas so that there are no impacts to ESH areas. .

   PLAN REQUIREMENTS AND TIMING: Prior to issuance of LUPs for each future residential development enabled by the proposed project, the Applicant and/or future property owners shall submit individual Fuel Management Plan for review and approval by P&D and MFPD. Compliance with the MFPD's fuel management standards shall be required for the life of each of the residential developments.

   MONITORING: The Applicant shall demonstrate to P&D compliance monitoring staff that fuel clearance has been completed according to the requirements specified within this condition and as a part of the Fuel Management Plan. MFPD shall perform ongoing inspection as needed and respond to complaints.

Residual Impacts:

With the incorporation of MM FP-1, residual impacts would be less than significant.

5.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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		
l. 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. A Preliminary Geotechnical Investigation prepared for the project by Pacific Coast Testing (June 2022) identified the near surface materials to generally consist of yellowish brown to light brown silty clays and silty sandy clays to a depth of 4 to 6 feet. These soils were found in a soft to very stiff condition and in a moist state. Below the near surface soils, similar silty clays and silty sandy clays were found to a depth of 20 feet. These soils were found in a moist state and in a very stiff to hard condition. The report evaluated geotechnical concerns for proposed future development of the project site. The driveways/roadways to the

lots were not part of this study and additional geotechnical and geological investigations will be required prior to finalizing the grading plans. The Preliminary Geotechnical Investigation for and provided the following conclusions:

1. The site is generally suitable from a geotechnical standpoint for the proposed residences provided the preliminary recommendations presented in this report are incorporated into the project plans and specifications.
2. The main geotechnical concerns at the site are the expansivity of the near surface soils, the sloping terrain and the potential for differential movements. Conventional stiffened footings over compacted select nonexpansive soils are recommended for support of the residences.
3. Due to the sloping terrain, some of the foundations will likely incorporate retaining walls.

Threshold:

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

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

Impact Discussion:

(a) ***Insignificant Impact.*** Based on the Santa Barbara Comprehensive Plan's Seismic Safety Element maps, the project site has an overall geologic problems index of moderate. The project site is not underlain by any known fault. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along a distant fault to an insignificant level. All soils-related hazards would be insignificant through the normal building permit review and inspection process. Low density residential and agriculturally related uses would not be subject to excessive risk with the application of standard building requirements. For these reasons, the project will have an insignificant impact due to the absence of unstable earth conditions.

(b, i, j) ***Significant but Mitigable.*** As previously described, the project site is located on a mesa characterized by several steep canyons separating gently sloping areas on the mesa top. From these areas, the terrain gradually transitions into a relatively flat area with minor topographic variation. Current grading for the proposed project includes 10 cubic yards of cut and 8,398 cubic yards of fill for the basins and 45,762 cubic yards of cut and 68,491 cubic yards of fill for the new access road. Future development would be limited to areas outside of the development exclusion zone, as shown in Figure 2. Agricultural and/or residential development facilitated by the proposed project would involve grading to establish building pads, trenching and excavation for utilities, installation of drainage improvements, and grading and paving for driveways. All grading for future site development would be required to occur outside of the development exclusion zones. Existing agricultural roads are located throughout the project site and the proposed access road follows these where feasible, however, portions of the proposed access road are located on slopes of 20%-30% and over

30%. Some grading on steep slopes will be necessary for access and future construction. The report includes provisions to ensure that additional geotechnical and geological investigations are required prior to finalizing the grading plans and 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. While the impacts associated with grading activities could be potentially significant, MM GEO-1 would require a soils engineering study addressing structure sites and access road(s) to determine structural design criteria and MM GEO-2 would require the development and implementation of a SWPPP, Storm Water Management Plan (SWMP), and/or an Erosion and Sediment Control Plan (ESCP) as part of the proposed project. Grading, erosion, and sediment control plans would be designed to minimize erosion during construction and would be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. With the implementation of MM GEO-1 and MM Geo-2, impacts would be less than significant. Additionally, future development will be subject to compliance with standard policies that minimize grading to the extent feasible.

(c, d, h, l) **No Impact.** The project site is not located in a coastal area or along a coastal bluff, thus is not exposed to sea level rise. 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. Therefore, no mitigation measures are necessary for these areas of concern.

(e, f) **Significant but Mitigable**. The grading for the proposed project, particularly within the immediate vicinity of Ballard Canyon Creek, an unnamed seasonal creek and the unnamed ephemeral drainage would result in a potential for substantial erosion and sediment transport. However, as previously described, MM GEO-2 would require the development and implementation of a SWPPP, SWMP, and/or an ESCP as part of the proposed project. The implementation of standard construction BMPs (e.g., silt fencing) to address potential erosion as well as revegetation of the project site following the completion of the road and future development will help mitigate erosion. With the implementation of these measures impacts would be less than significant.

