



COUNTY OF SANTA BARBARA

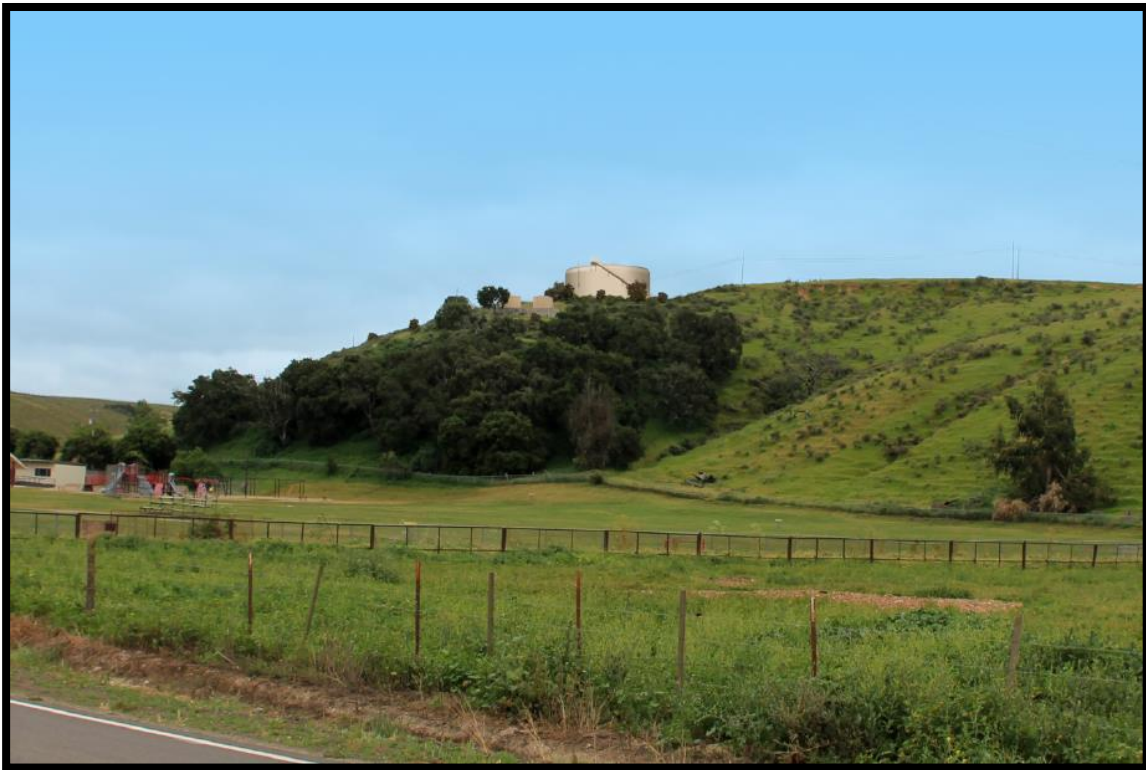
Planning and Development

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Draft Mitigated Negative Declaration

Golden State Water Company Water Storage Tank and Access Road

Case Nos. 19CUP-00000-00059 & 20NGD-00000-00014
January 7, 2021



Owner/Applicant

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1.0 REQUEST/PROJECT DESCRIPTION

The project includes a request by James Fields, the agent for owner, Golden State Water Company (GSWC), for a Minor Conditional Use Permit to allow installation and operation of a new water storage tank and improved access road on their property located at 4989 Foxen Canyon Road. The proposed water storage tank would have a capacity of 200,000 gallons, height of 27 feet, a diameter of 48 feet, and would be painted a non-reflective tan color. An outdoor stairway for maintenance purposes and an anti-climb cage would wrap around the northern portion of the water storage tank. The tank would be surrounded by a 6-foot tall chain link fence with a 16-foot wide access gate. The proposed project site is located within the southern and eastern portions of the property and the storage tank would be located near the top of slope at an approximate elevation of 551-ft. in order to meet the minimum pressure requirements necessary for successful operation of the water storage tank. Access would be provided via the proposed access road, which would extend from the existing driveway off Foxen Canyon Road to the new tank location. The majority of the access road will be paved as asphalt concrete. Sections of the access road for which the slope exceeds 15% will be concrete paved. Parking for maintenance staff is available near the existing well (designated as FC5) and will also be available near the proposed water storage tank at the end of the proposed access road.

The subject property is currently developed with an existing 100 GPM well (designated as FC5) and associated motor control center mounted on a 755 square foot concrete pad in the southeast corner of the property. There is also a 64 square foot chemical shed in this fenced area. The subject property contains a 0.06-acre (2375 square foot) parcel shown as APN 129-190-004, which is owned by Blochman Union School District. This parcel contains two existing water storage tanks and piping that extends from the tanks to an existing well (designated as FC4) that is located on the parcel adjacent to the proposed project site which is also owned by Blochman Union School District.

The property supports Coast Live Oak Woodland, California sagebrush scrub, annual brome grassland, and ruderal/developed habitat. These plant communities have been subject to previous disturbance such as mowing, grazing and grading. Four Coast Live Oak Trees (*Quercus agrifolia*) are proposed for removal, and two will have impacts to the critical root zone. Native Oak trees removed or impacted will be replaced on the subject property at a minimum ratio of ten 1-gallon replacement trees per one tree removed, and/or three 24" box replacement trees per one tree removed. Remaining mature native oak trees on the property would be protected with tree protection fencing placed at six feet from the tree dripline. Seven non-native trees are proposed for removal. The project would include 91,411 square feet of new landscaping subject to the California Model Water Landscape ordinance (MWELo) requirements. Proposed vegetation includes thirty 1-gallon Coast Live Oak saplings, nine 24" box Coast Live Oaks, and sixty-one 5-gallon Toyon bushes to provide screening of the water tank. Grasses, assorted 1-gallon native shrubs, and custom hydro seed mixes will also be planted to provide slope stability, in-fill landscaping, and basin slope and bottom grass. The applicant would be responsible for irrigation and maintenance of the landscaping for the life of the project.

The proposed water tank would be connected to the existing FC4 well located on the adjacent parcel to the north, and the FC5 well located on the subject property via underground 8-inch PVC

pipng and mechanical equipment. Water would enter the water storage tank via a 6-in. wide and 19-ft. long, aboveground connection on the north east side of the tank. A 6-in. wide aboveground outlet would be mounted on the southwest side of the water storage tank (opposite to the inlet) at a height of 22 inches. The water storage tank also includes a 4-ft. by 8-ft. overflow vault located on the southern side of the tank. Excess tank overflow and storm water would be captured and directed to two new retention basins located at the northeast and east corners of the property. The retention basin at the east corner of the property (designated as Basin 1) would cover approximately 6,180 square feet and have a storage capacity of 130,138 gallons and a maximum depth of 8 feet. The retention basin at the northeast corner of the property (designated as Basin 2) would cover approximately 4,220 square feet and have a storage capacity of 6,584 gallons and a maximum depth of 5 feet. Both retention basins would have a maximum 2:1 slope and would be secured with a 6 foot tall chain link fence. The proposed project would result in approximately 97,400 square feet (2.24 acres) of site disturbance, including approximately 13,401 cubic yards cut and 7,727 cubic yards of fill. Approximately 5,674 square feet of cut material would exported from the project site to the Santa Maria Regional Landfill via haul trucks.

With the exception of security lights, no exterior lighting is proposed. Two 71-watt, hooded security lights would be manually operated during emergencies only. The two security light fixtures would be pole-mounted at a height of 16 feet and directed downward. The lights would only be switched on if an emergency required personnel to access the site at night and are sited on the north and south west sides of the water tank to minimize impacts to residential parcels to the east.

The proposed water storage tank would provide adequate and accessible water supply for fire protection and emergency services in the community of Sisquoc and the surrounding area. Golden State Water Company customers would not experience any interruption of service during project implementation. The property is a 5.27-acre parcel zoned 1-E-1, located at 4989 Foxen Canyon Road (Assessor's Parcel Number 129-190-007) in the Sisquoc area, Fifth Supervisorial District.

2.0 PROJECT LOCATION

The project is located at APN 129-190-007, known as 4989 Foxen Canyon Road in the Sisquoc area, Fifth Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban, Inland, Residential 1.0 (1.0 unit per acre)
Zoning District, Ordinance	LUDC, 1-E-1, minimum parcel size of 1 acre
Site Size	5.27 acres
Present Use & Development	The site is an active water facility that provides service to the Sisquoc community. The property is developed with a 100 GPM well, a well motor control center, and a 64 square foot chemical shed on a 755 square foot concrete pad within a 3,800 square foot fenced area located in the southeast corner of the property. Blochman Union School District owns a 0.06-acre parcel that is enveloped by this

	property. The 0.06-acre parcel contains two water storage tanks that are under the control of Blochman Union School District.
Surrounding Uses/Zoning	North: 1-E-1; School South: AG-II-100; dry pasture grazing, oil & gas wells and fields East: 10-R-1, 7-R-1; single family residences, residential accessory structures, CN; retail store West: AG-II-100; dry pasture grazing, oil & gas wells and fields
Access	Direct access is provided by a private driveway from Foxen Canyon Road.
Public Services	Water Supply: Golden State Water Company Sewage: N/A Fire: Santa Barbara County Fire Department, Station #23 Other: County Sheriff's Department

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: The proposed tank location is located along a ridge west of the unincorporated community of Sisquoc. The proposed access road for the tank will ascend the hill from Foxen Canyon Road. The hill leading to the ridge is moderately sloping with an approximate inclination of 2:1 horizontal to vertical, and with surface drainage toward the north and east. The proposed tank location is located at an elevation of approximately 550 feet above mean sea level, and the proposed access road will start at an approximate elevation of 440 feet above mean sea level.

Flora: The project site supports Coast Live Oak Woodland, California sagebrush scrub, annual biome grassland, and ruderal/developed habitat. These plant communities have been subject to previous disturbance such as mowing, grazing and grading. The project site is located within the California Natural Diversity Database (June 2019) mapped area of the mesa horkelia (*Horkelia cuneata* ssp. *Puberula*). Botanical surveys conducted in September 2018, March 2019, April 2019 and September 2019 concluded that this species was absent from the property. No special-status plant species were observed on the parcel.

Fauna: The project site is located outside of any mapped presumed extant of special status animal species in the California Natural Diversity Database (June 2019). The parcel is located within the potential range of the Santa Barbara population of the threatened California Tiger Salamander (CTS) and contains marginal upland habitat for the federally threatened California red-legged frog (CRLF).

Archaeological Sites: A Phase I Archaeological Survey was conducted for the proposed project. No previously undocumented archaeological resources, historical resources or unique archeological resources were identified within or near the project area.

Soils: The soils on the project site are classified as Garey sandy loam with 9 to 30 percent slopes, Corralitos loamy sand with 0 to 2 percent slopes, and Salinas loam with 0 to 2 percent slopes according to the U.S. Department of Agriculture Natural Resources Conservation Service (NCRS

2017). The proposed water tank will be sited in a location with underlying Garey sandy loam. Common characteristics of this soil type are slow permeability, medium to rapid surface runoff, and high wind and water erosion hazard.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): There are no streams, lakes, or other surface waters within 500 feet of the project site. The nearest water body, Cat Canyon stream, is located approximately 670 feet east of the subject parcel. No portion of the subject parcel is within the 100 year flood zone.

Surrounding Land Uses: The proposed project site is located on the western edge of the unincorporated community of Sisquoc. Residentially zoned parcels with single family residences are located to the east, a school is located to the north, and agriculturally zoned parcels used for grazing and oil wells are located to the south and west.

Existing Structures: The property is developed with a 100 GPM well, a well motor control center, an emergency backup generator, and a 64 square foot chemical shed on a 755 square foot concrete pad within a 3,800 square foot fenced area located in the southeast corner of the property. Blochman Union School District owns a 0.06-acre parcel that is enveloped by this property. The 0.06-acre parcel contains two water storage tanks.

3.2 ENVIRONMENTAL BASELINE

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

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

Potentially Significant 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			

Existing Setting: The 5.27-acre project parcel is located on the western boundary of the unincorporated community of Sisquoc and is developed with an existing Golden State Water Company production well that serves the unincorporated community of Sisquoc. The project site is located approximately 350 feet south of the intersection of Foxen Canyon Road and Union Avenue, in a urban area bounded by Blochman School to the north, single family residences to the east, and dry grazing pastures to the south and west. Public views in this area are characterized by single family dwellings in Sisquoc, agricultural operations surrounding the town, rolling hills to the south and west, and Blochman School to the north. The project site and surrounding areas are located within the Environmental Resource Management Element (ERME) scenic corridor. Public views of the project site are intermittently available from public viewpoints, including the school to the north and along streets bordering the community of Sisquoc such as Foxen Canyon Road and Depot Street. Views of the project site from Sisquoc's interior streets, such as Union Avenue, are partially blocked by existing vegetation and development.

