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COUNTY OF SANTA BARBARA

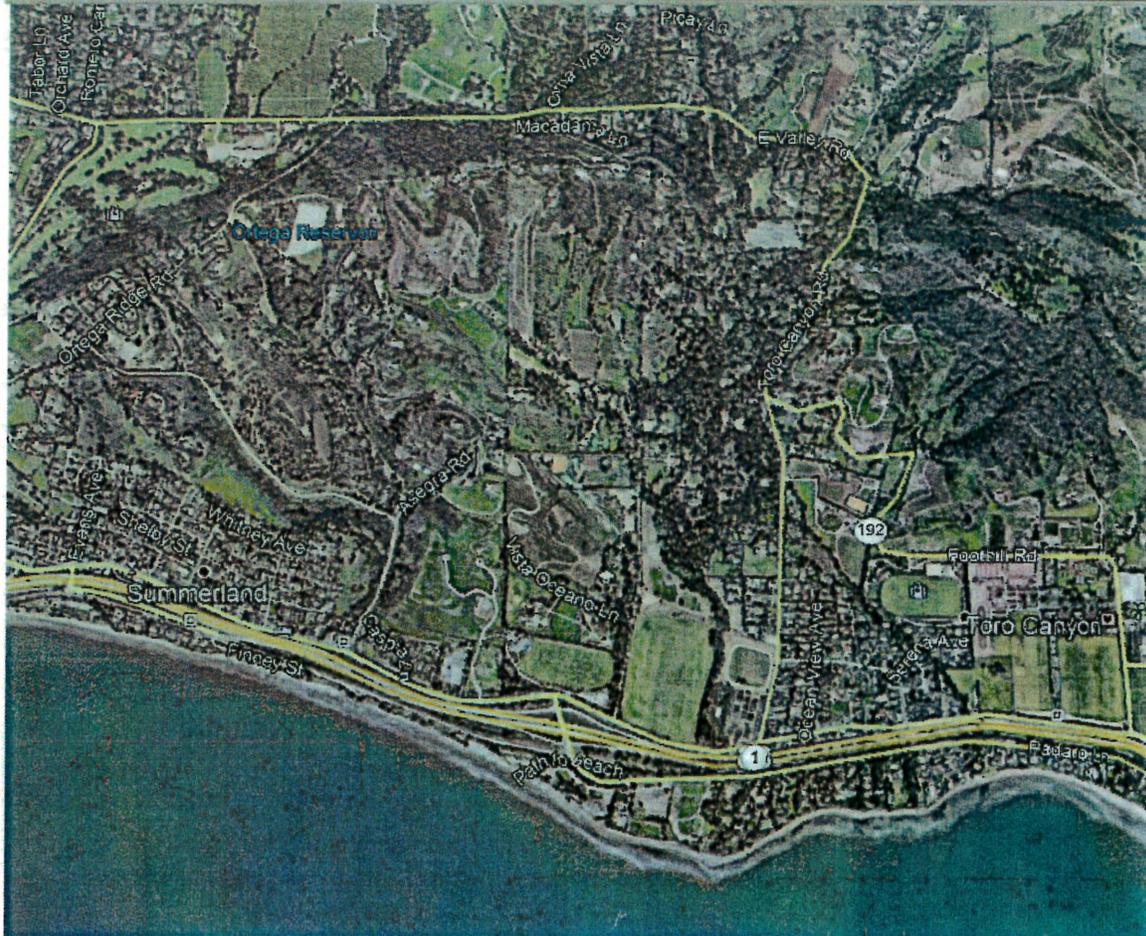
Planning and Development

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**Draft Negative Declaration  
19NGD-00000-00004**

**Helistop – Carpinteria Valley Farms  
19CUP-00000-00004**

**May 3, 2019**



**Owner/Applicant**  
Carpinteria Valley Farms, Ltd.  
Patrick M. Nesbitt  
205 Lambert Road  
Carpinteria, CA 93013

**Agent**  
DMHA  
Michael Stroh  
1 N Calle Cesar Chavez, Suite 102  
Santa Barbara, CA 93103

For More Information Contact: Nereyda (Rey) Harmon, Planner, Dev Rev Division, (805) 568-2513

## 1.0 REQUEST/PROJECT DESCRIPTION

Hearing on the request of Patrick M. Nesbitt, owner, to consider Case No. 19CUP-00000-00004 for approval of a Conditional Use Permit to allow for a helistop with two landing zones to be used for (1) personal use by the property owner and (2) emergency services. Both landing zones would be located on the eastern portion of the property. The first landing zone would be located on an existing 10-acre grass field and the second landing zone would be located on a concrete drive adjacent to an equipment storage building that is currently under construction under separate permits. Personal use of the helistop would be limited to a maximum of two times per week (two landings and two takeoffs) between the hours of 7am and 9pm. Emergency responders that would use the helistop include International Emergency Services, LLC and the Santa Barbara County Sheriff's Department. Helicopters would take the ocean route as opposed to the mountain route in order to avoid any potential disturbance to residences along the mountain route. There would be no refueling or maintenance of the helicopters at the proposed helistop. Restrooms within existing structures on the property would be available for emergency responder aircrews. This project does not propose any construction. The property will continue to be served by the Montecito Water District, Summerland Sanitary District, and Carpinteria-Summerland Fire District. Access will continue to be provided off of Lambert Road, Via Real, and Montecito Ranch Lane. The property is a 19.78-acre parcel zone AG-I-20 and shown as Assessor's Parcel Number 005-210-056, located at 2800 Via Real in the Summerland/Carpinteria area, First Supervisorial District.

Proposed project plans are provided as Attachment 1.

## 2.0 PROJECT LOCATION

The project site is located off of Via Real and Lambert Road in the Summerland/Carpinteria area, First Supervisorial District. The two proposed helistop landing zones would be located approximately 130 feet and 500 feet north of Via Real.

<b>2.1 Site Information</b>	
Comprehensive Plan Designation	A-I-20, Agriculture I
Ordinance, Zoning District	Land Use and Development Code, AG-I-20, Agriculture, 20-acre minimum lot size
Site Size	The project property is 19.78 acres.
Present Use & Development	The subject parcel is developed with the following: <ul style="list-style-type: none"> <li>• 19,579 sq. ft. SFD and basement (gross)</li> <li>• 941 sq. ft. guest house (gross)</li> <li>• 904 sq. ft. pool house (gross)</li> <li>• 781 sq. ft. attached garage (gross)</li> <li>• 1,119 sq. ft. detached garage (gross)</li> <li>• 10,911 sq. ft. barn and office building (gross)</li> <li>• Two ~1,288 sq. ft. agricultural employee dwellings (gross)</li> <li>• 52,348 sq. ft. of driveways and motor courts</li> <li>• Site and retaining walls, swimming pool and spa, waterfall, putting green, fountains, and sod farm</li> </ul>
Surrounding Uses/Zoning	North: AG-I-20, Single family residence South: Transportation Corridor: Via Real and Highway 101 East: AG-I-20, Equestrian facilities and single family residences West: RR-5, Vacant, Project applicant owns this parcel

Access	Lambert Road, Via Real, and Montecito Ranch Lane via existing driveways
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### 3.0 ENVIRONMENTAL SETTING

**3.1 PHYSICAL SETTING** The proposed project is located at 2800 Via Real in the Summerland Community Plan area. The property is a 19.78-acre parcel that is located in the coastal zone and was created by the Edgewood Ranch Tract Map (13,033), approved in 1982. The site is presently developed with a single-family dwelling, attached garage, detached garage, guest house, pool house, barn and office building, two agricultural employee dwellings, driveways, motor courts, site and retaining walls, swimming pool, spa, waterfall, putting green, and fountains. The existing structures total 36,811 square feet of development, with an additional 52,348 square feet of paved driveways and motor courts. Structures on the parcel are situated around a large, flat field used for recreational polo matches and training, and for agricultural sod farm use.

The subject parcel ascends steeply from Via Real along the southern boundary and Lambert Road along the eastern boundary before leveling into a large field. The field slopes very gently upward toward the western property boundary before rising more sharply to the residence, located in the northwestern corner of the parcel. A pond is located in the southwestern corner of the property. The parcel slopes steeply upward from the pond to the field and residence.

Current onsite topography is the result of grading activities permitted under several previous permits (Permit Nos. 97-CDP-104, 98-CDP-175, and 08DVP-00000-00009). Onsite Class III, non-prime soils include the Milpitas-Positas fine sandy loam with original slopes of 2-15%. The site ranges in elevation from approximately 94 feet above sea level (asl) near the pond in the southwest corner to approximately 180 feet asl in the area of the residence.

The subject parcel is located in a residential and agricultural neighborhood. Parcels to the north and east are zoned AG-I-20 and used for agricultural purposes. The parcels to the west are undeveloped, zoned RR-5, and designated for rural ranchette development. The parcels to the west are currently in different stages of development for large estate style homes. Large estate-type development is currently proposed for the parcels to the west. Via Real and Highway 101 lie to the south of the subject parcel. The site is accessed by three private driveways. The first extends off of Lambert Road, just north of the intersection with Via Real. The second extends from Via Real, slightly east of the intersection with Padaro Lane and the Highway 101 interchange. The third private driveway extends from Montecito Ranch Lane, a private gated road off of Via Real, through a neighboring parcel, and onto the northwestern corner of the property. All three entrances are gated.

Archaeological site CA-SBA-1202 is in this area. The exact location of CA-SBA-1202 is kept confidential to prevent any disturbance of cultural artifacts. Ground stone artifacts and lithic flakes have been found on the subject parcel.

There are three mapped areas of Environmentally Sensitive Habitat (ESH) on the parcel. The first is a stand of eucalyptus trees located on 2.04 acres in the southwest corner of the property. This is identified as a Monarch butterfly aggregation site. The second ESH area is a 0.13-acre area located in the northeast corner of the site. This area was a portion of a Monarch butterfly aggregation site but is no longer an aggregation site, as described in the 2009 Mitigated Negative Declaration that was completed for this property (09NGD-00000-00003). The third ESH area is a 0.17-acre mixed woodland habitat running along Lambert Road at the eastern property boundary. The remainder of the site is landscaped with traditional native and ornamental, non-native plants.

### 3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project’s impacts are measured consists of the on the ground conditions described above.

### 4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

**Less Than Significant Impact with Mitigation:** Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

**Less Than Significant Impact:** An impact is considered adverse but does not trigger a significance threshold.

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

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

### 4.1 AESTHETICS/VISUAL RESOURCES

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

**Existing Setting:** The subject parcel is a 19.78-acre site situated within the coastal zone at the corner of Via Real and Lambert Road, immediately north of Highway 101. Public views in the area are dominated by the Santa Ynez Mountains, which form the skyline to the north. A public trail easement runs along Lambert Road at the eastern property boundary. A bicycle path runs along both sides of Via Real to the south of the parcel and an equestrian trail runs along the southern property boundary. The subject parcel is visible from each of these corridors. Two large structures on the site, a single-family dwelling and a barn/office building, are visible from points along Highway 101, Lambert Road, Via Real, and Padaro Lane. The

topography of the site and existing landscaping largely screen most of the existing development from public views.

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

**Impact Discussion:**

*(a-d) No Impact.* No construction is being proposed as part of this project. Personal use of the helistop would be limited to a maximum of two times (two landings and two takeoffs) per week between the hours of 7am and 9pm. Use of the helistop for emergency services such as fire and/or debris flow response would be limited due to the unique nature of natural disasters and emergency response. Therefore, the project would not affect neighboring areas with glare or night lighting. Helicopters would take the ocean route as opposed to the mountain route in order to avoid any potential disturbance to residences along the mountain route.

**Cumulative Impacts:** The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area because the proposed project does not include any development. Views of the temporary landing zones would be limited from public viewpoints and views of the helicopter(s) would be limited due to the minimal proposed usage. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

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

**4.2 AGRICULTURAL RESOURCES**

Will the proposal result in:	Poten. Signif.	Less than Signif. With Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

**Existing Setting:** The 19.78-acre subject parcel is zoned AG-I-20 and designated Agriculture I in the Comprehensive Plan. The site is currently permitted for use as a polo field and a sod farm and is designated as “Farmland of Local Importance”.

**County Environmental Thresholds:** 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. Because no conversion of agricultural land is proposed under this permit application, the Point System was not used to evaluate this project.

**Impact Discussion:**

*(a-b) No impact.* The subject parcel is used as a sod farm and a field for recreational polo. The applicant proposes to continue these permitted uses while also using the field as a temporary helistop that will not include any permanent construction. The applicant does not propose to convert the field from its permitted agricultural use, subdivide the parcel, or seek rezoning of the parcel to a non-agricultural use. The proposed helistop use would involve no physical changes to the existing field other than the temporary placement of a plastic tarp landing pad and parking of a helicopter. The helistop would not prevent cultivation of the field or cultivation of the undeveloped portion of the property with other crops in the future. Additionally, site operations would not impact any neighboring agricultural operations.

**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 as no conversion of agricultural land to non-agricultural uses is proposed. Therefore, the project’s contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is less than significant.

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

**4.3a AIR QUALITY**

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

**Existing Setting:** The project site is located within the South Central Coast air basin, a federal and state non-attainment area for ozone (O<sub>3</sub>) and a state non-attainment area for particulate matter (PM<sub>10</sub>). Reactive organic compounds (ROC) and nitrogen oxides (NO<sub>x</sub>), which are precursors to ozone, are considered to be non-attainment pollutants. The major sources of ozone precursor emissions in the County are motor

vehicles, the petroleum industry and solvent use. Sources of PM<sub>10</sub> include grading, road dust, and vehicle exhaust.

**County Environmental Thresholds:** Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual 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 (55 pounds per day for NO<sub>x</sub> and ROC, 80 pounds per day for PM<sub>10</sub>);
- emit less than 25 pounds per day of oxides of nitrogen (NO<sub>x</sub>) or reactive organic compounds (ROC) and from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

**Impact Discussion:**

*(a, c) Less than significant impact.* The operation of the proposed helistop two times per week for personal use and as needed for emergency response would not generate a substantial amount of traffic or result in substantial direct or indirect emissions from stationary sources. The project would not result in industrial or other operations that would have the potential to result in emissions of smoke, ash, or objectionable odors. No construction is proposed as part of this project. Therefore, there would be no construction-related dust. The two proposed landing zones are located on a grass field and on a concrete area, therefore minimal dust would be generated during the use of the helistop. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the air quality impacts associated with the proposed project are well below threshold levels for significant air quality impacts and would be considered de minimis. Additionally, consultation with Air Pollution Control District (APCD) staff confirmed that they have neither concerns nor conditions for the proposed project. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

*(b) No impact.* The helistop would only be utilized two times per week (two landings and two takeoffs). No objectionable smoke, ash, or odors are anticipated.

**Mitigation and Residual Impact:** The project’s impacts would be less than significant and no mitigation is required.

**4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS**

<b>Greenhouse Gas Emissions - Will the project:</b>	Poten.	Less than	Less	No	Reviewed
	Signif.	Signif. with Mitigation	Than Signif.	Impact	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<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF<sub>6</sub>) and nitrogen trifluoride (NF<sub>3</sub>) (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 above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

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

The County of Santa Barbara’s Final Environmental Impact Report for the Energy and Climate Action Plan (EIR) (PMC, 2015) and the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* (County of Santa Barbara Long Range Planning Division, 2018) contain a detailed description of the proposed project’s existing regional setting as it pertains to GHG emissions.

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).

**Environmental Threshold:** Currently, the County does not have established thresholds for helicopter emissions.

**Impact Discussion:**

*(a - b) Less than significant impact.*

Climate change impacts cannot result from any one project’s GHG emissions. However, the project’s incremental contribution of GHG emissions combined with all other sources of GHG, when taken together, may have a significant impact on global climate change. Analysis of the project concludes that total annual GHG emissions for the project would be 4.10 MTCO<sub>2</sub>e/year (see Attachment 4). The average passenger vehicle emits 4.71 metric tons of greenhouse gases per year (see Attachment 3). Therefore, with regard to greenhouse gas emissions, the proposed helistop operation would have less impact than a single passenger vehicle operating for the same year. Use of the helistop by emergency services was not included in this analysis as use of the helistop by emergency services would be limited to an as-needed basis and greenhouse gas emissions would be considered de minimis. The proposed helistop would not result in an increase in population or the development of land uses that would result in substantial long-term emissions of greenhouse gases. Therefore, the impact of this individual project is **less than significant** and no mitigation measures are required.

**Cumulative Impacts:**

The proposed project’s total GHG emissions would be less than what the average passenger vehicle emits per year. The project’s incremental contribution to a cumulative effect is not cumulatively considerable, and the project’s GHG emissions would 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 less than significant.

**4.4 BIOLOGICAL RESOURCES**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Flora</b>					
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	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				X	
<b>Fauna</b>					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

**Existing Setting:** The subject parcel is located in a rural area of the County within the Summerland Community Plan area. The parcel is currently developed with a single-family residence, garages, a guest house, a pool house, a barn with offices, two agricultural employee dwellings, a swimming pool, spa, motorcourts, driveways, and a putting green. There is a large, flat field configured as a polo field and permitted as a sod farm. There are three mapped areas of Environmentally Sensitive Habitat (ESH) on the parcel. The first is a stand of eucalyptus trees located on 2.04 acres in the southwest corner of the property. This is identified as a Monarch butterfly aggregation site. The second ESH area is a 0.13-acre area located in the northeast corner of the site. This area was a portion of a Monarch butterfly aggregation site but is no longer an aggregation site, as described in the 2009 Mitigated Negative Declaration that was completed for this property (09NGD-00000-00003) [see Attachment 3]. The third ESH area is a 0.17-acre mixed woodland habitat running along Lambert Road at the eastern property boundary. The remainder of the site is landscaped with traditional native and ornamental, non-native plants.

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

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

**Impact Discussion:**

*(a-j) No impact:* No construction, grading, tree removal, or vegetation removal are proposed as part of this project. The first proposed landing zone would be located on an existing 10-acre grass field and the second proposed landing zone would be located on a concrete drive adjacent to an equipment storage building that is currently under construction under separate permits. The first proposed landing zone is located at least 250 ft away from each of the ESH areas. The second landing zone is located closest to the ESH area along the eastern property boundary which is approximately 100 ft away. Consultation with US Fish & Wildlife Services (USFWS) staff confirmed that the landing zones are located far enough away from the three ESH areas that are on the property. Therefore, USFWS staff has no concerns with the proposed project.

*(k) Less than significant impact.* The first landing zone would be located at least 250 ft away from each of the ESH areas. The second landing zone is located closest to the ESH area along the eastern property boundary which is approximately 100 ft away. Because no physical changes to the site are proposed and noise associated with the helicopter landings would be less than significant, the landing zones are not expected to significantly impact ESH on the subject property.

**Cumulative Impacts:** Because the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County’s biological resources.

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

#### 4.5 CULTURAL RESOURCES

<b>Will the proposal:</b>	<b>Poten. Signif.</b>	<b>Less than Signif. with Mitigation</b>	<b>Less Than Signif.</b>	<b>No Impact</b>	<b>Reviewed Under Previous Document</b>
<b>a.</b> 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>b.</b> Cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource pursuant to CEQA Section 15064.5?				X	
<b>c.</b> Disturb any human remains, including those located outside of formal cemeteries?				X	

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<p><b>d.</b> 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:</p> <p>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</p> <p>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.</p>				X	

**Existing Setting:** An archaeological survey was conducted as part of the Edgewood Ranch Tract Map (TM 13,033) project, which resulted in the creation of the subject parcel. Two spatially isolated ground stone artifacts and three lithic flakes were identified in the northwestern portion of the subject parcel. Subsequent trenching yielded three ground stone fragments and one flake. Archaeological site CA-SBA-1202 was defined on the site as a result of this survey (Wilcoxon, 1981). The exact location of CA-SBA-1202 is kept confidential to prevent any disturbance of cultural artifacts. Impacts to the site as a result of prior agricultural use of the land were observed, but Wilcoxon noted that the full extent, integrity, or significance of the site could not be determined without further study.

