COUNTY OF SANTA BARBARA

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Draft Mitigated Negative Declaration

Montecito Family YMCA Master Plan

Case Nos. 13NGD-OOOOO-00008, 12RVP-OOOOO-00008

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1.0 REQUEST/PROJECT DESCRIPTION

The project is a request from the Owner, the Montecito Branch of the Channel Islands YMCA (MFYMCA), and Brian Banks, agent for the Owner, for a revised conditional use permit to update the Montecito Family YMCA Master Plan, originally approved under Case No. 78-CP-75, for the purpose of renovating, enhancing, and expanding the existing facilities. The revised conditional use permit would allow for the demolition and reconstruction of existing buildings and the construction of several new buildings, as well as the continuation of existing programs including a selection of recreational, fitness and well-being programs for all age groups. The MFYMCA currently operates their programs with approximately 10,732 net square feet of interior space in two buildings, plus approximately 1,785 square feet of covered exterior spaces and freestanding storage units. The property hosts an existing 12,797 square foot outdoor sport court with night lighting. Permitted exterior activities include multiple children's playgrounds and an outdoor swimming pool.

Facility Upgrades

The proposed Master Plan update would increase the total interior spaces of the facilities to approximately 22,638 square feet (all square footages are net). The existing 7,416 square foot main building would be expanded and renovated, resulting in a structure of approximately 10,336 square feet. The main building currently houses employee offices, a pre-school program licensed for 36 children, a child watch area, and exercise rooms. The redeveloped building would accommodate workout rooms, large multi-purpose spaces, offices, a child watch area, restrooms, and the main lobby. The licensed pre-school space would be relocated to an offsite location and no longer be included in this Conditional Use Permit. The existing 12,797 square foot outdoor sports court would be replaced with a new, 9,425 square foot multi-purpose building. The existing 3,300 square foot locker room building would be rebuilt with a new 2,717 square foot locker room building. A new, unenclosed structure of approximately 160 square feet would house storage and pool equipment and be located adjacent to the outdoor pool.

The project data summary is as follows:

Building Areas that contribute to parking demand

Main Bldg:	10,102 sf net
Locker Room:	2,717 sf net
Multi-Purpose:	9,425 sf net
Total Building Areas	22,244 sf net

Area for storage & service spaces that do not add to parking demand

Main Bldg: Storage:	(235) sf net
Locker Room: Pool equip.	(160) sf net
Multi-Purpose:	(0) sf net
Total:	(395) sf net

Total Building Areas

Main Bldg:	10,336 sf net
Locker Room + Pool Equip:	2,877 sf net
Multi-Purpose:	9,425 sf net

Total Building Areas: 22,638 sf net

Parking Requirements per MLUDC Methodology

Parking Required

Main Bldg:	31 cars
Locker Room:	5 cars
Multi-Purpose:	43 cars
Pool/Spa	20 cars
Total Required:	99 cars

Parking Provided: 99 cars

Additional improvements would be made to the existing exterior facilities. A new pool deck would be constructed, and space would be provided for the expansion of the outdoor pool from five lanes to seven. The central courtyard and adjoining areas would be landscaped with enhancements to better serve the summer camp programs and group activities, and for stormwater retention.

A small common terrace area with seating is proposed to be located adjacent to the main building. The common area would be for members only and would not have any cooking facilities. It is planned as a social area for members and staff.

The improvements illustrated in the Master Plan would be built out individually and in a manner that allows the facility to remain in operation while work is being undertaken. The precise scope of each group of improvements would vary depending on the priorities of the MFYMCA and available funding. Development of each individual building would include corresponding improvements to utilities, fire safety, storm water management, and adjoining landscaped areas. Approximately 900 cubic yards of cut would be needed to implement the proposed improvements.

Parking

There are currently 55 parking spaces in the existing parking lot. There is an existing service road accessed from the corner of San Ysidro Rd. and Santa Rosa Rd. Improvements would be made to the existing parking lot to improve ADA accessibility and stormwater management. The improved lot would accommodate two additional parking space, bringing the total to 57 spaces. Additionally, a parking area with 42 new parking spaces and a new service drive would be created at the southwest corner of the site with access from San Ysidro. The new parking area off of San Ysidro will accommodate staff parking but may also be used for member overflow. This new driveway and parking lot will also improve Fire Department access and remove the need for service vehicles to park in the formal parking lot. The current service road accessed from San Ysidro and Santa Rosa would be replaced with a foot path and landscaping. With the addition of the new parking area, a total of 99 parking spaces will be provided onsite, in conformance with the MLUDC parking standard.

The MFYMCA also has recorded offsite parking agreements with the County Parks Department and Montecito Union School. The agreement with County Parks allows MFYMCA members and staff to utilize the 103 existing spaces at Lower Manning Park during the park hours of operation which run from 8 a.m. to sunset. The agreement with Montecito Union School allows MFYMCA members and staff to utilize 47 spaces in two school parking lots during weekday evening hours and on weekends when school is not in session. While these agreements would remain in place under the Master Plan update to supplement on-

site parking, the MFYMCA would not rely on this additional parking capacity to meet the MLUDC parking requirements.