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, b, d) Less than Significant with Mitigation: The proposed water storage tank would have a height of 27 feet and would be visible from the neighboring public streets, specifically Foxen Canyon Road and Depot Street. The water storage tank will be located on a ridge at an approximate elevation of 550 feet above mean sea level and will intrude into the skyline. Visible extensive grading will be required along the ridge to accommodate the access road to the water tank. Therefore, the project would result in a significant change to the existing visual conditions of the project site.

The project was conceptually reviewed by the North Board of Architectural Review (NBAR) on December 12, 2020 and May 15, 2020. The NBAR determined that the proposed equipment size, height and environmental context would be acceptable with the installation of landscaping to partially screen the structure and access road, and the use of a tank paint color that will match the surrounding natural landscape. Installation of the proposed water storage tank and access road with screening landscaping and paint colors consistent with the NBAR's recommendations would ensure that the project does not substantially change the visual character of the project site or result in offensive views from adjacent public roads. Therefore the project's impacts would be **less than significant with mitigation**.

(c) Less Than Significant: The proposed potable water storage tank would be painted with a tan, non-reflective paint color. Exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential. Therefore the project's impacts would be **less than significant**.

Cumulative Impacts: The visibility of the water tank would be limited to the immediate area and would be compatible with the other public utility uses on the project site. Therefore, the project would not result in cumulatively considerable effects to existing aesthetic/visual resource conditions at the project site or the project area, and would result in **less than significant** cumulative aesthetic/visual resource impacts. 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:

MM 1. Aest-04 BAR Required. The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall conform in all respects to BAR approval (19BAR-00000-00210). **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

MM 2. Landscp-01a Landscape for Life. The Owner shall maintain landscaping for the life of the project. The Owner or designee shall permit the County to conduct a minimum of one site inspection per year. **TIMING:** Prior to issuance of Zoning Clearance, the Owner/Applicant shall record a buyer notification that repeats the condition requirement above. **MONITORING:** P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

MM 3. Colors and Painting. All exposed equipment and facilities shall be finished in non-reflective materials (including painted surfaces) and shall be painted to match the surrounding landscape. Color specifications shall be reviewed and approved by the North Board of Architectural Review (NBAR). **TIMING:** Color specifications shall be reviewed and approved by NBAR and identified on final zoning plans submitted by the Owner/Applicant to the County prior to issuance of Zoning Clearance, as well as on final building plans. **MONITORING:** P&D staff shall conduct a Project Compliance Inspection prior to obtaining Final Building Inspection 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	

Existing Setting: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1.64 billion (Santa Barbara County Agricultural Production Report, 2019). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character.

The existing 5.27-acre parcel is zoned 1-E-1 and is currently developed with an existing Golden State Water Company production well that serves the unincorporated community of Sisquoc. There are agriculturally zoned parcels directly south and west of the project parcel that are currently used as dry grazing pastures. Soils on the project site are classified as Garey sandy loam, Corralitos loamy sand, and Salinas loam according to the U.S. Department of Agriculture Natural Resources Conservation Service (NCRS 2017). The proposed water tank will be sited in a location with underlain Garey sandy loam with a classification of 6. The soil types in the project area, including the proposed water tank and access road locations are not prime agricultural soils.

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 that would result in the loss or impairment of agricultural resources would result in a potentially significant impact. The proposed project site does not include any agricultural operations; therefore, the weighted point system was not used for this analysis.

Impact Discussion:

(a-b) No Impact: The project site is zoned for residential land uses and does not contain a combination of acreage and/or soils which render the site an important agricultural resource. No agricultural operations are conducted on the site and the project will not result in disturbance to prime soils. The proposed project will not impact any neighboring agricultural operations. Therefore, the project would have **no impact** on agricultural resources.

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

County Environmental Threshold:

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

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for NO_x and ROC, and 80 pounds per day for PM₁₀);
- emit less than 25 pounds per day of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

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

Impact Discussion:

(a-c) Less than Significant: The project would not result in significant new vehicle emissions (i.e., new vehicular trips to or from the site would be fewer than 100). It would not involve new stationary sources (i.e., equipment, machinery, hazardous materials storage, industrial or chemical processing, etc.) that would increase the amount of pollutants released into the atmosphere. The project would also not generate additional smoke, ash, odors, or long term dust after construction. The project's contribution to global warming from the generation of greenhouse gases would be negligible.

Short-Term Construction Impacts. Project-related construction activities would require grading that has been minimized to the extent possible under the circumstances. Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM₁₀, with the implementation of standard dust control measures that are required for all new development in the County.

Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. Compliance with these measures is routinely required for all new development in the County.

Painting of the water storage tank and equipment would not have the potential to result in significant project-specific short-term drift of paint fumes with the implementation of standard air quality measures pursuant to APCD Rule 323.1 Architectural Coatings and APCD Rule 303 Nuisance. The project should implement measures recommended by the APCD to reduce construction-related paint drift to the extent feasible. Compliance with these measures is routinely required for all new development in the County. Additionally, the water storage tank would not result in significant emissions of PM₁₀ or PM_{2.5}. Operation of the proposed equipment would not be a source of odors. Therefore, the project's short-term construction impacts would be **less than significant**.

Long-Term Operation Emissions. Long-term emissions are typically estimated using the CalEEMod computer model program. However, the proposed project is below threshold levels for significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. Therefore, the proposed project would not have a potentially significant long-term impact on air quality and long-term operation impacts 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 impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is **less than significant**.

Mitigation and Residual Impact: The project would not result in significant project-specific long-term air quality impacts with implementation of standard APCD control measures. No mitigation measures are required.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

Greenhouse Gas Emissions - Will the project:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
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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 include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). These gases create a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as “the greenhouse effect,” human activities have accelerated the generation of GHG emissions above pre-industrial levels (U.S. Global Change Research Program 2018). The global mean surface temperature increased by approximately 1.8°F (1°C) in the past 80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

The largest source of greenhouse gas emissions from human activities in the United States is from fossil fuel combustion for electricity, heat, and transportation. Specifically, the *Inventory of U.S. Greenhouse Gases and Sinks: 1990-2017* (U.S. Environmental Protection Agency, 2017) states that the primary sources of greenhouse gas emissions from fossil fuel combustion in 2017 included electricity production (35%), transportation (36.5%), industry (27%), and commercial and residential end users (17-19% respectively). Regarding non-stationary sources of GHG emissions within Santa Barbara County specifically, the transportation sector produces 38% of the total emissions, followed by the building energy (28%), agriculture (14%), off-road equipment (11%), and solid waste (9%) sectors (County of Santa Barbara Long Range Planning Division 2018).

The overabundance of greenhouse gases in the atmosphere has led to a warming of the earth and has the potential to severely impact 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 is a result of 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).

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

County Environmental Thresholds:

CEQA Guidelines Section 15064.4(a) states, "A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of GHG emissions resulting from a project." CEQA Guidelines Section 15064.4(b) further states,

A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:

- (1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;*
- (2) Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project...*

The County of Santa Barbara does not have an adopted GHG emission significance threshold for sources other than industrial stationary sources. Therefore, significance thresholds from other California jurisdictions or agencies can be appropriately applied to land use projects within Santa Barbara County, as long as substantial evidence is provided to describe why the selected threshold is appropriate (CEQA Guidelines, § 15064.7(d)).

Santa Barbara County's ECAP, adopted in 2015, is a GHG emission reduction plan. The County has been implementing the plan's emission reduction measures since 2016. However, the County is not projected to meet the 2020 GHG emission reduction goal contained within the plan, and the plan is currently being updated. Therefore, at this time, a significance threshold is more appropriate for project-level GHG emission analysis, rather than tiering off the ECAP's EIR. The County expects to adopt interim thresholds before the end of 2020 but they are not available during the preparation of this document.

In April 2020, the Sacramento Metro Air Quality Management District (AQMD) issued updated thresholds of significance for GHG emissions. The AQMD establishes a threshold of 1,100 MT CO₂e/yr. for Residential, Commercial, Retail, and Educational land use projects. Santa Barbara County land use patterns differ from those in the Sacramento region as a whole, but Santa Barbara County is similar to the Sacramento region in terms of population growth, land use patterns, and industry. Therefore, the methodologies used by the AQMD to develop their GHG

emission significance thresholds, as well as the thresholds themselves, have applicability to Santa Barbara County. This jurisdiction's thresholds of significance for GHG emissions will be used as a benchmark for the analysis of this project.

A lead agency may determine that a project's incremental contribution to an existing cumulatively significant issue, such as climate change, is not significant based on supporting facts and analysis [CEQA Guidelines Section 15130(a)(2)]. A project's contribution to a significant cumulative impact is rendered less than significant if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact [CEQA Guidelines Section 15130(a)(3)]. Such determinations must be based on the analysis in the environmental document with substantial evidence to demonstrate that the required mitigation represents the project's "fair-share" contribution towards alleviating the cumulative impact.

Applicability

- The selected threshold applies to the following GHG, per the California Health and Safety Code §38505(g), and any other gas that the California Air Resources Board recognizes as a GHG in the future: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). The County recognizes that environmental documents will primarily focus on the first three chemicals because the latter four are unlikely candidates to be associated with projects subject to this threshold.
- The threshold applies to GHG emissions that are not industrial stationary sources, but that are subject to discretionary approvals by the County where the County is the CEQA lead agency.
- The threshold applies to both direct and indirect emissions of GHG, where protocols to support the calculation of such emissions are available.
 - Direct emissions encompass the project's complete operations, including GHG emitted from a location within California from all stationary and mobile sources involved in the operation, including off-road equipment, as well as removal of trees and other vegetation.
 - Indirect emissions encompass GHG emissions that:
 - Provide the project with electricity, including generation and transmission;
 - Supply the project with water, including water treatment;
 - Transport and treat solid and liquid waste produced from the project's operations and water to the project's operations and the emissions to transport and process solid waste.
- The threshold must account for construction-related emissions in the year that they occur.
- The threshold does not apply to GHG that are emitted throughout the life cycle of products that a project may produce or consume, except as identified above as a project's indirect emissions.

Quantification of Greenhouse Gas Emissions

- The environmental document shall disclose a project's total GHG emissions by quantifying individual GHGs and then converting the project's total emissions to metric tons of carbon

dioxide equivalent per year (MTCO₂e/year), based on the global warming potential of each gas.

- Renewable energy projects, such as solar and wind projects, may be credited for GHG emissions that would otherwise be emitted by natural gas-fueled electrical generation, based on consistency with California GHG reduction strategies to increase statewide reliance on renewable energy.

Projects found to result in a significant cumulative impact would be required to reduce their GHG emissions to the applicable threshold, where feasible, through onsite reductions and/or offsite reduction programs approved by the County.

Impact Discussion:

(a) Less than Significant Impact: The limited nature and duration of construction activities would not generate considerable greenhouse gas emissions. Emissions created due to grading proposed for the project would be considered less than significant with implementation of Santa Barbara County Air Pollution Control District (APCD) standard dust mitigations and District Rule 324, *Control of Fugitive Dust from Construction and Demolition Activities*. Santa Barbara County APCD has reviewed the project and provided suggested conditions including the standard dust control requirements mentioned in the previous section, as well as Diesel Particulate and NO_x Emission Reduction Measures, and a requirement that all portable diesel-fired construction engines rated at 50bhp or greater have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Once constructed, the project would require minimal operation and maintenance trips and would generate limited vehicle emissions and dust associated with these trips. The proposed water tank 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. Operational emissions would be negligible and substantially similar to existing operation and maintenance activities. GHG emissions from direct, indirect, and mobile sources associated with the site will not substantially increase. Therefore, the project will not exceed the Sacramento AQMD threshold of 1,100 MTCO₂e/year, and the impact would be **less than significant**.

(b) No Impact: The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Cumulative Impacts: The proposed project's total GHG emissions would be less than the applicable threshold. Therefore, the project's incremental contribution to a cumulative effect is not cumulatively considerable and the project's greenhouse gas emissions will not have a significant impact on the environment.

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

References:

California Air Resources Board, *Climate Change Scoping Plan*, December 2008.

County of Santa Barbara Long Range Planning Division, *Energy and Climate Action Plan*, May 2015.

County of Santa Barbara Long Range Planning Division, *2016 Greenhouse Gas Emissions Inventory Update and Forecast*, June 2018.

County of Santa Barbara Planning and Development, *Environmental Thresholds and Guidelines Manual*, October 2008 (Revised July 2015).

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

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

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

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

PMC, *Final Environmental Impact Report for the Energy and Climate Action Plan*, May 2015.

U.S. Environmental Protection Agency, *Draft Inventory of U.S. Greenhouse Gases and Sinks: 1990-2017*, February 2017.

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

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?		X			
e. The loss of healthy native specimen trees?		X			

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

Existing Plant and Animal Communities/Conditions:

Background and Methods:

Santa Barbara County has a wide diversity of habitat types, including chaparral, oak woodlands, wetlands and beach dunes. These are complex ecosystems and many factors are involved in assessing the value of the resources and the significance of project impacts. For this project, a site visit was conducted on December 9, 2019, and a biological constraints analysis was prepared by SWCA Environmental Consultants. The following analysis is based on the information collected during the site visit and presented in the biological constraints analysis.