In order to determine the presence of undisturbed cultural deposits on the site, further study was required by the County as part of a 1997 Recorded Map Modification. Testing was conducted in 1996 by Barry A. Price of Applied Earthworks. Two mechanical backhoe trenches were excavated, seven 5-gallon buckets of soil were screened and evaluated, and the trenches and excavated soils were reviewed. Volumetric samplings of 4.7 cubic feet were screened. Large ground stone items and lithic debitage were located but no smaller artifacts, such as shell beads, microdebitage, or fish vertebrae, were encountered. The Applied Earth Works Inc. excavations yielded five chert and quartzite flakes and two bifacial manos (one fragmented). These yields are consistent with previous excavations (Wilcoxon, 1981).

The oldest existing structure located on the project was built in 1999. No historic structures or landscaping exists on site.

**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 a less than a significant impact level on the historical resource.

### **Impact Discussion:**

*(a-g) No impact:* No grading or ground disturbance is proposed as part of the project. Additionally, there is no existing religious, sacred, or educational use of the subject parcel. No historic structures or landscaping exists on site. As a result, no impacts to cultural resources would result.

**Cumulative Impacts:** Because the project does not propose any ground disturbance and would therefore not significantly impact cultural resources onsite, it would not have a cumulatively considerable effect on the County’s cultural resources.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

#### 4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				X	
b. Requirement for the development or extension of new sources of energy?				X	

**Existing Setting:** The subject parcel currently hosts a single-family dwelling, garages, barns, a pool house, a guest house, an office/barn, two agricultural employee dwellings and an equipment storage building that is under construction. The large field in the center of the parcel is used for growing sod and for recreational polo. Energy use is characteristic of the residential and agricultural uses of the property. The parcel currently receives electricity from Edison Company and natural gas service from Southern California Gas Company. Both companies will continue to serve the property.

**Impact Discussion:**

The two proposed landing zones would not be connected to existing gas or electric utilities. The project would not increase energy demand nor require expansion of energy facilities. No adverse impacts would result.

*(a-b) No impact:* Approval of the proposed project would result in the operation of a helistop, which would require no construction. No refueling of helicopters is proposed as part of the project and no energy would be required to operate any part of the proposed project. Therefore, there would be no impact to project-related energy use.

**Cumulative Impacts:** The project’s contribution to the regional demand for energy would not be cumulatively considerable. As a result, there would be no impacts.

**Mitigation and Residual Impact:** No impacts are identified. No mitigation is required.

#### 4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
e. Development of structures beyond safe Fire Dept. response time?				X	

**Existing Setting:** The subject parcel is located in a rural area of the County within the Summerland Community Plan area. A portion of the site is located within a High Fire Hazard Area. The site is presently developed with a single-family dwelling, attached garage, detached garage, guest house, pool house, barn and office building, two agricultural employee dwellings, driveways, motor courts, site and retaining walls, swimming pool, spa, waterfall, putting green, and fountains. The applicant proposes continuation of the residential uses, agricultural uses, and recreational polo playing, and the added use of a helistop with two landing zones which would not require any construction.

**Impact Discussion:**

One of the two landing zones is located within the High Fire Hazard Area, however the helistop would not require any construction. The helistop would be used up to twice weekly for personal use and as needed for emergency services. No on-site refueling would take place. A helicopter would be located inside the agricultural accessory structure located in the southeastern corner of the property only during inclement weather.

*(a - e) No impact:* The project is partially located within a High Fire Hazard Area, but does not involve new fire hazards nor new development. The project is located in an area with an adequate response time from fire protective services.

**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 impacts are identified. No mitigation is required.

## 4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

**Existing Setting:** The subject parcel ascends steeply from Via Real along the southern boundary and Lambert Road along the eastern boundary before leveling into a large field. The field slopes very gently upward toward the western property boundary before rising more sharply to the residence, located in the northwestern corner of the parcel. A pond is located in the southwestern corner of the property. The parcel slopes steeply upward from the pond to the field and residence.

Current onsite topography is the result of grading activities authorized by several previous permits, including Permit Nos. 97-CDP-104, 98-CDP-175 and 08DVP-00000-00009. Onsite Class III, non-prime soils include the Milpitas-Positas fine sandy loam with original slopes of 2-15%. The site ranges in elevation from approximately 94 feet asl near the pond in the southwest corner to approximately 180 feet asl in the area of the residence.

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

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

4. The project is located on slopes exceeding 20% grade.

**Impact Discussion:**

*(a-1) No impact.* The proposed project site does not have substantial geological constraints and no development is proposed in areas with slopes exceeding 20%. No grading or construction would be required as part of this project. No unique geologic, paleontologic, or physical features are present on the subject parcel. The proposed helistop use would not cause any alteration in existing geologic or topographic features of the site. As such, the proposed project would not result in impacts related to geological resources.

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

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

**4.9 HAZARDOUS MATERIALS/RISK OF UPSET**

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

**Existing Setting:** The proposed project site is located in a rural area of the County within the Summerland Community Plan area. The subject parcel has been used for residential, agricultural, and appurtenant uses since construction of the single-family dwelling in 1999. The applicant proposes continuation of the residential and agricultural uses of the property along with the temporary usage of two helicopter landing zones.

**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:**

*(c) Less than significant.* The subject parcel is currently used for residential and agricultural purposes and these uses would continue on the parcel with approval of the proposed helistop. The only introduction of hazardous material use would be the fuel within a helicopter that is temporarily stationed at the subject property. No refueling or maintenance of helicopters is proposed on the property. Therefore, the project’s potential hazard-related impacts would be less than significant.

*(a-b, d-h) No impact.* The project would not interfere with any emergency response or evacuation plan, result in the creation of any public health or safety hazard, result in exposure to hazards from oil or gas pipelines or oil well facilities, and would not contaminate a public water supply.

**Cumulative Impacts:** Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County and the project’s cumulative impact would be less than significant.

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

**4.11 LAND USE**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

**Existing Setting:** The subject parcel is located in a rural, coastal area of the County within the Summerland Community Plan area. The parcel is zoned and designated in the Comprehensive Plan as Agriculture I. It is currently permitted for residential and agricultural use. The parcel is presently developed with a single-family dwelling, attached garage, detached garage, guest house, pool house, barn and office building, two agricultural employee dwellings, driveways, motor courts, site and retaining walls, swimming pool, spa, waterfall, putting green, and fountains.

**County 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) Less than significant impact:** The proposed helistop landing zones would minimally interfere with the permitted agricultural operation, recreational polo and residential uses. With approval of the proposed helistop, the applicant proposes to continue permitted uses of the field as a sod farm and for recreational polo matches and training.

**(b-j) No impact.** No new development is proposed as part of this project. The proposed landing zones are approximately 25 square feet plastic tarps that would be placed on the parcel on the two proposed landing areas only when they would be used for a helicopter landing or takeoff. This does not represent a significant loss of open space. No changes to public infrastructure are proposed. Thus the proposed project would not impact the economic or social setting of the Summerland community. The subject parcel is not located in an adopted airport safety zone. The applicant proposes to continue use of the field as a sod farm while simultaneously using it for recreational polo. The applicant does not propose to convert the field from its permitted agricultural use, subdivide the parcel, or seek rezoning of the parcel to a non-agricultural use. The proposed helistop would involve no physical changes to the existing field and would not prevent cultivation of the field and undeveloped portion of the property with other crops in the future. Because no changes to the permitted agricultural operation are proposed, the project is consistent with this and other agriculture protection policies.

**Cumulative Impacts:** The implementation of the project is not anticipated to result in any substantial change to the site’s conformance with environmentally protective policies and standards. Thus, the project would not cause a cumulatively considerable effect on land use. The project’s contribution to

cumulative land use impacts would not be cumulatively considerable and its cumulative impacts would be less than significant.

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

#### 4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?			X		
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

**Existing Setting/Threshold:** Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L<sub>dn</sub>) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

The 19.78-acre subject parcel is located in a rural area within the Summerland Community Plan area. The property is surrounded by residential and agricultural uses to the north, east, and west. The parcel is located immediately north of Via Real and Highway 101, a significant source of noise. The majority of the property currently exceeds County noise thresholds due to its location adjacent to Highway 101. The southern edge of the property lies within a 70-74 dB(A) CNEL contour (see Attachment 2). The area just north (approximately the location of the proposed Corner Landing Site) lies in a 65-69 dB(A) CNEL contour, while the area slightly further north (approximately the location of the proposed Field Landing Site) lies in the 50-54 dB(A) CNEL contour.

**Impact Discussion:**

*(a, b, c) Less than significant:* A noise study (dated March 26, 2019), prepared by David Lord, PhD of 45db Acoustics (see Attachment 2), analyzed and compared site sound levels of the addition of a helicopter landing event given the Highway 101 and surrounding road contributions. The Sound Exposure Level (SEL) for the R44 Helicopter as measured by the Federal Aviation Regulation (FAR) is 81 dB(A). Figures 7 and 8 of Attachment 2 show noise level contours for the property, which include a helicopter landing plus existing road noise. The figures show that the landing of a helicopter would not substantially increase the existing noise level at the southern and eastern property lines, which are already above 65 dB(A). The report concluded that “the landing and departure sound level of the Robinson 44 helicopter will result in a less-than-significant increase in sound level at nearby residential uses and that the helicopter sound at the Corner Site will probably be inaudible at nearby residential uses over the combined sound of traffic on the U.S. 101.”

The takeoff and landing of a Robinson 44 helicopter would be limited to two times (two landings and two take offs) per week, and would use the ocean route to limit disturbance to surrounding residences.

**Cumulative Impacts:** The project would not be a substantial source of noise. Therefore, the project’s noise impacts would not be cumulatively considerable and its cumulative impacts would be less than significant.

**Mitigation and Residual Impact:** No mitigation is required. Residual impacts would be less than significant.

**4.13 PUBLIC FACILITIES**

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

**Existing Setting:** The subject parcel is currently served by the Montecito Water District, the Summerland Sanitary District, the Carpinteria Unified School District and the Santa Barbara County Sheriff’s Department. The property is currently used for residential, recreational polo and agricultural purposes. The applicant proposes continuation of these uses and permitting to allow for a helistop with two landing zones. No construction is proposed as part of this project. There would be no refueling or maintenance of the helicopters at the proposed helistop. Restrooms within existing structures on the property would be available for emergency responder aircrews.

**County Environmental Thresholds:**

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

**Solid Waste:** A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. Waste generation of 40 tons per year is considered a potentially

significant contribution to cumulative waste generation, and mitigation via a Solid Waste Management Plan is recommended.

**Impact Discussion:**

*(a-e) No impact:* The proposed project would not result in the development of habitable structures and would not increase population on the project site or in the project area. The project would not result in a demand for law enforcement, an increase in school-age children, or generation of solid waste or storm water since no construction is proposed. Emergency responder aircrews would be able to use the restrooms within existing structures. The helistop would only be used by these facilities on a limited emergency basis. Therefore, the project would have no impact on these services.

**Cumulative Impacts:** The proposed project would not result in a population increase that would contribute to significant public facilities impacts. No solid waste would be generated. The project would not result in a substantial increase in impermeable surfaces at the project sites that would substantially increase runoff water volumes.

**Mitigation and Residual Impact:** No mitigation is required. Residual impacts would be less than significant.

**4.14 RECREATION**

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

**Existing Setting:** The subject parcel is located in a rural area within the Summerland Community Plan area. A public trail easement runs along Lambert Road at the eastern property boundary. A bicycle path runs along both sides of Via Real to the south of the parcel and an equestrian trail runs along the southern property boundary.

**County Environmental Thresholds:**

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.

**Impact Discussion:**

*(a-c) Less than significant impact.* The applicant proposes continuation of the permitted agricultural, residential and recreational polo uses and is requesting a helistop with two landing zones. No construction is proposed as part of this project. Use of the proposed helistop would be limited to two times per week (two

takeoffs and two landings). The proposed project would not conflict with the ability of the public to use any of the existing hiking, biking, and equestrian trails bordering the subject parcel. The project would not result in any population increase and would not have significant impacts on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide.

**Cumulative Impacts:** The project would not significantly affect recreational resources. Therefore, the project’s impacts to recreational resources in the vicinity would not be cumulatively considerable and its cumulative impacts would be less than significant.

**Mitigation and Residual Impact:** No mitigation is required. Residual impacts would be less than significant.

#### 4.15 TRANSPORTATION/CIRCULATION

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

**Existing Setting:** The subject parcel is situated at the corner of Via Real and Lambert Road, immediately north of Highway 101. The site is also adjacent to the intersection of Padaro Lane and Via Real. The site is accessed by three private driveways. The first extends off of Lambert Road, just north of the intersection with Via Real. The second extends from Via Real, slightly east of the intersection with Padaro Lane and the Highway 101 interchange. The third private driveway extends from Montecito Ranch Lane, a private gated road off of Via Real, through a neighboring parcel, and onto the northwestern corner of the property. All three entrances are gated. At any given time, the site hosts between nine and fourteen residents and six to fifteen employees. Present agricultural and residential use of the site generates between 42 and 60 Average Daily Trips (ADT), depending on the number of employees working at any given time.

**County Environmental Thresholds:** According to the County’s Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY RATIO GREATER THAN
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

**Impact Discussion:**

**(a-h) No impact:** The proposed project would not result in an increased demand for transit services, and would have no effect on air, rail, or waterborne traffic. No construction is proposed; therefore no traffic would be generated by construction. Therefore, the project would have no impact on these services.

**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. The proposed project would involve no increase in annual trips and would not contribute to regionally significant traffic congestion. Impacts would not be cumulatively significant.

**Mitigation and Residual Impact:** No mitigation required. Residual impacts would be less than significant.

#### 4.16 WATER RESOURCES/FLOODING

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

**Existing Setting:** The subject parcel is located in the Toro Creek watershed. The existing storm drain system near the barn directs runoff to Lambert Road. Drainage elsewhere on the site is directed toward the pond located in the southwest corner of the property.

**County Environmental Thresholds:**

### *Water Resources Thresholds*

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

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

### *Water Quality Thresholds*

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

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

### **Impact Discussion:**

**(a-1) No impact.** The proposed project would not require any construction. The project would not alter natural drainage patterns or impact the direction, flow, quality, or quantity of groundwater. Water service to the parcel will continue to be provided by the Montecito Water District (MWD). No new residential use or intensification of the agricultural use is proposed; therefore the project would not substantially reduce the amount of water available for public supply.

**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. The proposed project would create only a very small amount of additional runoff, and

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

existing drainage is sufficient for new development. Runoff contamination during construction would be mitigated by implementation of a washout area, and construction-related runoff would be short-term. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

**Mitigation and Residual Impact:** No mitigation required. Residual impacts would be less than significant.

## 5.0 INFORMATION SOURCES

### 5.1 County Departments Consulted

Air Pollution Control District, Santa Barbara County Sheriff's Department

### 5.2 Comprehensive Plan:

<input checked="" type="checkbox"/> Seismic Safety/Safety Element	<input type="checkbox"/> Conservation Element
<input type="checkbox"/> Open Space Element	<input checked="" type="checkbox"/> Noise Element
<input checked="" type="checkbox"/> Coastal Plan and Maps	<input type="checkbox"/> Circulation Element
<input type="checkbox"/> ERME	
<input type="checkbox"/>	<input type="checkbox"/>

### 5.3 Other Sources

<input checked="" type="checkbox"/> Field work	<input type="checkbox"/> Ag Preserve maps
<input checked="" type="checkbox"/> Calculations	<input type="checkbox"/> Flood Control maps
<input checked="" type="checkbox"/> Project plans	<input checked="" type="checkbox"/> Other technical references (reports, survey, etc.)
<input type="checkbox"/> Traffic studies	<input checked="" type="checkbox"/> Planning files, maps, reports
<input checked="" type="checkbox"/> Records	<input checked="" type="checkbox"/> Zoning maps
<input type="checkbox"/> Grading plans	<input type="checkbox"/> Soils maps/reports
<input type="checkbox"/> Elevation, architectural renderings	<input type="checkbox"/> Plant maps
<input type="checkbox"/> Published geological map/reports	<input checked="" type="checkbox"/> Archaeological maps and reports
<input checked="" type="checkbox"/> Topographical maps	<input type="checkbox"/> 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 (Class I): None
- II. Project-Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): None.

III. No potentially significant adverse cumulative impacts have been identified.

### 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

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

The project’s effects on air quality, biological resources, hazardous materials, land use, noise, and recreation would be below adopted thresholds of significance.

### 8.0 PROJECT ALTERNATIVES

Not applicable.

### 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 Article II, the Coastal Zoning Ordinance. The site is zoned AG-I-20 and allows for the use of a helistop with the approval of a Major Conditional Use Permit.

### Comprehensive Plan

The project would be subject to all applicable requirements and policies under Article II, the Coastal Zoning Ordinance, and the County's Comprehensive Plan. This analysis will be provided in the forthcoming Staff Report. The following policies will be addressed, among others:

1. Coastal Land Use Plan Policy 2-6
2. Coastal Land Use Plan Policy 4-4
3. Noise Element Policy 1

## **10.0 RECOMMENDATION BY P&D STAFF**

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

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

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

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

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

Potentially significant unavoidable adverse impact areas:

    With Public Hearing     X  Without Public Hearing

**PREVIOUS DOCUMENT:**

**PROJECT EVALUATOR:** Nereyda (Rey) Harmon    **DATE:**  May 3, 2019

### 11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

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

SIGNATURE: \_\_\_\_\_ INITIAL STUDY DATE: \_\_\_\_\_

SIGNATURE: Joseph DeGano NEGATIVE DECLARATION DATE: 5/3/2019

SIGNATURE: \_\_\_\_\_ REVISION DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ FINAL NEGATIVE DECLARATION DATE: \_\_\_\_\_

### 12.0 ATTACHMENTS

1. Project Plans
2. Noise Study dated March 26, 2019 prepared by David Lord, PhD of 45db Acoustics
3. GHG Emissions Study dated April 25, 2019 prepared by Robinson Helicopter Co.
4. Heliport Air Quality Impacts Study dated April 26, 2019 prepared by M.F. Strange & Associates
5. 2009 Negative Declaration (09NGD-00000-00003)

# ATTACHMENT 1







## ATTACHMENT 2





March 26, 2019

<b>Project:</b> MCUP Helistop Permit 19CUP-00000-0 County of Santa Barbara Planning and Development	<b>Requested by:</b> Patrick M. Nesbitt 205 Lambert Road Carpinteria, CA 93013 424.744.0919
---	---

## 1 Description

It is proposed that a Robinson R44 helicopter be permitted to land at either of two designated landing areas shown in the sound level contour map of the project site in Figure 1. This acoustical analysis will compare site sound levels resulting from existing U.S. Highway 101 and surrounding road contributions, compared with the addition of a helicopter landing event.