(g) **Insignificant Impact.** 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 the Environmental Health Services Department, 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. Environmental Health Services (EHS) has reviewed preliminary percolation testing and all lots demonstrated passing results. Given the sufficient area on each parcel for required wastewater infrastructure, impacts are expected to be insignificant.

(k) **Insignificant Impact**. Substantial vibrations are not anticipated from the proposed construction activities as there is no pile-driving required for the proposed project. Additionally, given the size of proposed lots and the distance from surrounding residences, vibrations from general construction activities (e.g., heavy equipment use for grading, etc.) would not be felt at nearby residences. In addition the standard County conditions limit construction noise to weekdays between 8:00 a.m. and 5:00 p.m. Therefore, vibration caused by short-term construction-related activities would be less than significant.

Cumulative Impacts:

As previously described, subdivision of the existing 153.33-acre parcel into nine parcels will result in approximately 10 cubic yards of cut and 8,398 cubic yards of fill for the basins and 45,762 cubic yards of cut and 68,491 cubic yards of fill for the new road. Future construction of up to eight single-family residences and accessory structures enabled by the proposed project could entail ground disturbance and the applications will be required to demonstrate compliance with minimization of grading policies in place at the time of application processing. As such, the proposed project would not contribute to geological or

public safety hazards. Therefore, when considered with other cumulative projects in the region – the proposed project would not contribute to a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact:

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

1. **MM GEO-1 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 Public Works 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 Final Map Clearance for access roads and prior to Land Use Permit approval for structure sites.
   MONITORING: P&D permit processing planner 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.

2. **MM GEO-2: Erosion and Sediment Control Plan.** Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a SWPPP, SWMP, and/or an ESCP shall be implemented during all construction-related activities, including initial construction activities associated with the Vesting Tentative Tract Map as well as future residential development. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Applicant and/or future property owners shall submit the SWPPP, SWMP, and/or ESCP using BMPs designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments on-site. The SWPPP, SWMP, and/or ESCP shall be a part of the Grading Plan submittal and would be reviewed for its technical merits by P&D.
   PLAN REQUIREMENTS AND TIMING: The grading and SWPPP, SWMP, and/or ESCP shall be submitted for review and approved by P&D prior to issuance of a Land Use Permit for initial improvements associated with the proposed Vesting Tentative Tract Map and LUPs for future residential development enabled by the proposed project. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP and SWMP requirements shall be implemented between November 1 and April 15 of each year, except pollution control measures shall be implemented year round.
   MONITORING: P&D compliance monitoring staff shall perform site inspections throughout the construction phase.

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

5.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Threshold:

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

Impact Discussion:

(a) **No Impact.** There is no evidence that hazardous materials were used, stored, or spilled on the project site in the past. There are no hazardous sites within 0.5 miles of the project site that could be disturbed by construction-related activities associated with the proposed project. Therefore, there are no impacts related to past site usage 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

(b, c, e) **Significant but Mitigable.** Construction activities associated with the proposed project, including initial construction activities associated with the Vesting Tentative Tract Map as well as future residential development, would involve the use of light-duty vehicles, handheld power tools, heavy construction equipment, generators, and other equipment that would introduce gasoline, diesel, and/or hydraulic fluid. In particular, heavy construction equipment may include the transport and temporary on-site storage of petroleum products for the purpose of fueling construction equipment. Further, all transport, handling, use, and disposal of substances such as petroleum products would comply with applicable Federal, State, and local health and safety regulations. Construction workers would employ temporary BMPs to avoid potential accidental spills. For example, standard County conditions require that all staged equipment would be equipped with secondary containment and a spill containment and cleanup kit would be on-site while work is in progress. These measures also require that equipment shall be staged in designated work areas as far from Ballard Canyon Creek, the unnamed seasonal creek and the unnamed ephemeral drainage as possible

and that designated washout areas are established at least 100 feet from any storm drain, waterbody, or sensitive biological resources. With the implementation of theses mitigation measures, impacts associated with hazardous materials would be less than significant.

(d) ***Insignificant.*** The proposed project would not substantially impact the surrounding transportation network. The project site includes a new paved road which allows for access throughout the site. Therefore, impacts to evacuation or emergency response would be less than significant.