Flora:

The topography of the 5.27-acre site is steeply sloping with a northeast aspect and contains loamy sand soil and sandy loam soil. These conditions support coast live oak woodland (*Quercus agrifolia* woodland alliance), California sagebrush scrub (*Artemisia californica* shrubland alliance), annual brome grassland (*Bromus [diandrus, hordeaceus]*- *Brachypodium distachyon* semi-natural herbaceous stands), and ruderal/developed habitats, which were observed and mapped on the property by SWCA Environmental Consultants. The plant communities on the parcel have been subject to previous grazing, mowing, grading and other disturbances.

The coast live oak woodland on the parcel is largely confined to the northwestern corner of the property, where approximately 20 mature coast live oaks (*Quercus agrifolia*) occur. Several isolated coast live oaks are in the eastern portion of the parcel within the ruderal vegetation. These trees are removed from the woodland and do not contribute to the woodland canopy. The California sagebrush shrub on the parcel borders the coast live oak woodland and extends south around the existing water tanks and on a portion of the steep north facing hillside. A small remnant pocket of this community is also located on the southern boundary of the parcel. Annual brome grassland

occurs on most of the hillslope of the parcel. This community varies from sparse in areas subject to annual mowing to dense along the fence lines and on the edges of and intermixed with the California sagebrush scrub. The ruderal/landscape habitat on the parcel includes a mix of native trees and nonnative landscape trees, and is largely located along the eastern portion of the parcel in association with the neighboring residences.

The California Natural Diversity Database (CNDDB) indicates that the following special status plant has the potential to occur in the area: mesa horkelia (*Horkelia cuneata* ssp. *puberula*). Based on the site's location, soils, and habitats, SWCA determined that the conditions on the site have the potential to support nine special-status plant species, including the mesa horkelia. An SWCA biologist conducted site surveys in September 2018, March 2019, April 2019, and September 2019. No special status plants were observed on the parcel.

Fauna:

Wildlife species expected to inhabit the site include common species such as turkey vulture (*Cathartes aura*), red-tailed hawk (*Buteo jamaicensis*), California scrub jay (*Aphelocoma claiornica*), coyote (*Canis latrans*), brush rabbit (*Sylvilagus bachmanii*), and western fence lizard (*Sceloporus occidentalis*). All of these species and several other common species were observed during the site surveys conducted by an SWCA biologist and documented in the biological assessment prepared by SWCA Environmental Consultants. According to SWCA Environmental Consultants, the parcel supports suitable conditions for four California Species of Special Concern including silvery legless lizard (*Anniella pulchra pulchra*), western red bat (*Lasiurus blossevillei*), hoary bat (*Lasiurus cinereus*), and American badger (*Taxidea taxus*). Suitable conditions are also present for two California Watch List Species including southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) and California horned lark (*Eremophila alpestris actia*). Nesting birds (Class Aves) have the potential to occur on the property and are protected under California Fish and Game Code 2503 and 3503.5.

The project site is located within the home range of the federally threatened and state endangered Santa Barbara population of the California Tiger Salamander (CTS) (*Ambystoma californiense*). The biological constraints analysis prepared by SWCA indicated that the property includes potential upland habitat suitable for CTS, but is on the periphery of the dispersal distance from suitable breeding ponds. One known California Tiger Salamander pond is located approximately 1.3 miles to the north east of the project site, and one potential CTS pond is located approximately 1.6 miles southwest of the project site. The site is a steep and very exposed slope that does not support moist cool places suitable for upland CTS shelter or any aquatic features suitable for CTS breeding. Considering the distance between the property and the CTS occurrence, and the lack of suitable shelter sites and breeding habitats on the property, it is highly unlikely that CTS could occur on the property.

The project site also includes potential upland habitat for California red-legged frog (CRLF) (*Rana draytonii*), which is a species listed as threatened under the federal Endangered Species Act. The nearest CRLF occurrence to the property is located 0.76 miles northeast. Currently, the land between nearby CRLF occurrences and the property is subject to intensive agriculture, mining, residential development, and Highway 176; these land uses are significant barriers to CRLF dispersal

into the site. In addition, the site is a steep and very exposed slope that does not support moist cool places suitable for upland shelter habitat or any aquatic features suitable for breeding habitat. The project biologist coordinated with USFWS in making determinations regarding both CTS and CRLF.

The parcel does not support designated critical habitat for any federal Endangered Species Act listed species or potentially jurisdictional waters of the United States or California. No special status wildlife species were observed on the parcel during SWCA's surveys conducted in September 2018, March 2019, April 2019, and September 2019.

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:

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

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

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

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

Impact Discussion:

(a-c, f, i-k) Less than Significant Impact: As discussed above, the project site supports four plant community types: coast live oak woodland, California sagebrush scrub, annual brome grassland, and ruderal/developed area. These plant communities are not considered unique, threatened, or rare. The CDFW maintains a list of special communities that ranks natural communities by their rarity or

threat and applies a global and state ranking to them. Coast live oak woodland has a “G4” Global Rarity ranking and an “S4” State Rarity ranking. The G4 and S4 rankings indicate that coast live oak woodland is “apparently secure” in its range. Based on the proposed project site’s location, soils, and habitats, SWCA determined that the conditions on the site have the potential to support nine special-status plant species. Four surveys were conducted during the appropriate seasons and confirmed that no special-status plant species currently occur on the property. The project would not result in the loss special-status plant species. Additionally, the project would not require or include introduction of herbicides, pesticides, animal life, non-native plant species, or a significant level of human habitation. Therefore, the project’s impacts related to sensitive plant communities or species, or related to introduction of factors that could change the existing habitat would be **less than significant**.

The proposed project will require removal of native vegetation, including removal or impacts to the critical root zone of up to six coast live oak trees. Five of the six coast live oak trees proposed for removal or to be impacted are isolated and not part of the coast live oak woodland onsite. One of the coast live oak trees that will incur impacts to the critical root zone is located on the edge of coast live oak woodland. The remaining native trees onsite will be protected during grading and construction activities. The final project would not result in a reduction in the extent, diversity, or quality of native vegetation onsite. Construction of the retention basins will require removal of several trees, but the tree species are non-native and already occur in other locations on the site. Additionally, the project site has been subject to grazing, mowing, grading and other disturbances previously. As a result, the project’s impacts to the quality, extent, diversity of native vegetation would be **less than significant**.

(d-e, g-h) Less than Significant with Mitigation: A total of 14 trees will be removed or impacted by the proposed project. As mentioned above, six of these 14 trees are coast live oak trees. The remaining eight trees that are to be removed or impacted by the project are a variety of non-native species that are remnant landscape plants located in the ruderal/developed habitat area along the eastern portion of the parcel. Non-native trees on this parcel have the potential to provide habitat value to several special-status tree-dwelling wildlife including western red bat, hoary bat, California horned lark, southern California rufous-crowned sparrow, and nesting birds. With the application of mitigation measures, including the requirement for roosting bat surveys prior to any tree removal, and the requirement for nesting bird surveys prior to any construction, tree removal, ground disturbance or site preparation that will occur during the typical nesting season (March through September), the proposed project would not cause impacts to non-native vegetation that is of habitat value. The six coast live oak trees that will be removed or impacted by the project will be required to be replaced to mitigate the loss of healthy native specimen trees. All remaining native trees must be avoided and protected. Unexpected damage to trees not specifically planned for removal will be required to be mitigated through replacement. SWCA has prepared an Oak Tree Protection and Replacement Plan to document the project’s oak tree avoidance and mitigation requirements.

The subject parcel also supports suitable conditions for silvery legless lizard, American badger, and marginal upland habitat for California red-legged frog. With the implementation of mitigation measures, including seasonal work restrictions, pre-construction surveys, environmental monitoring, and environmental awareness training, there will not be a reduction in numbers,

restriction in the range, impacts to critical habitat, or a reduction in the diversity or numbers of animal species onsite. Therefore, the project would have a **less than significant impact with mitigation**.

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

Mitigation and Residual Impact:

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

MM 4. Bio-01a Tree Protection Plan-Site Plan Component. The Owner/Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect native and specimen trees that are not proposed for removal. The Owner/Applicant shall comply with and depict the following on the TPP exhibit and Grading and Building Plans.

- a. All trees, except those that have been previously noted for removal in the Oak Tree Replacement and Protection Plan (dated July 17, 2020) prepared for the project by SWCA shall be preserved. No grading for buildings, accessways, easements, subsurface grading sewage disposal and well placement shall take place within the area within six feet of the dripline of any of these trees.
- b. Four coast live oak trees, located along the eastern boundary of the parcel will be removed per the Oak Tree Replacement and Protection Plan dated July 17, 2020. Depict location of these trees.
- c. Eight non-native trees, located along the eastern boundary of the parcel and along the proposed access road will be removed per the Oak Tree Replacement and Protection Plan dated July 17, 2020. Depict location of these trees.
- d. Two coast live oak trees located near the northeastern corner of the parcel will be impacted per the Oak Tree Replacement and Protection Plan dated July 17, 2020. Depict location of these trees.
- e. Depict equipment storage (including construction materials, equipment, fill soil or rocks) and construction staging and parking areas outside of the protection area.
- f. All proposed utility corridors and irrigation lines shall be as shown on the TPP exhibit and Grading and Building Plans. New utilities shall be located within roadways, driveways, or a designated utility corridor such that impacts to trees are minimized.
- g. Depict the type & location of protective fencing (see below) or other barriers to be in place to protect trees in protection areas during construction.
- h. Depict the location of all driveways within 25 feet of dripline areas. Only pervious paving materials (gravel, brick without mortar, turf block) are permitted within 6 feet of dripline areas.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) Submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily

and/or permanently installed protection measures. **TIMING:** The Owner/Applicant shall comply with this measure prior to issuance of zoning clearance. Plan components shall be included on all plans prior to the issuance of grading and building permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading or building permits and pre-construction meeting. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or if damage, or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

MM 5. Bio-01b Tree Protection Plan – Construction Component. The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect existing native and specimen trees that would not be removed by the proposed project. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

- a. Fencing of all trees to be protected at least six feet outside the dripline with chain-link (or other material satisfactory to P&D) fencing at least 3 ft high, staked every six feet to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
- b. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
- c. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
- d. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
- e. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - i. Any trenching required within the dripline or sensitive root zone of any specimen.
 - ii. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - iii. Tree removal and trimming.
- f. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.
- g. The following are not permitted unless noted in the Tree Protection and Replacement Plan and under the direction of a P&D approved arborist/biologist.:
 - i. Any trenching within the dripline or sensitive root zone of any specimen.
 - ii. Cutting any roots of one inch in diameter or greater.
 - iii. Tree removal and trimming.
- h. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

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

MM 6. Bio-01c Tree Protection Plan-Unexpected Damage and Mitigation. In the event of unexpected damage or removal, this mitigation shall include but is not limited to posting of a performance security and hiring an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation and maintenance.

Damaged trees shall be mitigated on a minimum 10:1 ratio for coast live oaks or native species. If it becomes necessary to remove a tree not planned for removal, if feasible, the tree shall be boxed and replanted. If a P&D approved arborist certifies that it is not feasible to replant the tree, it shall be replaced on a 10:1 basis (15:1 for Blue or Valley Oaks) with trees with 10-gallon or larger size saplings grown from locally obtained seed. If replacement trees cannot all be accommodated on site, a plan must be approved by P&D for replacement trees to be planted off site.

MM 7. Bio-02 Tree Replacement. The Owner/Applicant shall submit for P&D approval an Oak Tree Replacement Plan prepared by a P&D-approved arborist/ biologist and designed to replace trees required to be removed or impacted as a part of the proposed project and including the following components:

- a. The replacement trees shall be coast live oak species (*Quercus agrifolia*) and shall be replaced with the following ratios:
 - i. 1 gallon size coast live oak trees obtained from locally occurring saplings or seed stock with 10 for every coast live oak tree approved to be removed or significantly disturbed. Show replanting location on plans.
 - ii. 24 inch box coast live oak trees obtained from locally occurring saplings or seed stock with 3 for every coast live oak tree approved to be removed or significantly disturbed. Show replanting location on plans.
- b. Species shall be from locally obtained plans and seed stock.
- c. The trees shall be gopher fenced.
- d. The trees shall be irrigated with drip irrigation on a timer until established (5 years).

- e. The trees shall be weaned off of irrigation over a period of two to three years.
- f. No permanent irrigation shall occur within the dripline of any tree.
- g. All new trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

PLAN REQUIREMENTS: Include the components of the replacement plan in Landscape and Irrigation Plans. **TIMING:** Plans shall be submitted prior to issuance of zoning clearance. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for a minimum of five years. **MONITORING:** The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

MM 8. Bio-03a Onsite Arborist/Biologist. The Owner/Applicant shall designate a P&D-approved arborist/biologist to be onsite throughout all grading and construction activities which may impact native trees. Duties include the responsibility to ensure all aspects of the approved Tree Protection & Tree Replacement Plans are carried out. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the approved arborist/biologist prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.