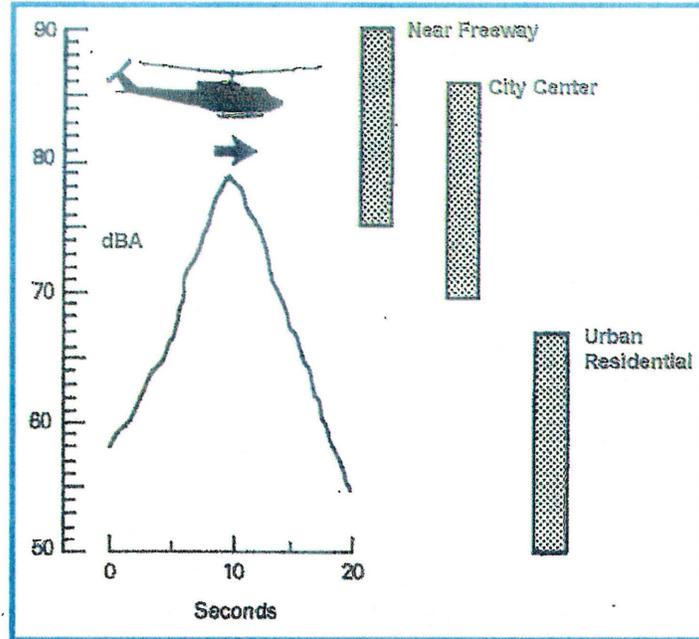
The two proposed landing / departure sites are designated “Field Site” and “Corner Site,” shown circled in red in Figure 1. Road noise contribution from U.S. Highway 101 and Lambert Road are shown, based on Average Annual Daily Traffic (AADT) volumes, published by Caltrans.

**Figure 1: Sound Level Contours near Lambert Road and U.S. Highway 101. Two proposed landing sites are shown, designated “Field Site” and “Corner Site”**



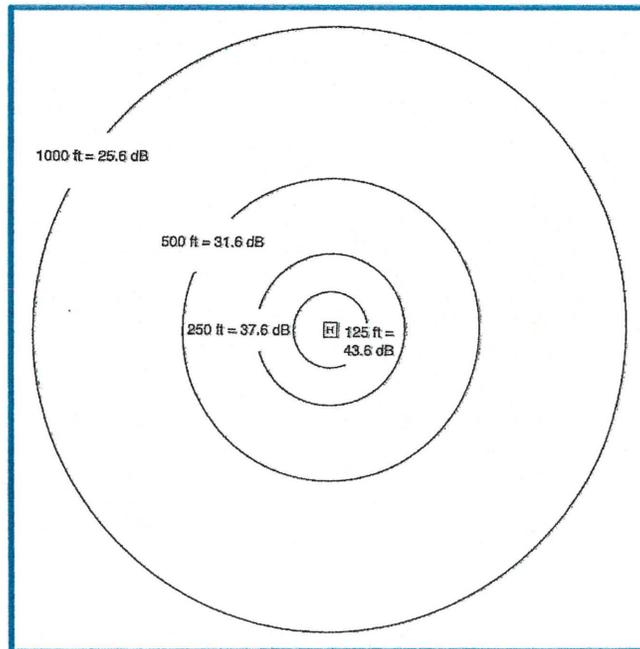
There is a “noise advantage” to the proposed landing sites near a freeway, which is depicted in Figure 2.

Figure 2: Relative noise impact of Helicopter landing vs. location



The normal landing CNEL sound level contours from a Robinson Model 44 helicopter are depicted Figure 3.

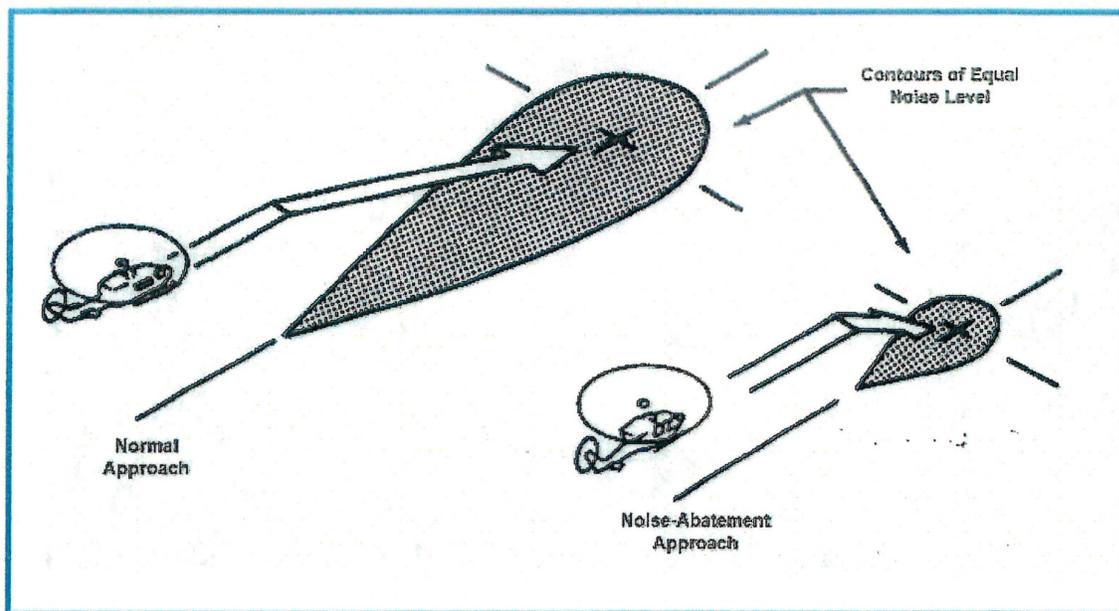
Figure 3: Calculated CNEL Noise Footprint, Robinson 44



## 2 The Source of Noise

The acoustical impact of a helicopter is a function of the size and the type of powerplant used as well as the movement of the rotor blades through the atmosphere as they produce lift. Turbine-powered helicopters are generally quieter than piston-powered helicopters with muffled engine exhausts. Turbine-powered helicopters produce sounds often no louder than familiar surface transportation vehicles. As a piston-powered helicopter, a Robinson 44 will generally produce more noise than a turbine powered helicopter. The acoustical signature or sound of a helicopter is also due in part to the modulation of sound by the relatively slow-turning main rotor system. This modulation attracts attention and is more conspicuous than a steady sound. The modulated sound is often referred to as blade slap. For a typical helicopter, blade slap occurs during partial power descents or when a blade intersects its own vortex system or that of another blade. When this happens, the blade experiences rapid changes in angle of attack. Either or both phenomena generate sound. Blade slap is also generated during high speed level flight due to a shock formation being created on the advancing blade tip. This mode of flight should be avoided. This alone is an effective noise abatement operating procedure in populated (noise-sensitive) areas.

Figure 4: Effect of approach pattern on noise footprint. Noise Abatement approach is recommended



## 3 CNEL and Sound Exposure Level

The calculation of Community Noise Equivalent Level (CNEL) for the Robinson R44 Helicopter is defined in National Aeronautics and Space Administration (NASA) report CR-2376, Handbook of Noise Ratings, page 200.

Sound Exposure Level (SEL) for the R44 helicopter is measured using Federal Aviation Regulation (FAR) Part 36, Appendix J. The result is 81 dBA.

$$CNEL = SEL + 10 \cdot \log(N_D + 3 \cdot N_E + 10 \cdot N_N) - 49.4$$

$N_D$  is the number of daytime flights (7am to 7pm) in a 24-hour period  
 $N_E$  is the number of evening flights (7pm to 10pm) in a 24-hour period  
 $N_N$  is the number of nighttime flights (10 pm to 7am) in a 24-hour period

For this application, it is proposed to have as many as four landings per week at either one of two sites identified in Figure 1 as "Field Site" and "Corner Site." No nighttime flights are proposed. Evening flights (7pm to 10pm) will have marginally more impact than daytime only flights. The equation above logically weights night operations heavily as these have the greatest overall CNEL community impact. Conversely, occasional daytime operations will have very little impact on overall community noise, as shown in Figure 6.

Figure 5: "Field Site" Helicopter Only Sound Level Contours, No Road Noise Contribution

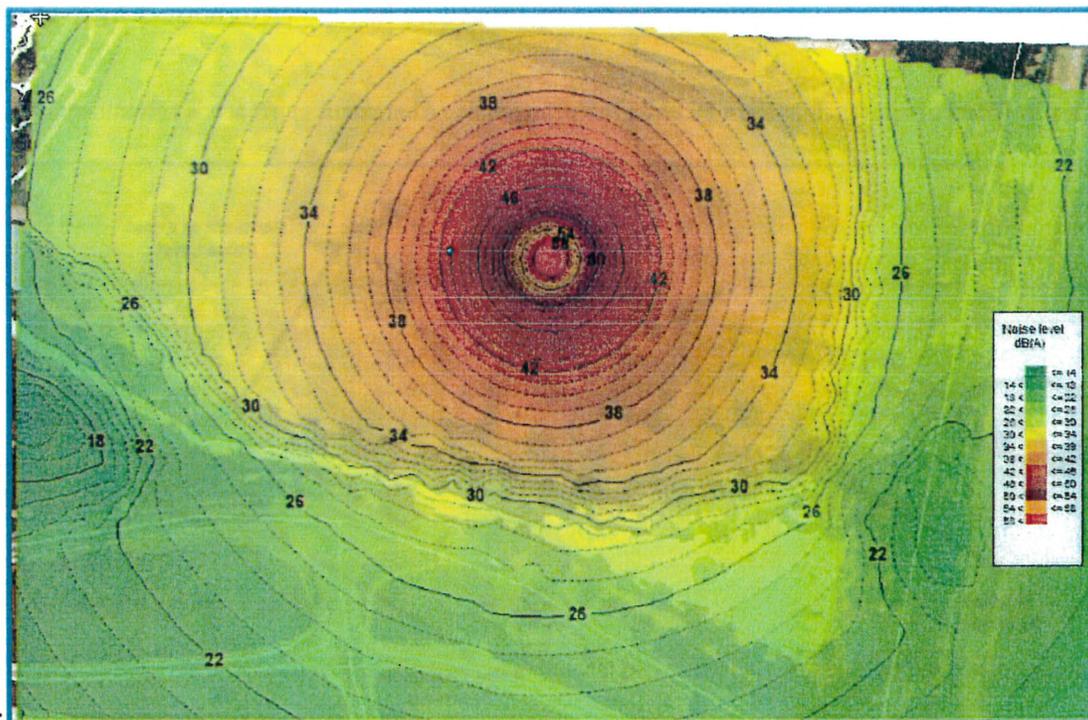


Figure 6: "Corner Site" Helicopter Only Sound Level Contours, No Road Noise Contribution

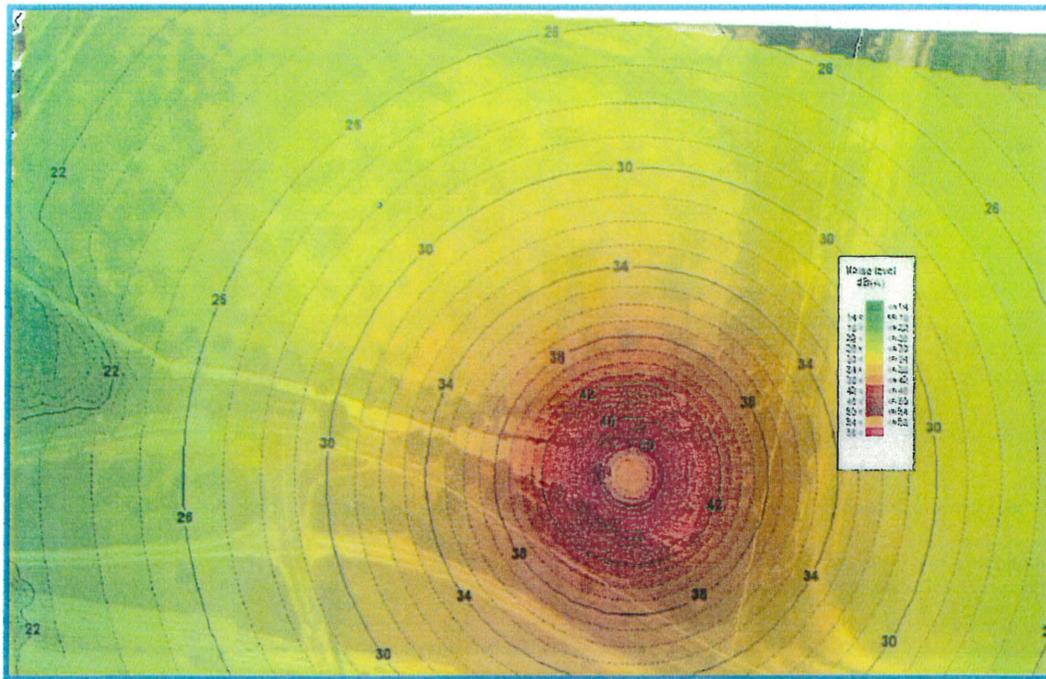


Figure 7: "Field Site" Helicopter Landing + Road Noise Sound Level Contours

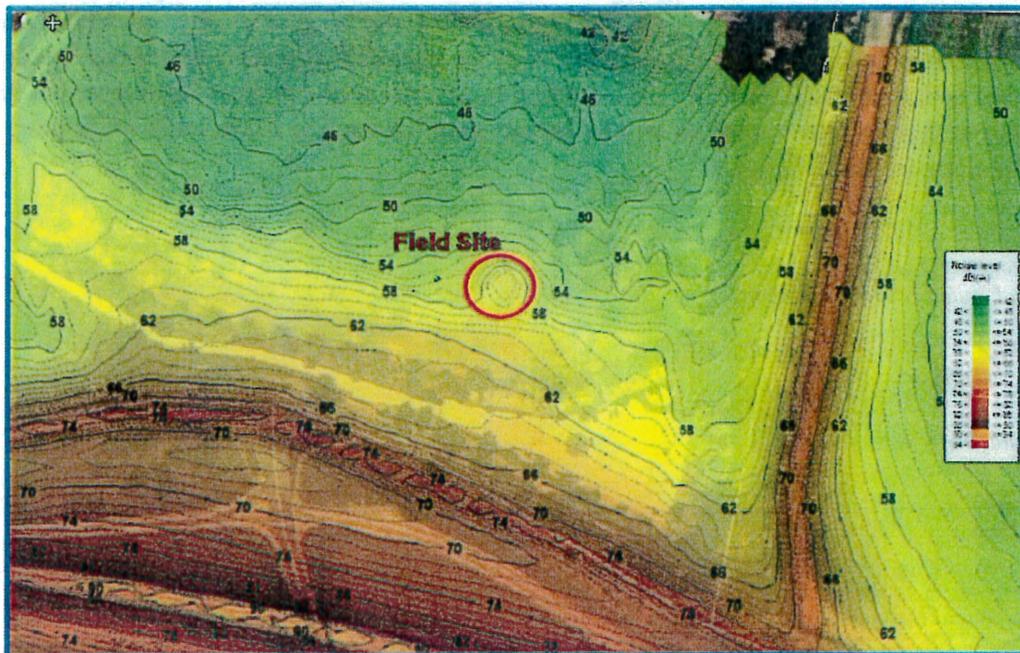
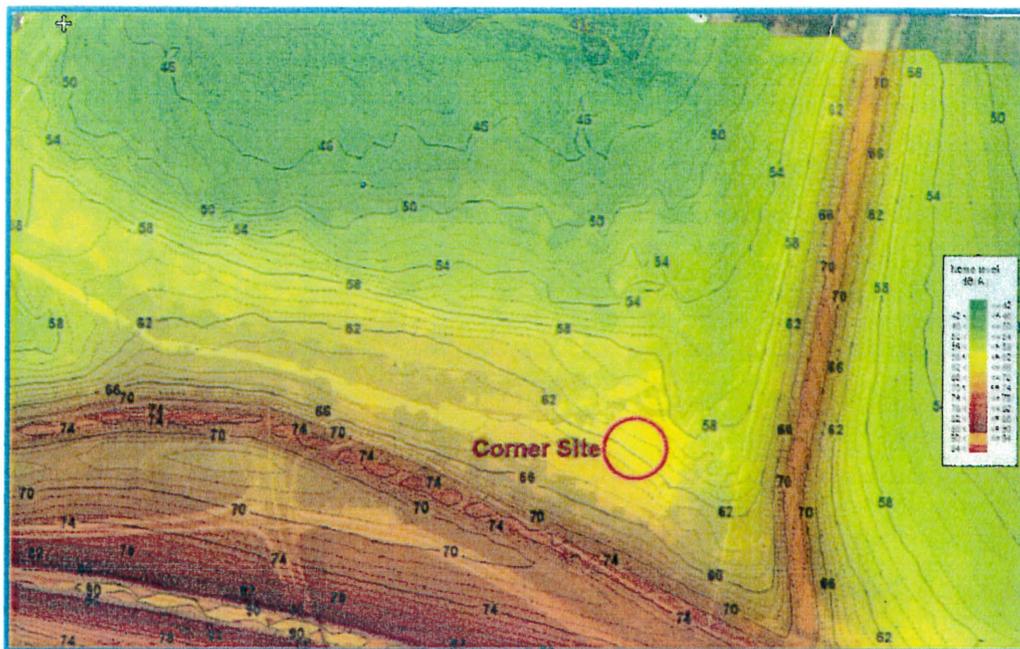


Figure 8: "Corner Site" Helicopter landing + Road Noise Helicopter Sound Level Contours



#### 4 Conclusion

The conclusion is therefore that the landing and departure sound level of the Robinson 44 helicopter will result in a less-than-significant increase in sound level at nearby residential uses. The helicopter sound at the Corner Site will probably be inaudible at nearby residential uses over the combined sound of traffic on U.S. 101. Adding road noise to the normal landing sound level contours shows that background noise will be greater than the landing noise level, effectively masking the noise of the helicopter.

for *45dB Acoustics, LLC*  
A California Limited Liability Company

*David Lord*

by David Lord, PhD

c: 805.704.8046  
t: 805.250.1566

## 5 Appendix

### Traffic Noise Model

The Federal Highway Administration Traffic Noise Model (TNM) used within SoundPLAN® software for the sound level analysis in this study, contains the following components:

1. Modeling of five standard vehicle types, including automobiles, medium trucks, heavy trucks, buses, and motorcycles, as well as user-defined vehicles.
2. Modeling both constant- and interrupted-flow traffic using a field-measured data base.
3. Modeling effects of different pavement types, as well as the effects of graded roadways.
4. Sound level computations based on a one-third octave-band data base and algorithms.
5. Graphically-interactive noise barrier design and optimization.
6. Attenuation over/through rows of buildings and dense vegetation.
7. Multiple diffraction analysis.
8. Parallel barrier analysis.
9. Contour analysis, including sound level contours, barrier insertion loss contours, and sound-level difference contours.

These components are supported by a scientifically founded and experimentally calibrated acoustic computation methodology, as well as a flexible data base, made up of over 5000 individual pass-by events measured at forty sites across the country.

### SoundPLAN® Acoustics Software

SoundPLAN, the software used for this acoustic analysis, is an acoustic ray-tracing program dedicated to the prediction of noise in the environment. Noise emitted by various sources propagates and disperses over a given terrain in accordance with the laws of physics. Worldwide, governments and engineering associations have created algorithms to calculate acoustical phenomena to standardize the assessment of physical scenarios. Accuracy has been validated in published studies to be + / - 2.7 dBA with an 85% confidence level. The software calculates sound attenuation of environmental noise, even over complex terrain, uneven ground conditions, and with complex obstacles.

The modeling software calculates the sound field in accordance with many optional standards depending on the noise source type, including the FHWA's TNM and ISO 9613-2 "Acoustics - Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation." This standard states that "this part of ISO 9613 specifies an engineering method for calculating the attenuation of sound during propagation outdoors, in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level under meteorological conditions favorable to propagation from sources of known sound emissions. These conditions are for downwind propagation under a well-developed moderate ground-based temperature inversion, such as commonly occurs at night."