(f, g) ***No Impact.*** There are no oil wells or toxic disposal sites within a 1-mile radius of the project site (SWRCB 2022). Therefore, the proposed construction activities would not have the potential to encounter, result in exposure to, or otherwise impact oil wells or toxic disposal sites.

(h) ***No Impact.*** Water service to each of the future single-family residences enabled by the proposed project would be supplied by a shared well on APN 137-250-076 by means of a new multiparcel water system. There are no public water supply intake areas associated with the project site. Therefore, there would be no impact.

Cumulative Impacts:

As previously described, subdivision of the existing 153.33-acre parcel into nine parcels and future construction of up to eight single-family residences as well as public infrastructure (e.g., roads, bridges, new or expanded flood control detention basins) would result in the temporary use of hazardous materials during construction. Similarly, the proposed project would also involve the temporary use of hazardous materials; however, the implementation of MM BIO-11 and MM BIO-15 would reduce the risk of accidental spills during the proposed construction activities. Further, in the event of a spill, it would occur in a localized area within the undeveloped area, which would provide for expedient containment and clean-up. Therefore, the proposed project would not contribute to a cumulatively considerable impact.

Mitigation Measures and Residual Impacts:

With the implementation of MM BIO-11 and MM BIO-15, impacts related to hazards and hazardous materials would be reduced to less than significant.

5.10 LAND USE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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	
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	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 approximately in the rural area of the Santa Ynez Community Plan area off Highway 246. The site is surrounded by lots zoned AG-I with rancho estates to the north, pasture and crop lands to the south and west and the City of Solvang to the east. The surrounding uses consist of agricultural activities and single-family residences.

The northern portion of the site is undeveloped mesa, the southern portion is flat with agriculture, and the central portion of the site is developed with abandoned agricultural development. Several dirt roads and road cuts are located throughout the property. Drainage features include isolated ephemeral swales at the canyon bottoms, a seasonal creek, one freshwater pond, and an ephemeral drainage along the western side of the project site that.

Environmental Threshold:

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) **Insignificant Impact.** Existing uses that are adjacent to the project site consist mostly of residential and agricultural uses. The proposed project would result in eight additional lots and associated improvements in the project site, and would not 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. Future development on the lots would be required to be consistent with the allowed uses for the zone and compatible with the neighborhood. Impacts would be insignificant.

(b) **Significant But Mitigable Impact.** The proposed project will be subject to the requirements of the Land Use and Development Code, the Comprehensive Plan including the Santa Ynez Community Plan, and Chapter 21 – Land Division. The project proposes to divide the existing lot into nine lots, in compliance with Section 21-7 of Chapter 21. There is no structural development proposed as part of the project, but future development will be subject to the requirements of the Land Use and Development Code and

development will require design review with the North Board of Architectural Review. As discussed in Section 5.4, 5.5, and 5.8, the project will result in an insignificant impact with Biological Resources, Cultural Resources, and Geologic Processes with the implementation of the proposed mitigation measures. With the implementation of standard construction conditions to reduce air quality and sedimentation, the project is also consistent with policies regarding impacts to air and water quality. Issue areas that have specific land use policies within the Santa Ynez Community Plan that were reviewed for the proposed development include the following:

Table 4 - Land Use Policy and Consistency Analysis

Policy	Relationship to Project
Policy BIO-SYV-1: Environmentally sensitive biological resources and habitat areas shall be protected and, where appropriate, enhanced. **Policy BIO-SYV-3:** Significant biological communities shall not be fragmented by development into small, non-viable areas. **Policy BIO-SYV-4:** Sensitive habitats shall be protected to the maximum extent possible, and compensatory mitigation shall be prescribed when impacts to or loss of these areas cannot be avoided. As listed in Action BIO-SYV-1.2, sensitive habitat types include: Riparian, Coastal and Valley Freshwater Marsh, Southern Vernal Pool, Valley Needlegrass Grassland, Coastal Scrub, Coast Live Oak Woodland, Valley Oak Woodland and Savanna, streams and creeks, and wetlands. In addition, federally designated critical habitat for threatened or endangered species shall also be considered to be sensitive habitat. Natural stream corridors (channels and riparian vegetation) shall be maintained in an undisturbed state to the maximum extent feasible in order to protect banks from erosion, enhance wildlife passageways and provide natural greenbelts. Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g., erosion, meanders) and to protect all new structures and development from such processes. Prior to the approval of a Land Use permit for discretionary projects, County staff will determine whether sensitive biological resources may be present on the subject property by consulting Appendix D, the Santa Ynez Valley Vegetation Map; the CNDDB; and/or other P&D references. If these resources may be present on the parcel or within 100 feet, the applicant must provide a biological survey report from a qualified biologist that determines whether or not the project would impact sensitive biological	**Consistent with Mitigation.** Environmentally Sensitive Habitat (ESH) is present on the project site, and the proposed project would involve the removal of coast live oak trees. However, the designated development exclusion areas have been designed to avoid and protect the majority of ESH, including oak woodland, California sagebrush scrub, seasonal creeks, and ephemeral swales and drainage, by prohibiting future structural development in these areas. Potential impacts to these sensitive species would be further reduced through implementation of Mitigation Measures MM BIO-1 through MM BIO-5. These measures include: • MM Bio-1: Requires preparation and implementation of a tree protection plan by a qualified arborist to protect existing native trees, minimize adverse effects of grading and construction, and compensate the removal of native trees prior to construction. • MM Bio-2: Requires preparation of a tree replacement plan by a qualified arborist to offset individual native trees lost or impacted in excess of 20 percent of the critical root zone (CRZ) by new plantings. • MM Bio-3: Requires a qualified biologist be present onsite throughout all grading and construction activities that may impact native or specimen trees. • MM Bio-4: Establishes a minimum development setback of 30 feet from the outer edge of the oak canopy, except in locations where the grading shall be proposed. With implementation of these mitigation measures, the proposed project would be consistent with these policies.

