COUNTY OF SANTA BARBARA

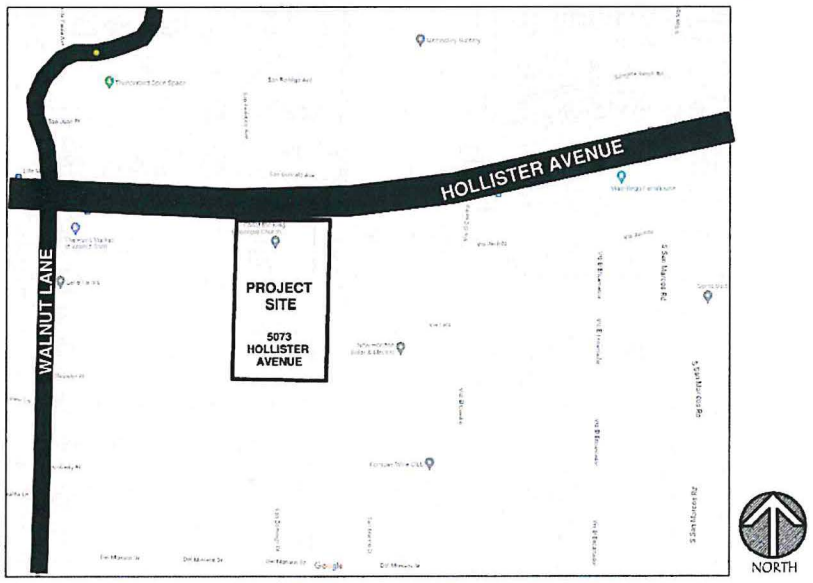
Planning and Development

Draft Mitigated Negative Declaration

St. Therese Classical Academy Final Development Plan and Revision to Christ the King Episcopal Church Conditional Use Permit

Case Nos. 23DVP-00026 & 23RVP-00098

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Applicant
Matthew Najera
5073 Hollister Avenue
Santa Barbara, CA 93111
(805) 683-1111
mnajera@stclassical.com

Agent
Craig Minus
PO Box 782
Los Olivos, CA 93441
(805) 403-2752
craigminus@camlanduse.com

_For more Information Contact Francisco Vargas, Planner, Development Review Division (805) 934-6266

1.0 REQUEST/PROJECT DESCRIPTION

The project is a request of the applicant, St. Therese Classical Academy, a third-party institution, for a Final Development Plan (DVP) and a Revision (RVP) to the Christ the King Episcopal Church Conditional Use Permit to validate the existing St. Therese Classical Academy school use, expand the existing school, and allow for construction of one modular structure containing five classrooms, and one modular structure containing two conference rooms.

Final Development Plan (Case No. 23DVP-00026)
The project includes a request for a Final Development Plan, Case No. 23DVP-00026, to allow construction of one new 1,440-square-foot structure which will include four new classrooms and one new 720-square-foot structure which will include two new conference rooms, totaling 2,160 square feet of new development. The proposed project will reduce and reallocate the previously approved development onsite from 13,342 square feet to a total of 10,508 square feet, a net decrease of 2,834 square feet.

A total of six existing parking spaces will be removed in order to create a new designated drop-off area, reducing the number of parking spaces from 84 spaces to 78 spaces. One new fire hydrant will be required to be installed onsite. Two new streetlights will be installed along Hollister Avenue, and one existing unused driveway approach along Hollister Avenue will be removed.

The installation of two new structures and parking area improvements will consist of approximately 163 cubic yards of grading, with approximately 127 cubic yards of cut, 36 cubic yards of fill, and a net export of 84 cubic yards.

Revision to Conditional Use Permit (Case No. 23RVP-00098)
The project includes a request for a Revision, Case No. 23RVP-00098, to revise the existing Conditional Use Permit (Case No. 76-CP-27) to validate the existing full-time school use. The full-time school will have a maximum enrollment of 85 students and will serve Kindergarten through 12th grade, an increase of approximately 51 students from the current enrollment of approximately 34 students. The school will have a maximum of ten (10) teaching staff and a maximum of three (3) administrative staff.

The expanded school will operate Monday-Friday from 7:30 am to 3:30 pm, and regular weekday enrollment and attendance will include a maximum of 85 students and 13 staff members for a total of 98 people. Four annual events will consist of the following:

1. Back to School: on a Weekday in September from 6:00 pm to 8:00 pm (60 attendees)
2. Barn Dance: on a weekend night in October from 5:00 pm to 8:00 pm (150 attendees)
3. Open House: on a weekday in January from 6:00 pm to 8:00 pm (50 attendees)
4. Graduation: on a weekend in May from 3:00 pm to 5:00 pm (100 attendees)

Existing development on the parcel includes a Worship Hall/Church (4,034 square feet), an Administration Building (2,682 square feet), a Sunday School modular classroom building (1,440 square feet), and a storage shed (192 square feet) with 84 parking spaces, and landscaping. Access will continue to be provided by an existing driveway off Hollister Avenue. Water will continue to be provided by Goleta Water District, wastewater treatment service will continue to be provided by Goleta Sanitary District, and fire protection will be provided by Santa Barbara County Fire.

The subject property is shown as Assessor Parcel Number 065-110-004, 2.97 acres (gross) zoned DR-4.6 (Design Residential, 4.6 units per acre gross), located at 5073 Hollister Avenue, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

Permit History:
The Church CUP, Case No. 76-CP-27, allowed for the phased construction and operation of a church consisting of a Worship Hall (6,000 square feet), a Parish Hall (2,150 square feet), an Administration Building (2,100 square feet), a Sunday School classroom building (2,900 square feet), 132 parking spaces, a fenced play area, and landscaping for a total of 13,342 square feet. However, only 8,348 square feet was constructed, including the Worship Hall/Church (4,034 square feet), an Administration Building (2,682 square feet), a Sunday School modular classroom building (1,440 square feet), a storage shed (192 square feet), 84 parking spaces, and some landscaping. In summary, the Church CUP included development potential of up to 13,342 square feet, however, only 8,348 square feet of development has been constructed to date. The proposed changes to the existing Conditional Use Permit and new Development Plan will reduce the overall potential development at full build out from 13,342 square feet to 10,508 square feet with the new proposed development.

Below is an overview of the two phases which were approved:

Phase I (Completed)

- Construction of a Worship Hall and Administration Building (including nursery),
- Construction of 82 parking spaces; and
- Installation around the Phase I area.

Phase II (Partially Completed)

Option A:
- Parish Hall; (*no longer planned)*
- Two Classrooms;
- Administrative Unit;
- Construction of an additional 50 parking spaces (*no longer planned nor required)*

Option B:
- Parish Hall; (*no longer planned)*
- One Classroom; (constructed)
- Administrative Unit;
- Construction of an additional 50 parking spaces (*no longer planned nor required)*

Phase I was completed, however, due to lack of funding, Phase II was not fully constructed, and in 1993 the Zoning Administrator approved a Minor Conditional Use Permit (MCUP), Case No. 93-CP-010, for a 1,440-square-foot temporary classroom/office trailer until Phase II of the project could be completed. This temporary classroom was located in the same location as the previously approved classroom authorized under Phase II of 76-CP-027. Phase II of 76-CP-027 was never fully completed and the MCUP for the temporary modular trailer expired on May 5, 1995, but the modular trailer remained on the property.