ATTACHMENT 3



# ROBINSON HELICOPTER COMPANY

2901 Airport Drive, Torrance, California 90505

Phone (310) 539-0508 Fax (310) 539-5198

25 April 2019

Mr. Patrick M. Nesbitt  
Windsor Capital Group, Inc.  
3250 Ocean Park Blvd, Suite 350  
Santa Monica, CA 90405

Subject: R44 Greenhouse Gas Emissions

Dear Mr. Nesbitt:

Pursuant to your inquiry regarding R44 greenhouse gas emissions:

The EPA website Greenhouse Gases Equivalencies Calculator (<https://www.epa.gov/energy/greenhouse-gases-equivalencies-calculator-calculations-and-references>) provides a value of 8887 grams ( $8.887 \times 10^{-3}$  metric tons) of CO<sub>2</sub> emitted per gallon of gasoline consumed.

You propose two takeoff and two landing operations per week. We will assume that each operation takes approximately 5 minutes. For takeoff, this would be start, warm-up, pre-takeoff checks, liftoff, and departing the area. For landing, it would be arrival in the area, descent, touchdown, cool down, and shutdown.

Additionally, flight from the county line to the landing site is to be accounted for. You provided a map indicating that this distance is 7.05 miles. Typical cruise speed for the R44 is 100 knots (115 miles per hour). Therefore the flight time from the county line adds 0.061 hours or 3.7 minutes to each operation.

Total time per week including transit from the county line would be 20 minutes (4 x 5 min. each for takeoff and landing) + 15 minutes (4 x 3.7 min. each transit time) or 35 minutes (.58 hours) per week.

Typical fuel consumption for the R44 is 15 gallons per hour at cruise power.

0.58 hours of operation = 8.7 gallons (this is conservative because your aircraft would be at a lower than cruise power setting for portions of the operation).

$8.7 \text{ gallons} \times 8.887 \times 10^{-3} \text{ metric tons} = 0.077 \text{ metric tons per week}$ .

For 52 weeks in a year, there would be 4 metric tons of CO<sub>2</sub> emitted per year.

CO<sub>2</sub> represents by far the bulk of greenhouse gas emissions for gasoline engines. To account for other gases such as methane and nitrous oxide, EPA uses a ratio of 0.988 for CO<sub>2</sub> to total greenhouse gas emissions (total emissions are about 1.2% more than CO<sub>2</sub> alone.) Applying this factor to the R44 gives 4 divided by 0.988 or 4.05 metric tons total greenhouse gas emissions per year for the proposed operation.

The same EPA website noted above calculates that the average passenger vehicle emits 4.71 metric tons of greenhouse gases per year. Therefore, in terms of annual CO<sub>2</sub> emissions, your proposed operation has less impact than a single passenger vehicle operating for the same year.

Regards,

ROBINSON HELICOPTER COMPANY

Dale Taft  
Certification and Flight Test Engineer



ATTACHMENT 4





M. F. Strange & Associates, Inc.  
 AIR QUALITY AND ENVIRONMENTAL SERVICES

April 26, 2019

Nereyda (Rey) Harmon, Planner  
 Development Review Division  
 Planning and Development

Sent via email: [nmontano@co.santa-barbara.ca.us](mailto:nmontano@co.santa-barbara.ca.us)

**Subject: Carpinteria Valley Farms LLC – Heliport Air Quality Impacts**

Dear Ms. Harmon,

On behalf of Carpinteria Valley Farms LLC, M.F. Strange & Associates (MFSA) is supplying the Santa Barbara Planning and Development Department with the following greenhouse emission estimates for the heliport operations at 205 Lambert Rd. Carpinteria, CA 93013. This data is intended to supplement the data from Robinson Helicopter Company in their letter dated 25 April 2019.

Operational data of the R44 helicopter, per the Robinson Helicopter Company letter, is summarized in Table 1: R44 Helicopter Operations.

**Table 1**  
**R44 Helicopter Operations**

Operations per week <sup>1</sup>	Take-off and landing duration, min <sup>2</sup>	Transit time between County line and landing zone, min <sup>2</sup>	Total Time per Operation, min	Total operating time within County per Year, hr
4	5	3.7	8.7	30.16

1. Two inbound and two out bound operations per week
2. Reference Robinson Helicopter letter dated 25 April, 2019

Using the described operational data, MFSA has estimated the greenhouse gas (GHG) emissions for this project as shown in Table 2: Emission Calculations.

**Table 2**  
**Emission Calculations**

Fuel		Emission Factors			GHG Emissions, MT/year			
Consumption of the R44 at cruise power, gal/hr <sup>2</sup>	Heat Content of Aviation Fuel, mmBtu/gal <sup>3</sup>	CO <sub>2</sub> <sup>3</sup> , kg/mmBtu	CH <sub>4</sub> <sup>4</sup> , kg/mmBtu	N <sub>2</sub> O <sup>4</sup> , kg/mmBtu	CO <sub>2</sub> , MT	CH <sub>4</sub> , MT	N <sub>2</sub> O, MT	CO <sub>2</sub> e <sup>5</sup> , MT
15	0.125	69.25	3.00E-03	6.00E-04	3.92E+00	1.70E-04	3.39E-05	4.10

3. Ref 40 CFR Part 98 Table C-1  
 4. Ref 40 CFR Part 98 Table C-2  
 5. Global Warming Potentials per 40 CFR Part 98 Table A-1

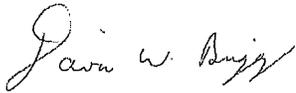
Carpinteria Valley Farms LLC  
April 26, 2019

Heliport Air Quality Impacts  
Page 2

The above GHG emissions estimates indicate that this project can be associated with 4.1 metric tons of CO<sub>2</sub>e emissions. This emission rate is two orders of magnitude below the County's GHG significance level of 1000 MT CO<sub>2</sub>e for new projects.

Included with the electronic submittal of this letter is a copy of the Excel file which contains the live calculations shown above. If there are any questions, or if additional information is required, please do not hesitate to contact me at (805) 564-6590.

Sincerely;



David Briggs  
M.F. Strange & Associates  
Agent for Carpinteria Valley Farms LLC

Cc: Patrick M. Nesbitt, Carpinteria Valley Farms LLC

ATTACHMENT 5





COUNTY OF SANTA BARBARA

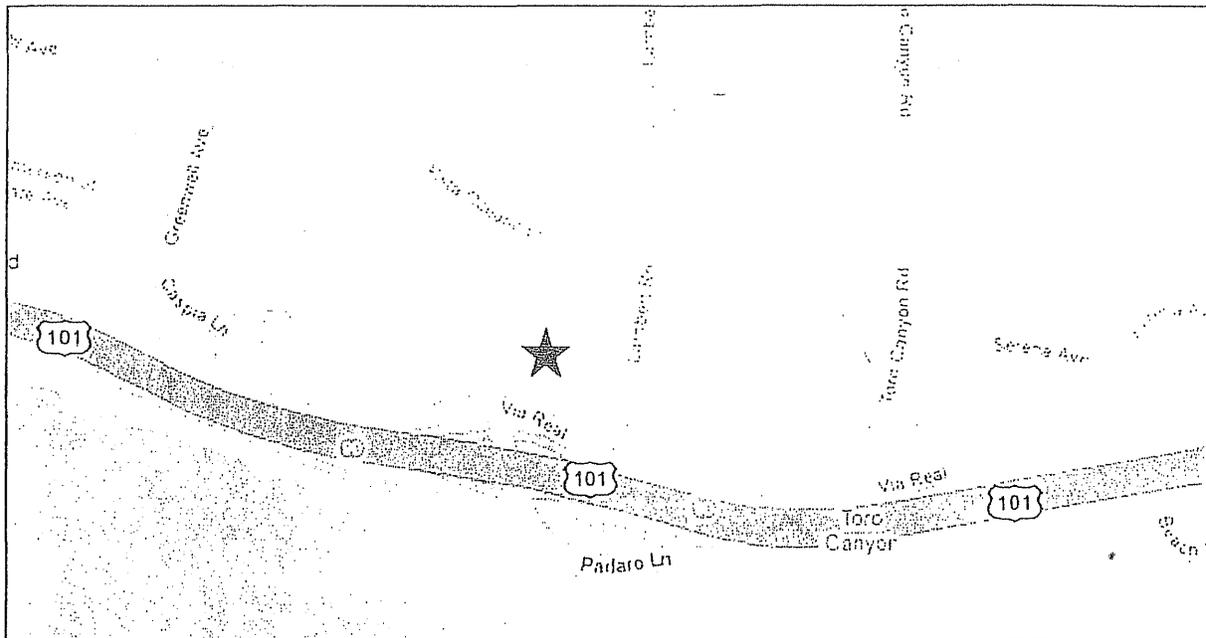
Planning and Development

www.sbcountyplanning.org

# Mitigated Negative Declaration

## Carpinteria Valley Farms Ag Storage Building/Polo Field

Case Numbers 08DVP-00000-00009;  
08CUP-00000-00016  
February 5, 2009



**Owner/Applicant:**  
Patrick M. Nesbitt  
205 Lambert Road  
Carpinteria, CA 93013

**Agent:**  
Brent Daniels, L&P Consultants  
3 W. Carrillo Street, Suite 205  
Santa Barbara, CA 93101

**Architect:**  
Kazakov Designs  
1433 N. Beverly Glen Blvd.  
Los Angeles, CA 90077

For More Information Contact  
Sarah Clark, Planner, Development Review South Division, (805) 568-2059



## 1.0 REQUEST/PROJECT DESCRIPTION

Case Number 08DVP-00000-00009 is the request of Mr. Brent Daniels, agent for the owner Patrick M. Nesbitt, for a Development Plan for as-built (existing) structures including a 19,579 (gross) square foot single-family dwelling and basement, a 941 (gross) square foot guest house, a 904 (gross) square foot pool house, a 781 (gross) square foot attached garage, a 1,119 (gross) square foot detached garage, and a 10,900 (gross) square foot barn and office building with two attached 1,288 (gross) square foot agricultural employee dwellings; and construction of a new 4,410 (gross) square foot agricultural storage building. The parcel is also developed with entry gates, 52,348 square foot of driveways and motor courts, site and retaining walls, three access driveways, a swimming pool and spa, waterfall, putting green, fountains, and a large field currently permitted for use as a sod farm (94-CDP-193). No new grading is required. One locust tree will be removed to accommodate construction of the agricultural storage building.

Case Number 08CUP-00000-00016 is the request of Mr. Brent Daniels, agent for the owner Patrick M. Nesbitt, for a Major Conditional Use Permit (MCUP) for use of an existing field for recreational, non-regulation private polo matches and training. The MCUP would allow twelve recreational polo matches will be held each year. Ten of these matches will be attended by approximately 50 people. The remaining two matches will be large charity functions with up to 300 attendees. Matches will be played during daytime only. No lighting or amplified sound will be permitted. The polo operation will require a kitchen area to be located in the new 4,410 (gross) square foot agricultural storage building included as part of 08DVP-000000-00009. While the project would permit use of the existing field for recreational polo matches and training, the permitted agricultural sod farm use (94-CDP-193) is proposed to continue simultaneously with the polo use.

## 2.0 PROJECT LOCATION

The project site is Assessor's Parcel Number 005-210-056, located at 2800 Via Real in the Summerland Area, First Supervisorial District.

2.1 Site Information	
Comprehensive Designation	Plan A-I-20; Agriculture I/Minimum parcel size 20 acres
Zoning District, Ordinance	Article II, AG-I-20: Agriculture I/Minimum parcel size 20 acres
Site Size	19.78 acres gross/net
Present Use & Development	19,579 sq. ft. SFD and basement (gross) 941 sq. ft. guest house (gross) 904 sq. ft. pool house (gross) 781 sq. ft. attached garage (gross) 1,119 sq. ft. detached garage (gross) 10,900 sq. ft. barn and office building (gross) Two 1,288 square foot agricultural employee dwellings (gross) 52,348 square feet of driveways and motor courts Site and retaining walls Swimming pool and spa Waterfall Putting green Fountains Sod Farm
Surrounding Uses/Zoning	North: Agriculture I; AG-I-20 South: Highway 101 East: Agriculture I; AG-I-20

	West: Residential Ranchette; RR-5
Access	Private driveways off of Via Real, Montecito Ranch Lane, and Lambert Road
Public Services	Water Supply: Montecito Water District Sewage: Summerland Sanitary District Fire: Carpinteria-Summerland Fire District

### 3.0 ENVIRONMENTAL SETTING

#### 3.1 PHYSICAL SETTING

The proposed project is located at 2800 Via Real in the Summerland Community Plan area. The parcel was created by the Edgewood Ranch tract map (TM13,033), approved in 1982. It is a 19.78-acre parcel in the coastal zone. The site is presently developed with a single-family dwelling, attached garage, detached garage, guest house, pool house, barn and office building, two agricultural employee dwellings, driveways, motor courts, site and retaining walls, swimming pool, spa, waterfall, putting green, and fountains. The existing structures total 43,460 square feet of development, with an additional 52,348 square feet of paved driveways and motor courts. Structures on the parcel are situated around a large, flat field configured as a non-regulation polo field and currently permitted for use as a sod farm.

The subject parcel ascends steeply from Via Real along the southern boundary and Lambert Road along the eastern boundary before leveling into a large field. The field slopes very gently upward toward the western property boundary before rising more sharply to the residence, located in the northwestern corner of the parcel. A pond is located in the southwestern corner of the property. The parcel slopes steeply upward from the pond to the field and residence.

Current onsite topography is the result of grading activities permitted under several previous permits, including 98-CDP-175 and 97-CDP-104. Onsite Class III, non-prime soils include the Milpitas-Positas fine sandy loam with original slopes of 2-15%. The site ranges in elevation from approximately 94 feet near the pond in the southwest corner to approximately 180 feet in the area of the residence.

The subject parcel is located in a residential and agricultural neighborhood. Parcels to the north and east are zoned AG-I-20 and used for agricultural purposes. The parcels to the west are not yet developed. These parcels are zoned RR-5 and designated for rural ranchette development. Large estate-type development is currently proposed. Via Real and Highway 101 lie to the south of the subject parcel. The site is accessed by three private driveways. The first extends off of Lambert Road, just north of the intersection with Via Real. The second extends from Via Real, slightly east of the intersection with Padaro Lane and the Highway 101 interchange. The third private driveway extends from Montecito Ranch Lane, a private gated road off of Via Real, through a neighboring parcel, and onto the northwestern corner of the property. All three entrances are gated.

Archaeological site CA-SBA-1202 in this area. The exact location of CA-SBA-1202 is kept confidential to prevent any disturbance of cultural artifacts. Ground stone artifacts and lithic flakes have been found on the subject parcel.

There are three mapped areas of Environmentally Sensitive Habitat on the parcel. The first is a stand of eucalyptus trees located on 2.04 acres in the southwest corner of the property. This is Monarch butterfly aggregation site #94 as identified by Dan Meade in 1999. The second ESH area is a 0.13-acre area located in the northeast corner of the site. This area was a portion of Monarch butterfly aggregation site #95. This area is no longer an aggregation site (Meade, 1999). The third mapped ESH area is a 0.17-acre mixed woodland habitat running along Lambert Road at the eastern property boundary.

#### 3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the permitted, existing site conditions described above.

#### 4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

**Less Than Significant Impact with Mitigation:** Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

**Less Than Significant Impact:** An impact is considered adverse but does not trigger a significance threshold.

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

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

#### 4.1 AESTHETICS/VISUAL RESOURCES

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

**Setting:**

The subject parcel is a 19.78-acre site situated within the Coastal Zone at the corner of Via Real and Lambert Road, immediately north of Highway 101. Public views in the area are dominated by the Santa Ynez Mountains, which form the skyline to the north. A public trail easement runs along Lambert Road at the eastern property boundary. A bicycle path runs along both sides of Via Real to the south of the parcel and an equestrian trail runs along the southern property boundary. Additional trail easements have been proposed by the Parks Department and the Summerland Community Plan to run along the southern and western property boundaries. The subject parcel is visible from each of these corridors. There are currently two large buildings, a single-family dwelling and a barn/office building on the site. Both of these buildings are visible from points along Highway 101, Lambert Road, Via Real, and Padaro Lane. The topography of the site and existing landscaping largely screen most of the existing development from view.

**County Environmental Thresholds:**

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

#### **Impact Discussion:**

*(a, c-d) Less than significant with mitigation.* The South County Board of Architectural Review gave conceptual review of the proposed project on May 9, 2008 and made extensive comments. The BAR felt that siting of the building was insensitive to public views and that the building appeared to loom over Lambert Road. It expressed reservations about a building of this size in the proposed location. The BAR felt that the building was too big and too tall, and that the cupola was inappropriate. Staff subsequently performed a site visit to evaluate visual impacts of the proposed project. The agricultural storage building would be largely screened from view from Highway 101, Padaro Lane, and most points along Via Real by existing vegetation. The building would be visible from Lambert Road along the eastern property boundary. It would also be visible from along Via Real east of the subject parcel. At some points along Via Real and at the Padaro Lane/Highway 101 Northbound offramp intersection, the building would appear to intrude into the skyline and obstruct views to a small portion of the mountains. However, mountain views from these points are already largely obstructed by the existing barn/office building. Additional obstruction would be minimal and would last for only a few seconds for any individuals traveling westbound along Via Real or through the Padaro Lane interchange. Please refer to the photo simulations in Attachment 4.

Any impact to the skyline and mountains from the proposed storage building can be mitigated by preliminary and final review and approval by Board of Architectural Review, which can condition building design and materials as well as landscaping to address views and compatibility. Further, the County Planning Commission can also provide design direction for the BAR during their review. Such impacts can be further mitigated by requiring use of only non-reflective, natural building materials. Similarly, potential impacts from night lighting can be mitigated by a lighting plan requiring low intensity, low glare, hooded outdoor lighting.

*(b) Less than significant impact.* The proposed agricultural storage building would be constructed in the same style and incorporate the same materials as the existing structures on site. As such it would be visually compatible with existing development.

#### **Cumulative Impacts:**

The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area because the proposed development is visually compatible with its surroundings and views of the project from public viewpoints would be limited. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

#### **Mitigation and Residual Impact:**

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

1. **Board of Architectural Review.** All elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall be compatible with vicinity development and shall conform in all respects to BAR approval 08BAR-00000-00011. **Plan Requirements and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Coastal Development Permit. Grading plans, if

required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

2. **Lighting Plan.** Any exterior night lighting shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 pm. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR. **Monitoring:** P&D and BAR shall review a Lighting Plan for compliance with this measure prior to approval of a Land Use Permit for structures. Building Inspectors shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.
  
3. **Building Materials.** Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **Plan Requirements:** Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance. **Monitoring:** P&D shall inspect prior to occupancy clearance.

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

#### 4.2 AGRICULTURAL RESOURCES

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

**Setting:**

The 19.78-acre subject parcel is zoned AG-I-20 and designated Agriculture I in the Comprehensive Plan. The site is currently permitted for use as a sod farm and is designated as Farmland of Local Importance.

**County Environmental Thresholds:**

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. Because no conversion of agricultural land is proposed under this permit application, the Point System was not used to evaluate this project.

**Impact Discussion:**

*(a-b) Less than significant impact.* The subject parcel is a sod farm and designated as “Farmland of Local Importance.” The applicant proposes to continue this permitted use while also using the field for recreational polo. The applicant does not propose to convert the field from its permitted agricultural use, subdivide the parcel, or seek rezoning of the parcel to a non-agricultural use. The proposed polo use would involve no physical changes to the existing field and would not prevent cultivation of the field and undeveloped portion of the property with other crops in the future. Because no changes to the permitted agricultural operation are proposed, impacts of the polo use would be less than significant.