MM 9. Special Condition – Environmental Monitor. The Owner/Applicant shall retain an environmental monitor for all measures requiring environmental mitigation. The monitor shall be responsible for: (1) ensuring that procedures for verifying compliance with environmental mitigations are implemented; (2) establishing lines of communication and reporting methods; (3) conducting compliance reporting; (4) conducting construction crew training regarding environmentally sensitive areas and protected species; (5) maintaining authority to stop work; and (6) outlining actions to be taken in the event of non-compliance. Monitoring shall be conducted full time during the initial disturbances (site clearing) and be reduced to monthly following initial disturbances. Prior to the commencement of site grading, the environmental monitor should conduct an environmental awareness training for all construction personnel. The environmental awareness training shall include discussions of the special-status species that occur or have potential to occur in the project area. Topics of discussion shall include: descriptions of the species' habitats; general provisions and protections afforded by the FESA and CEQA; measures implemented to protect special-status species; review of the project boundaries and special conditions; the monitor's role in project activities; lines of communication; and procedures to be implemented in the event a special-status species is observed in the work area. **MONITORING:** The Owner/Applicant shall submit to P&D compliance monitoring staff the name and contact information for the environmental

monitor prior to commencement of construction / pre-construction meeting. P&D compliance monitoring staff shall site inspect as appropriate.

MM 10. Special Condition – Wet Season Work Restrictions. To avoid potential impacts to dispersing CRLF, initial ground-disturbing activities should be conducted in the dry season (June 1 through November 1). If ongoing project activities are occurring during the rainy season (November 2 through May 31) and work is to occur on a “wet day” (defined as 0.1 inch or more of predicted rainfall within 24 hours of the work), the environmental monitor should conduct a pre-activity survey for CRLF in the work area. If CRLF are observed in the work area, all project activities that have potential to disturb the individual should cease until the individual leaves the site on its own accord. In absence of authorization from USFWS (Incidental Take Permit), CRLF should not be captured, harassed, or otherwise disturbed by the project. If CRLF are observed on-site, GSWC should contact the USFWS to obtain guidance on future project restrictions and/or monitoring. **PLAN REQUIREMENTS:** This condition shall be printed on all zoning, building and grading plans. **MONITORING:** P&D shall be given the name and contact information for the biologist prior to initiation of any ground-disturbing activities between November 2 through May 31. During the rainy season, the monitoring biologist shall submit weekly monitoring reports to P&D compliance monitoring staff.

MM 11. Bio-09 Fish and Wildlife Jurisdiction Advisory. The project site is within the range of the California Tiger Salamander (CTS) and the California Red-legged Frog (CRLF), two species listed as Threatened by the U.S. Fish and Wildlife Service. Based upon a report prepared by SWCA Environmental Consultants, dated July 2020, it has been determined that the probability for CTS and CRLF occurrence on the site is very low. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims, actions, proceedings, demands, damages, costs, expenses (including attorneys fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et seq.). This permit does not authorize, approved or otherwise support a “take” of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

MM 12. Special Condition – Reptile Surveys. Within 30 days prior to site grading and during site grading, a biologist shall conduct surveys for silvery legless lizards and other

reptiles. The surveyor should utilize hand search or cover boards methods in areas of disturbance where legless lizards are expected to be found (e.g., under shrubs, other vegetation, or debris). If cover board methods are used, they shall commence at least 30 days prior to the start of construction. Hand search surveys should be completed immediately prior to and during grading activities. During grading activities, the biologist shall walk behind the grading equipment to capture silvery legless lizards that are unearthed by the equipment. The surveyor shall capture and relocate any legless lizards or other reptiles observed during the survey effort. The captured individuals shall be relocated from the construction area and placed in suitable habitat on the parcel but outside of the work area. Following the survey and monitoring efforts, the biologist shall submit to P&D Compliance Monitoring Staff a project completion report that documents the number of silvery legless lizards and other reptiles captured and relocated, and the number of legless lizards or other reptiles taken during grading activities. **PLAN REQUIREMENTS:** This condition shall be printed on all zoning, building and grading plans. **MONITORING:** P&D shall be given the name and contact information for the biologist prior to initiation of the pre-grading survey. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing activities and perform site inspections throughout the construction period to verify compliance in the field.

MM 13. Special Condition – Roosting Bat Surveys. The Owner/Applicant shall retain a biologist to conduct roosting bat surveys prior to any tree removal. Predisturbance surveys for bats shall include two daytime and two dusk surveys no more than 30 days prior to the tree removal to determine if bats are roosting in the trees. The biologist(s) conducting the preconstruction surveys shall identify the nature of the bat utilization of the area (i.e., no roosting, night roost, day roost, maternity roost). If bats are found to be roosting in the project area, the Owner/Applicant shall develop the project in such a way that avoids the bat roost. If avoidance of the bat roost is not feasible, project activities shall be delayed until the bats have left the area. **PLAN REQUIREMENTS:** This condition shall be printed on all zoning, building and grading plans. **MONITORING:** P&D shall be given the name and contact information for the biologist prior to initiation of the pre-grading survey. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing activities and perform site inspections throughout the construction period to verify compliance in the field.

MM 14. Special Condition – Badger Den Surveys. Prior to ground-disturbing activities, a qualified biologist should conduct a preconstruction survey for American badger dens. The badger survey should be conducted no more than 2 weeks prior to construction. If the survey results are negative (no badger dens observed), no additional work would be necessary. If the results are positive (badger dens observed), the biologist should contact GSWC within 24 hours; work in the area should be delayed until the Owner/Applicant and the biologist have determined the appropriate steps to avoid or minimize impacts to badgers. The following guidelines for avoiding impacts to badgers should be considered if a den is discovered:

- If the biologist determines that potential dens are inactive, the biologist should excavate the dens with a shovel to prevent badgers from reusing them.
- If the qualified biologist determines that dens may be active, the biologist should install a game camera for 3 days and 3 nights to determine if the den is in use. If the game camera does not capture an individual entering/exiting the den, the den should be excavated as discussed above. If the camera captures badger use of the den, the biologist should install a one-way door in the den opening and continue use of the game camera. Once the camera captures the individual exiting the one-way door, the den can be excavated as discussed above.

PLAN REQUIREMENTS: This condition shall be printed on all zoning, building and grading plans. **MONITORING:** P&D shall be given the name and contact information for the biologist prior to initiation of the pre-grading den survey. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing activities and perform site inspections throughout the construction period to verify compliance in the field.

MM 15. Bio-23 Nesting Bird Surveys. To avoid disturbance of nesting birds, including raptorial species, protected by the Federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code (CFGF), the removal of vegetation, ground disturbance, exterior construction activities, and demolition shall occur outside of the bird nesting season (February 1 through August 31) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist. Pre-construction surveys for nesting birds shall occur within the area to be disturbed and shall extend outward from the disturbance area by 500 feet. The distance surveyed from the disturbance may be reduced if property boundaries render a 500-foot survey radius infeasible, or if existing disturbance levels within the 500-foot radius (such as from a major street or highway) are such that project-related activities would not disturb nesting birds in those outlying areas. If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D. Buffer reductions shall be based on the known natural history traits of the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. All construction personnel shall be notified as to the location of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the County-qualified biologist has confirmed that nesting is completed, the young have fledged and are no longer dependent on the nest, or the nest fails, and there is no evidence of a second nesting attempt; thereby determining the nest unoccupied or inactive. If birds protected under MBTA or CFGF are found to be nesting in construction equipment, that equipment shall not be used until the young have fledged and are no longer dependent on the nest, and there is no evidence of a second nesting attempt.

PLAN REQUIREMENTS AND TIMING: If construction must begin within the nesting season, then the pre-construction nesting bird survey shall be conducted no more than one week (7 days) prior to commencement of vegetation removal, grading, or other construction activities. Active nests shall be monitored by the biologist at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults, and there is no evidence of a second nesting attempt. Bird survey results and buffer recommendations shall be submitted to County Planning and Development for review and approval prior to commencement of grading or construction activities. The qualified biologist shall prepare weekly monitoring reports, which shall document nest locations, nest status, actions taken to avoid impacts, and any necessary corrective actions taken. Active nest locations shall be marked on an aerial map and provided to the construction crew on a weekly basis after each survey is conducted. Active nests shall not be removed without written authorization from USFWS and CDFW.

MONITORING: P&D shall be given the name and contact information for the biologist prior to initiation of the pre-construction survey. Permit Compliance and P&D staff shall review the survey report(s) for compliance with this condition prior to the commencement of ground-disturbing activities and perform site inspections throughout the construction period to verify compliance in the field.

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

4.5 CULTURAL RESOURCES

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

Will the proposal:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
<p>d. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in the Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</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		

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.

Existing Setting: For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. Based on a Phase 1 Archaeological Investigation conducted on the project site by SWCA Environmental Consultants (2018), as well as records on file at the CCIC (Central Coast Information Center of the University of California, Santa Barbara), cultural resources are not located in the vicinity of the proposed project. A Phase 1 archaeological survey conducted by SWCA Environmental Consultants on September 14, 2018 identified no archaeological resources within the project area proposed for development. The Phase 1 study included cultural resources records search, a Native American Sacred File search and tribal outreach, an archaeological survey of the project area, and preparation of a technical report documenting the results of the inventory and providing management recommendations.

The project site has been developed with public utility uses, including the existing 100 GPM well (designated as FC5) and associated equipment and shed in the southeast corner of the property. This development was constructed within the last 10 years and would not be considered historic built resources.

On September 4, 2020, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians, and

Kenneth Kahn, Tribal Chairman, Santa Ynez Band of Chumash Indians. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of the Phase 1 and study methods and results. To date, Santa Barbara County has received a response from the Santa Ynez Band of Chumash Indians (SYBCI) indicating that the SYBCI Elders Council has no concerns for the project as long as (1) a discovery clause is attached to this project and that SYBCI Elders be notified if an inadvertent discovery is made; and (2) if there is any change to this project, that SYBCI Elders be consulted. No reply was received from the Barbareno/Ventureno Band of Mission Indians and no tribal cultural resources (TCRs) were identified on the subject parcel.

Impact Discussion:

(a, b, c, d) Less than Significant Impact: As discussed above, no cultural resources were identified within or adjacent to the project area during the Phase I Archaeological Investigation. As a result, the proposed project would not cause a substantial adverse change in the significance of any historical resource, cause a substantial adverse change in the significance of a prehistoric or historic archaeological resource, disturb any human remains, or cause a substantial adverse change in the significance of a tribal cultural resource. In order to comply with cultural resource policies, the development project would be conditioned with a standard archaeological discovery clause which requires that any previously unidentified cultural resources discovered during site development are treated in accordance with the County's Cultural Resources Guidelines [Chapter 8 of the County's Environmental Thresholds and Guidelines Manual (rev.2/2018)]. This standard condition (CulRes-09 Stop Work at Encounter) would ensure that any potential impacts to cultural resources would be mitigated. Therefore, the project's impacts to cultural resources would be considered to be **less than significant**.

Cumulative Impacts: Since the project would not significantly impact cultural resources, its cumulatively considerable effect on the County's cultural resources would be **less than significant**.

Mitigation and Residual Impact: No mitigation is required with the implementation of standard condition CulRes-09 (Stop Work at Encounter). 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		

Existing Setting: The subject parcel contains a permitted 100 GPM well (designated as FC5) and associated motor control center mounted on a 755 square foot concrete pad in the southeast corner of the property. There is also a 64 square foot chemical shed in this fenced area. The subject property contains a 0.06-acre (2,375 square foot) parcel, shown as APN 129-190-004, which

contains two existing water storage tanks and piping that extends from the tanks to an existing well (designated as FC4) that is located on the parcel adjacent to the proposed project site. Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County.

County Environmental Thresholds: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). California Building Code requires that new construction include energy efficiency measures.

Impact Discussion:

(a, b) Less than significant impact: The proposed project would create additional public utility development, which would incrementally contribute to cumulative energy demand. The scale of the project is not large enough to significantly affect regional energy demand or require the development of new energy sources. Therefore, impacts would be **less than significant**.

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 mitigation is required. Residual impacts would be less than significant.

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	

Existing Setting: The project site is not located within a designated High Fire Hazard area. Vegetation of the project site has been subject to previous mowing, grazing, and grading. Fire protection and suppression for the project site are provided by the Santa Barbara County Fire Department, Station 23 (5003 Depot Street), which is approximately 12 miles northwest of the project site.

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

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4000 persons (generally 1 engine company per 12,000 people, assuming three firefighters/station). The emergency response time standard is approximately 5-6 minutes.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road), with some narrowing allowed for driveways. Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.

Impact Discussion:

(a-d) No Impact: 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. The proposed water storage tank would not increase the population of the areas and would not result in a substantial demand for fire protection services. Therefore, the project would have **no impact** on fire protection.

Cumulative Impacts: The project would not result in a cumulatively considerable increase in the demand for fire protection services. Therefore, the project's cumulative impact to fire protection services would be **less than significant**.