resources. If wetlands, riparian habitats or jurisdictional waters occur on the property, the report would include a wetland delineation following the U.S. Army Corps of Engineers (2006) procedures	
Policy BIO-SYV-8: Native protected trees and non-native specimen trees shall be preserved to the maximum extent feasible. Non-Native specimen trees are defined for the purposes of this policy as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species. Native or non-native trees that have unusual scenic or aesthetic quality, have important historic value, or are unique due to species type or location shall be preserved to the maximum extent feasible.	
Policy BIO-SYV-5: Pollution of the Santa Ynez River, streams and drainage channels, underground water basins and areas adjacent to such waters shall be minimized.	**Consistent with Mitigation**. The development exclusion areas proposed as part of the Vesting Tentative Tract Map are designed to protect aquatic resources on the project site, including the seasonal stream, freshwater pond, and ephemeral swales and drainage, by prohibiting future structural development within these areas. As currently designed, the grading limits for the proposed access road would cross the ephemeral drainage. Regulatory permits including a Section 401 Water Quality Certification and a Section 404 Permit from the Regional Water Quality Control Board (RWQCB), as well as a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) are required. To further protect aquatic resources, Mitigation Measures MM BIO-12 and MM BIO-14 would be implemented: • MM BIO-12: Requires verification of wetland and waterbody delineations with the appropriate resource agencies if any future modifications are proposed to these aquatic features. • MM BIO-13: Establishes a minimum 50-foot development setback from the ordinary high-water mark of the ephemeral drainage and requires installation of protective fencing around native vegetation in proximity to the drainage. With implementation of these mitigation measures and required regulatory approvals, the

	proposed project would be consistent with this policy.
Policy BIO-SYV-9: Trees serving as known raptor nesting sites or key raptor roosting sites shall be preserved to the maximum extent feasible.	**Consistent with Mitigation**. The subject parcel contains suitable foraging habitat for special status raptors such as the ferruginous hawk but nesting of the species is not expected as it only winters in California. As a precaution, the project includes the following mitigation measure: • MM BIO-9: Limits construction activities to 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 by a County-qualified biologist is required. With implementation of this mitigation measure the proposed project is consistent with this policy.
Policy BIO-SYV-14: Where sensitive plant species and sensitive animal species are found pursuant to the review of a discretionary project, efforts shall be made to preserve the habitat in which they are located to the maximum extent feasible. For the purpose of this policy sensitive plant species are those species which appear on a list in the California Native Plant Society's Inventory of Endangered Vascular Plants of California. Sensitive animal species are those listed as endangered, threatened or candidate species by the California Department of Fish and Game and the U.S. Fish and Wildlife Service.	**Consistent with Mitigation.** While no special-status plant species were identified on the subject parcel, the site provides suitable habitat for several special-status animal species, including the California red-legged frog (CRLF) and Townsend's big-eared bat. The proposed development exclusion areas would protect a substantial portion of this habitat from future structural development. Potential impacts to these sensitive species would be reduced through implementation of Mitigation Measures MM BIO-5 through MM BIO-8, MM BIO-10, and MM BIO-14. These measures include: • MM BIO-5: Requires construction personnel receive a training session conducted by a qualified biologist prior to any ground disturbance or construction activities. At a minimum, the training shall include a description of the California red-legged frog, western spadefoot, American badger, northern California legless lizard, and their habitats, the specific measures that are being implemented to avoid adverse effects to biological resources, and the boundaries within which the project may be accomplished. • MM BIO-6: Requires consultation with the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) prior to any project related ground disturbance.