**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 as no conversion of agricultural land to non-agricultural uses is proposed. Therefore, the project’s contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture is less than significant.

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

**4.3 AIR QUALITY**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?		X			
<b>Greenhouse Gases</b>	<b>Significant</b>		<b>No classification</b>		
d. Emissions equivalent to or greater than 25,000 metric tons of CO <sub>2</sub> per year from both stationary and mobile sources during long-term operations?			X		

**Setting:**

The subject parcel is within the Santa Barbara County Air Pollution Control District (APCD), which is part of the larger South Central Coast Air Basin. The Santa Barbara County APCD states that the County is in attainment of the federal eight-hour ozone standard, the state one-hour ozone standard, and the

federal PM<sub>10</sub> standard (for particulate matter less than ten microns in diameter). However, the County does not meet the state eight-hour ozone standard or the state standard for PM<sub>10</sub>.

**County Environmental Threshold:**

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) 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 (55 pounds per day) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NO<sub>x</sub>) or reactive organic compounds (ROC) from motor vehicle trips only; and
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- not exceed the 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, paints, solvents, and chemical or industrial processing operations that release pollutants).

**Impact Discussion:**

*(a-b) Less than significant impact.* The proposed polo use would generate approximately 550 additional trips each year and would not result in significant new vehicle emissions. Emissions of ozone precursors (NO<sub>x</sub> and ROC) during construction of the agricultural storage building would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that earthmoving activities would occur on the project site, construction-related emissions of NO<sub>x</sub> and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

*(c) Less than significant with mitigation.* APCD has reviewed the proposed project and determined that the proposed polo use of the existing field has the potential to generate dust, a source of PM<sub>10</sub> pollution (See Attachment 5, APCD letter).

*(d) No classification.*

**Background:**

Greenhouse gases (GHG's) include water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and other compounds. Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

**Methodology:**

The County's methodology to address Global Climate Change in CEQA documents is evolving. Until appropriate regulatory entities develop CEQA thresholds for GHGs, only relatively large GHG emitters will be considered to have cumulatively significant effects on the environment. Projects that are estimated to emit the equivalent of 25,000 metric tons of CO<sub>2</sub> from direct and indirect, long-term operational sources would be considered to have a cumulatively significant impact on greenhouse gas emissions.<sup>1</sup> Projects below these levels remain unclassifiable until more evidence becomes available.

The proposed project would emit less than 25,000 metric tons of CO<sub>2</sub> and therefore remains unclassifiable and would not have a cumulatively significant impact on greenhouse gas emissions.

**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's impacts will be mitigated below levels of significance. Therefore, the project's contribution to regionally significant air pollutant emissions is not considerable, and its cumulative effect is less than significant.

**Mitigation and Residual Impact:**

The following mitigation measures, as provided by APCD, would reduce the project's agricultural impacts to a less than significant level:

4. **Dust Control.** Dust generated by development activities shall be kept to a minimum with a goal of retaining dust on the site. The dust control measures listed below shall be implemented throughout project construction.
  - a. During clearing, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

**Plan Requirements and Timing:** All requirements shall be shown on building plans. Condition shall be adhered to throughout all grading and construction periods. **Monitoring:** P&D shall ensure measures are on plans. P&D Building Inspectors shall spot check; Building shall continue to ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

5. **Dust Control.** The following measures shall be taken to prevent excessive dust generation associated with equine activity:
  - a. Water trucks or sprinkler systems shall be used to keep all areas of soil disturbance damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day.
  - b. Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used wherever possible.

<sup>1</sup> California Air Resources Board Resolution 07-54 establishes 25,000 metric tons of GHG emissions as the threshold for identifying the largest stationary emission sources in California for purposes of requiring the annual reporting of emissions. This threshold is just over 0.005% of California's total inventory of GHG emissions for 2004.

**Plan Requirements and Timing:** All requirements shall be shown on project plans. Condition shall be adhered to whenever the property is in use for polo activities. **Monitoring:** APCD inspectors shall respond to nuisance complaints.

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

#### 4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Flora</b>					
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	
<b>Fauna</b>					
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		

**Setting:**

The subject parcel is located in a rural area of the County within the Summerland Community Plan area. The parcel is currently developed with a single-family residence, garages, a guest house, a pool house, a barn with offices, two agricultural employee dwellings, a swimming pool, spa, motorcourts, driveways, and a putting green. There is a large, flat field configured as a polo field and permitted as a sod farm. There are three mapped areas of Environmentally Sensitive Habitat on the parcel. The first is a stand of eucalyptus trees located on 2.04 acres in the southwest corner of the property. This is Monarch butterfly aggregation site #94 as identified by Dan Meade in 1999. The second ESH area is a 0.13-acre area located in the northeast corner of the site. This area was a portion of Monarch butterfly aggregation site

#95. This area is no longer an aggregation site (Meade, 1999). The third ESH area is a 0.17-acre mixed woodland habitat running along Lambert Road at the eastern property boundary. The remainder of the site is landscaped with traditional native and ornamental, non-native plants.

**Thresholds:**

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

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

**Impact Discussion:**

*(a-j) No impact.* Construction of the proposed agricultural storage building would require the removal of one non-native locust tree. As the building will be located in an area currently covered by pavement or lawn, no other vegetation removal would be required. The building would be constructed approximately 65 feet from the edge of the mapped ESH along the eastern property boundary. However, County biologist Melissa Mooney visited the site on June 26, 2008 and determined that the proposed setback of the agricultural storage building should be sufficient to protect any ESH in this area. The building would be located approximately 410 feet from the ESH in the northeastern corner of the property and approximately 770 feet from the Monarch habitat in the southwestern corner of the property and would not impact either habitat area. The polo field would be located approximately 95 feet from the Monarch habitat in the southwest corner of the property.

*(k) Less than significant impact.* The building would be located approximately 410 feet from the ESH in the northeastern corner of the property and approximately 770 feet from the Monarch habitat in the southwestern corner of the property and would not impact either habitat area. The southwest corner of the polo field is located approximately 95 feet from the boundary of Monarch Butterfly Aggregation Site #94. Because no physical changes to the site are proposed in this area and lighting and amplified sound associated with polo matches would be prohibited, the polo use is not expected to impact this ESH area.

**Cumulative Impacts:**

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

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

**4.5 CULTURAL RESOURCES**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<b>Archaeological Resources</b>					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?		X			

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
b. Disruption or removal of human remains?		X			
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?		X			
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
<b>Ethnic Resources</b>					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?		X			
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?		X			
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				X	

**Setting:**

An archaeological survey was conducted as part of the Edgewood Ranch Subdivision (TM 13,033), which resulted in the creation of the subject parcel. Two spatially isolated ground stone artifacts and three lithic flakes were identified in the northwestern portion of the subject parcel. Subsequent trenching yielded three ground stone fragments and one flake. Archaeological site CA-SBA-1202 was defined on the site as a result of this survey (Wilcoxon, 1981). The exact location of CA-SBA-1202 is kept confidential to prevent any disturbance of cultural artifacts. Impacts to the site as a result of prior agricultural use of the land were observed, but Wilcoxon noted that the full extent, integrity, or significance of the site could not be determined without further study.

In order to determine the presence of undisturbed cultural deposits on the site, further study was required by the County as part of a 1997 Recorded Map Modification. Testing was conducted in 1996 by Barry A. Price of Applied Earthworks. Two mechanical backhoe trenches were excavated, seven 5-gallon buckets of soil were screened and evaluated, and the trenches and excavated soils were reviewed. Volumetric samplings of 4.7 cubic feet were screened. Large ground stone items and lithic debitage were located but no smaller artifacts, such as shell beads, microdebitage, or fish vertebrae were encountered. The Applied Earth Works Inc. excavations yielded five chert and quartzite flakes and two bifacial manos (one fragmented). These yields are consistent with previous excavations (Wilcoxon, 1981).

**County Environmental Thresholds:**

The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history". If an archaeological site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a "unique archaeological resource" are contained in Section 21083.2 of the Public Resource Code, which states that a "unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that

may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

**Impact Discussion:**

*(a-f) Less than significant with mitigation.* Secondarily deposited artifacts were found to lack importance because they do not represent a well-dated occupational component with scientific value. Applied Earth Works, Inc. concluded that CA-SBA-1202 does not have the potential to provide important new information about local or regional prehistory under CEQA or the National Register. While the proposed agricultural storage building will not require any grading, some excavation will be necessary to prepare the building pad and foundation. The portion of the site where the agricultural storage building would be located has not been surveyed, and there is a possibility that secondarily deposited materials or an intact portion of the cultural deposit could be encountered.

*(g) No impact.* There is no existing religious, sacred, or educational use of the subject parcel.

**Cumulative Impacts:**

The proposed project is limited to the scope of the project description and is not part of any larger planned development. Any potential disturbance would be mitigated to less than significant levels and would not have any cumulatively considerable effect on the County's cultural resources.

**Mitigation and Residual Impact:**

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

7. **Archaeological Monitoring.** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** P&D shall check plans prior to approval of Coastal Development Permits and shall spot check in the field.

With the incorporation of this measure, residual impacts would be less than significant.

**4.6 ENERGY**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

**Setting:**

The subject parcel currently hosts a single-family dwelling, garages, barns, a pool house, a guest house, an office/barn, and two agricultural employee dwellings. The large field in the center of the parcel is used for growing sod. Energy use is characteristic of the residential and agricultural uses of the property. The parcel currently

receives electricity from Edison Company and natural gas service from Southern California Gas Company. Both companies will continue to serve the property.

**Impact Discussion:**

*(a-b) Less than significant impact.* The addition of the agricultural storage building, which will be connected to gas and electric utilities, will cause a small increase in energy consumption on the parcel. However, the project would not increase the residential capacity of the parcel and would not expand the ongoing agricultural use. The project scope is too limited to significantly affect energy demand or require expansion of energy facilities. No adverse impacts would result.

**Cumulative Impacts:**

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

**Mitigation and Residual Impact:**

No impacts are identified. No mitigation is necessary.

**4.7 FIRE PROTECTION**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
e. Development of structures beyond safe Fire Dept. response time?				X	

**Setting:**

The subject parcel is located in a rural area of the County within the Summerland Community Plan area. The site is not located within a High Fire Hazard Area. The property currently contains three residences (a single-family primary residence and two agricultural employee buildings) and an agricultural field. The applicant proposes continuation of the residential and agricultural uses, commencement of recreational polo playing, and construction of an agricultural accessory structure.

**Impact Discussion:**

The project is not located within a High Fire Hazard Area, and does not involve new fire hazards. The project is located in an area with an adequate response time from fire protective services.

**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 impacts are identified. No mitigation is necessary.

**1.8 GEOLOGIC PROCESSES**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

**Setting:**

The subject parcel ascends steeply from Via Real along the southern boundary and Lambert Road along the eastern boundary before leveling into a large field. The field slopes very gently upward toward the western property boundary before rising more sharply to the residence, located in the northwestern corner of the parcel. A pond is located in the southwestern corner of the property. The parcel slopes steeply upward from the pond to the field and residence.

Current onsite topography is the result of grading activities authorized by several previous permits, including 98-CDP-175 and 97-CDP-104. Onsite Class III, non-prime soils include the Milpitas-Positas fine sandy loam with original slopes of 2-15%. The site ranges in elevation from approximately 94 feet near the pond in the southwest corner to approximately 180 feet in the area of the residence.

**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-l) No impact.* The proposed project site does not have substantial geological constraints and no development is proposed in areas with slopes exceeding 20%. No grading would be required for construction of the proposed agricultural storage building. No unique geologic, paleontologic, or physical features are present on the subject parcel. The proposed agricultural storage building would be constructed on a previously disturbed area of the site (currently developed with parking and landscaping) and would not affect erosion patterns. The project does not involve construction of a new septic system, extraction of mineral or ore, or removal of sand, gravel, or topsoil. The proposed polo use would not cause any alteration in existing geologic or topographic features of the site. As such, the proposed project would not result in impacts related to geological resources.

**Cumulative Impacts:**

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

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

**4.9 HAZARDOUS MATERIALS/RISK OF UPSET**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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	

**Setting:**

The proposed project site is located in a rural area of the County within the Summerland Community Plan area. The subject parcel has been used for residential, agricultural, and appurtenant uses since construction of the single-family dwelling in 1999. The applicant proposes continuation of the residential and agricultural uses of the property along with the recreational polo use proposed under 08CUP-00000-00016.

**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:**

*(a-c) Less than significant.* The subject parcel is currently used for residential and agricultural purposes. These uses would continue on the parcel after construction of the proposed storage building. While pesticides and fertilizers are currently used for landscaping and sod farming purposes, no changes are proposed to these uses so the proposed project would not alter current levels or patterns of hazardous material use. The proposed polo use would not require any additional use of hazardous materials.

*(d-h) No impact.* The project would not interfere with any emergency response or evacuation plan, result in the creation of any public health or safety hazard, result in exposure to hazards from oil or gas pipelines or oil well facilities, and would not contaminate a public water supply.

**Cumulative Impacts:**

Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

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

**4.10 HISTORIC RESOURCES**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

**Setting:**

The oldest structure on the parcel is the single-family residence, constructed in 1999. There are no historical resources on site. No development or formal landscaping existed on site before construction of the residence.

**Environmental Threshold:**

Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

**Impact Discussion:**

The oldest existing structure located on the project was built in 1999. No historic structures or landscaping exists on site. Therefore, the proposed development will not impact any historic resources.

**Cumulative Impacts:**

Since the project would not result in any substantial change in the historic character of the site, it would not have any cumulatively considerable effect on the region's historic resources.

**Mitigation and Residual Impact:**

No impacts are identified. No mitigations are necessary.

**4.11 LAND USE**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?			X		
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

**Setting:**

The subject parcel is located in a rural, coastal area of the County within the Summerland Community Plan area. The parcel is zoned and designated in the Comprehensive Plan as Agriculture I. It is currently permitted for residential and agricultural use. The parcel is currently developed with a single-family dwelling, two agricultural employee dwellings, a barn/office building, pool house, guest house, garages, a putting green, swimming pool, spa, motor courts and driveways, fountains, and a sod field.

**County Environmental Threshold:**

The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project as proposed is potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

**Impact Discussion:**

(a) *Less than significant impact.* The proposed agricultural storage building would support the permitted agricultural operation. The applicant proposes to continue permitted use of the field as a sod farm while simultaneously using it for the proposed recreational polo matches and training. No changes to existing use of the property are proposed.

(b) *Less than significant impact.* California Coastal Act Policy 30242 states:

*All other [non-prime agricultural] lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.*

The applicant proposes to continue use of the field as a sod farm while simultaneously using it for recreational polo. The applicant does not propose to convert the field from its permitted agricultural use, subdivide the parcel, or seek rezoning of the parcel to a non-agricultural use. The proposed polo use would involve no physical changes to the existing field and would not prevent cultivation of the field and undeveloped portion of the property with other crops in the future. Because no changes to the permitted agricultural operation are proposed, the project is consistent with this and other agriculture protection policies.

(c, e-g) *No impact.* No new residential development is proposed. The proposed agricultural storage building and polo field would not increase population, reduce affordable housing stock, or displace any residents.

(d) *No impact.* While the proposed agricultural storage building will require tie-in to existing sewer lines, no new sewer trunk lines or access road with capacity to serve development beyond this project are proposed.

(h) *Less than significant.* One new building with a 4,410 square foot footprint is proposed. A portion of this footprint is currently covered by pavement. New lot coverage would be limited to 1,670 square feet, or approximately 0.2% of the 19.78-acre parcel. This does not represent a significant loss of open space.

(i) *No impact.* The applicant proposes new additional development on a previously developed, privately owned parcel of land. No changes to public infrastructure are proposed. The proposed project would not impact the economic or social setting of the Summerland Community.

(j) *No impact.* The subject parcel is not located in an adopted airport safety zone.

**Cumulative Impacts:**

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

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

**4.12 NOISE**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
sensitive uses next to an airport)?					
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

**Setting:**

The 19.78-acre subject parcel is located in a rural area within the Summerland Community Plan area. The property is surrounded by residential and agricultural uses to the north, east, and west. The parcel is located immediately north of Via Real and Highway 101, a significant source of noise. The majority of the property currently exceeds County noise thresholds. The southern edge of the property lies within a 70-74 dB(A) CNEL contour. The area just north lies in a 65-69 dB(A) CNEL contour, and most of the remaining area of the parcel lies within a 60-64 dB(A) CNEL contour.

**County Environmental Threshold:**

Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level ( $L_{dn}$ ) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

**Impact Discussion:**

(a, c) *Less than significant.* No amplified sound would be permitted in association with the proposed polo use, and polo is not considered a noise-sensitive use. The proposed agricultural storage building would not generate any additional noise, nor would it expose any sensitive receptors to noise levels exceeding County thresholds.

(b) *Less than significant with mitigation.* Noise generated by construction activities associated with the proposed agricultural storage building could generate short-term noise impacts. This impact is considered potentially significant.

**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 a less than significant level:

8. **Construction hours.** Construction activity for site preparation and for future development shall be limited to the hours between 7:00 am and 4:30 pm, Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Three (3) signs stating these restrictions shall be provided by the

applicant and posted on site in the vicinity of construction. **Timing:** Signs shall be in place prior to beginning and throughout grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspectors shall spot check and respond to complaints.

**4.13 PUBLIC FACILITIES**

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

**Setting:**

The subject parcel is currently served by the Montecito Water District, the Summerland Sanitary District, the Carpinteria Unified School District and the Santa Barbara County Sheriff's Department. The property is currently used for residential and agricultural purposes. The applicant proposes continuation of these uses and commencement of recreational polo playing. Approximately 12 polo matches will be held on the property each year. Ten of these matches will be attended by approximately 50 people. Two matches will be larger charity functions attended by up to 300 people.

**County Environmental Thresholds:**

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

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

**Impact Discussion:**

*(a-c, e) No impact.* The proposed project would not alter the existing residential and agricultural uses of the subject property. The proposed polo use would not require any additional police protection or health care services. The proposed project would not generate any additional students. Solid waste generated by the project would not exceed 196 tons per year, and construction waste would not exceed 350 tons. Construction of the proposed agricultural storage building would create new impervious surfaces that could result in greater surface runoff from the site because there would be less open ground capable of absorbing rainwater.

This increased runoff would be accommodated by the existing storm drain located in the southwest corner of the property. Flood Control has reviewed the proposal and no additional drainages or water quality control facilities would be necessary to serve the project.

*(d) Less than significant impact.* The proposed agricultural storage building will contain a bathroom and kitchen area. The building will be tied in to the existing sewer line. The property is served by the Summerland Sanitary District and the District has adequate capacity to serve the project. Portable toilets will be placed on the site during the proposed large polo charity events.

**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. This project is limited to the scope of the project description and is not part of any larger planned development. The project is proposed for a parcel already in use for agricultural and residential purposes and is not anticipated to create demand for public facilities beyond the demands of existing development. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

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

**4.14 RECREATION**

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

**Setting:**

The subject parcel is located in a rural area within the Summerland Community Plan area. A public trail easement runs along Lambert Road at the eastern property boundary. A bicycle path runs along both sides of Via Real to the south of the parcel and an equestrian trail runs along the southern property boundary. Additional trail easements have been proposed by the Parks Department and the Summerland Community Plan to run along the southern and western property boundaries.