In 2001, a Substantial Conformity Determination (Case No. SC01) was made allowing the temporary classroom to remain onsite and be converted into a permanent classroom, as approved under Phase II of 76-CP-027. The classroom was permitted to serve the existing congregation and staff and to accommodate a maximum of forty-eight students and four employees. Two additional parking spaces were required for a total of eighty-four (84) spaces on the site. Since the conversion of the temporary classroom to a permanent classroom, the only additional development which has occurred is the installation of a 192 square foot storage shed which is used by the Church. A total of 8,348 square feet out of the approved 13,150 square feet have been built out.

Proposed Change:

1. The table below demonstrates the previously approved development, existing development and proposed development onsite. The changes proposed will result in a 2,642 square foot net decrease of approved development. A reduction from the previously approved 13,150 square feet to a total development of 10,508 square feet:

	Previously Approved (Sq. Ft.)	***Existing to be Maintained (Sq. Ft.)***	***Total New Development (Sq. Ft.) (Existing + Proposed)***
Worship Hall	*6,000*	*4,034*	*0*
Administration Building	*2,344*	*2,682*	*0*
Classroom(s)	*2,900 (one or two buildings)*	*1,440 (1-building) for Sunday School and youth group*	*Building A: 1,440 sq. ft. (double-wide)* *Building B: 720 sq. ft. (single)* ***Total classroom/conference area: 2,160 sq. ft.***
Existing Shed	*0*	*192 SF*	*0*
Parish Hall	*2,150*	*0*	*0 (removed from scope with RVP)*
Total (Sq. Ft.)	***13,150***	***8,348***	***Total Development: 10,508***

2.0 PROJECT LOCATION

The project site consists of 2.97-acre parcel zoned DR-4.6 (Design Residential, 4.6 units per acre gross) and shown as Assessor's Parcel Number 065-110-004 and is located at 5073 Hollister Avenue, approximately 0.50 miles east of the Hollister and Patterson Avenue intersection in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	RES-4.6, Residential, 4.6 units per acre

Zoning District, Ordinance	DR-4.6, Residential
Site Size	2.97 acres
Present Use & Development	Permitted church and as-built school, including: • Worship Hall- 4,034 square feet • Administration Building- 2,682 square feet • 84 parking spaces & Landscaping • Classrooms- 1,440 square feet • Storage Shed- 192 square feet • **Total Existing Development: 8,348 square feet**
Surrounding Uses/Zoning	North: Hollister Ave., Residential, 7-R-1 South: Residential, 7-R-1 East: Residential, 10-R-1 West: Residential, 10-R-1 / 7-R-1
Access	Hollister Avenue
Public Services	Water Supply Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire, Station # 13 Police: Santa Barbara County Sheriff's Department School District: Goleta Unified School District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The subject property is within urban development located on the south side of Hollister Avenue, approximately 0.50 miles east of the Hollister and Patterson Avenue intersection. The parcel is developed with a Church (Christ of the King) and operates an existing school (St. Therese Classical Academy). The subject parcel is located within the Eastern Goleta Community Planning area and is adjacent to existing residential development (single family residences) to the east and south, a small agriculturally cultivated parcel to the west, and Hollister Avenue to the north.

The topography of the property is relatively flat with slopes less than 10 percent and contains the following existing structural development:

Existing Structural Development:
Worship Hall- 4,034 square feet
Administrative Building- 2,682 square feet
Classrooms- 1,440 square feet
Shed (storage)- 192 square feet
Total Development (structures): 8,348 square feet

Existing Non-Structural Development:
Parking lot: 31,174 square feet (84 parking spaces)
Landscaping/Vegetation: Multiple open lawn areas, parking lot planters/trees, vine bush along eastern property boundary fence, (non-native) Tree clusters on the southeast portion and other mature trees throughout the site as depicted on Attachment D sheet A-0.1 of the Staff Report, (approximately 81,454 square feet of existing landscaping).

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 in section 3.1. In addition to the on the ground conditions described above, the environmental baseline from which the project's impacts are measured includes the existing unpermitted school use by the St. Therese Classical Academy which consists of approximately 34 students enrolled, seven (7) staff members and operating Monday through Friday from 7:30 am (student drop off) to 3:20 pm (student pickup).

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	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 approximately 1/2 miles east of the intersection between Hollister Avenue and S. Patterson Avenue, within an urban area bounded by residential development. The surrounding area along Hollister Avenue, which fronts the project site, is characterized by mixed residential and commercial uses. The adjacent residential subdivision to the east contains two-story

residential development. The development to the south consists of single-story residences and the development to the west includes single and two-story residences as well as an existing urban farm which has historically cultivated approximately 1.5 acres of annual crops, including but not limited to pumpkins, produce and Christmas trees. The project site and surrounding areas are relatively flat which limit the public view of the site. Public views in this area are dominated by views of the Santa Ynez Mountains to the north. The public viewsheds for this project include views from Hollister Avenue looking south and view of the site from the San Domingo Drive cul-de-sac looking north.

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

Impact Discussion.

(a) The project components, including the two new modular structures proposed of 1,440 square feet (classroom use) and 720 square feet (conference use), would only be minimally visible from two public viewing points adjacent to the site. The project site is directly visible from Hollister Avenue, which fronts the site, looking south and from the cul-de-sac at San Domingo Drive, looking north. While the project site is directly visible from these two public viewing points, the proposed development will be located near the center of the property and will be screened by existing landscaping and existing development in addition to proposed new landscaping which will surround the new modular structures. The project site is not within a scenic vista and the development proposed will comply with the LUDC Development Standards including height, setbacks, scale etc. The proposed project will have an **insignificant impact** to the scenic vista or view.

(b) The project will not change the visual character of the area. Both of the proposed modular school buildings will be single story, approximately 12 feet in height. **No impact** is anticipated to the visual character of the area.

(c) The proposed project will include outdoor lighting fixtures outside the entrance of both proposed school buildings as well as streetlights along Hollister Avenue. The light fixtures outside of the proposed school buildings will be required to comply with the outdoor lighting regulations of the County code. Additionally, the project is required to install two new streetlights along Hollister Avenue (Public Works requirement). The project site is in an urbanized area and contains an existing church, Christ Episcopal Church, onsite which contains existing outdoor lighting fixtures. Consistent with the LUDC Section 35.21.050, all new exterior lighting fixtures will be required to be fully shielded and directed downward to minimize impacts to adjacent properties. Roadways, etc. In addition, LUDC Section 35.21.050 requires that lighting is directed away from nearby residences, public roads, and other areas of public use. Adherence to the LUDC would further reduce the potential for new lighting to affect adjoining areas. This impact would be **insignificant**.