	• MM BIO-7: Requires pre-construction surveys, construction monitoring, and reporting of the CRLF, western spadefoot, northern California legless lizard, and American Badger by a qualified biologist. • MM BIO-8: Limits construction activities to April 15 to October 15, and implements erosion and sediment control measures to prevent CRLF from accessing aquatic features during construction. • MM BIO-10: Requires a focused habitat assessment and maternity bat surveys for Townsend's big-eared bat prior to any construction activity. • MM BIO-14: Implements best management practices (BMPs) for the prevention and control of invasive species. With the implementation of these mitigation measures the proposed project is consistent with this policy.
Policy FLD-SYV-2: Short-term and long-term erosion associated with development shall be minimized. **Policy WW-SYV-2:** Pollution of surface and groundwater shall be avoided. Where contribution of potential pollutants of any kind is not prohibited and cannot be avoided, such contribution shall be minimized to the maximum extent practical.	**Consistent with Mitigation:** The proposed project includes two stormwater basins to collect excess rainwater. Additionally, the project would be required to implement the following mitigation measures: • MM GEO-2: Requires the development and implementation of a SWPPP, Storm Water Management Plan (SWMP), and/or an Erosion and Sediment Control Plan (ESCP) as part of the proposed project. With these mitigation measures implemented, the proposed Project would be consistent with these policies. • MM BIO-11: Implements construction site housekeeping including construction equipment maintenance and daily trash disposal. • MM BIO-15: Requires designated construction equipment filling and storage areas to contain spills, facilitate cleanup, and prevent contamination from discharging to storm drains, drainage ditches, creeks and wetlands. With the stormwater basins and implementation of this mitigation measure, the proposed project is consistent with these policies.
Policy GEO-SYV-1: Development shall be sited and designed to minimize the potential for geologic	**Consistent with Mitigation.** Grading associated with the proposed Vesting Tentative Tract Map

hazards, including but not limited to seismic, soil, or slope hazards. **Policy GEO-SYV-2:** Grading and development on slopes of 20 percent or greater should be avoided, unless such avoidance would preclude development. Where development on slopes of 20 percent or greater cannot be avoided, the portions of the site that exhibit the least amount of slope shall be utilized.	would be required to accommodate improvements to the access road and the construction of two stormwater basins. While existing agricultural roads traverse the project site, and the proposed access road alignment utilizes these existing routes, some segments traverse slopes ranging from 20% to over 30%. By incorporating the existing road network into the proposed access road design, the project minimizes the amount of grading required for new access roads. This approach reduces the overall grading footprint compared to constructing entirely new access roads and does not preclude the site from development. To reduce potential impacts geologic mitigation measures MM Geo-1 and MM Geo-2 would be implemented. • MM GEO-1: Requires a soils engineering study addressing structure sites and access road(s) to determine structural design criteria. • MM GEO-2: Requires the development and implementation of a SWPPP, Storm Water Management Plan (SWMP), and/or an Erosion and Sediment Control Plan (ESCP) as part of the proposed project. With the implementation of these mitigation measures the proposed project is consistent with these policies.
Policy VIS-SYV-1: Development of property should minimize impacts to open space views as seen from public roads and viewpoints and avoid destruction of significant visual resources. **Policy VIS-SYV-2:** All plans for new or altered buildings and structures within the Design Control Overlay shall be reviewed by the County Board of Architectural Review. **Policy VIS-SYV-3:** The night sky of the Santa Ynez Valley shall be protected from excessive and unnecessary light associated with new development and redevelopment.	**Consistent with Mitigation.** All future residential development enabled by the Vesting Tentative Tract Map is restricted to one story with a maximum height of 24 feet and would be subject to the current zoning requirements of the LUDC. To reduce potential impacts to aesthetics, mitigation measures MM AEST-1 through MM AEST-3 would be implemented. They are as follows: • MM AEST-1: Requires natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) be used on exterior surfaces of all structures, including water tanks and fences. • MM AEST-02: Requires Board of Architectural Review (BAR) approval for future structural development on all parcels. • MM AEST-3: Requires any exterior night lighting installed, including driveway and walkway lighting, to be dark sky compliant per the Land

	Use and Development Code Section 35.30.120 (Outdoor Lighting).
Policy LUA-SYV-2: Land designated for agriculture within the Santa Ynez Valley shall be preserved and protected for agricultural use.	**Consistent.** The proposed Vesting Tentative Tract Map would subdivide a single agricultural property into nine new parcels, all retaining agricultural zoning. This subdivision supports continued and diversified agricultural use in alignment with protecting agricultural use in the Santa Ynez Valley.