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

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 proposed water storage tank and access road site is located along a ridge just west of the unincorporated community of Sisquoc. For this project, a site visit was conducted on December 9, 2019, and a geotechnical evaluation dated April 5, 2019 was prepared by Ninyo & Moore. The following analysis is based on the information collected during the site visit and presented in the geotechnical evaluation.

Slopes and Elevation:

The hill leading to the ridge is moderately sloping with an approximate inclination of 2:1 horizontal to vertical (50% slope). The proposed tank will be located at an elevation of approximately 550 feet above mean sea level, and the proposed access road will ascend the adjacent hill starting from Foxen Canyon Road starting at an approximate elevation of 440 feet above mean sea level. Previous mowing, grazing, and grading has occurred on the project site and a gravel access road extends from the existing paved driveway to the gated entrance to the FC4 well that is located on the property to the north.

Soils and Stability:

Based on Ninyo & Moore's review of regional geologic maps and subsurface exploration, the proposed project site is generally underlain by surficial soils, alluvial soils, terrace deposits of the Orcutt Sands, and claystone and conglomerate materials of the Paso Robles formation. No indications of landslides were observed at the site and landslides are not shown at the site on geologic maps that Ninyo & Moore reviewed for the geotechnical evaluation. Groundwater was not encountered during exploratory excavations at the site.

Seismicity:

The subject site is not located within a State of California Earthquake Fault Zone. Based on Ninyo & Moore's review of published geologic maps and aerial photographs, no known active faults

underlie the site. The probability of surface fault rupture at the site is considered to be low. Liquefaction is not a consideration for the project due to the shallow depth of formational materials and lack of shallow groundwater at the site.

Corrosiveness:

The corrosion potential of the site soils was evaluated based on laboratory testing of a representative sample obtained from exploratory test pits at the project site. Based on the laboratory test results and Caltrans (2003) corrosion criteria, the project site can be classified as a corrosive site, which is defined as having earth materials with more than 500 ppm chlorides, more than 0.20 percent sulfates (i.e., 2,000 ppm), a pH of 5.5 or less, or an electrical resistivity of 1,000 ohm-centimeters or less.

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

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

Impact Discussion:

(a-b, e, i) Less than Significant with Mitigation: In order to meet minimum water pressure requirements, the proposed water storage tank must be located near the top of slope at an approximate elevation of 551-ft. An access road must also be provided for construction and maintenance needs. The proposed project would result in approximately 97,400 square feet (2.24 acres) of site disturbance, including approximately 13,401 cubic yards cut and 7,727 cubic yards of fill for construction of the access roads and two retention basins. As previously stated, the project site is located on slopes of approximately 50% grade. The project will require construction of a cut slope over 15 feet in height as measured from the lowest finished grade. As part of the geotechnical evaluation prepared by Ninyo & Moore, slope stability analyses were performed to evaluate the global and surficial stability of the proposed 1.5:1 (horizontal: vertical) cut and 1.5:1 fill slopes onsite. The generally accepted factor of safety for slopes under static loading and pseudo-static conditions is 1.5 and 1.1, respectively. The results of these analyses indicated that

the proposed fill slopes will have an adequate factor of safety against global slope instability, but surficial slope failure has the potential to occur due to the cohesionless nature of the fill slopes and the steepness of the fill slopes. The surficial materials, including relatively granular fill soils, have factors of safety of less than 1.5. The geotechnical report recommends placing approximately 10 feet long triaxial geogrids at a vertical spacing of 2 ½ feet, which will increase the factor of safety against surficial instability to 1.5 or greater. The Ninyo & Moore report provides several additional geotechnical recommendations for the proposed project including but not limited to a pre-construction conference, site preparation procedures, types of excavating equipment that the excavation will require, fill material composition and placement, pipe bedding, seismic design parameters, foundation design, concrete placement, site drainage design, and construction observation by a geotechnical consultant. A Santa Barbara County grading inspector reviewed the project plans and geotechnical evaluation and confirmed that the project would not conflict with the County Grading Code (Chapter 14). With the implementation of a mitigation measure which requires the applicant to comply with all recommendations contained in the geotechnical report dated April 5, 2019, impacts will be **less than significant with mitigation**.

Grading operations that would occur on the project site would remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts. However, the potential for the project to cause substantial erosion and sediment transport would be adequately mitigated with the preparation of an Erosion and Sediment Control Plan. Thus, impacts would be **less than significant with mitigation**.

(c-d, g-h, l) No Impact: There are no unique geologic, paleontologic, or physical features at the project site, and the project would not result in the use of septic systems. No extraction of mineral ore is proposed as a part of the project and the project would not result in excessive spoils, tailings, or overburden. As a result, there would be **no impacts**.

(f, j-k) Less than Significant: There are not any water bodies, creeks, flood plains, or flood hazard areas within 500 feet of the project site. Based on the size and scope of the proposed project, the amount of topsoil, sand or gravel that will be removed by the project is negligible. Limited construction-related vibrations would occur due to the heavy equipment operations during grading and construction. Therefore, impacts are **less than significant**.

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

Mitigation and Residual Impact: The following mitigation measures would reduce the project's geologic impacts to a less than significant level:

MM 16. Special Condition – Geotechnical Requirements. Grading and construction shall be in accordance with recommendations by Ninyo & Moore Geotechnical and Environmental Consultants, dated April 5, 2019. These recommendations include, but are not limited to, the following measures to minimize impacts related to geologic processes.

- a. A pre-construction conference shall be held to discuss the work plan, project schedule, and earthwork requirements. The applicant, the project civil engineer, the

project geologist, the project contractor, Building and Grading inspectors, and Permit Compliance staff shall be in attendance.

- b. Prior to performing excavations or other earthwork, the site should be cleared of existing fill soils, debris, vegetation, and loose or otherwise unsuitable soils. Obstructions that extend below the finished grade (such as tree stumps) should be removed and the resulting holes filled with compacted soil. Materials generated from the clearing operations should be removed from the project site and disposed of at a legal dump site.
- c. Fill material should generally be free of rocks or lumps of material in excess of 4 inches in diameter. Rocks or hard lumps larger than approximately 4 inches in diameter should be broken into smaller pieces or should be removed from the site. Import fill should consist of clean, granular soils with an expansion index (EI) of 50 or less as evaluated by ASTM International (ASTM) D 4829 and shall be evaluated by the project geologist prior to importing. Soil shall also be tested for corrosive properties prior to importing. Imported materials must satisfy the Caltrans (2003) criteria for non-corrosive soils (i.e., soils having a chloride concentration of 500 parts per million [ppm] or less, a soluble sulfate content of approximately 0.20 percent [2,000 ppm] or less, a pH value of 5.5 or higher and a minimum resistivity of 1,000 ohm-cm or higher).
- d. General fill, structure backfill, and trench backfill shall be compacted in horizontal lifts to a relative compaction of 90 percent as evaluated by ASTM D 1557. Fill soils shall be placed at near optimum moisture content as evaluated by ASTM D 1557. The optimum lift thickness of fill will depend on the type of compaction equipment used, but generally should not exceed 8 inches in loose thickness. Special care should be taken to avoid pipe damage when compacting trench backfill above the pipe. Placement and compaction of the fill soils shall be in general accordance with local grading ordinances and good construction practice.
- e. When placing fill on slopes steeper than 5:1 (horizontal to vertical), near horizontal keys and near vertical benches shall be excavated, extending through the near surface soil into competent bedrock material. Keying and benching shall be performed in accordance with our benching detail presented on Figure 5 of the Ninyo and Moore Geotechnical Report (2019). A backdrain system shall be installed along the heel of the toe key as shown on Figure 5. Keying, benching, and the installation of a backdrain shall be evaluated by the geotechnical consultant prior to placement of fill.
- f. Fill slopes for the project shall be constructed at inclinations 1.5:1 (horizontal to vertical) or flatter inclinations. 10-foot long triaxial geogrids with a long-term strength of 1,000 pounds per foot should be placed at 30-inch vertical spacing, including one layer at the bottom of the excavation, and extended to the slope face. Geogrids shall be placed in accordance with the manufacturer's recommendations.
- g. Fill slopes shall be constructed in a manner (e.g., overfilling and cutting to grade) such that the recommended degree of compaction is achieved to the finished slope face. Slopes and other exposed ground surfaces shall be appropriately planted with a protective ground cover. To enhance surficial stability, cut and fill slopes should be planted as soon as feasible subsequent to grading. Erosion control and drainage devices shall be installed in compliance with the requirements of the local governing

agencies as soon as feasible subsequent to grading. Cut slopes shall be observed by Ninyo & Moore during grading to further evaluate their stability and to provide appropriate mitigation recommendations as needed.

- h. Bedding material shall be placed around the pipe and shall extend to 1 foot or more above the top of the pipe. The bedding material should be classified as sand, be generally free of organic material, and have a sand equivalent (SE) of 30 or more. Crushed rock shall not be used for bedding material. Where wet and loose or soft soil conditions are encountered, the trench excavation shall be extended to approximately 1 foot or more below the pipe invert elevation and should be backfilled with gravel wrapped in filter fabric.

PLAN REQUIREMENTS/TIMING: Elements of the approved study shall be reflected on grading and building plans as required. P&D processing planner and grading staff shall review the plans to ensure all elements from the approved study are incorporated. **MONITORING:** The owner/applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

MM 17. Geo-02 Erosion and Sediment Control Plan. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (<http://sbcountyplanning.org/building/grading.cfm>) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS:** The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING:** P&D staff shall perform site inspections throughout the construction phase.

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

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 project site is developed with public utility uses, including a chlorine storage building.

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

Impact Discussion:

(a-e, h) Less than Significant: The potable well on site requires the use of limited quantities of chlorine. Since the quantities of chlorine remain below 55 gallons, a State Hazardous Materials Business Plan is not required. The transport, storage, use and disposal of this substance in accordance with applicable local, state, and federal regulations would minimize the potential for its accidental discharge to the environment, potential health and safety impacts, or other related environmental impacts. Minor amounts of traffic that may be generated by the project would generally be for maintenance-related purposes, and project-related traffic would not substantially interfere with emergency response capabilities to the project site or to other properties in the project area. Therefore, the project's potential hazard-related impacts would be **less than significant**.

(f-g) No Impact: *The project would not* have any impacts on public safety hazards, cause exposure to hazards from oil or gas pipelines or oil facilities, or contaminate a water supply. Therefore, there are no impacts.

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

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

4.10 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	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Existing Setting: The project site is located on the western boundary of the unincorporated community of Sisquoc and is zoned 1-E-1 (Single Family Estate Residential). The site has been developed with public utility uses owned by Golden State Water Company, including an existing 100 GPM well, a chlorine storage building, and unpaved access roads. The parcel also contains a 0.06-acre (2375 square foot) parcel shown as APN 129-190-004, which is owned by Blochman Union School District. This parcel contains two existing water storage tanks and piping that extends from the tanks to an existing well (designated as FC4) that is located on the parcel adjacent to the proposed project site which is also owned by Blochman Union School District. The land use north of the project site is a school, to the east is residentially zoned areas and a small neighborhood commercial retail store, and parcels to the south and west are agriculturally zoned and used for dry pasture grazing and oil & gas wells and fields. The project site is located approximately 350 feet south of the intersection of Foxen Canyon Road and Union Avenue.

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, b) Less than Significant Impact: Land uses on and adjacent to the project site are public utilities, agricultural, institutional, and residential. The project property is zoned 1-E-1 and contains public utility land uses. The proposed water storage tank is a conditionally permitted use on the project site. The proposed water storage tank would not result in noise, traffic, air quality or other land use conflicts with nearby land uses. Therefore, the proposed project would result in **less than significant** land use conflicts with existing land uses and land use requirements.

(c-j) No Impact: The project would not impact sewer trunk lines or access roads, result in the loss of affordable dwellings, displace housing or people, result in the loss of open space, cause an economic or social effect that would result in a physical change, or conflict with adopted airport safety zones. As a result, there would be **no impacts**.

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

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

4.11 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: The project site contains and existing public water facility, including a 100 GPM well, which was permitted in 2012 under case No. 12CUP-00000-00025. There is also an existing emergency standby generator onsite within the fenced area and is associated with the permitted water facility. This generator received a Permit to Operate from the Santa Barbara County Air Pollution Control District in 2018 (PTO No. 12744-01) and is kept onsite in case of emergency power outages. The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of residential dwellings to the east, and Blochman School to the north. The closest residence to the project site is located approximately 100 feet east of the project site.

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.

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

Impact Discussion:

(a, c) Less than Significant Impact: The operation of the proposed water storage tank would not produce any significant ambient noise or result in the generation of noise that would have the potential to result in significant noise impacts to persons or uses located on or near the proposed reservoir sites. Frequency of use of the existing emergency standby generator would not increase due to the proposed project. Minor amounts of traffic that may be generated by the project

would be for periodic or emergency maintenance-related purposes, and such traffic would not substantially increase existing noise conditions along Foxen Canyon Road. Therefore, the project's potential long-term noise impacts would be **less than significant**.