**County Environmental 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.

**Impact Discussion:**

(a-c) *No impact.* The applicant proposes construction of a new agricultural storage building and use of the existing sod field for recreational polo. The proposed project would not conflict with the ability of the public to use any of the existing or proposed hiking, biking, and equestrian trails bordering the subject parcel. The project would not result in any population increase and would have no adverse impacts on the quality or quantity of existing recreational opportunities, either in the project vicinity or County-wide.

**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.

**4.15 TRANSPORTATION/CIRCULATION**

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

**Setting:**

The subject parcel is situated at the corner of Via Real and Lambert Road, immediately north of Highway 101. The site is also adjacent to the intersection of Padaro Lane and Via Real. The site is accessed by three private driveways. The first extends off of Lambert Road, just north of the intersection with Via Real. The second extends from Via Real, slightly east of the intersection with Padaro Lane and the Highway 101 interchange. The third private driveway extends from Montecito Ranch Lane, a private gated road off of Via Real, through a neighboring parcel, and onto the northwestern corner of the property. All three entrances are gated. At any given time, the site hosts between nine and fourteen residents and six and fifteen employees. Present agricultural and residential use of the site generates between 42 and 60 Average Daily Trips (ADT), depending on the number of employees working at any given time.

**Setting/Thresholds:**

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

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY GREATER THAN
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.
- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

**Impact Discussion:**

*(b, d-e, g) No impact.* The proposed storage building is accessory to the ongoing agricultural operation on the site and would not intensify this operation. The applicant proposes to host 10 smaller polo matches each year with approximately 50 attendees at each, and two larger matches with up to 300 attendees. These polo matches would generate approximately 550 new trips each year. The intersection of Padaro Lane and the northbound and southbound Highway 101 currently operates above Level of Service C. The roads and intersections in the vicinity of the proposed project currently operate at an acceptable level of service and the new trips generated by the project would not cause any intersection to fall below the threshold LOS C. The additional trips generated by this project would not impact the current level of service, nor would it increase the capacity of Via Real beyond the acceptable level, as defined in the Summerland Community Plan. This increase in traffic would not necessitate road maintenance or construction of new roads (conversation with Will Robertson, Public Works, 1/20/09). The project would not affect any public transit system and would not alter any existing circulation patterns. The proposed storage building and polo field would not alter any waterborne, rail, or air traffic. No changes to site access patterns are proposed.

*(c, f) Less than significant with mitigation.* Construction-related vehicles could potentially increase traffic hazards if they were to park along Via Real or Lambert Road. Requiring all construction parking to occur onsite would eliminate this potential impact. The applicant proposes two larger polo functions (up to 300 attendees) each year. Events with more than 300 people require a Coastal Development Permit pursuant to

Section 35.137 of Article II, Temporary Uses. With valet parking, the subject parcel can accommodate 98 cars, or 196 attendees, assuming two occupants per vehicle (See Parking Plan, Attachment 6). The remaining vehicles could increase the demand for parking in the surrounding area or cause traffic hazards if they were to park along Via Real or Lambert Road. Historically, the applicant or charities conducting these functions on the site have arranged for off site parking to accommodate the overflow vehicles. Requiring the applicant to provide P&D with a parking plan for larger events 10 days prior to the scheduled event would mitigate this potential impact and ensure appropriate parking arrangements for larger events.

**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. The proposed project would involve only slight increases in annual trips and will not contribute to regionally significant traffic congestion. Impacts will not be cumulatively significant.

**Mitigation and Residual Impact:**

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

9. **Construction Staging and Storage.** Construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right-of-way. All construction-related vehicles shall park on site. The applicant shall provide all construction personnel with a written notice of this requirement and a description of approved onsite parking, staging, and storage areas. The notice shall also include the name and phone number of the applicant's designee responsible for enforcement of this restriction. **Plan Requirements:** Designated construction personnel parking, equipment staging, and storage areas shall be depicted on project plans submitted for Coastal Development Permit issuance. A copy of the written notice shall be submitted to P&D prior to CDP issuance. **Timing:** This restriction shall be maintained throughout construction. **Monitoring:** Building inspectors shall spot check and respond to complaints.
  
10. **Event Parking Plan Notice Required.** The applicant shall provide a notice of event and parking plan at least 10 working days prior to any event planned for 196-299 attendees. **Monitoring:** Zoning inspectors shall respond to complaints.

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

**4.16 WATER RESOURCES/FLOODING**

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?			X		
c. Change in the amount of surface water in any water body?				X	

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

**Setting:**

The subject parcel is located in the Toro Creek watershed. The existing storm drain system near the barn directs runoff to Lambert Road. Drainage elsewhere on the site is directed toward the pond located in the southwest corner of the property.

**County Environmental Thresholds**

*Water Resources Thresholds*

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

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

### *Water Quality Thresholds*

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

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses<sup>2</sup> of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

### **Impact Discussion:**

*(a, c, e-k) No impact.* Proposed new development would result in an additional 1,670 square feet of impervious surface on the parcel, representing an additional 0.2% coverage of the 19.78-acre parcel. The project would not change the current, course, or direction of water movements, nor would it change the amount of surface water in any water body. The project is not located in a flood plain or floodway and would not cause exposure of people or property to water-related hazards. The project would not alter natural drainage patterns or impact the direction, flow, quality, or quantity of groundwater. Water service to the parcel will continue to be provided by the Montecito Water District (MWD). MWD has issued a Certificate of Water Service Availability, dated September 26, 2008, indicating their ability and intent to serve the proposed development (see Attachment 7). No new residential use or intensification of the agricultural use is proposed; therefore the project would not substantially reduce the amount of water available for public supply.

*(b, d) Less than significant impact.* Proposed new development would result in an additional 1,670 square feet of impervious surface on the parcel, representing an additional 0.2% coverage of the 19.78-acre lot. This increase in impervious surface will result in a slight increase in surface water runoff. This runoff will be discharged through the existing storm drain system and directed toward Lambert Road.

*(l) Less than significant with mitigation.* Runoff may carry some storm water pollutants associated with residential and agricultural development, such as pesticides and nutrients. The amounts of these pollutants would not be considered significant because the proposed project does not involve any intensification of the ongoing residential and agricultural uses of the property. The polo use would not require any additional

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<sup>2</sup> Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

pollutants and would not increase runoff. The agricultural storage building would cover only 0.2% of the 19.78-acre parcel. Materials used in the construction of the agricultural storage building (e.g. wash water, paint, solvents, concrete, etc.), if not contained properly, could be carried to nearby drainages and compromise water quality. Impacts are considered potentially significant.

**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. The proposed project would create only a very small amount of additional runoff, and existing drainage is sufficient for new development. Runoff contamination during construction would be mitigated by implementation of a washout area, and construction-related runoff would be short-term. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

**Mitigation and Residual Impact:**

The following mitigation measures would reduce the project's water resource impacts to a less than significant level:

11. **Washout Area.** During construction, the washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, water body, or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements/Timing:** A washout area, acceptable to P&D, shall be shown on all grading and building plans prior to issuance of the Coastal Development Permit. This condition shall be printed on all grading and building plans. **Monitoring:** The washout area(s) shall be in place and maintained throughout construction. Building inspectors shall site inspect throughout the construction period to ensure proper use, location, and maintenance of washout area(s).

**5.0 INFORMATION SOURCES**

**5.1 County Departments Consulted**

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Air Pollution Control District, Montecito Water District, Other : Agricultural Planning

**5.2 Comprehensive Plan**

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

**5.3 Other Sources**

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

Topographical maps

Archaeological maps and reports

Other

Summerland Community Plan

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

### Project Specific Impacts

**Class I Impacts:** None

**Class II Impacts:** Aesthetics/Visual Resources, Air Quality, Cultural Resources, Noise, Transportation/Circulation, Water Resources/Flooding

**Cumulative Impacts:** As discussed in this document, the proposed construction of an agricultural storage building and use of the sod field for recreational polo would not result in impacts related to Agricultural Resources, Biological Resources, Energy, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Historic Resources, Land Use, Public Facilities, or Recreation, so no cumulative impacts would result. Project-specific impacts related to Aesthetics, Air Quality, Cultural Resources, Noise, Transportation/Circulation, and Water Resources/Flooding would be mitigated to levels below significance. The scope of the project is limited to the project description and the proposed project is not part of any larger planned development project. Therefore, the project would not have any cumulative impacts.

## 7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			
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.	Less than Signif. with Mitigation	Less Than Signif.	No 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	

(1) *Less than significant with mitigation.* As discussed in Sections 4.1, 4.3, 4.4, 4.5, 4.12, 4.15, and 4.16 of this Initial Study, the proposed project has the potential to substantially degrade the quality of the environment. The mitigation measures proposed in these sections would reduce impacts to less than significant levels.

## 8.0 PROJECT ALTERNATIVES

No potentially significant, adverse, unmitigable impacts would result from the proposed project. Therefore, project alternatives have not been evaluated.

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

The following policies of the County's Comprehensive Plan, the Summerland Community Plan, and the Coastal Land Use Plan are applicable to the proposed project:

### DEVELOPMENT

**Coastal Plan Policy 2-6:** *Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction on the densities otherwise indicated in the land use plan. Where an affordable housing project is proposed pursuant to the Affordable Housing Overlay regulations, special needs housing or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters such projects shall be presumed to be consistent with the water and sewer service requirement of this policy if the project has, or is conditioned to obtain all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.*

**Summerland Community Plan Policy LU-S-1:** *All new development in the Summerland Community Plan area shall be consistent with the goals and policies of this plan.*

**Summerland Community Plan Policy WAT-S-2:** *Prior to approval of any discretionary project which would result in a net increase in water use, a finding shall be made that the existing water supply available is sufficient to serve existing commitments.*

## **AGRICULTURE**

**Coastal Act Policy 30242:** *All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.*

**Coastal Plan Policy 8-2:** *If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion of the entire parcel would allow for another priority use under the Coastal Act, e.g., coastal dependent industry, recreation and access, or protection of an environmentally sensitive habitat. Such conversion shall not be in conflict with contiguous agricultural operations in the area, and shall be consistent with Section 30241 and 30242 of the Coastal Act.*

**Summerland Community Plan Policy LUA-S-1:** *Existing land designated for agriculture shall be preserved for agricultural use.*

## **AIR QUALITY**

**Summerland Community Plan Policy AQ-S-1:** *The County shall impose appropriate restrictions and control measures upon construction activities associated with each future development project, in order to avoid significant deterioration of air quality.*

**Summerland Community Plan Policy AQ-S-2:** *The County shall, in its land use decisions, protect and enhance the air quality in Summerland consistent with CAAQS and NAAQS.*

## **VISUAL RESOURCES**

**Coastal Plan Policy 4-3:** *In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.*

**Summerland Community Plan Policy VIS-S-1:** *Prior to the issuance of a Coastal Development Permit or Land Use Permit, all plans for new or altered buildings or structures shall be reviewed by the County BAR.*

**Summerland Community Plan Policy VIS-S-3.1:** *Public views from Summerland to the ocean and from the Highway to the foothills shall be protected and enhanced. Where practical, private views shall also be protected.*

**Summerland Community Plan Policy VIS-S-4:** *New development in Summerland shall be compatible with and shall enhance the community's architectural character.*

**Summerland Community Plan Policy VIS-S-7:** *In the rural areas all development shall be designed to minimize visual and aesthetic impacts.*

## **BIOLOGICAL RESOURCES**

**Coastal Act Policy 30240:** *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.*

**Coastal Plan Policy 2-11:** *All development, including agriculture, adjacent to areas designated on the land use plan or resource maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.*

**Coastal Plan Policy 9-1:** *Prior to the issuance of a development permit, all projects on parcels shown on the land use plan and/or resource maps with a Habitat Area overlay and designation or within 250 feet of such designation or projects affecting an environmentally sensitive habitat area shall be found to be in conformity with the applicable habitat protection policies of the land use plan. All development plans, grading plans, etc., shall show the precise location of the habitats) potentially affected by the proposed project. Projects which could adversely impact an environmentally sensitive habitat area may be subject to a site inspection by a qualified biologist to be selected jointly by the County and the applicant.*

**Coastal Plan Policy 9-23:** *Adjacent development shall be set back a minimum of 50 feet from the [butterfly] trees.*

**Summerland Community Plan Policy BIO-S-1:** *Environmentally sensitive habitat areas within the Community Plan Study Area shall be protected, and where appropriate, enhanced.*

**Summerland Community Plan Action BIO-S-1.2:** *All new development within 100' of an Environmentally Sensitive Habitat, including but not limited to, riparian, oak or willow woodlands, and coastal sage scrub shall be required to provide for setbacks or undeveloped buffer zones (possibly through open space easements) from these habitats. Staff shall refer to the Summerland Biological Resources Map for information on the location of native habitats, as well as referring to other available data (i.e., other maps, studies, or observations). Installation of landscaping with compatible native species may be required within the buffer zone to offset impacts to sensitive habitats from development and increased human activities onsite. If the project would result in potential disturbance to the habitat, a restoration plan shall be required. When restoration is not feasible onsite, offsite restoration may be considered.*

**Policy BIO-S-3:** *Monarch Butterfly roosting habitats shall be preserved and protected.*

**Policy BIO-S-3.1:** *Any construction, grading or development within 200 feet of known or historic butterfly roosts shall be prohibited between November 1 and April 1. This requirement may be modified/deleted on a case-by-case basis where either DER or additional information/study with*

*the approval of DER concludes that one or more of these activities would not impact monarchs using the trees.*

**Action BIO-S-3.3:** *Prior to issuance of a CDP or LUP for development within 200' of known or historic butterfly roosts, RMD shall determine if the proposed project would have the potential to adversely impact monarch butterfly habitat. This shall be determined based on proximity to known, historic, or potential butterfly trees. The Summerland Biological Resources map shall be considered in determining proximity as well as other available information and maps. In the event the proposed project does have the potential to adversely impact monarch butterfly habitat, the applicant shall submit to DER a butterfly Roost Protection Plan. This plan shall be developed at the applicant's expense and shall be included on any grading designs. The plan shall include the following information and measures:*

- a. The mapped location of the windrow or cluster of trees where monarch butterflies are known, or have been known, to aggregate;*
- b. A minimum setback of 50 feet from either side of the roost shall be noted on the plan. Buffers surrounding potential roosts maybe increased from this minimum, to be determined on a case by case basis. A temporary fence shall be installed at the outside of the buffer boundary. All ground disturbance and vegetation removal shall be avoided within this buffer region; and*
- c. Native vegetation shall be maintained around the buffer.*

## **CULTURAL RESOURCES**

**Coastal Act Policy 30244:** *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

**Coastal Plan Policy 10-2:** *When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.*

**Coastal Plan Policy 10-3:** *When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.*

**Coastal Plan Policy 10-5:** *Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.*

**Summerland Community Plan Policy HA-S-1:** *Significant cultural, archaeological, and historical resources in the Summerland area shall be protected and preserved.*

**Summerland Community Plan Action HA-S-1.1:** *Prior to issuance of a CDP or LUP, RMD shall determine whether the project site is located in either a known archaeological site or in an area with potential archaeological resources. This shall be determined by consulting the Summerland Archaeological Resources Map (Figure 29) as well as the DERC staff archaeologist for any new archaeological survey results which would update Figure 29.*

*In the event that the site is located in an area which is likely to contain archaeological resources and there has not yet been a Phase I survey of the property, the applicant shall fund preparation of a Phase I survey to be prepared by an RMD-qualified archaeologist, unless this requirement is specifically waived by the RMD staff archaeologist (based upon his/her professional opinion that*

*the Phase 1 is not needed to avoid archaeological resources). All recommendations of an archaeological report analysis including completion of additional archaeological analysis (Phase 2, Phase 3) and/or project redesign shall be implemented or incorporated into the proposed development prior to issuance of the CDP or LUP.*

### 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.

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       Without Public Hearing

### PREVIOUS DOCUMENT:

EVALUATION BY DEVELOPMENT REVIEW SOUTH      DATE: January 30, 2009

### 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: *Dave Ward*  
/s/ Dave Ward

INITIAL STUDY DATE: 2/5/09

SIGNATURE: \_\_\_\_\_

NEGATIVE DECLARATION DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

REVISION DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

FINAL NEGATIVE DECLARATION DATE: \_\_\_\_\_

### 12.0 ATTACHMENTS

- 1. Vicinity Map
- 2. Site Plan

3. Elevations
4. Photo Simulations
5. Air Pollution Control District Letter
6. Parking Plan
7. Certificate of Water Service Availability