(c, d) ***Insignificant Impact.*** The project would be consistent with the residential development density designations applied to the project site. 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.

(e-g, i, j) ***No Impact.*** The project would not result in the removal of any housing or the displacement of any people. The environmental effects of the proposed project would not result in conditions that would have the potential to result in significant social or economic impacts to land uses in the project area. The project is not located near an existing airport.

(h) ***Insignificant Impact.*** The project would result in eight additional lots that could be developed with residential structures. However, each lot will be at least 10 acres and the addition of a single-family dwelling and accessory structures would have an insignificant impact to open space on the lots. The project would not result in the loss of public open space.

Cumulative Impacts:

The proposed project would not be incompatible with any existing land uses or otherwise conflict with any applicable land use plan, policy, or regulation. The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards or have significant growth inducing effects. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact:

No significant impacts are identified. No mitigation is necessary.

5.11 NOISE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				X	

Setting/Threshold:

Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, 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.

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; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

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

Impact Discussion:

(a, c) ***No Impact.*** The proposed project consists of a Vesting Tract Map to divide one existing lot into nine lots. Long-term noise generated onsite would not: 1) exceed County thresholds, or 2) substantially increase ambient noise levels in adjoining areas. Noise sensitive uses on the proposed project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts would be insignificant.

(b) ***Insignificant.*** Future development and grading relating to the proposed project would have the potential to result in construction activities generating short-term noise impacts to neighboring residential properties. As previously described, construction activities associated with the proposed project would involve the use of light-duty trucks, hand tools, handheld power tools, generators, and heavy construction equipment. This construction equipment, particularly power tools and 10-ton class excavators may generate noise that could exceed County thresholds. Application of the standard County condition limiting construction hours from 8:00

a.m. to 5:00 p.m. (Noise-02) would reduce short-term construction related noise impacts to a less than significant level.

Cumulative Impacts:

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

Mitigation and Residual Impact:

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

5.12 PUBLIC FACILITIES

Will the proposal require or result in:	Poten. Signif. and Unavoid.	Signif. 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		
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		

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:

(a) ***Insignificant Impact.*** The project's impacts to law enforcement and medical services would be insignificant. The proposed project will result in one existing lot being split into nine total lots, eight lots zoned AG-I-20 and one lot zoned AG-I-40, which could 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.

(b) ***Insignificant Impact.*** The future development of nine additional single-family homes on the proposed lots would not generate sufficient students to require an additional classroom. Impacts to schools would be insignificant.

(c, d) ***Insignificant Impact.*** The project would result in an insignificant impact to solid waste generation. The proposed project is expected to generate approximately nine tons of solid waste per year based on the following generation rates contained in the County Threshold Manual.

Table 5 – Solid Waste

Land Use	Solid Waste Generated per Dwelling per Year	Estimated Waste Generation
Three (9) Single-Family Dwellings	2.86 tons of solid waste (1)	25.74 tons

(1) 3.01 persons per dwelling x 0.95 tons of solid waste per person per year = 2.86 tons of solid waste per dwelling per year.

The 25.74 tons of solid waste generated per year would fall below both the 196 tons per year threshold for significant impacts and the 40 tons per year threshold for cumulative impacts.

The proposed project does not include or require the construction of any new public sewer treatment infrastructure. Future development would be served by on-site private septic systems.

(e) ***Insignificant Impact.*** New impervious surfaces associated with anticipated development such as the access road and future single-family dwellings and accessory structures could result in greater surface runoff from the project site since there would be less open ground capable of absorbing rainwater. New impermeable surfaces would increase the storm water runoff, however, the increase would be accommodated via on-site infiltration. Future stormwater facilities for each proposed lot would be based on designs proposed for respective residences and subject to review and approval by P&D and County Flood Control. Potentially significant drainage-related impacts would be reduced to an insignificant level by complying with County Flood Control 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 would have negligible impacts on public facilities. 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.

5.13 RECREATION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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	

Setting/Threshold:

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

The proposed project site is located in an agricultural and residential area of Santa Ynez. No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site.

Impact Discussion:

(a, b) **No *Impact***. The proposed project site is not located on or near any established recreational uses, including biking, equestrian or hiking trails. No adverse impacts would result.