(d) Impacts of potentially visually-incompatible structures will be mitigated by consistency with the South Board of Architectural Review (SBAR) comments. New construction and landscaping will be compatible with the existing development by matching the same architectural style as the existing structures on site and incorporating new outdoor spaces that connect with the existing outdoor areas. SBAR reviewed conceptual plans May 2, 2025, where they provided comments pertaining to parking, circulation and

landscaping. The SBAR specifically recommended a designated drop-off area be integrated into the parking lot which resulted in a revised design and reduction of 6 parking spaces. On July 25, 2025, the project returned to SBAR for further conceptual review where the applicant addressed all prior comments. The proposed project will be required to return to SBAR for Preliminary and Final Review upon approval of the discretionary permit by decision makers (Planning Commission). With implementation of the required SBAR review and compliance with SBAR comments pursuant to Mitigation Measure (MM) 1, below, impacts will 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 the development is visually compatible with its surroundings and views of the project would be limited. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact. The following mitigation measure will reduce the project's aesthetic effects to an insignificant level:

MM 1. Mitigation Measure. Aesthetics. The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development.
TIMING: The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of the zoning clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.
MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4.2 AGRICULTURAL RESOURCES

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

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. As described in the EGVCP, between 1993 and 2011, agriculture in the Urban Area has begun to diversify to accommodate economic conditions in the industry, while agriculture in the Rural Area remains an established local industry. Agricultural land and agricultural businesses play an important role in the Valley's economy by contributing agricultural production to the area's jobs and economic baseline.

One of the unique features of Eastern Goleta Valley is the presence of agricultural lands and operations within the mix of urban land uses. The limited operations of Eastern Goleta Valley's urban agriculture areas offer reminders that the developed neighborhoods of Eastern Goleta Valley were historically productive agricultural land. Over time, farming operations have converted into urban land uses, which partitioned formerly large agricultural tracts into discontinuous blocks.

Physical
The existing 2.97-acre parcel does not support any agriculture. Prior to the church development which was developed in the 1970's, this general region including this project site were historically farmed. Today, the project site is surrounded by residential development on all sides with the exception of one 3.4-acre parcel to the west, adjacent to Hollister Avenue. The existing adjoining farm is the only remaining urban farm in the vicinity which cultivates approximately 1.5 acres of annual crops, including but not limited to pumpkins, produce and Christmas trees. The soils in this area, including the project site onsite are within a prime soils area.

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) The subject property contains existing development and does not have any cultivated land. The project site was once farmed prior to the 1970's before being developed with urban land uses. The project site has not been commercially farmed since the 1970's therefore the project will not impact any existing agriculture. While the adjacent parcel, Assessor Parcel No. 065-110-045, to the west is actively farmed, the proposed project will not interfere with those adjacent existing agricultural activities. **No impact** to agriculture will occur.

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.

Mitigation and Residual Impact. No mitigation measures are required.

4.3a 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		

Existing Setting. As the local air quality management agency, the Santa Barbara County APCD is responsible for monitoring air pollutant levels to ensure National Ambient Air Quality Standards and California Ambient Air Quality Standards are met, and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, Santa Barbara County is classified as being in "attainment" or "nonattainment". Currently, Santa Barbara County is in nonattainment for the State standards for ozone and Particulate Matter with a diameter of 10 microns or less (PM_{10}) (Santa Barbara APCD 2022a).

Environmental Threshold. Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in August 2024) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

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

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

Impact Discussion. The project would not result in significant new vehicle emissions. The Traffic Study dated September 19, 2025, prepared by Associated Transportation Engineers (ATE) estimates approximately 211 Average Daily Trips (ADT) will be generated from this project based on the proposed enrollment of up to 85 students along with the associated events (summer school, back to school night, dances, graduation, etc.). The proposed project will 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.

(a-c) The proposed project is not the type of project that would emit potentially significant quantities of air pollutants, according to the Santa Barbara County APCD's screening table (Santa Barbara County APCD 2022b). As discussed in Section 4.14 (Transportation), the proposed project would generate approximately 211 trips per day (ADT), which would not result in an exceedance of Santa Barbara County APCD's threshold of 25 pounds per day of NOx or ROC from motor vehicle trips. In addition, the proposed project would not conflict with the adopted control measures within the Santa Barbara County APCD's Ozone Plan or generate substantial ozone precursors (ROG and NOx) (Santa Barbara County APCD 2022). The proposed project would not result in substantial air quality impacts because the proposed project would not exceed Santa Barbara County APCD daily emission thresholds, would not emit substantial NOx or ROC from vehicle trips, and would be consistent with Santa Barbara County APCD air quality plans. The proposed project's impacts on air quality 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 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. No mitigation measures are required.

4.3b 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 2023).

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: 1990-2022* (U.S. Environmental Protection Agency 2024) states that the primary sources of GHG

emissions from fossil fuel combustion in 2022 included electricity production (25%), transportation (29%), industry (30%), agriculture (10%), and commercial and residential end users (31%, combined).

The County of Santa Barbara's 2030 Climate Action Plan (2030 CAP) and the accompanying Programmatic Environmental Impact Report (PEIR) 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 48% of the total emissions, followed by natural gas used in buildings and facilities (21%), agriculture (14%), electricity used in buildings and facilities (7%), off-road equipment (5%), and solid waste (4%) sectors (2030 CAP).

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. In 2024, Santa Barbara County adopted its 2030 Climate Action Plan (2030 CAP), with an emission reduction goal of 50 percent below 2018 levels by 2030 and achieving carbon neutrality by 2045 or sooner, which are in line with the State's GHG emission reduction goals. The 2030 CAP is a qualified greenhouse gas emissions reduction plan pursuant to CEQA Guidelines Section 15183.5, which allows discretionary non-industrial projects to tier their GHG emissions analysis off the 2030 CAP Programmatic Environmental Impact Report (PEIR) if the project is found consistent with the 2030 CAP. To aid in determining a project's consistency with the 2030 CAP, the County has developed the Climate Action Plan Consistency Checklist (Checklist). A project found to be consistent with the 2030 CAP that tiers GHG emissions analysis off the 2030 CAP PEIR will have an insignificant environmental impact in regards to GHG emissions.

Concurrent with adoption of the 2030 CAP, Santa Barbara County adopted new GHG emissions thresholds of significance (Thresholds) for non-industrial stationary source projects based on the County's 2030 GHG target (i.e., 50 percent below 2018 levels by 2030). The thresholds were developed and adopted consistent with CEQA Guidelines Section 15064.7, Thresholds of Significance. The 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)). Any non-industrial stationary source project that does not demonstrate consistency with the 2030 CAP shall be subject to the following applicable threshold based on project type: 2.68 metric tons CO_2 equivalent (MT CO_2e) per year per resident for residential projects; 2.63 MT CO_2e/year per employee for non-residential projects; and 2.67 MT CO_2e/year per service person for mixed-use projects. If the estimated GHG emissions are less than the applicable threshold, staff can conclude that the project will have an insignificant environmental impact, and the project would require no further analysis. For projects that exceed the threshold, mitigation measures are needed.