(b) Less than Significant Impact with Mitigation: Noise generated from heavy equipment during grading and construction activities typically can temporarily exceed County noise thresholds of 65 dB(A) CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcel, temporary construction noise could significantly affect nearby residents or school operations. Inclusion of Mitigation Measure 18 (Noise-02-Construction Hours), and Mitigation Measure 19 (Noise-04 Equipment Shielding – Construction) would reduce potentially significant short-term noise impacts to **less than significant with mitigation**.

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

MM 18. Noise-02 Construction Hours. The Owner/Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on the compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction. **MONITORING:** The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

MM 19. Noise-04 Equipment Shielding - Construction. Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding and/or noise control devices to P&D's satisfaction, and shall be located at a minimum of 200 feet from occupied residences to the east and the school to the north of the project site. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated. **PLAN REQUIREMENTS:** The owner/applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. **MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to

commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

4.12 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 project site has been developed with public utility uses, including a Golden State Water Company well and chlorine storage shed. Due to the low amount of impervious surfaces associated with this development, there are not any existing storm water drainage systems or water quality control facilities onsite. The existing site is serviced by Golden State Water Company employees periodically as needed.

County Environmental Thresholds:

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

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

Impact Discussion:

(a-d) No Impact: The proposed project would result in the construction of a new water storage tank and access road. This level of new development would not have a significant impact on existing police protection or health care services. The proposed project would not result in the development

of habitable structures and would not generate a new demand for school capacity. The proposed project would not generate solid waste. The project would not cause the need for new or altered sewer system facilities. Therefore, the project would have **no impact**.

(e) Less than Significant Impact: The proposed project would create new impervious surfaces that could result in greater surface runoff from the site since there would be less open ground capable of absorbing rainwater. This increased surface runoff would be accommodated within the two proposed retention basins located at the northeast and east corners of the property. The retention basin at the east corner of the property would cover approximately 6,180 square feet and have a storage capacity of 130,138 gallons and a maximum depth of 8 feet. The retention basin at the northeast corner of the property would cover approximately 4,220 square feet and have a storage capacity of 6,584 gallons and a maximum depth of 5 feet. The proposed retention basins would also protect the neighboring residences and school from any flooding or damage in the event that the water storage tank failed or overflowed. The project would not require the construction of any storm drains or water quality control facilities outside of the existing project site. Therefore, the project would have a **less than significant impact**.

Cumulative Impacts: The proposed project would not result in a population increase that would contribute to significant public facilities impacts, and would not result in an increase in impermeable surfaces at the project sites that would substantially increase runoff water volumes. Therefore, the project's contribution to public facility impacts would not be cumulatively considerable and its cumulative effects would be **less than significant**.

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

4.13 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 project site is located at 4989 Foxen Canyon Road, along the western boundary of the unincorporated community of Sisquoc. There are no recreation facilities on the project site. An existing alternate route bikeway follows Foxen Canyon Road.

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-b) Less than Significant Impact: The proposed project would result in the development of a new water storage tank and access road. Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. Impacts would be less than significant.

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

Cumulative Impacts: The proposed project would not result in a substantial increase in population in the project area and would not directly or indirectly impact any existing recreation facilities. Therefore, the project's contribution to cumulative recreation 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.

4.14 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: Access to the site is provided from Foxen Canyon Road via an existing 16' paved driveway.

County Environmental Thresholds: The Public Works Department, Roads Division's general standards governs all project proposals within the County. In addition, 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:

(a-c, f-h) Less than significant impact: Traffic generated by the proposed project would enter and exit the project site from the existing driveway on Foxen Canyon Road. Short-term traffic generated by the proposed project would be primarily from the transportation of construction

equipment and materials to and from the water storage tank site, and by construction workers commuting to and from the project site. No road closures or hazardous design features are likely to be necessary during construction and no permanent changes in traffic and circulation would be necessary. Long-term operation and periodic maintenance trips to the site would likely be very similar to existing conditions. Overall, traffic generated by the project would be very low and would not adversely affect the operation of Foxen Canyon Road or substantially increase the need for road maintenance. Adequate area would be available on the project site to accommodate construction and maintenance vehicle parking. Adequate sight distance is provided along Foxen Canyon Road to accommodate project-related vehicles that would enter and leave the project site. The project does not propose unsafe driveways; impede pedestrian, bicycle, or transit access; nor would it otherwise cause or exacerbate an unsafe traffic condition. The small amount of traffic generated by the project would result in **less than significant** traffic-related impacts.

(d, e) 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. Therefore, the project would have **no impact** on these services.

Cumulative Impacts: Long-term traffic generated by the proposed project would primarily be for periodic maintenance of the water tank. Therefore, the traffic generated by the project would not be cumulatively considerable and the project's cumulative traffic-related impacts would be **less than significant**.

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

4.15 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		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?				X	
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Existing Setting: An existing well located on the site provides water to the unincorporated community of Sisquoc. Runoff from the site generally runs from west to east, following the natural topography of the parcel. The hill leading to the ridge that the water tank is proposed to be located at is moderately sloping with an approximate inclination of 2:1 horizontal to vertical. The project area elevation is approximately 550 feet above mean sea level. The project site is not located within a designated 100-year floodplain area. The nearest designated 100-year floodplain is approximately 300 feet east of the project site and is associated with Cat Canyon stream.

The proposed water tank site is located in the Santa Maria Groundwater Basin. The 2014 Groundwater Basins Status Report (Santa Barbara County Water Agency, 2014) indicates that groundwater level measurements in the Santa Maria Groundwater Basin show a distinct lowering of water levels since the beginning of the drought, but the basin was previously determined to not be in a state of overdraft.

County Environmental 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 uses¹ 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

(c-e) Less than Significant Impact: The project would create minor amounts of additional storm water runoff as a result of newly constructed impermeable surfaces (i.e. water tank and access road). The additional storm water runoff would be directed and captured onsite in the proposed retention basins. The retention basins would be constructed to encourage percolation into the ground and are not expected to contain water on a regular basis. There are no surface water bodies located on the subject parcel or within 500 feet of the parcel. No discharge to surface waters would occur, and water quality would not be altered. Therefore, the project would result in a **less than significant** impact on water resources.

(a, f) No Impact: The project would not result in changes in currents or the direction of water movements in either marine or fresh waters due to the project site's distance from any marine or fresh water bodies. No public flood control projects would be required. The project site is located

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

outside of the designated flood way and flood plain area. No exposure of people or property to water related flooding hazards would occur. Therefore, the project would have **no impact** related to flood hazards.

(g-k) Less than Significant Impact: The project would not result in an increase of water consumption and would provide the Sisquoc community with a reliable water source. The water tank would be supplied with water from an existing Golden State Water Company wells (FC4 and FC5), which receives its water from the Santa Maria groundwater basin. The water tank would have a capacity of 200,000 gallons. The project would not result in a change in the amount of water pumped annually. The Santa Maria groundwater basin is currently not in a state of overdraft. Since the amount of water extracted annually does not exceed the safe yield of the Santa Maria groundwater basin, impacts to the basin would be **less than significant**.

(b, l) Less than Significant Impact with Mitigation: Construction activities such as grading could potentially create temporary runoff and erosion problems. Additionally, the project will cause more than 1 acre of ground disturbance and is therefore required to enroll under the State's General Stormwater Permit for Construction activity. Application of standard County grading, erosion, and drainage-control measures, as well as MM 17 (Geo-02 Erosion and Sediment Control Plan), and MM 21 (WatConv-07 SWPPP) would ensure that no significant increase of erosion or storm water runoff would occur. Runoff during construction could introduce oil and other hydrocarbons into drainage facilities. With the application of MM 20 (WatConv-05 Equipment Washout-Construction) potentially significant impacts to runoff water quality during construction would be reduced to **less than significant with mitigation**.

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

MM 17. Geo-02 Erosion and Sediment Control Plan – see section 4.8 above for full description.

MM 20. WatConv-05 Equipment Washout-Construction: The Owner/Applicant shall designate a washout area for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site bi-monthly. The area shall be located at least 100 feet from any storm drain, water body, or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance and Building permits. **TIMING:** The Owner/Applicant shall install the

area prior to commencement of construction. **MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

MM 21. WatConv-07 SWPPP. The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **TIMING:** Prior to approval of Zoning Clearance the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **MONITORING:** P&D permit processing planner shall review the documentation prior to approval of zoning clearance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

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

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other : Project Clean Water, Air Pollution Control District, Building and Safety

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 type="checkbox"/> Coastal Plan and Maps	<input type="checkbox"/> Circulation Element
<input checked="" type="checkbox"/> ERME	<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 checked="" type="checkbox"/> Flood Control maps
<input checked="" type="checkbox"/> Project plans	<input checked="" type="checkbox"/> Other technical references
<input type="checkbox"/> Traffic studies	(reports, survey, etc.)
<input checked="" type="checkbox"/> Records	<input checked="" type="checkbox"/> Planning files, maps, reports
<input checked="" type="checkbox"/> Grading plans	<input checked="" type="checkbox"/> Zoning maps
<input checked="" type="checkbox"/> Elevation, architectural renderings	<input checked="" type="checkbox"/> Soils maps/reports
<input checked="" type="checkbox"/> Published geological map/reports	<input checked="" type="checkbox"/> Plant maps
<input checked="" type="checkbox"/> Topographical maps	<input checked="" type="checkbox"/> Archaeological maps and reports
	<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: None

II. Project-Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics/Visual Resources, Biological Resources, Geologic Processes, Noise, Water Resources/Flooding.

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		

1. As discussed in this document, the proposed project has the potential to substantially degrade the quality of the environment. However, mitigation measures proposed in these sections would reduce project impacts to levels of less than significance. With incorporation of the mitigation measures identified in this document, the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory.
2. There are no short-term environmental goals that would be achieved by the proposed project to the disadvantage of long-term environmental goals.
3. As discussed throughout this document, the project does not have any impacts that are individually limited, but cumulatively considerable. Any contribution of the project to significant cumulative impacts would be adequately reduced by mitigation measures identified to address project-specific impacts.
4. The project would allow for the construction of a 200,000 gallon water storage tank, an access road to the water storage tank, and two new retention basins. As discussed in this document, with implementation of identified required mitigation measures, all impacts to human beings, either directly or indirectly, would be adequately reduced to less than significant levels.
5. There is no known disagreement among experts regarding the projects impacts.

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 the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The 1-E-1 zoning of the site allows for the development of a water tank and access road with the approval of a Conditional Use Permit.

Comprehensive Plan

The project will be subject to all applicable requirements and policies under the Santa Barbara County Land Use and Development Code and the County's Comprehensive Plan.

This analysis will be provided in the forthcoming Staff Report. The following policies will be addressed, among others:

1. Land Use Development Policy # 4
2. Hillside & Watershed Protection policy # 1, 2, 6, 7
3. Historical and Archaeological Policy # 2, 3, 5
4. Visual Resources Policy # 2, 5

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: N/A

PROJECT EVALUATOR: Tina Mitchell

DATE: January 7, 2021

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:  _____

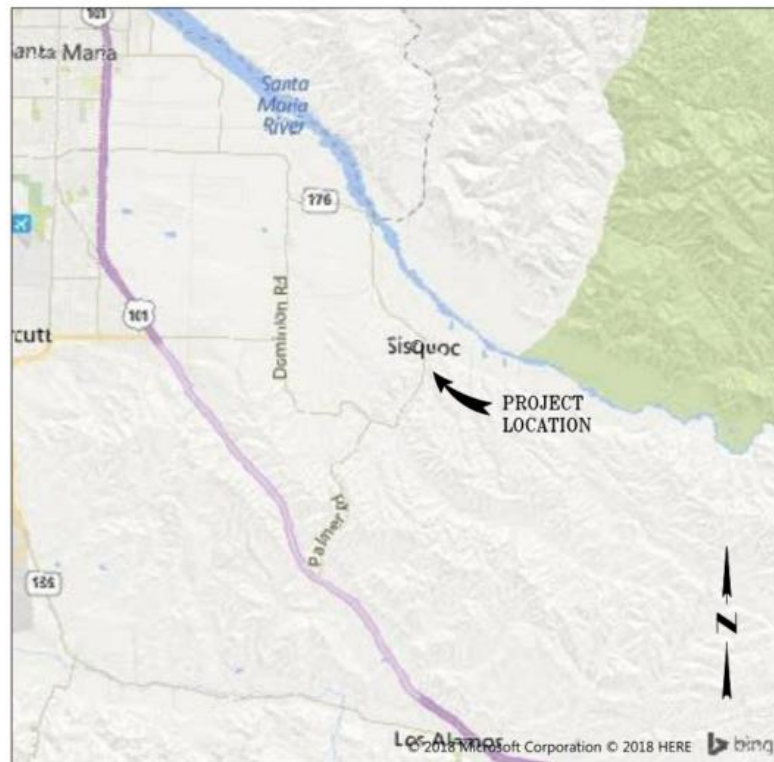
DRAFT MND DATE: January 7, 2021

12.0 ATTACHMENTS

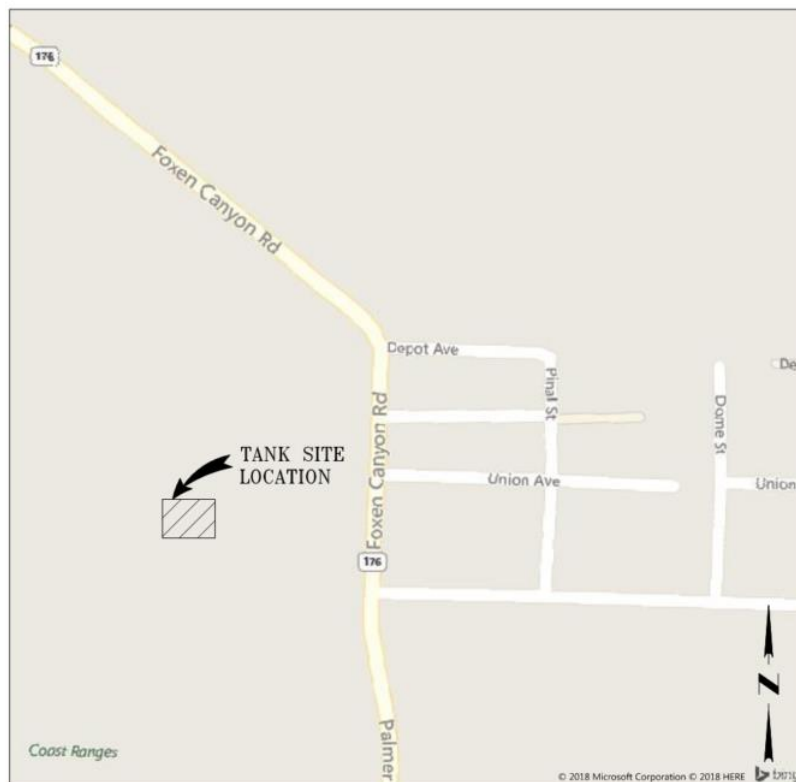
1. Vicinity Maps
2. Site Plan
3. Landscape Plan