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

Mitigation and Residual Impact:

Payment of Quimby fees and Development Impact Mitigation Fees for new residential development will mitigate the project's contribution to the regional demand for parks and recreational facilities. Residual impacts would be insignificant.

5.14 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		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Result in inadequate emergency access?			X		

Setting:

Physical: The project site located directly off Highway 246 and approximately 2.5 miles from Highway 101. Access will be provided by a new private road off Highway 246 to be named pursuant to the approval of Road Naming Application Case No. 22RDN-00003. The project would result in the development of nine agricultural lots.

Thresholds:

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

Table 6 - 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.

Table 6.1 - Screening Criteria for Land Use Projects

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 75 Average Daily Trips (ADT) which is an increase of 75 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, proposed road entrances, and road access and development would be made to comply with the County Fire Protection District's access requirements. 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.

5.15 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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:

Physical: The subject parcel is located within the Santa Ynez River Valley Basin area. This basin is within the Santa Ynez River watershed. Ballard Canyon Creek, an unnamed seasonal creek and freshwater pond, isolated ephemeral swales at the canyon bottoms, and an ephemeral drainage are located on the project site.

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:

1. 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;
2. Increases the amount of impervious surfaces on a site by 25% or more;
3. Results in channelization or relocation of a natural drainage channel;
4. 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;
5. 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);
6. 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[3] of a receiving water body;
7. 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
8. Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion:

(a, e-g) ***No Impact.*** There are no permanent surface water bodies located on the subject parcel, and the project site is located outside of the designated flood way and flood plain area. Therefore, the proposed project would not result in a change in the course or direction of nearby bodies of water. The proposed project would be designed to ensure that the flow of flood waters is unaltered, and there would be no

[3] 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.

need for public flood control improvements. The proposed project would not alter the direction and rate of flow of groundwater and does not propose groundwater withdrawals.

(c, j) ***Insignificant Impact.*** The project would create minor amounts of additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. structures, driveways, patios, etc.) The project could result in a 25% or more increase of impervious surfaces, however, future development will be required to include mitigation measures for stormwater runoff including roof runoff collection and standard county conditions for construction equipment storage and washout areas. Construction activities such as grading could also potentially create temporary runoff and erosion problems. Application of standard County grading, erosion, and drainage-control measures would ensure that no significant increase of erosion or storm water runoff would occur. The proposed use of septic systems would contribute in an insignificant manner to regional degradation of groundwater quality. The Central Coast Regional Water Quality Control Board and County regulations require new development to incorporate Low Impact Development (LID) standards if new development exceeds 2,500 sq. ft. of impervious surfaces. Future development that creates 2,500 square feet or more of impervious surfaces would be required to submit a Stormwater Control Plan that addresses site design and runoff treatment and source control measures. The Stormwater Control Plan would be reviewed for adequacy by Planning and Development staff or Public Works Project Clean Water staff and would ensure that Low Impact Development practices have been incorporated into the project design to reduce potential water quality impacts and discharge to the onsite drainages to an insignificant level.

Grading would include 45,772 cubic yards of cut and 76,884 cubic yards of fill. Construction activities such as grading could potentially create temporary runoff and erosion problems. However the owner/applicant would be required to adhere to standard County grading, erosion, and drainage-control measures upon grading permit issuance ensuring that no significant increase of erosion or storm water runoff would occur. Therefore, the proposed project would not create changes in currents or alter the course or flow of floodwater. No private or public flood control projects would be required. No discharge to surface waters would occur, and water quality would not be altered. No exposure of people or property to water related flooding hazards would occur. Therefore, impacts would be insignificant.

(h,i,k) ***Insignificant Impact.*** The proposed subdivided lots will be supplied water from an existing well located on APN 137-250-076 through a new multiparcel water system. The well is located within the Santa Ynez Valley River Groundwater Basin. The County's Environmental Thresholds and Guidelines Manual does not establish a threshold of significance for this basin. Further, water use from increased development potential is estimated to be approximately 18 AFY based on the most representative data from the County's Environmental Thresholds and Guidelines Manual, which establishes a demand factor of 0.12 AFY per acre for single-family dwelling units per 10 acres in the Santa Ynez Valley area. Therefore, there is an adequate supply of water for the project. Future development located on the newly created parcels would require permits through P&D and would be reviewed by the EHS to ensure there is adequate water service to serve the proposed development.

(b,d,l) ***Significant but Mitigable.*** The proposed project includes several mitigation measures aimed at preventing water pollution during construction. MM GEO-1 requires that sediments be controlled with BMPs and areas be revegetated after grading to reduce sedimentation, MM BIO-11 requires construction site housekeeping including construction equipment maintenance and daily trash clean up, and MM BIO-15 designates equipment filling and storage areas to avoid contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Standard County conditions require that equipment storage areas be located at least 100 feet from storm drains or water bodies. With these mitigation measures, impacts to surface water runoff flows would be less than significant.