Impact Discussion.
(a, b) The proposed project has been found consistent with the 2030 Climate Action Plan, as demonstrated by the Climate Action Plan Consistency Checklist (Attachment 1). As previously indicated, the current school enrollment is up to 34 students and 7 staff members. The proposed project would allow up to 85 students to be enrolled and up to thirteen (13) staff members, resulting in an increase of 51 students (250% increase) and 6 staff members (185% increase). The Traffic Study prepared by ATE, dated September 19, 2025 concluded that the proposed increase in students and staff would result in approximately 109 annual average daily trips (AADT). As such, the proposed project meets the screening criteria for a small project that is 110 ADT or fewer with an estimated 109 ADT therefore does not require further (VMT) analysis.

The proposed school expansion would require approximately 109 new average daily trips for a total of up to approximately 39,785 new trips annually. Using the U.S. EPA's Greenhouse Gases Equivalencies calculator for approximately 40,000 trips from the Santa Barbara area over the course of a year, the projects emissions would be approximately 235.4 MT CO_2e/year total, significantly less emissions than the County's former 300 MT CO_2e/year screening threshold for significance and 2.4 MT CO_2e/year per person, also less than the new significance threshold of 2.67 MT CO_2e/year per service person (includes up to 85 students and 13 staff members). Therefore, as discussed in Section 4.3a, Air Quality, the proposed project would not generate substantial amounts of new criteria air pollutant emissions, such as ozone precursors (ROG and NO_x) or GHG emissions for a construction phase. This impact would be **insignificant.**

Cumulative Impacts: The proposed project's total GHG emissions will be significantly less than the applicable service person threshold of 2.67 MTCO_2e/person/year. 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, Community Services Department, *Climate Action Plan*, August 2024.

County of Santa Barbara Sustainability Division, Community Services Department, *Final Environmental Impact Report for the Climate Action Plan*, May 2024.

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

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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, 2023: Summary for Policymakers. In: Climate Change 2023: Synthesis Report. Contribution of Working Groups I, II and III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change [Core Writing Team, H. Lee and J. Romero (eds.)]. IPCC, Geneva, Switzerland, pp. 1-34, doi: 10.59327/IPCC/AR6-9789291691647.001

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: 1990-20122*, April 2024.

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

4.4 BIOLOGICAL RESOURCES

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

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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	

Impact Discussion. No natural plant communities or habitats exist on the site and no sensitive wildlife species are known to inhabit the premises or use the site for breeding or foraging. Additionally, no native or specimen trees are located in the area of project disturbance. As a result, no impacts to biological resources are anticipated.

Mitigation and Residual Impact[1]. No impacts are identified. No mitigation is necessary.

4.5 CULTURAL RESOURCES

Will the proposal:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Cause a substantial adverse change in the significance of any object, building, structure, area, place, record, or manuscript that qualifies as a historical resource as defined in CEQA Section 15064.5?				X	
b. Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?				X	
c. Disturb any human remains, including those located outside of formal cemeteries?				X	

[1] May require payment of fees to the California Department of Fish and Game

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. On February 18, 2026, a formal notice of application completeness for the proposed project was sent to Matthew Vestuto, Chair, Barbareño/Ventureño Band of Mission Indians; to Kenneth Kahn, Tribal Chairman, Santa Ynez Band of Chumash Indians; and to Gabriel Frausto, Chair, Coastal Band of the Chumash Nation (CBCN), to provide an opportunity 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. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project. As of October 8, 2026, no response was received by the local tribes therefore there is no requirement for further consultation on the project pursuant AB-52 which allows for a 30-day response window that ended on October 30, 2025. An Archaeological Report was not prepared, as the project is proposed within previously disturbed land.

The project site is a 2.97-acre parcel, developed with a church, Christ the King Episcopal Church, constructed in the 1980's. Existing structures onsite include a 4,034 square foot worship hall, a 2,682 square foot administration building, a 1,440 square foot classroom, a 192 square foot storage shed, a parking lot with up to 84 parking spaces as well as landscaped areas. The construction activities required for the existing development required earthwork/disturbance of the entire site. Prior to development of the site, the site was historically farmed and cultivated.

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

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

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

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

Impact Discussion.
(a-d) As discussed above, there are no known historical/cultural resources within or adjacent to the project area. As a result, the proposed project would not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the

significance of a tribal cultural resource. In order to comply with cultural resource policies, the development project would be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual (rev.2/2018)]. Impacts would be insignificant.

The proposed project would add two new modular structures. Building A will be approximately 1,440 square feet and contain five smaller classrooms and two restrooms. Building B will be approximately 740 square feet and contain two smaller conference rooms. Additionally, the project would reconfigure/reconstruct a portion of the existing parking; and street light(s) and a new fire hydrant. The school will allow enrollment of up to 85 students. As previously indicated, the proposed new structures would be constructed within previously disturbed land. Also, the Church site is not listed as a historical resource in the California Register of Historical Resources. Additionally, the Church site is not listed in the California Historical Landmarks and Points of Historical Interest, or State Historic Structures, and the proposed project would not demolish any structures that can potentially meet any of the criteria listed above. Therefore, there are no resources on the site that would be considered historically significant pursuant to Section 15064.5. **No impact** would occur.

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

Mitigation and Residual Impact. No mitigation measures are required.

4.6 ENERGY

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

Existing Setting. The project site is located approximately 1/2 miles east of the intersection between Hollister Avenue and S. Patterson Avenue, within an urban area bounded by residential development and existing energy/utility services. The project site is within the service areas by Southern California Edison and Southern California Gas, private utility companies.

Impact Discussion. The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Southern California Edison (electricity) and Southern California Gas (natural gas) utility companies provide service to customers in Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of two additional modular structures, and energy use is estimated as follows:

Energy Use

Multiplier	Project Demand
Natural Gas	Not applicable/No natural gas use proposed.

(13.7 million BTU per capita[2])	
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE)[3]	13.389 megawatt-hour

In summary, the project would have a negligible effect on regional energy needs. No adverse impacts would result. The two new structures and school use are not proposing the use of natural gas.

As demonstrated in the table above, the estimated energy demand of 13.389 MWh/yr from the project would represent total demand equivalent to two typical residences. In California, the estimated energy use is 6.9 MWh/year per home. Based on calculations using Caleemod (CAPCOA, 2022), the total estimated electricity usage resulting from the project would be approximately 13.389 MWh/yr, equivalent to approximately 1.9 homes. This estimate was calculated using California Emissions Estimator Model (CalEEMod) using an input of 85 students and 2,160 square feet of new development.

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.

References:

California Air Pollution Control Officers Association (CAPCOA). 2022. *California Emissions Estimator Model (CalEEMod)*. Version 2022.1.1.41

4.7 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	

[2] http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng
[3] 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 project site is located approximately 1/2 miles east of the intersection between Hollister Avenue and S. Patterson Avenue, an urban site bounded mostly by residential development. The surrounding area along Hollister Avenue, which fronts the project site, is characterized by mixed residential and commercial uses. The project site is located within the jurisdiction of the Santa Barbara County Fire Department and the nearest station is Fire Station #13 located at 4570 Hollister Ave, approximately 1.3 miles to the east of the project site with an approximate response time of about 5 minutes or less. Due to the urban setting, the project site is within an uncategorized/unmapped Fire Severity Zone.