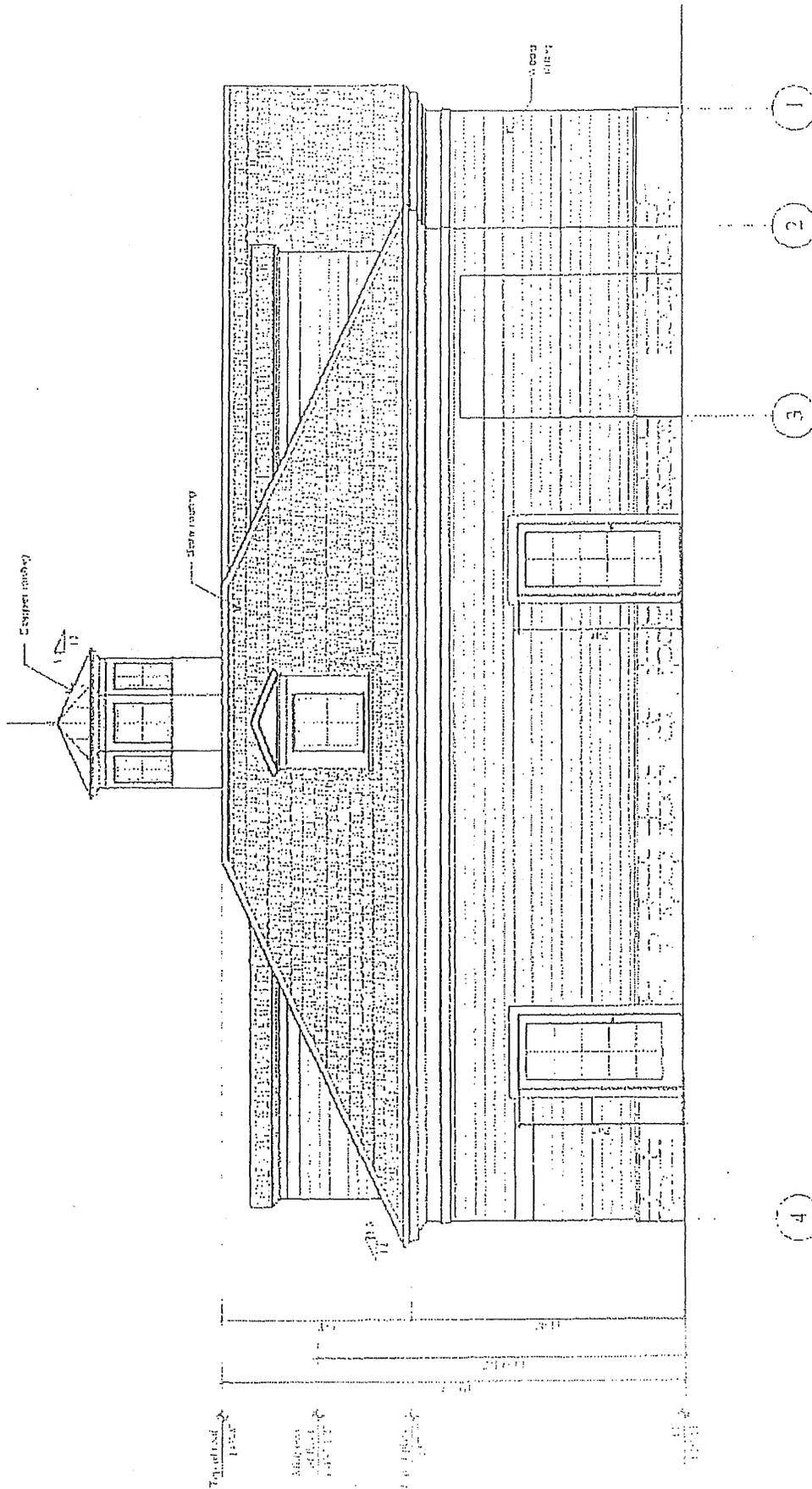
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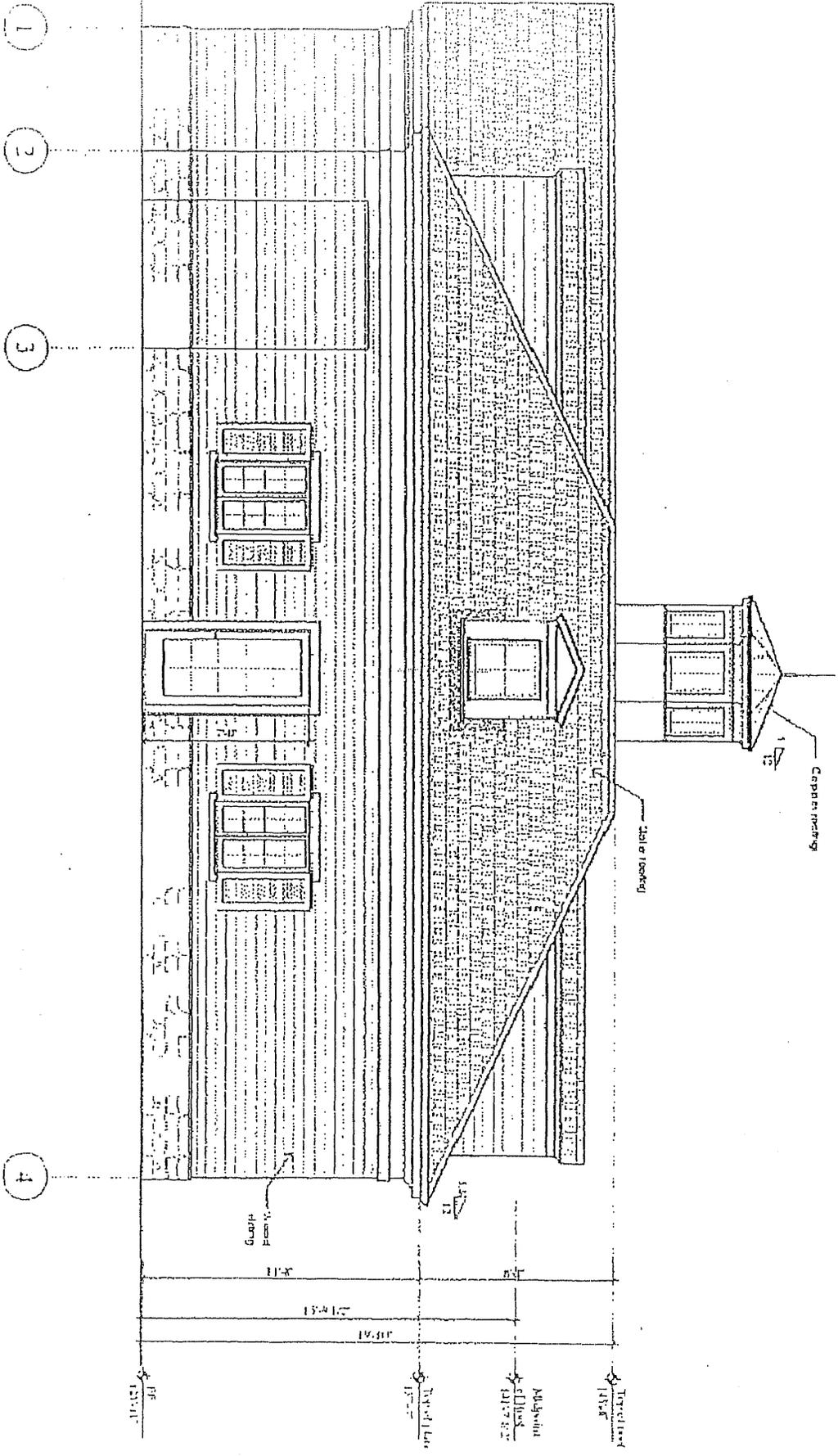




ATTACHMENT 3: ELEVATIONS

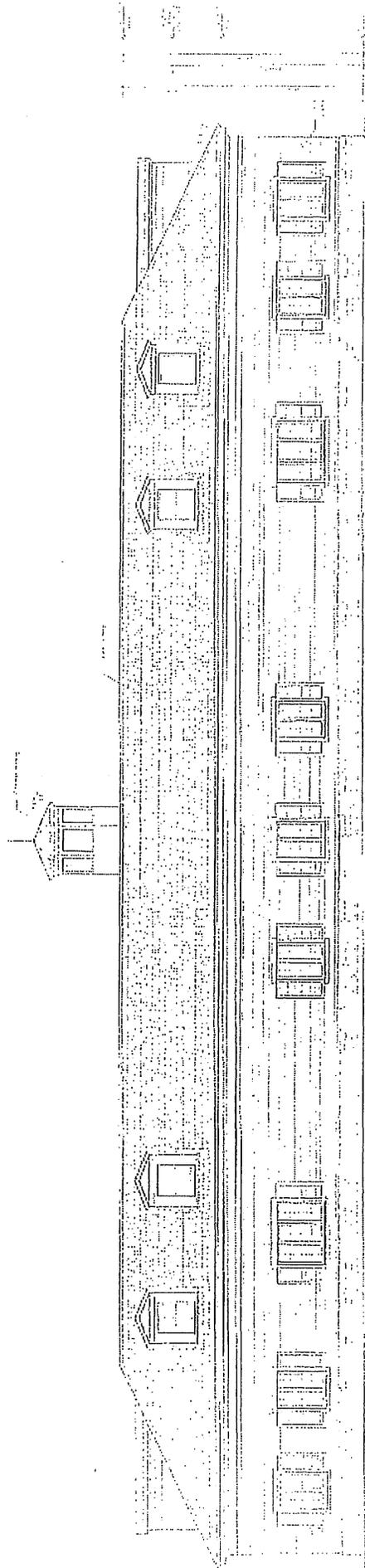
North





South

East



(2)

(3)

(4)

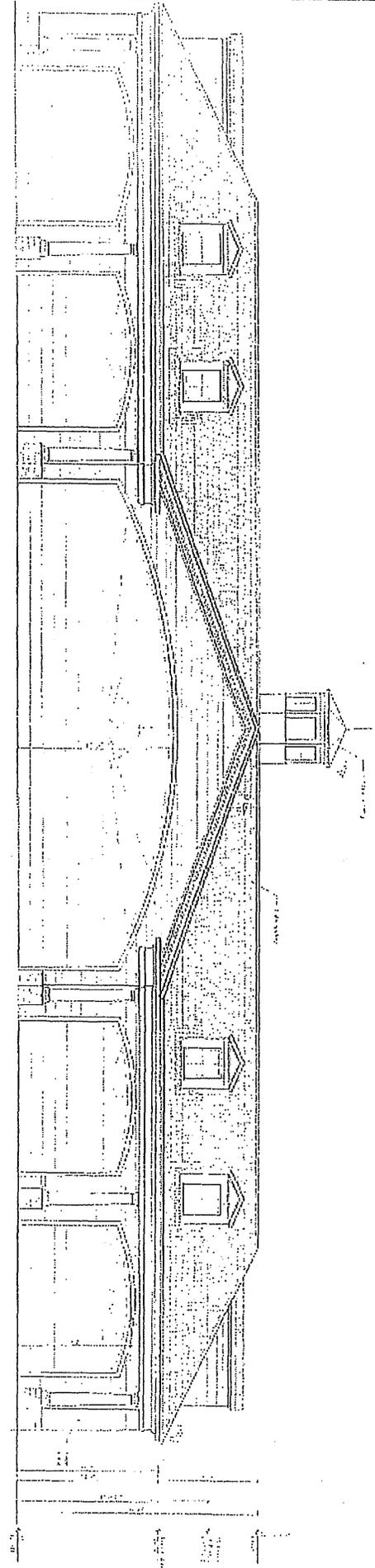
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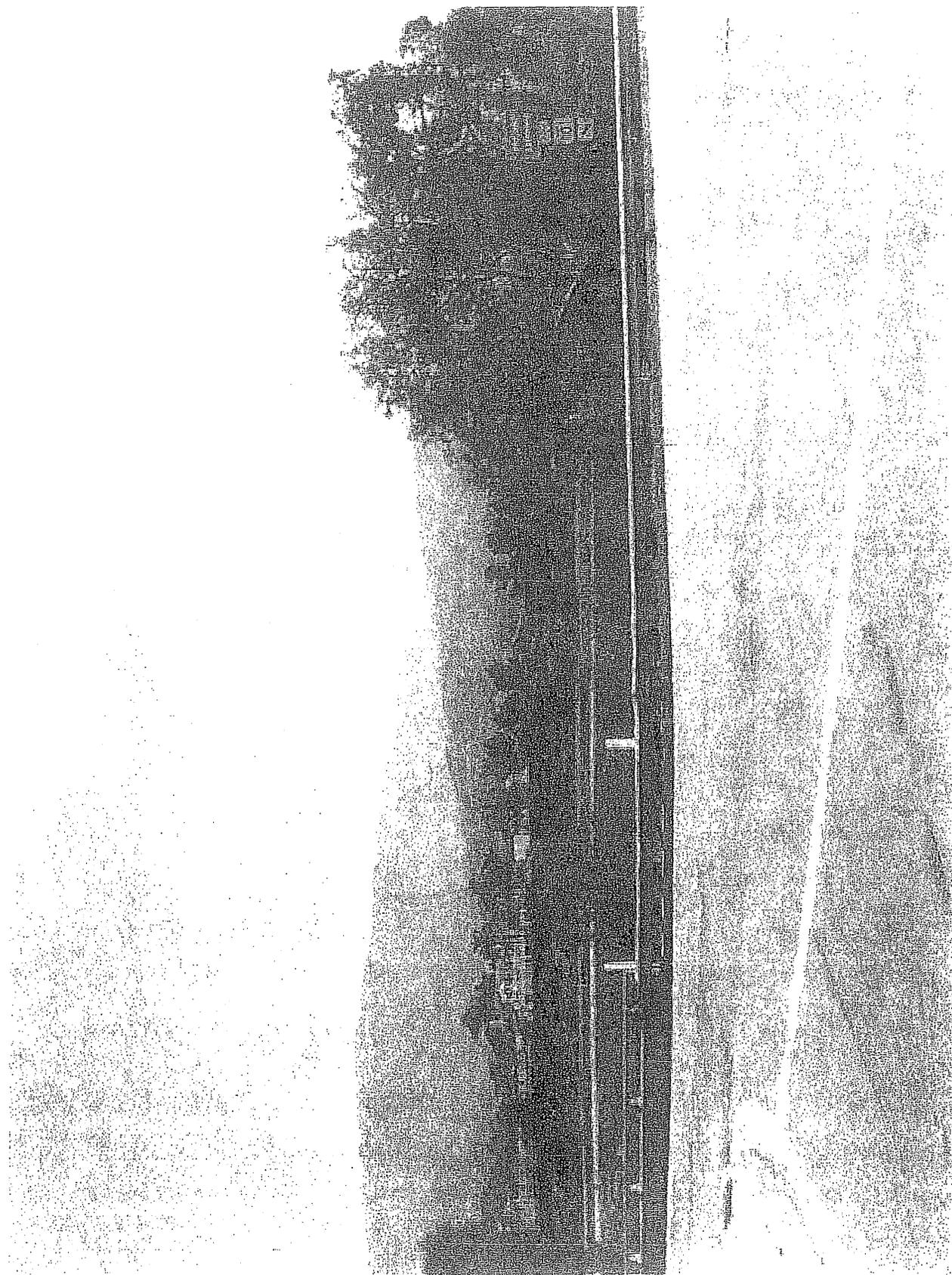
ATTACHMENT 4: PHOTOSIMULATIONS

Nesbitt - Storage Building Key Map





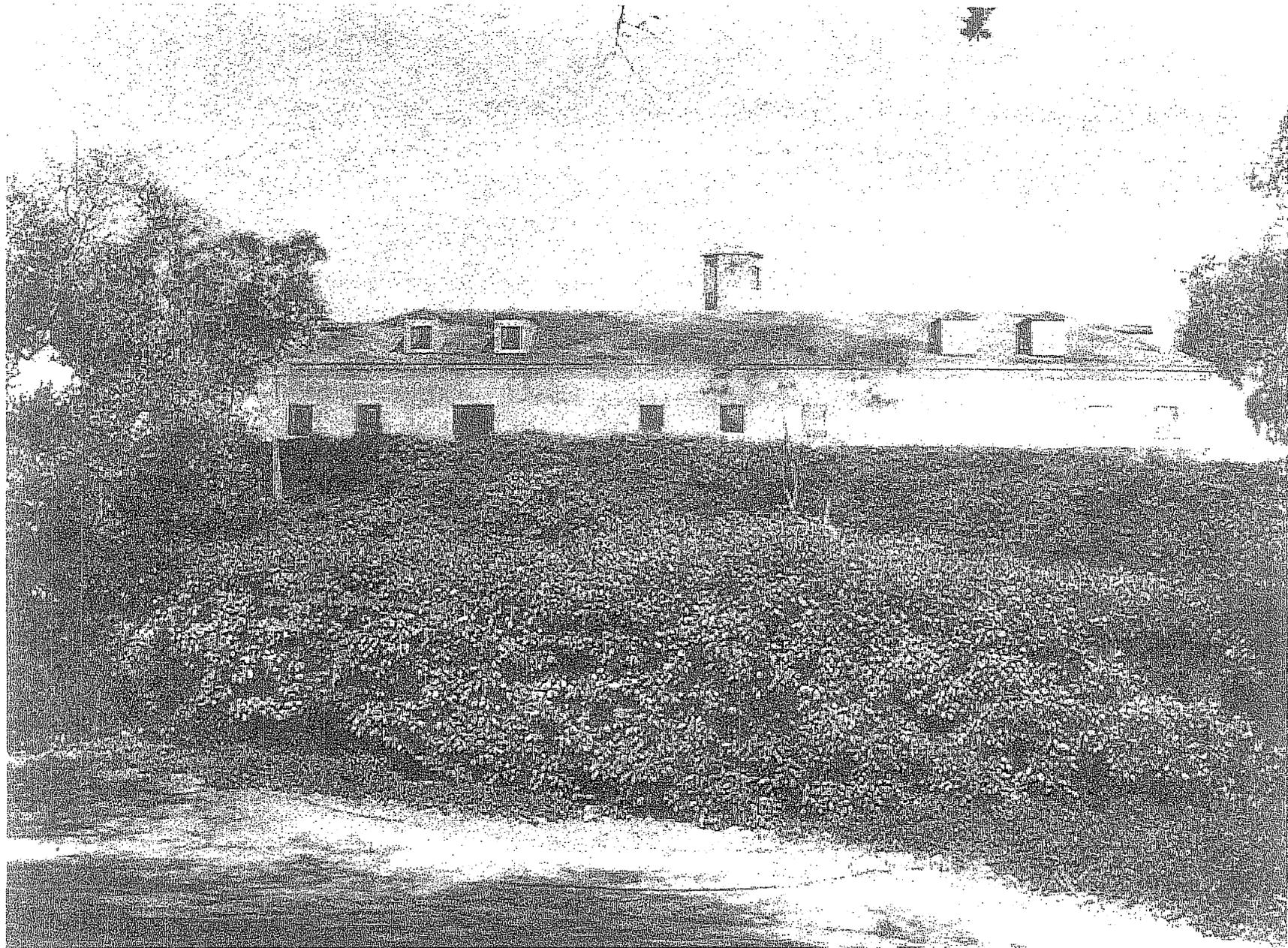
View #1 - Via Real Bridge over 101 Looking South