Following the future residential development enabled under the proposed project, there would result in a net increase in impervious surfaces and could result in potentially significant impacts on surface water runoff. Uncontrolled and unmanaged storm water run-off can often carry with it a number of pollutants

commonly found at construction sites or residential areas, such as oils and grease from driveway areas, and pesticides and fertilizers from landscaped areas.

Future stormwater facilities for each proposed lot would be based on designs proposed for respective residences and subject to review and approval by P&D and County Flood Control. Two detention basins are proposed on Proposed Lot 9 below the mesa shelf in anticipation of stormwater management. It is anticipated that stormwater facilities that may include detention basins would be constructed within each of the proposed developable parcels. County Flood Control would require facilities and basins to be sized such that they would ensure that post-development peak storm water runoff would not exceed pre-development conditions.

Therefore, impacts would be insignificant with mitigation measures to increase stormwater infiltration and with application of standard conditions regarding the implementation of a Storm Water Quality Management Plan and requirements for construction equipment storage and washout areas.

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 design of proposed storm water basins along with the implementation of MM GEO-2, MM BIO-11, and MM BIO-15, and the incorporation of standard County conditions would ensure residual impacts remain less than significant.

6.0 INFORMATION SOURCES

6.1 County Departments Consulted

Fire, Public Works, Flood Control, Environmental Health, Parks

6.2 Comprehensive Plan

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

6.3 Other Sources

X	Field work		Ag Preserve maps
X	Calculations		Flood Control maps
X	Project plans	X	Other technical references (reports, survey, etc.)
	Traffic studies		
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

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

I. Project-Specific Impacts which are of unknown significance levels (Class I): **None**

II. Project Specific Impacts which are potentially significant but can be mitigated to insignificant levels (Class II): **Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Fire Protection; Geologic Processes; Hazardous Materials / Risk of Upset; Land Use; and Water Resources / Flooding.**

III. Potentially significant adverse cumulative impacts: **None**

8.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. 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, with the incorporation of development exclusion zones and the mitigation measures proposed in these sections project impacts would be reduced 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 future development of additional lots. 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.

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

The project will be subject to all applicable requirements and policies under the County's Land Use and Development Code and the County of Santa Barbara Comprehensive Plan (including the Toro Canyon Community Plan). Specific 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 AG-I-10 and AG-I-40 zoning will allow for future agricultural and residential development on the lots, and each lot will meet the minimum size of 10 and 40 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, including the Santa Ynez Community Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will likely be included in the consistency analysis discussion:

1. Land Use Development Policy #4, 5
2. Hillside & Watershed Protection Policies # 1, 2, 7
3. Flood Hazard Policies # 1, 2, 3
4. Historical and Archaeological Policies # 2, 3
5. Streams & Creeks Policy # 1
6. Visual Resources Policies # 1, 3
7. Santa Ynez Valley Community Plan Policies: Policy LUA-SYV-2, LUA-SVY-3, Policy GEO-SYV-1, Policy GEO-SYV-2, Policy BIO-SYV-1, Policy BIO-SYV-3, Policy BIO-SYV-4, Policy BIO-SYV-5, Policy BIO-SYV-7, Policy BIO-SYV-8, Policy BIO-SYV-9, Policy BIO-SYV-11, Policy BIO-SYV-12, Policy BIO-SYV-13, Policy BIO-SYV-14, Policy VIS-SYV-1, Policy VIS-SYV-2, Policy VilSSYV-3

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:

PROJECT EVALUATOR: Kathleen Volpi **DATE:** April 2, 2026

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: Willow Brown **INITIAL STUDY DATE:** 2/24/2026

SIGNATURE: Willow Brown **NEGATIVE DECLARATION DATE:** 4/2/2026

SIGNATURE: _____ **REVISION DATE:** _____

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

12.0 ATTACHMENTS

1. Vicinity Map
2. Vesting Tentative Tract Map 14,873, May 2025
3. Tree Inventory Plan, PlainAire Design Group, September 2023
4. Biological Resources Assessment, LSA Associates, Inc., June 2023
5. Phase I Cultural Resources Study, LSA Associates, Inc., May 2023
6. Historic Resource Evaluation Report, SWCA Environmental Consultants, April 2023

7. Geotechnical Investigation Report, Pacific Coast Testing Inc., June 2022
8. Slope Map, Bethel Engineering