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 4,000 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.
Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas.

(a-b, d-f) The existing development is currently served by Santa Barbara County Fire Station #13 located at 4570 Hollister Ave, Santa Barbara. The existing and proposed access and circulation features at the school, including the driveways, parking lot, and fire lanes would accommodate emergency ingress and egress by fire

trucks, police units, and ambulance/paramedic vehicles. A new drop-off/pick-up area will be provided at the campus and the current turnaround will require improvements. The circulation design and any modifications to the access features are subject to and must satisfy the Santa Barbara County Fire Standards. The proposed project would not result in inadequate emergency access, is not located within a High Fire Hazard Area nor will it introduce high fire hazard development, furthermore, the project is located in an area with an adequate response time from fire protective services with an estimated response time of less than 5 minutes therefore **no impacts** would occur.

(c) The project includes the proposed development of two new modular structures over the western portion of the project site, including a 1,440 square foot and a 720 square foot structure. In addition to the new drop-off/pick-up area and improvements to the current turnaround, a new fire hydrant will be installed onsite near the drop off area based on the Condition letter from Santa Barbara County Fire dated September 4, 2024. Compliance with Fire Department Standards would ensure hat all conditions regarding fire protection would be met and that impacts would be **insignificant**.

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

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

4.8 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?					
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	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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 identified as having a low potential for liquefaction, landslides, soil creep, high groundwater, compressible/collapsible soils, and expansive soils. The project site has a low-moderate potential for seismic/tectonic activity. Its overall geological problems index is Category II (low-moderate).

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

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

Impact Discussion.
(a) 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 distant faults to a less than significant level. Liquefaction potential in the area has been determined to be low. Any potential for expansive soils would be mitigated by the use of non-expansive engineered fill. The project site is located one mile away from the Pacific Ocean, and therefore, there will be no impacts with respect to sea level rise. There are no unique geologic, paleontologic, or physical features at the project site. The Proposed Project does not include excessive grading, significant changes to the existing topography, or the removal of soil from the site. No extraction of mineral ore is proposed as a part of the project, and the project would not result in excessive spoils, tailings, or overburden. The Proposed Project does not include grading on slopes exceeding 20% grade. As a result, there would be **no impacts**.

Cumulative Impacts. Since the project would not result in significant geologic impacts, the project would not have a cumulatively considerable effect on geologic processes within the County.

Mitigation and Residual Impact. No mitigation is required. **No residual impacts** anticipated.

4.9 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	

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

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

The Proposed Project would result in the development of two new modular structures, access improvements and a new fire hydrant. The Proposed Project may include the use of vehicles and storage of fuel, cleaners,

and chemicals during construction. Due to the temporary nature of construction activities, the potential presence of construction equipment and these materials would not result in significant hazardous materials/waste impacts or contaminate a public water supply. Traffic that would be generated by the Proposed Project would not result in significant impacts from hazardous materials.

Mitigation and Residual Impact. No mitigations are necessary. **No impacts** are identified.

4.10 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?					
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?					
c. The induction of substantial unplanned population growth or concentration of population?					
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?					
e. Loss of existing affordable dwellings through demolition, conversion or removal?					
f. Displacement of substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?					
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?					
h. The loss of a substantial amount of open space?					
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.)					
j. Conflicts with adopted airport safety zones?					

Existing Setting. The project site is located approximately 1/2 miles east of the intersection between Hollister Avenue and S. Patterson Avenue, within an urban area bounded by residential development. The parcel is designated DR-4.6 (zoning district) and within the Easter Goleta Valley Community Plan Area. The surrounding area along Hollister Avenue is characterized by mixed residential and commercial uses. The adjacent residential subdivision to the east contains two-story residential development. The

development to the south consists of single-story residences and the development to the west includes single and two-story residences as well as an existing urban farm which has historically cultivated approximately 1.5 acres of annual crops, including but not limited to pumpkins, produce and Christmas trees.

The project site is developed with an existing Catholic Church, Christ the King Episcopal Church, originally permitted in 1976 under a Conditional Use Permit (CUP), Case No. 76-CP-027. The approved project included the two-phased construction of a worship hall, parish hall, administration building, classroom buildings, off-street parking and landscaping. All of which was constructed, besides the parish hall.

In 1993 the Zoning Administrator approved a Minor Conditional Use Permit (MCUP), Case No. 93-CP-101, for a 1,440-square-foot temporary installation of a classroom/office trailer until Phase II of the project could be completed. However, Phase II of 76-CP-027 was never completed. The MCUP for the temporary modular trailer expired on May 5, 1995, but the modular trailer remained on the property.

In 2001, a Substantial Conformity Determination (Case No. SC01) was made allowing the temporary trailer to be converted into a permanent classroom, as approved under Phase II of 76-CP-027. The classroom was permitted to serve the existing church congregation and staff and to accommodate a maximum of forty-eight students and four employees. Two additional parking spaces were required for a total of eighty-four spaces on the site.

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-j) The church use is going to remain the same with regular scheduled masses on the weekends. The Church use is allowed within the DR-4.6 residential zone and will remain compatible with the surrounding uses. The proposed school will operate in addition to the church and is also an allowed use within the DR-4.6 residential zone district. The proposed school is also consistent with all applicable policies and the project site is appropriate for a school. It is important to note that the school hours will differ from church without any overlap. Traffic generated by the school use will remain compatible. The proposed project will not result in impacts related to land use. The church use is going to remain and will remain compatible with the surrounding uses. The proposed school expansion will operate in addition to the church use and will also be compatible with the surrounding uses and remain consistent with all applicable policies. As previously indicated, the project is limited to expansion of the existing school operations onsite, originally approved under Conditional Use Permit 76-CP-027 (1976) and Substantial Conformity Determination SC01 (2001). The proposed project includes the construction of two new modular structures and proposes to increase student enrollment from thirty-four (34) students to eighty-five (85) students and increase staff from four (4) to thirteen (13) members. Additionally, the school use will expand to a private school as well as maintain the existing Sunday school and afterschool programs. The proposed project would allow increased student enrollment up to 85 students and operate Monday through Friday in addition to Sunday School and after school programs. Future development would be subject to EGVCP standards which reduce land use compatibility impacts related to construction.

The project site is within the Santa Barbara County Airport influence area and within the general traffic pattern, however is outside the flight approach zone as depicted in Exhibit B5 from the Santa Barbara Airport

Master Plan. Since the project is located outside of the Airport Safety Zones, it is not considered to conflict with the Santa Barbara County Airport zones.

Mitigation and Residual Impact. No mitigations are necessary. **No impacts** are identified.

4.11 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			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?		X			

Existing Setting: The project site is located at 5073 Hollister Avenue in Santa Barbara, CA within a predominantly residential area with a noise environment influenced primarily by transportation noise from local roadways and major roadways near the project site, such as Hollister Avenue. Noise from nearby residential uses (e.g., property maintenance people talking and children playing) also contributes to the total noise environment intermittently in the project vicinity. The closest residence to the project site is located approximately 25 feet or more to the southwest.