G:\GROUP\PERMITTING\Case Files\CUP\19 Cases\19CUP-00000-00059 GSW Storage Tank\CEQA\MND\Draft MND
19CUP-59.docx

ATTACHMENT 1: VICINITY MAPS

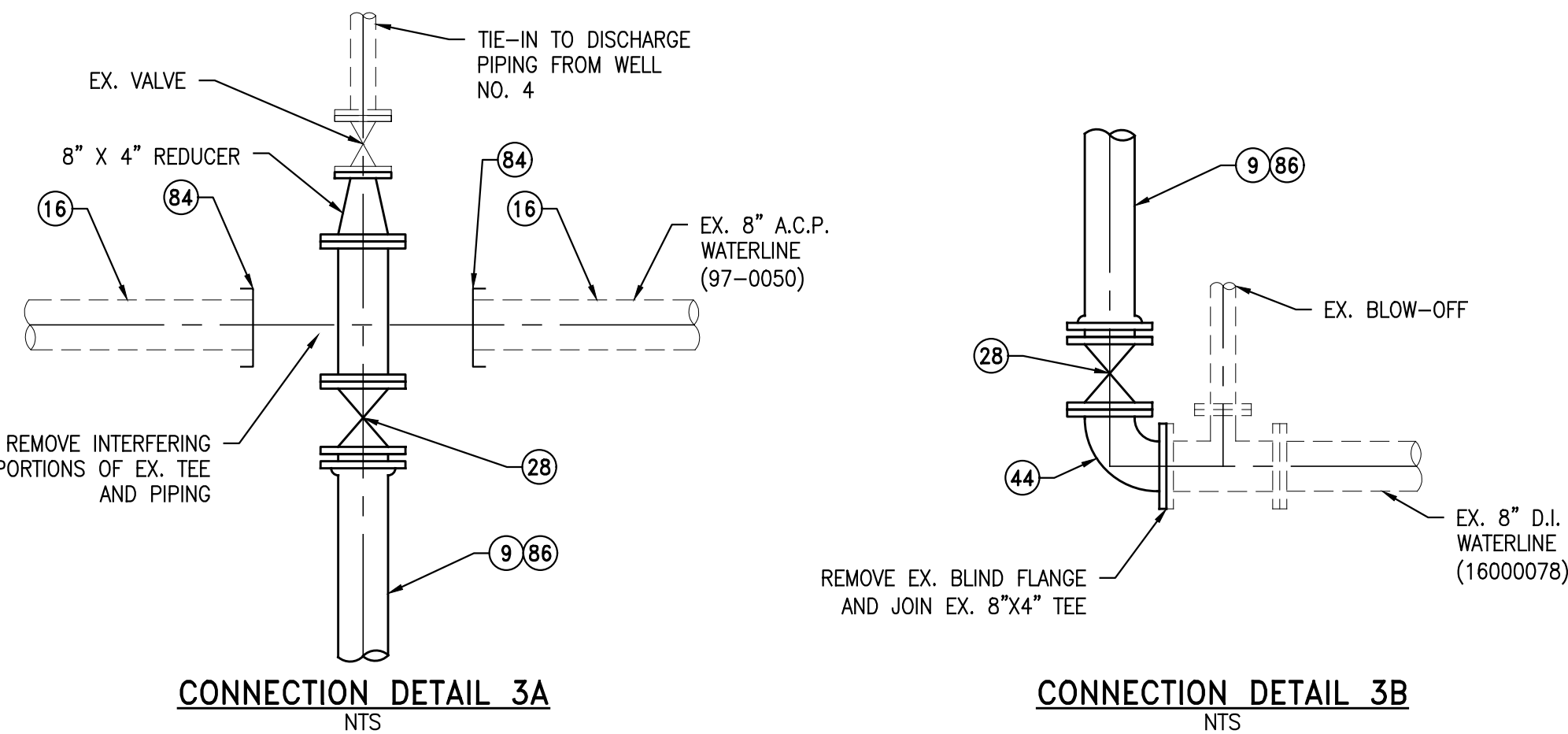
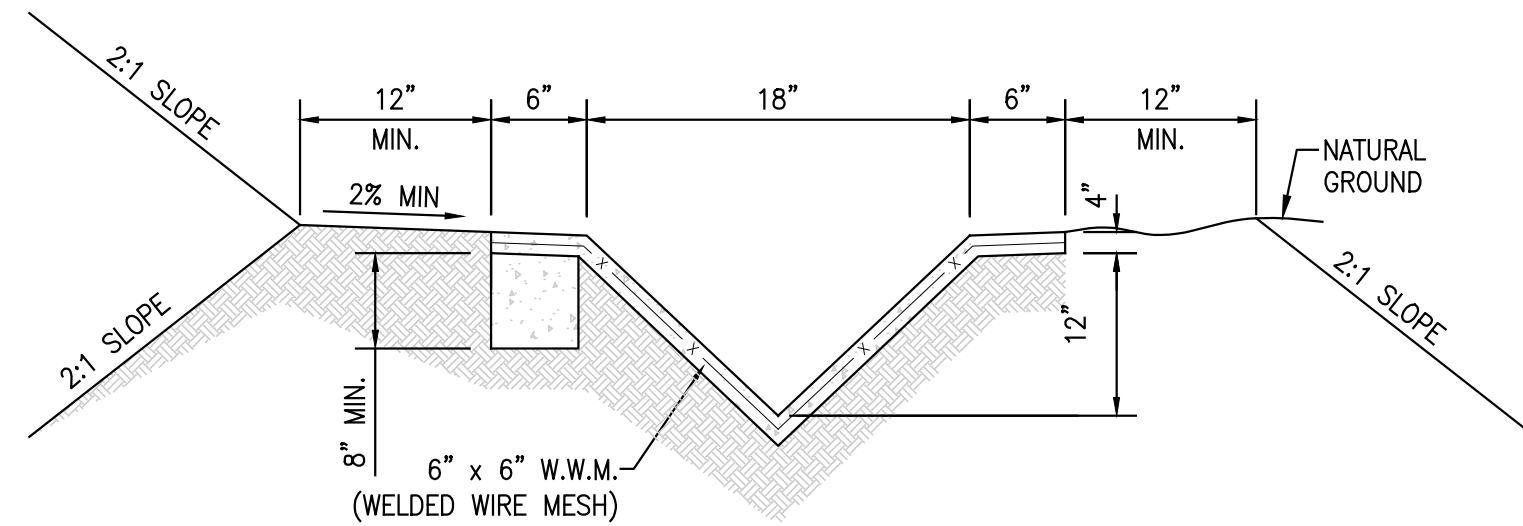
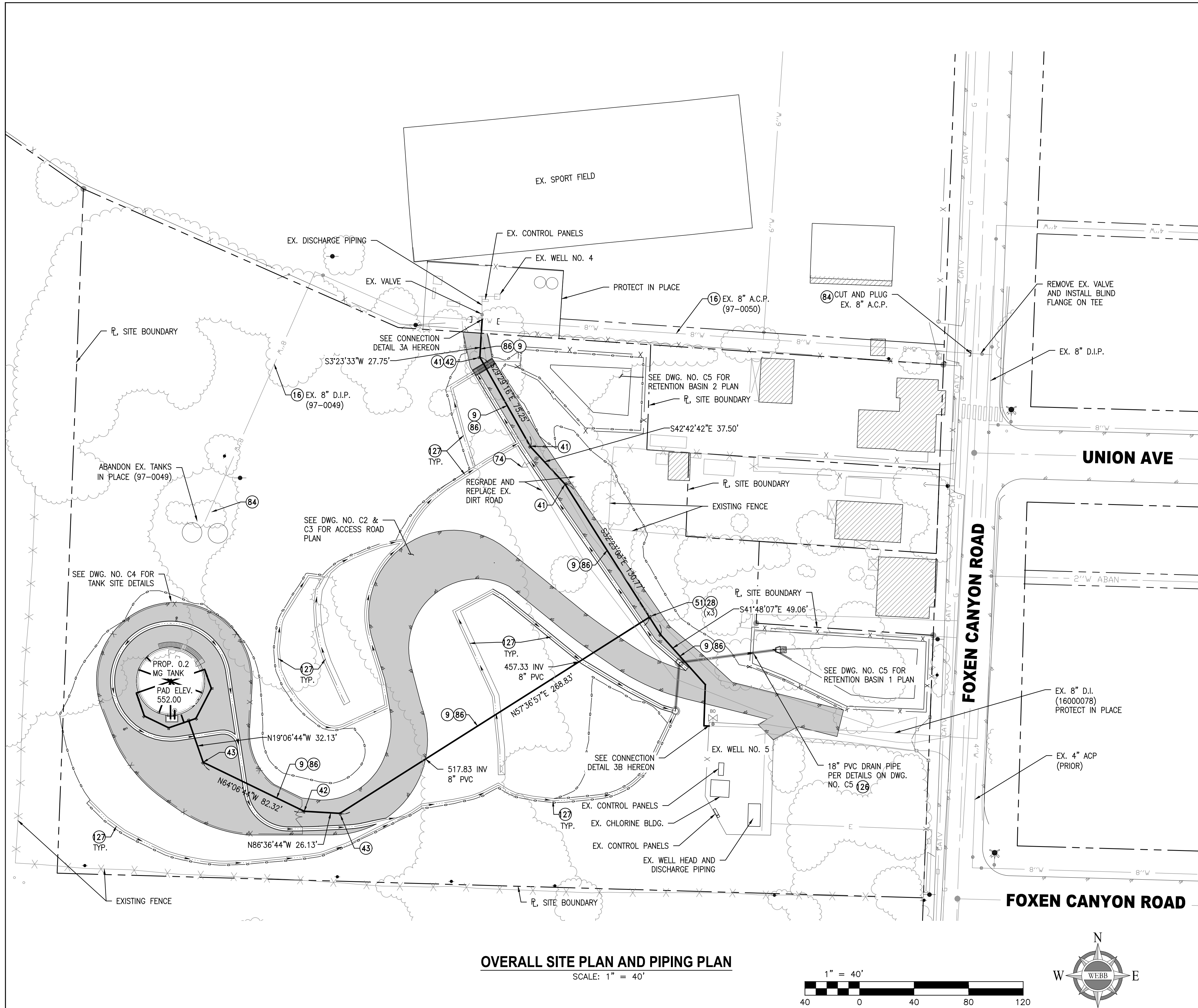


VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE


ATTATCHMENT 2: SITE PLAN



CONSTRUCTION NOTES

- (9) INSTALL 8" P.V.C. PIPE PER GSWC STD. NO. P-3 AND GSWC SPECIFICATIONS. *
- (16) ABANDON 8" (TYPE AS SHOWN) PIPE IN PLACE.
- (28) INSTALL "MAIN SIZE" F.E. x M.J. GATE VALVE WITH VALVE BOX TYPE 1 AND ANCHOR (IF APPLICABLE) TO GRADE PER GSWC STD. DWG. NOS. P-31 AND P-43.
- (41) INSTALL "MAIN SIZE" 11 1/4" D.I. BEND WITH THRUST BLOCK PER GSWC STD. DWG. NO. P-18.
- (42) INSTALL "MAIN SIZE" 22 1/2" D.I. BEND WITH THRUST BLOCK PER GSWC STD. DWG. NO. P-18.
- (43) INSTALL "MAIN SIZE" 45" D.I. BEND WITH THRUST BLOCK PER GSWC STD. DWG. NO. P-18.
- (44) INSTALL "MAIN SIZE" 90" D.I. BEND WITH THRUST BLOCK PER GSWC STD. DWG. NO. P-18.
- (51) INSTALL "MAIN SIZE" D.I. TEE WITH THRUST BLOCK PER GSWC STD. DWG. NO. P-18.
- (71) INSTALL "MAIN SIZE" D.I. M.J. LONG SLEEVE.
- (74) INSTALL 1" COMBINATION AIR RELEASE AND VACUUM RELIEF VALVE ASSEMBLY PER GSWC STD. DWG. NO. P-14.
- (84) CUT AND PLUG EXISTING MAIN PER GSWC STD. DWG. NO. P-6.
- (86) INSTALL FULLY RESTRAINED JOINTS PER GSWC STD. DWG. NOS. P-19, P-20, AND/OR P-21.
- (126) INSTALL 18" RCP DRAIN PIPE
- (127) INSTALL OVERFLOW GUNITE BROW DITCH PER DETAIL ON SHEET 3

* NOTE:
WATERLINES IN 2:1 FILL SLOPES SHALL BE 5' DEEP MIN. RESTRAINED AND SLURRY BACKFILLED (TO TOP OR 1' BELOW F.G.).