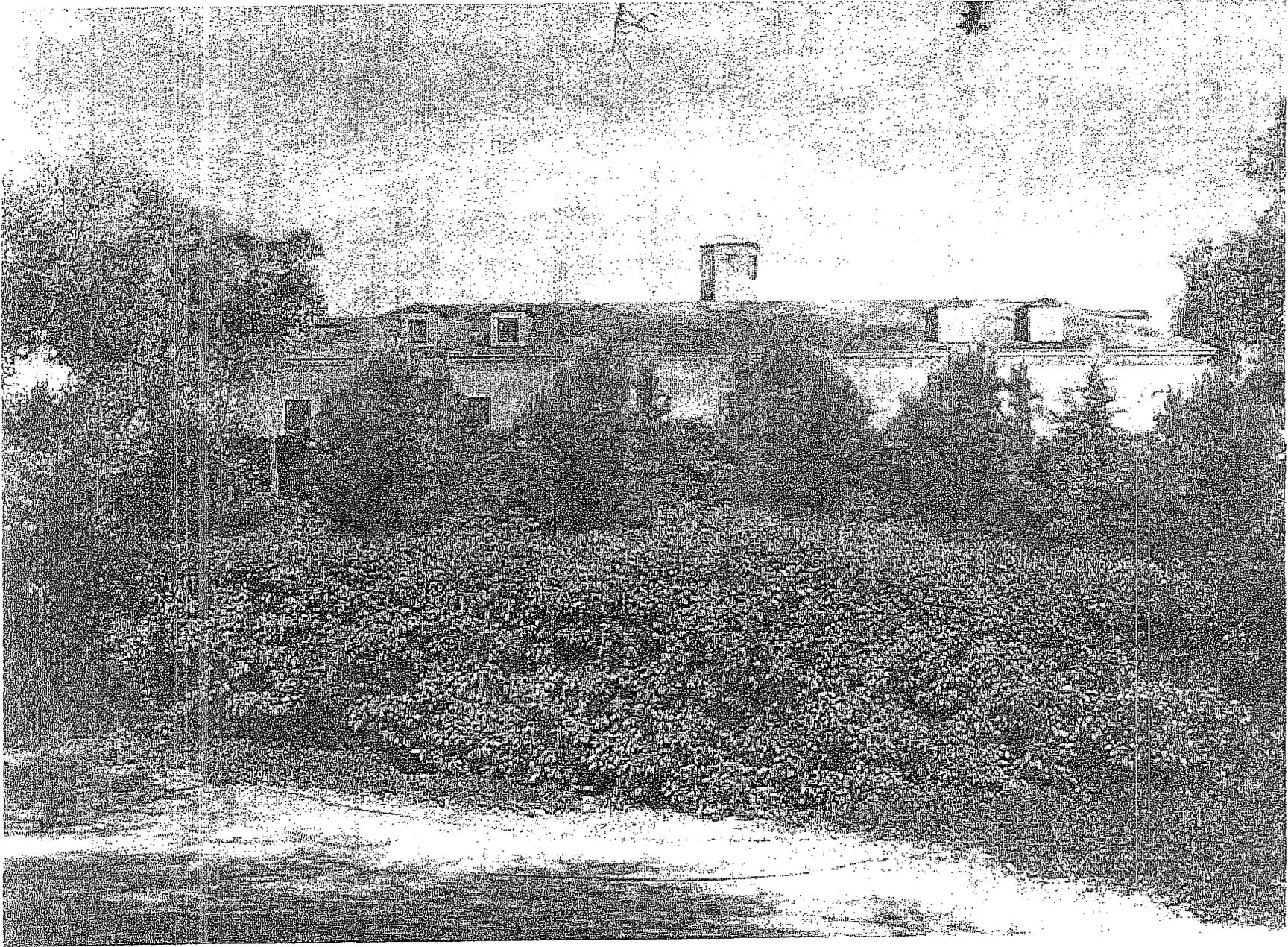
View #2 - 101S ramp

View #3 - 90 degree from 101N

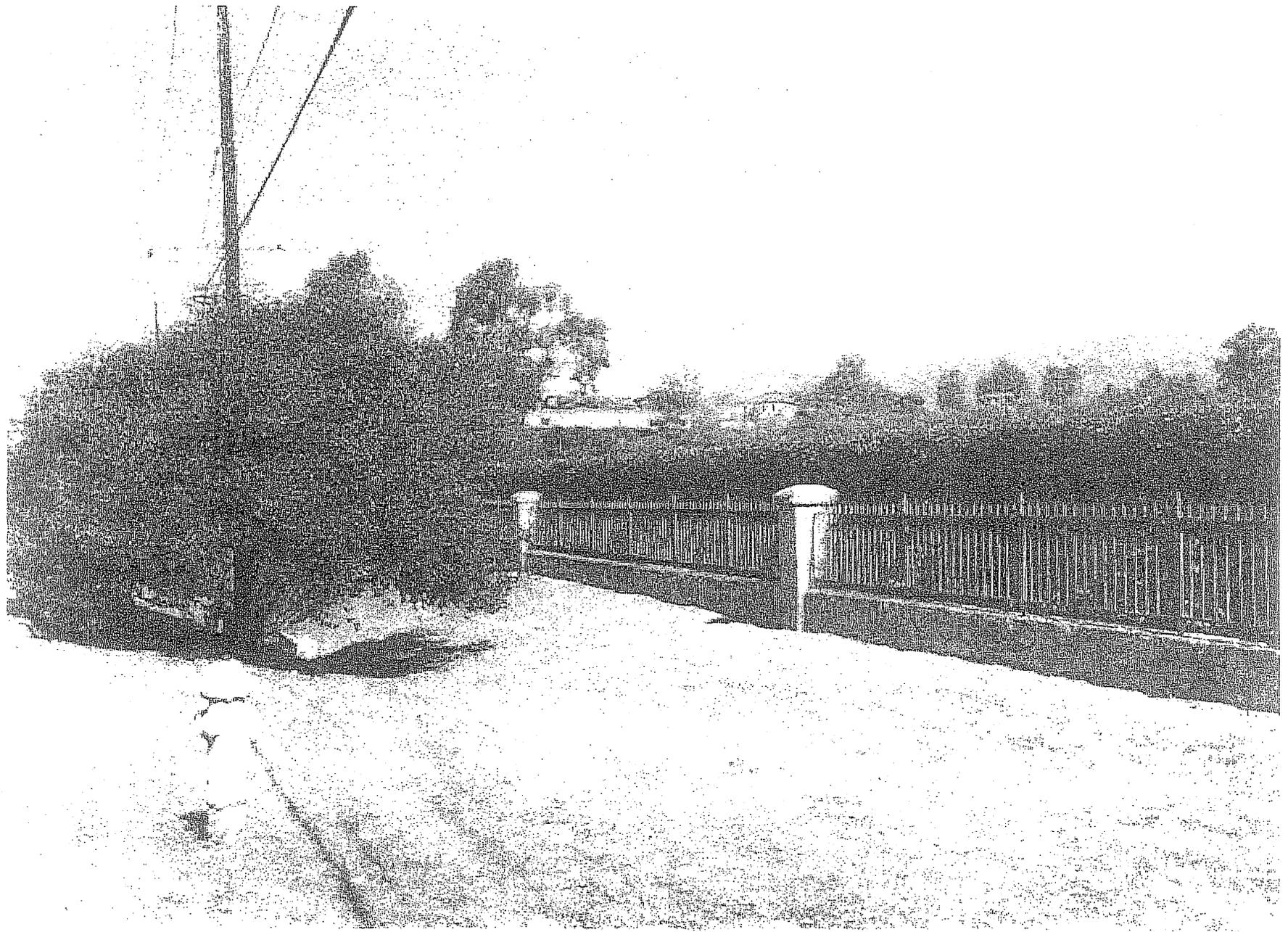




View #4 - Lambert Road w/ no trees

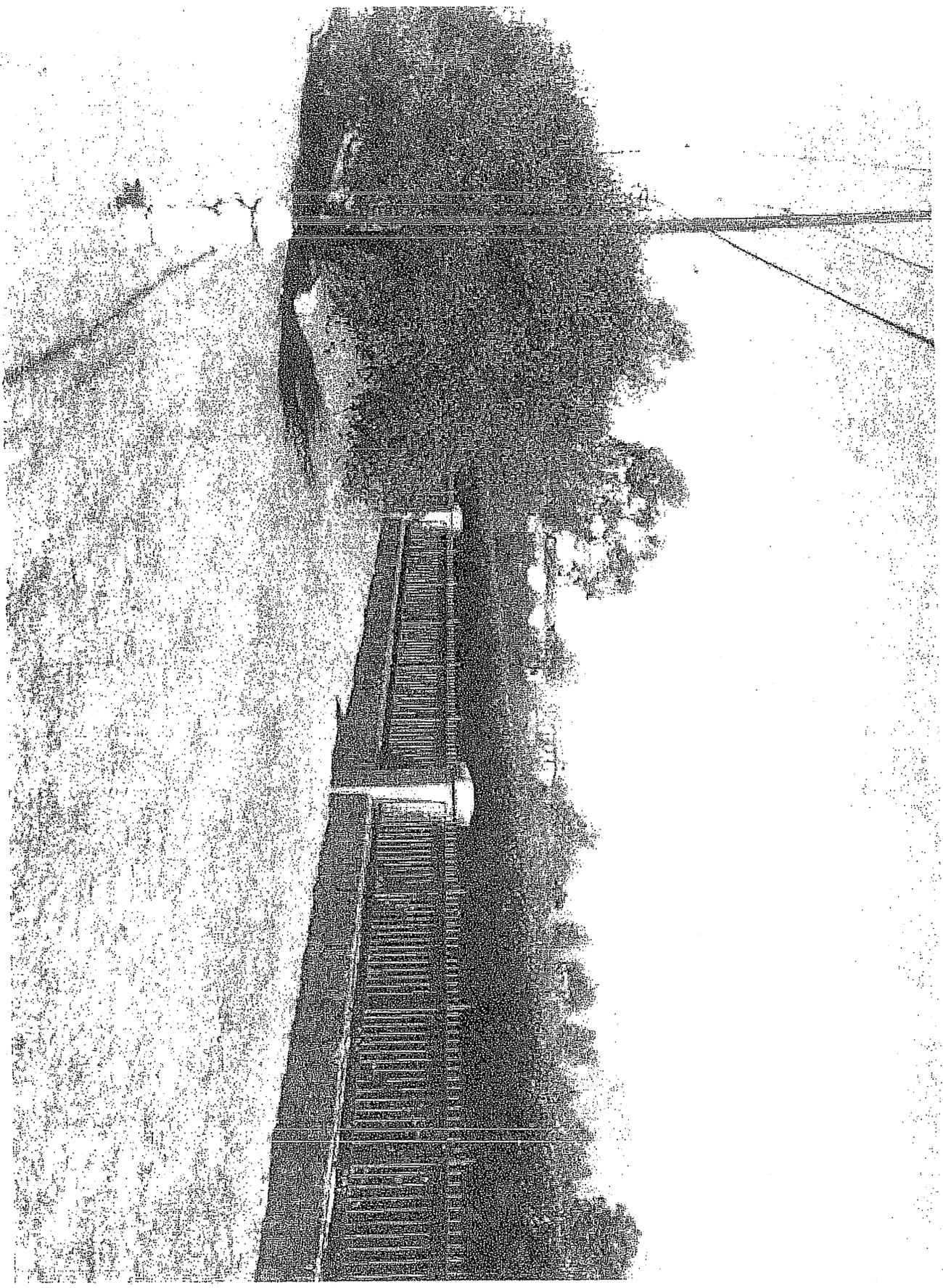


View #4 - Lambert Road w/ trees added



View #5 - Via Real w/ no trees

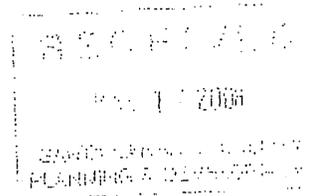
View #5 - Via Real w/ trees added



ATTACHMENT 5: AIR POLLUTION CONTROL DISTRICT LETTER



Our Vision \* Clean Air



To: South County Planning & Development Dept.

Attn: Petra Leyva, Project Planner / Sarah Clark

From: Vijaya L. Jammalamadaka VJ

Date: March 12, 2008

Case #: 08DVP-00000-00009/08CLP-00000-00016; Carpinteria Valley Farms

APN #(s): 005-210-056

The Air Pollution Control District has reviewed the referenced case and offers the following:

- The applicant should determine whether the structure(s) proposed for demolition contains Asbestos that is friable or has the potential to become friable during demolition or disposal. If the structure does contain friable asbestos, the asbestos should be removed by a contractor that is state certified for asbestos removal.
- Applicant is required to complete the "Notification for Renovation and Demolition" form (available on the APCD website). The completed form should be mailed to the Santa Barbara APCD no later than the date specified in Section I.B.1 of the instructions.
- Dust & Odor Control Measures (attached) are recommended for operation of the horse boarding facility. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
- Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit: APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.

cc: Breat Daniels, Agent  
TEA Chron File

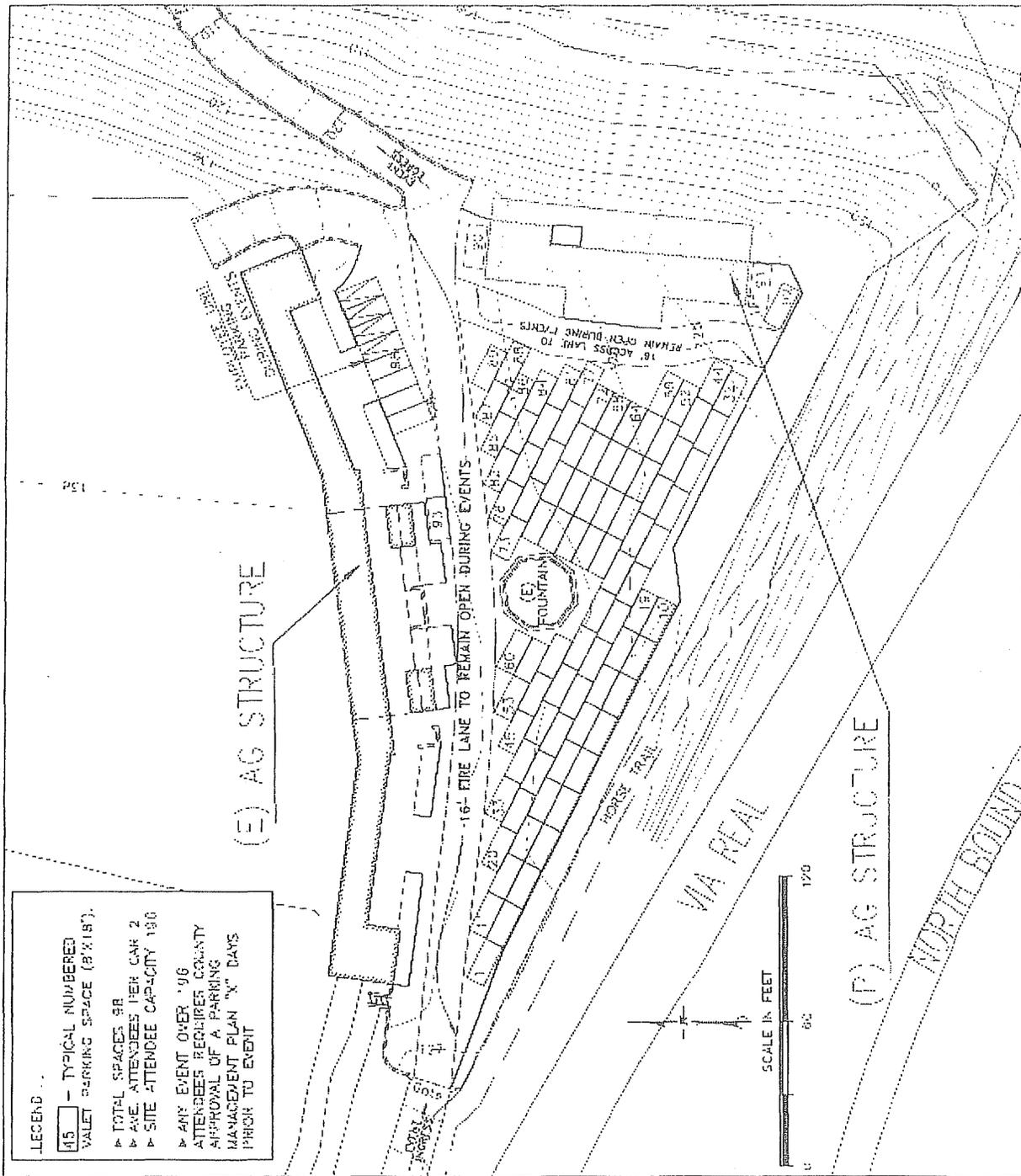


### RECOMMENDED DUST & ODOR CONTROL MEASURES FOR OPERATION OF HORSE BOARDING PROJECTS

- Animal waste, composting and other operations must be conducted so that objectionable odors are not a public nuisance.
- Water trucks or sprinkler systems shall be used to keep all areas of soil disturbance damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day.
- Increased watering frequency shall be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
- If importation, exportation and stockpiling of material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting materials to and from the site shall be tarped from the point of origin.
- After clearing, grading, earth moving or excavation is completed, treat the non-agricultural disturbed areas by watering, or revegetating, or by spreading non-toxic soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The applicant shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to final permit sign-off.

March 4, 2008

ATTACHMENT 6: PARKING PLAN

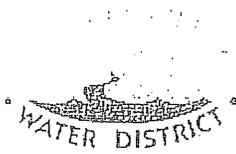


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CARPINTERIA VALLEY FARMS  
 VALET PARKING PLAN (EVENTS < 300 PEOPLE)  
 OSCUP-00016; 2800 VIA REAL SUMMERLAND

COUNTY OF SAN CARLOS, CALIFORNIA

ATTACHMENT 7: CERTIFICATE OF WATER SERVICE AVAILABILITY



555 San Isabel Road  
Santa Barbara, CA 93101  
(805) 969-2277

MONTICITO WATER DISTRICT  
CERTIFICATE OF WATER SERVICE AVAILABILITY

To the County Planning Department of Santa Barbara

Montecito Water District has received the following application for Certificate of Water Service Availability (CWSA):

Date of Application:	9/26/08
Name of Applicant:	PAT NESBITT
Property Owner (if different from applicant):	Same as applicant
Service address :	2800 Via Real
Assessor's Parcel Number(s) to be served:	005-210-056
Parcel/property size:	19.78 Acres
Brief Project description:	Equipment Storage Bldg, Polo & Property Charitable Events

Montecito Water District (MWD) has reviewed the proposed change in use for the Carpinteria Valley Farms property located at 2800 Via Real. The proposed change in use is defined by the County of Santa Barbara case numbers 08DVP00009 and 08CUP00016. The DVP case number specifically references the existing habitable structures, which the County and applicant represent have been onsite and in use prior to 2008 and the proposed new equipment storage building. The CUP refers to use of onsite fields for polo playing and related charitable events that will be held on the property in the future.

The proposed property change in use has been reviewed by the District to ensure that water use remains within the historical limits as provided for in MWD Ordinance 89. For the DVP, the District has limited its review to the proposed equipment storage building (ESB) with the understanding that all other buildings on the property have been in use prior to 2008 and there is not a request for new water service. For the ESB, the District is in receipt of letters from Kazakoy Design, the project architect dated September 15, 2008 and Tom Nagatoshi, the project landscape architect dated September 15, 2008. These letters provide information that show there will not be an increase in water usage associated with the new ESB.

For the CUP and scheduled charitable events, the District is in receipt of a letter from Pat Nesbitt, the property owner dated September 26, 2008 indicating that charitable events have been held on the property in the past and that all food and sanitary services and facilities are brought into the property for each event. The property is not equipped with permanent sanitary and other needed facilities for charitable events and will not be changed from past operations to accommodate future charitable events on the property. The District has also been advised that polo playing and related uses will be on existing fields and with existing structural support, and that there will be no related increase in water use. The issuance of this CWSA considers the District's available water supply and the District hereby notifies your office that the District can and will serve the subject property in accordance with Montecito Water District Ordinance 89 and the following limitations:

1. Maximum Available Quantity of water shall be in accordance with historical usage as defined in paragraph 3 of the terms and conditions of Ordinance 89.



5000 Villa Road  
Santa Barbara, CA 93101  
(805) 969-2777

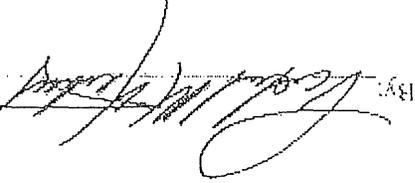
2. MWD currently provides water service to the property and there is not an application for new water service associated with the proposed change in use to the property.
3. Applicant shall be responsible for the all fees, payable immediately upon issuance of this Certificate. To be determined and paid at time of invoicing by District.
4. Applicant must provide the following additional documents for District approval:
  - a. No further documentation is necessary.
5. Applicant agrees to install state-of-the-art water-saving technologies and to use no more water than is authorized under this Certificate. Applicant acknowledges that water service to the property is subject to all applicable District Ordinances, rules and regulations and that District may set applicable rates based on water usage, including specifically that District may increase the rate for all water delivered in excess of the property's Maximum Available Quantity and/or limit service to the property to no more than the Maximum Available Quantity.
6. The Maximum Available Quantity of water has been determined pursuant to District Ordinance 89. Ordinance 89 provides that, under certain circumstances, a property owner may request a re-determination of the Maximum Available Quantity. Should such a re-determination result in an increase in the Maximum Available Quantity, the District will issue an Amended Certificate.
7. This Certificate represents a determination of water availability as of the date of the Application. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's current and future ordinances, policies and requirements.

Dated: September 26, 2008

MONTICITO WATER DISTRICT

By:  Tom Mosby, General Manager

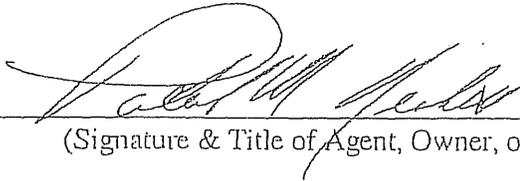
005-210-056

By:  Pat Nesbitt, Property Owner

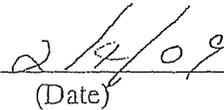
Brent Daniels  
January 30, 2009  
Page 3

Agreement to Accept Mitigation Measures  
Carpinteria Valley Farms, 08DVP-00000-00009, 08CUP-00000-00016

The mitigation measures attached in the Initial Study dated January 22, 2009 have been agreed to in order to mitigate potentially significant adverse environmental impacts to insignificant levels. The signature below constitutes acceptance of these mitigation measures as part of the overall project description.



(Signature & Title of Agent, Owner, or Applicant)



(Date)