A Sound Level Assessment, referred to as a Noise Study from heron, was prepared for this project by 45dB Acoustics dated March 21, 2025. When the Noise Study was prepared, the applicant was considering outdoor amplified sound/music. Since then, outdoor amplified music has been removed from the scope of the project by the applicant. However, for the purposes of this analysis, we assumed outdoor amplified sound/music would still be part of the project considering the Noise Study evaluated the possibility of outdoor amplified sound/music during graduation ceremonies, dances, etc.

The Noise Study intended to determine noise impacts associated with the expected school activities based on the following: Construction of two additional modular structures for school use and operation of a school with up to 85 students and 13 staff members. Normal operating hours for the school would be between 8:00 am and 3:30 pm on weekdays with a maximum of 85 students and 13 staff members. Student drop-off would occur between 7:30 am and 8:10 am and pick-up would be between 2:50 pm and 3:20 pm. Weekday evening events would have up to 20 people attending between 7:00 pm and 8:00 pm. Weekend events include a barn dance with amplified music held in the courtyard with up to 150 attendees which would be held between 5:00 pm and 8:00 pm and a graduation ceremony, held indoors, with 100 attendees and 13 staff members, between 3:00 pm and 5:00 pm.

The County of Santa Barbara Noise Element includes future noise contours to assess the noise and land use compatibility of a project site. The purpose of the Noise Element is to develop a statement of public policy to deal with problems of excessive noise. The Noise Element identifies major sources of noise, estimates the extent of their impact on the County, and identifies potential methods of noise abatement. Noise exposure information developed in the Noise Element will become a basis for determining compliance with the State's Noise Insulation Standards.

According to the Noise Contour Maps from the Noise Element, a small strip of the project site, along the northern property which fronts Hollister Road is located within the 60-64 dB(A) and the 65-69 dB(A) noise contours. Approximately 10,000 square feet of the project site is within 60-64 dB(A) and approximately 30,000 square feet of the project site is within the 65-69 dB(A) noise contour for a combined total of 40,000 square feet.

Environmental 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 (Ldn) 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 Eastern Goleta Community Plan includes Policies and Implementation Strategies to reduce and prevent noise impacts during planning, construction and operation phases of development, especially to sensitive receptor populations.

Impact Discussion:
(a) As mentioned above, a small portion of the project site adjacent to the Northern property line is located within the 60-64 dB(A) and 65-69 dB(A) noise contours of Hollister Avenue (Roadway). However, the proposed modular structures would be more than 200 feet south from the edge of the 60-64dB(A) contour boundary and more than 300 feet from the 65-69 dB(A) noise contour boundary of Hollister Avenue (Roadway). Based on the distance from the roadway and associated noise contour boundaries, the proposed school would not be exposed to any potential long-term noise levels exceeding County thresholds therefore, potential noise impacts would be **insignificant**.

(b) The project is located within an urban area of the County and surrounded by residential development. The proposed project may potentially result in construction activities generating short-term noise impacts exceeding County thresholds. To ensure short-term construction-related impacts would not adversely impact offsite residences, mitigation measures have been added below limiting the construction hours to daytime hours on weekdays only and requiring shielding of the construction site to reduce noise levels to 65dB CNEL at the property line, and preparation of a detailed construction phasing schedule to sequence the grading and construction activities to occur when school is not in session so as to ensure students are protected from excessive noise levels. These mitigation requirements would assist in protecting the noise sensitive land uses (e.g. staff, students and single family residences), as well as required by Policy N-EGV-1.1 and 1.2 of the Eastern Goleta Valley Community Plan. Recommendations from 45dB Acoustics for noise management include construction of a temporary noise barrier at the perimeter of the construction site and limiting the operation of heavy construction equipment between three to six hours per day, depending on the type of equipment used (only between the hours of 8:00 am and 5:00 pm). Consistency with the Policy and Development Standards with the Eastern Goleta Valley Community Plan Policies and Development Standards as well as implementation of the mitigations recommended by 45dB Acoustics will ensure the construction related noise are within acceptable levels.

(c) According to the Acoustical Report prepared by 45dB Acoustics, the proposed school operation and its associated outdoor activities will comply with the County's Noise Regulations, including potential outdoor

amplified sound/music. Outdoor events with amplified music held in the courtyard would comply if the music is no louder than 75 dBA (at 10 feet), the event is held for no more than three hours and it ends before 8:00 pm. 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 or adjacent to the project site would not be exposed to or impacted by off-site noise levels exceeding County thresholds. Impacts would either be **insignificant** or **significant but mitigable** with implementation of MM 2, below.

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. The following mitigation measures would reduce the project's noise effects to an insignificant level:

MM 2. Mitigation Measure. Noise- Outdoor Amplified Sound. Outdoor amplified sound shall only be allowed from 10:00 a.m. to 9:00 p.m. and shall not exceed 65 dBA at the exterior boundary of the premises. Amplified sound system speakers shall be directed away from the nearest premises boundary. The outdoor events with amplified music held in the courtyard shall not play music louder than 75 dBA (at 10 feet) and the event shall not be held for no more than three hours and end before 8:00 pm.
MONITORING: Permit compliance staff shall spot check and respond to complaints.

MM 3. Mitigation Measure. Temporary Noise Barrier & Construction Hours. Install a temporary construction noise barrier at the perimeter of the construction site (area of disturbance). Heavy construction equipment activity should be limited to the hours between 8:00 am and 5:00 pm Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on the compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. All construction activity with heavy equipment (i.e. bulldozers) should be limited to 3 hours per day. If no bulldozer activity is planned, all other heavy equipment use (i.e., concrete mixer & backhoe) shall be limited to 6 hours per day.
PLAN REQUIREMENTS: The Owner/Applicant shall include this condition on grading/construction plans and post a sign stating these restrictions at all construction site entries.
TIMING: Signs shall be posted prior to commencement of construction and maintained throughout construction.
MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

MM 4. Mitigation Measure. Construction Schedule. Prior to Land Use Permit Approval/Zoning Clearance, the applicant shall prepare a detailed construction phasing schedule for P&D staff review and approval. This schedule would sequence the grading and construction activities as feasible so that they would occur when the school is not in session so as to ensure the students are protected from excessive noise levels and/or would otherwise include provisions to shield the existing classroom and outdoor activities from excessive noise levels.
PLAN REQUIREMENTS: The approved construction phasing schedule shall be included as part of the building and grading plans.

TIMING: The construction phasing schedule shall be implemented throughout duration of the grading permit process.
MONITORING: Permit compliance staff shall perform site inspections during construction to ensure compliance.