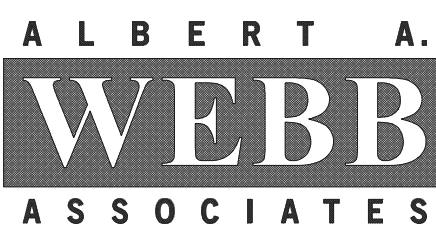


Know what's below.
Call 811 before you dig.


THIS PLAN WAS PREPARED BY THE STAFF OF ALBERT A. WEBB ASSOCIATES. ALBERT A. WEBB ASSOCIATES MADE A REASONABLE REVIEW OF AVAILABLE RECORDS AND A VISUAL INSPECTION OF THE PROJECT AREA TO COMPLETE THE INFORMATION GIVEN HEREON INCLUDING THE EXISTENCE AND LOCATION OF SUBSTRUCTURES AND UNDERGROUND UTILITY PIPES. HOWEVER ALBERT A. WEBB ASSOCIATES DOES NOT WARRANT THE INFORMATION GIVEN HEREON.

THE CONTRACTOR, IN ADDITION TO COMPLYING WITH THE PROCEDURES OF UNDERGROUND SERVICE ALERT, IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO LOCATE AND PROTECT THE ABOVE AND BELOW GROUND STRUCTURES IN THE VICINITY OF THE PROJECT.

BY:	DATE:	REVISION:	APPROVED BY:	DATE:

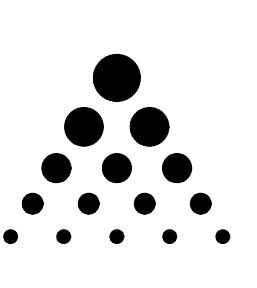


ALBERT A. WEBB ASSOCIATES
ENGINEERING CONSULTANTS
3788 McCRA Y STREET, RIVERSIDE CA. 92506
PH. (951) 686-1070 / FAX (951) 788-1256



REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER A. DANIELSON
NO. C79743
CIVIL
STATE OF CALIFORNIA

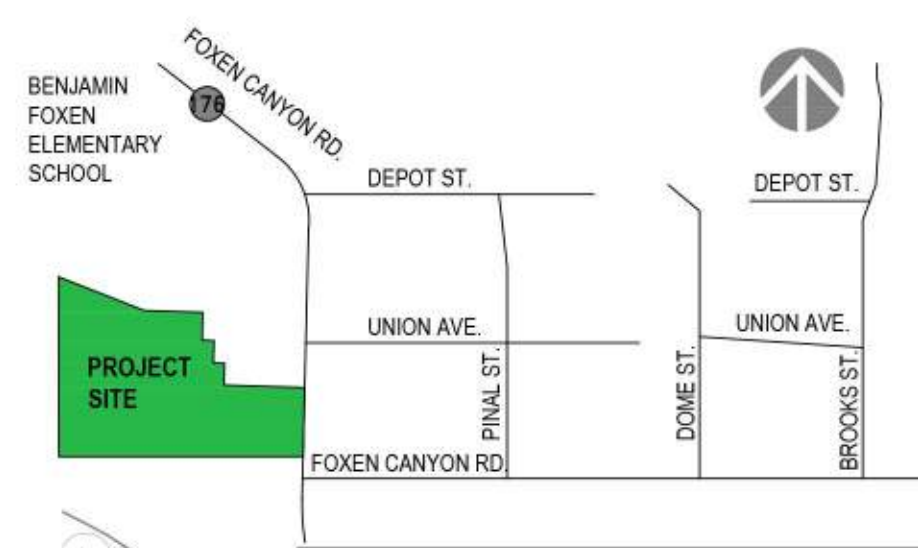
BUDGET YEAR GROUP	2018 51	SYSTEM MAP NO:	SISQUOC-1	DRAWING PREPARED BY:	J. RUIZ	DATE:	4/24/20
THOMAS GUIDE	B SANTA BARBARA	PROCESSED TAX CODE NO.		DESIGN BY: <td>K. DANIELSON<td>DATE:<td>4/24/20</td></td></td>	K. DANIELSON <td>DATE:<td>4/24/20</td></td>	DATE: <td>4/24/20</td>	4/24/20
DISTRICT:	COASTAL	AS-BUILT RECORDS BY:		DATE:			
SYSTEM:	SISQUOC	DATE:		FIELD CHECK & SERVICE SURVEY BY:		DATE:	
REVIEWED & APPROVED BY:	MARK A. ESQUER	DATE:		R.C.E. NO. C-58571			



Golden State Water Company
A Subsidiary of American States Water Company
1920 WEST CORPORATE WAY, ANAHEIM, CA 92801
PHONE: (714) 535-7711 FAX: (714) 535-8685

PROJECT TITLE:	CONSTRUCTION PLANS FOR FOXEN CANYON TANK AND ACCESS ROAD		
JURISDICTION: <td colspan="3">SANTA BARBARA COUNTY</td>	SANTA BARBARA COUNTY		
DWG NO: <td>C1</td> <td>SHEET NUMBER:</td> <td>3 of 17</td>	C1	SHEET NUMBER:	3 of 17
DWG DESC: <td>SITE AND PIPING PLAN</td> <td>W.O.</td> <td>16000084</td>	SITE AND PIPING PLAN	W.O.	16000084
FRANCHISE NUMBER: <td colspan="3"></td>			

ATTACHMENT 3: LANDSCAPE PLAN



VICINITY MAP
SCALE = NTS

SECTION A-A SCALE = 1"=30'



SITE PLAN SCALE = 1"=30'

Appendix B - Sample Water Efficient Landscape Worksheet

Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o) 47.4 (SANTA MARIA)

Hydrozone #	Planting Description*	Plant Factor	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ²
Regular Landscape Areas								
1. TREES	MED (0.5) DRIP (BUBBLER)	.81		.617	1,440	SF	888.89	26,123
2. CUT-SLOPES	LOW (0.2) SPRAY (ROTARY)	.75		.267	48,062	SF	12,816.53	376,652
3. IN-FILL	LOW (0.2) SPRAY (ROTARY)	.75		.267	30,710	SF	8,199.33	240,668
4. BASIN SLOPE	LOW (0.2) SPRAY (ROTARY)	.75		.267	6,892	SF	1,837.87	54,011
5. BASIN BOTTOM	LOW (0.2) SPRAY (ROTARY)	.75		.267	4,307	SF	1,148.53	33,753
					Totals	(A) 91,411 SF	(B) 25,184.8	731,207
Special Landscape Areas								
					1			
					1			
					1			
					Totals	(C)	(D)	
							ETWU Total	731,207 GAL
							Maximum Allowed Water Allowance (MAWA)³	1,208,874 GAL

*Hydrozone #/Planting Description
1.) Front Lawn
2.) Low water use plantings
3.) Medium water use planting
*MAWA (Annual Gallons Allowed) = (Eto) (0.62) / (ETAF x LA)
+ ((1-ETAF) x SLA))
where 0.62 is conversion factor that converts acre-inches per acre per year to gallons per square foot per year.
LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.
where 0.62 is conversion factor that converts acre-inches per acre per year to gallons per square foot per year.
ETAF x 0.62 x ETAF x Area

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 25,184.8
Total Area	(A) 91,411
Average ETAF	B ÷ A .275

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	(B + D) 25,184.8
Total Area	(A + C) 91,411
Site-wide ETAF	(B + D) ÷ (A + C) .275

CONCEPT PLANT SCHEDULE

	OAK TREE REPLACEMENT (1 GAL) QUERCUS AGRIFOLIA / COAST LIVE OAK	30	1 GAL, LOW (0.2), 40'-60" H X 40'-60" W
	OAK TREE REPLACEMENT (24" BOX) QUERCUS AGRIFOLIA / COAST LIVE OAK	9	24" BOX, LOW (0.2), 40'-60" H X 40'-60" W
OAK TREE NOTE: OAK TREES REMOVED TO BE REPLACED PER COUNTY STANDARD REPLACEMENT RATIO AS REQUIRED.			
	SCREEN SHRUB HETEROMELES ARBUTIFOLIA / TOYON	61	5 GAL, LOW (0.2), 6'-8" H X 6'-8" W
	PLANTED CUT-SLOPE (CONTAINER) ERIOGONUM FASCICULATUM / COMMON BUCKWHEAT LUPINUS ALBIFRONS / BUSH LUPINE MUHLENBERGIA RIGENS / DEER GRASS RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY SALVIA MELLIFERA / BLACK SAGE	29,189 SF 183 183 305 61 183 243	1 GAL, LOW (0.2), 2'-3" H X 2'-3" W 1 GAL, LOW (0.2), 3" H X 4" W 1 GAL, MED (0.5), 3" H X 4" W 1 GAL, LOW (0.2), 6'-8" H X 6'-8" W 1 GAL, LOW (0.2), 3" H X 4" W 1 GAL, LOW (0.2), 4'-6" H X 4'-6" W
	PLANTED CUT-SLOPE (SEED) SAS HYDROSEED CUSTOM MIX 2 MIX INCLUDES: CORETHROGYNE FILAGINIFOLIA - CALIFORNIA ASTER ENCHELIA CALIFORNICA - CALIFORNIA ENCELIA SALVIA MELLIFERA - BLACK SAGE MUHLENBERGIA RIGENS - DEERGRASS	20,313 SF	SEED, LOW (0.2), 3'-4" H
	IN-FILL LANDSCAPE (SEED) SAS HYDROSEED CUSTOM MIX 1 MIX INCLUDES: ACHILLEA MILLEFOLIUM - YARROW ESCHSCHOLZIA CALIFORNICA - CALIFORNIA POPPY SISYRINCHIUM BELLUM - BLUE-EYED GRASS RANUNCULUS CALIFORNICUS - CALIFORNIA BUTTERCUP	30,710 SF	SEED, LOW (0.2), 2'-3" H
	BASIN SLOPE MUHLENBERGIA RIGENS / DEER GRASS	6,892 SF 448	5 GAL, LOW (0.2), 3" H X 4" W 48" oc
	BASIN BOTTOM (SEED) FESTUCA MICROSTACHYS / SMALL FESCUE	4,307 SF 1,120	SEED, LOW (0.2), 2" H X 2" W 24" oc

OWNER / APPLICANT:

GOLDEN STATE WATER COMPANY
ATTN: MEGAN PANOFSKY
PH: (951) 349-7407 EX. 117

LANDSCAPE ARCHITECT

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FAX: (951) 788-1256

CIVIL ENGINEER

ALBERT A. WEBB ASSOCIATES
ATTN: KRIS DANIELSON
3788 MCCRAY STREET
RIVERSIDE, CA 92506
PH: (951) 686-1070
FAX: (951) 788-1256

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON CALIFORNIA STATE COORDINATE SYSTEM AS DETERMINED FROM GPS OBSERVATIONS OBTAINED IN JANUARY 2012, BETWEEN STATION 1133 AND STATION 1132 OF THE GPS CONTROL NETWORK FILED IN BOOK 147, AT PAGES 57-61 OR RECORD OF SURVEYS, NAD83 (1992 ADJUSTMENT) ZONE 5, EPOCH 1991.35, AND BEARS S57°00'11"E.

BENCHMARK

FOUND 3" B.C. IN CONCRETE - "SANTA BARBARA COUNTY SURVEY MONUMENT" R.E. 6895 PER 60-RS-31 BEING N37°03'31"E, 0.13 FEET FROM THE TRUE INTERSECTION

SITE ADDRESS

4989 FOXEN CANYON ROAD
SANTA MARIA, CALIFORNIA 93454

JURISDICTION

SANTA BARBARA COUNTY