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

4.12 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	

Existing Setting: The proposed project consists of the construction of two additional modular structures and operation of a private school Monday through Friday in addition to Sunday School (Church) and afterschool youth programs. The parcel is developed with a Church (Christ of the King) and operates an existing school (St. Therese Classical Academy) with up to 34 currently enrolled and seven staff members. The development onsite is served by private natural gas and electricity companies as well as public services including Goleta Water District (Water Supply) and Goleta Sanitary District (Sewer Service). Police protection for the project site is provided by the County Sheriff's Department and Fire Protection Services are provided by the Santa Barbara County fire Department. The closest emergency healthcare facilities are in Goleta, including the Goleta Valley Cottage Hospital, approximately half a mile to the west of the project site.

Environmental Thresholds.
(Schools) A significant level of school impacts is generally considered to occur when a project would generate sufficient students to demand 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-e) The proposed project includes a K-12 school which would increase enrollment from 34 students and seven staff members to 85 students and require up 13 staff members as part of the proposed school. The proposed school use can be considered a beneficial impact, rather than an impact to the school system since it will provide school rather than increase school demand. Additionally, this level of new development would not have a significant impact on existing police protection or health care services. Existing service levels would be sufficient to serve the proposed project. The proposed project would not generate solid waste in excess of County thresholds mentioned above as it would only generate approximately 2.16 tons per year. The project would not cause the need for new or altered sewer system facilities as it is already in the service district, and the Goleta Sanitary District has adequate capacity to serve the project. The proposed project would create approximately 3,850 square feet of new impervious surfaces with the construction of the two new modular structures (2,160 square feet) and parking improvements (1,690 square feet) that could result in greater surface runoff from the site since there would be less open ground capable of absorbing rainwater. This increased surface runoff would be accommodated within onsite drainage features incorporated with the new landscaping proposed and also incorporate permeable pavement. No additional drainages or water quality control facilities would be necessary to serve the project. Therefore, the project would have no impact to public facilities.

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

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

4.13 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	

Environmental 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 at 5073 Hollister Avenue in Santa Barbara, CA within a predominantly urban residential area. The project fronts Hollister Avenue, which includes an existing class 2 bike lane. Other than the bike lane, there are no other established recreational uses (including parks, equestrian or hiking trails) are located on or adjacent to the proposed project site.

Impact Discussion.
(b) The proposed project would result in the development of two new modular structures totaling 2,160 square feet for school use. Most of the development proposed will be onsite. The only offsite improvements include the removal of an unused driveway approach within the right of way, the installation of two new streetlights and the installation of a new fire hydrant along the sidewalk which fronts Hollister Avenue. The implementation of such improvements along the sidewalk, which is adjacent to Hollister Avenue may result in short-term temporary impacts to the Class 2 bike lane within Hollister Avenue where it may either be closed temporarily or re-routed temporarily during construction activities. However, future work proposed within the right-of-way will require consistency with the Land Use and Development Code (LUDC) and the County of Public Works Road standards. Any work proposed within the right-of-way will require an encroachment permit and would require proper temporary closure or temporary re-routing of the Class 2 bicycle lane along Hollister Avenue.

The project will not result in long-term conflicts with the existing bike lane nor other established recreational uses of the area such as equestrian or hiking trails. Impacts would be insignificant.

(a & c) The proposed project would result in the development of two new modular structures totaling 2,160 square feet within an existing developed site and will not have any impact on existing recreation areas. The operation of the school will be limited to two new structures and one existing classroom (three structures total). There is no population increase associated with project implementation therefore no impacts on the quality and quantity of existing recreational opportunities are anticipated, both in the project vicinity and County-wide.

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

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

4.14 TRANSPORTATION

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

Existing Setting. The project site is located at 5073 Hollister Avenue, approximately 0.50 miles east of Hollister and Patterson Avenue. The Saint Therese Classical Academy school currently operates along with the Christ the King Episcopal Church. Access to the site is provided via an existing driveway on Hollister Avenue located approximately 25 feet west of the Project's eastern property line. The driveway provides access to the on-site parking lot which currently contains 84 parking spaces. The driveway is limited to right-turn in and right-turn out only movements by the raised median on Hollister Avenue.

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

a. **Potential Conflict with a Program, Plan, Ordinance, or Policy**. The Santa Barbara County Association of Governments' (SBCAG) 2050 Regional Transportation Plan and Sustainable Communities Strategy (SBCAG 2021) and the County's Comprehensive Plan, zoning ordinances, capital improvement programs, and other planning documents contain transportation and circulation programs, plans, ordinances, and policies. A significant impact may occur 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.** The County expresses thresholds of significance in relation to existing, or baseline, County VMT. Specifically, the County compares the existing, or baseline, County VMT (i.e., pre-construction) to a project's VMT. The County presumes that land use or transportation projects meeting any of the screening criteria within Table 4.14-1, absent substantial evidence to the contrary, would have less than significant VMT impacts and would not require further analysis (County of Santa Barbara 2021a).

Table 4.14-1 Screening Criteria for Land Use Projects

Screening Category	Project Requirements to Meet Screening Criteria
Small Projects	A project that generates 110 or fewer average daily trips
Locally Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, such as specialty retail, shopping center, grocery/food store, bank/financial facilities, fitness center, restaurant, or café. If a project also contains a non-locally serving retail use(s), that use(s) must meet other applicable screening criteria.
Projects Located in a VMT Efficient Area	A residential or office project that is located in an area that is already 15 percent below the county VMT (i.e., "VMT efficient area"). The County's Project-Level VMT Calculator determines whether a proposed residential or office project is located within a VMT efficient area.
Projects near Major Transit Stop	A project that is located within a ½ mile of a major transit stop or within a ½ mile of a bus stop on a high-quality transit corridor (HQTC). A major transit stop is a rail station or a bus stop with two or more intersecting bus routes with service frequency of 15 minutes or less during peak commute periods. A HQTC is a corridor with fixed route bus service with frequency of 15 minutes or less during peak commute periods. However, these screening criteria do not apply if project-specific or location-specific information indicates the project will still generate significant levels of VMT. Therefore, in addition to the screening criteria listed above, the project should also have the following characteristics: – Floor area ratio (FAR) of 0.75 or greater;

	– Consistent with the applicable SBCAG Sustainable Communities Strategy (as determined by the County); – Does not provide more parking than required by the County's Comprehensive Plan and zoning ordinances; and – Does not replace affordable housing units (units set aside for very low income[4] and low income[5] households) with a smaller number of moderate or high-income housing units.
Affordable Housing	A residential project that provides 100 percent affordable housing units (units set aside for very low income and low income households); if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.

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

Impact Discussion:

(a) The school expansion project includes the proposed construction of two new modular structures totaling 2,160 square feet and would result in an increase in student enrollment from 34 existing students and seven existing staff members up to 85 students and 13 staff members. A Traffic Analysis prepared by ATE (dated September 19, 2025) noted that some of the study-area intersections were located within the City of Goleta as well as the County of Santa Barbara. The traffic analysis indicated that both the City of Goleta and the County of Santa Barbara consistency standards were utilized to assess the Project's traffic increase. The proposed school expansion would not conflict with a County of Santa Barbara program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities.

(b) Pursuant to CEQA Guidelines Section 15064.3(b)(3), a lead agency may include a qualitative analysis of project-related transportation impacts. Pursuant to the County's VMT related thresholds and screening criteria for small projects, a project is presumed to have a less than significant VMT impact if the project generates 110 or fewer average daily trips (AADT), on an annual basis (County of Santa Barbara 2024). The Traffic Study prepared by ATE concluded that the proposed project would generate approximately 109 AADT when taking proposed events into account (back to school, dances, graduations , etc.). The Project would therefore have a less-than-significant VMT impact based on the CEQA guidelines and screening thresholds adopted by the County since the Project would generate less traffic than 110 ADT screening threshold.

[4] As referenced in California Government Code Section 65584(f)(2) and defined in California Health and Safety Code Section 50079.5(a), "'Very low income households' means persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. ... In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for very low income households for all geographic areas of the state at 50 percent of area median income, adjusted for family size and revised annually."

[5] As referenced in California Government Code Section 65584(f)(2) and defined in California Health and Safety Code Section 50079.5(a), "'Lower income households' means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. ... In the event the federal standards are discontinued, the department shall, by regulation, establish income limits for lower income households for all geographic areas of the state at 80 percent of area median income, adjusted for family size and revised annually."

(c, d) The existing school was originally approved use under Condition Use Permit 76-CP-027 and SC01 and the proposed expansion of the school use will not increase hazards or introduce incompatible uses. The Project proposes to install a loading zone in the parking lot as requested by the South Board of Architectural Review (SBAR), which will reduce the existing parking supply by 6 spaces for a total of 78 spaces. The data presented in Table 11 of the Traffic Analysis demonstrates that the County Zoning Ordinance parking requirement for weekday school and church office activities is 33 spaces and the weekend requirement with religious services is 45 spaces. The 78 spaces that will remain onsite would continue to satisfy the County's parking demand requirements. The Santa Barbara County Fire reviewed and conditioned the project to improve the existing parking turnaround and provide a minimum 20 ft. roadway width at the south end of the project site. Additionally, County Fire conditioned the project to install a new Fire Hydrant onsite in addition to one within the right-of-way (sidewalk) along Hollister Road. With the implementation of these County Fire Conditions, the Project will not increase hazards due to geometric design features and will improve the existing access to meet the most current Emergency Access standards.

Mitigation and Residual Impact. With the incorporation of the County Fire conditions, residual impacts would be insignificant.

4.15 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?					
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?					
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	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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. The project site is located at 5073 Hollister Avenue, approximately 0.50 miles east of the Hollister and Patterson Avenue within the island urban area of the County. The site is served by Goleta Water District. The proposed project is not located within or near a floodway. There are no streams, rivers or creeks located on or adjacent to the subject parcel.

Impact Discussion. The proposed expansion of the school use would require minimal grading/ground disturbance which would not cause or contribute to flood hazards, lead to flood control or result in impacts on surface water quality, including storm water runoff, direction or course of surface or ground water or the direction, volume, or frequency of runoff. There is an adequate supply of water for the project and the project would not contribute to overdraft of groundwater resources.

A stormwater control plan prepared by Mission Group Architects confirmed that the project will result in approximately 3,850 square feet of new impervious surface including new structures, hardscape and parking improvements. The additional surface area is minimal and will incorporate standard runoff reduction measures such as dispersal of stormwater within vegetated areas onsite to manage stormwater onsite

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

5.0 INFORMATION SOURCES

5.1 County Departments Consulted:
County Fire, Public Works, PW Clean Water/Flood Control, Public Works Roads, Building Division, Environmental Health, Air Pollution Control District,

5.2 Comprehensive Plan

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

5.3 Other Sources *(check those sources used):*

Field work	Ag Preserve maps

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

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

The proposed project does not have potential impacts that cannot be feasibly mitigated to less than significant levels.

I. Project specific impacts which are of unavoidable significance levels: **None**
II. Project specific impacts which are potentially significant but can be reduced to less than significant levels with incorporation of mitigation measures: **Noise**
III. Potentially significant adverse cumulative impacts: **None**

7.0 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		

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
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		

Discussion

1. As discussed in Section 4.4, Biological Resources, the project site is within urban development and contains existing development. There are no sensitive plant communities or habitats which exist on the site and no sensitive wildlife species are known to inhabit the premises or use the site for breeding or foraging. Additionally, no native or specimen trees are located in the area of project disturbance. As a result, no impacts to biological resources are anticipated.
2. The proposed expansion of the school use would have minimal insignificant impact to the environment and biological resources due to the urban nature of the project site. The proposed project would be consistent with the applicable goals and policies of the County's Energy and Climate Action Plan and would utilize minimal energy to power the proposed school facilities. The proposed project would not contribute significantly to greenhouse gas emission or significantly increase energy consumption. The proposed project would involve grading/ground-disturbing activities and would not alter any identified historical resources.
3. There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.
4. As discussed within each environmental issue area identified in this document, the proposed project's contribution to cumulative impacts would not be cumulatively considerable.
5. Impacts to human beings are typically associated with air quality, hazardous materials, and noise impacts. These impacts are addressed in Section 4.3a, Air Quality; Section 4.9, Hazardous Materials/Risk of Upset; and Section 4.11, Noise. As discussed in these sections, the proposed project would not result in substantial adverse effects to humans due to the release of pollutants which would violate ambient air quality standards or the creation of public safety hazards due to exposure to hazardous materials. Mitigation Measure No. 1 and 2 would reduce the potential for the proposed project to result in short-term exposure of people to noise levels exceeding County thresholds. The proposed project would not have environmental effects which would cause substantial adverse effects on human beings.

8.0 PROJECT ALTERNATIVES

Offsite Alternative: Consideration of an offsite alternative is not warranted because no significant impacts that cannot be mitigated have been identified.

Reduced Project: Reducing the construction hours may incrementally reduce potential noise impacts. However, as discussed in this document, the proposed project's impacts would not be significant in these areas. Reducing the proposed project size would not be required, as no potentially significant impacts and no potentially significant impacts that cannot be mitigated to insignificant levels have been identified.

No Action Alternative: If the proposed project were not implemented, the project site would continue to operate with existing activities, however, as discussed above, no potentially significant impacts that cannot be mitigated to less than significant levels have been identified.

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

Zoning
The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (County of Santa Barbara 2025). The DR-4.6 zoning (Design Residential) allows for school use with a Conditional Use Permit in accordance with Santa Barbara County Land Use Development Code Section 35.42.060.

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

1. Land Use Development Policy #4
2. Noise Element Policy #1

10.0 RECOMMENDATION BY P&D STAFF

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

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

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

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

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

Potentially significant unavoidable adverse impact areas:

___ With Public Hearing __X__ Without Public Hearing

PREVIOUS DOCUMENT: N/A

PROJECT EVALUATOR: Francisco Vargas **DATE:** October 8, 2026

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

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

SIGNATURE: _____ **INITIAL STUDY DATE:** October 8, 2026

SIGNATURE: _____ **DRAFT MITIGATED NEGATIVE DECLARATION DATE:** October 9, 2026

12.0 ATTACHMENTS

1. GHG Checklist
2. Acoustical Analysis
3. Traffic Analysis

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