Fire Access & Safety

The proposed addition of the new vehicular access and parking area at the southwest corner of the property will result in substantial improvements to Fire Department access. These changes were developed in coordination with the Montecito Fire Department and would improve general site access and the ability to reach all structures with fire hoses. These changes would also facilitate access to the site from existing fire hydrants at lower Manning park and along Santa Rosa Lane. New buildings and renovated structures would be equipped with current code required fire protection sprinkler systems. Fire Department Point's of Connection would be provided along with "Knox boxes" at the locations prescribed by the Fire Marshal.

Water and Sewer Services

The project site would continue to be served by the Montecito Water District, who provided a Certificate of Water Service Availability (CWSA) for the project, dated June 17, 2021. Pursuant to the District's letter, the project site will be allocated a maximum of 6.45-acre feet of water per year, per the allocation established by Ordinance 89. The site would be served by an existing water meter and main line. No new offsite water delivery infrastructure would be needed to serve the proposed project.

The project site would continue to be served by the Montecito Sanitary District. An existing 8-inch diameter sewer main is located within an easement that runs through the MFYMCA property and under Oak Creek before diverting to San Ysidro Road in the southwest corner of the site. The Sanitary District reviewed the proposed project plans and provided a Sewer Availability Letter, dated July 26, 2021. The letter includes minor conditions related to construction sequencing and video inspection requirements for the private sewer lateral.

Emergency Generator

The MFYMCA does not currently have emergency generators. However, the new and renovated building would have emergency exit lighting powered by either battery backups or power inverters. The MFYMCA was a key support facility during the Tea Fire and is anticipated to be called upon again during future emergencies. In order to provide assistance in times of need, the proposed MFYMCA multi-purpose building would be wired to accommodate a portable generator for use in the event of an emergency.

Tree Removal and Replacement

Project related impacts to existing trees would be limited to removal of 6 native trees, including 5 oaks, and 1 sycamore. One additional oak tree will have encroachment over 20% and will require mitigation. Two additional sycamores are also proposed for removal for safety reasons due to an infestation from a bark beetle and do not require mitigation. A total of 40 native tree species are proposed as mitigation in the non-riparian areas as a result of project impacts, with a mix of Coast Live Oak, Alders, Cottonwoods, and California bay species. In addition to the above-identified trees to be removed, several existing trees to remain would be located within close proximity to construction activities and will be protected with fencing and other measures as recommended in the Tree Protection Plan prepared by Duke McPherson, dated September 29, 2019.

The project also include frontage improvements along San Ysidro and Santa Rosa Lane in order to meet the conditions recommended by the County of Santa Barbara Public Works Transportation department that results in the removal of an additional 2 Coast Live Oak trees and 15 non-native trees.

Oak Creek Enhancement / Biological Resources

The proposed site design seeks to improve on the existing biological condition of the site over the course of the Master Plan update implementation. Site limitations, most notably the location of existing structures, and the existing sewer easement and sewer mainline, preclude the MFYMCA from relocating all improvements outside the 50 ft. creek buffer. Therefore, as described in the Biological Assessment by Hunt & Associates dated October 9, 2019, the MFYMCA has adopted a design strategy that offers significant enhancement to these areas and places less impactful uses within the buffer zones. As a result of the enhancement program, a total of 35 native trees along with a substantial variety of native shrubs and ground covers are proposed within the ESH areas. This will result in a total of 75 native trees (35 within the riparian corridor and 40 outside the riparian corridor) on the project site. Key improvements proposed include the following:

1. Oak Creek: Remove nonnative plant species from within the creek banks and enhance these areas with native plantings per the recommendations of the project biologist and as described in the restoration plan prepared by Hunt & Associates.

2. 50 ft. Buffer from Oak Creek: Remove invasive nonnative plant species from areas within the 50 ft. buffer from top of bank. Remove much of the paved surfaces from within the 50 ft. buffer, and replace with permeable surfaces and native plantings where possible. Reduce the number of existing activity areas within the buffer area.

3. Native Trees: Minimize oak & healthy sycamore tree removal and replace trees to be removed pursuant to the recommendations in the restoration plan prepared by Hunt & Associates and the Duke McPherson arborist report dated September 29, 2019. Due to the infestation of bark beetles several unhealthy Sycamore trees will need to be removed.

4. Building Improvements within the 50 ft. Buffer: Two existing buildings are partially located within the 50 ft. top of bank buffer areas including the main building and the locker room building. Portions of these buildings would remain within the setback under the proposed project but will not be located closer to the top of bank than existing buildings.

Stormwater Management

As the above-described building improvements are made, corresponding drainage improvements would be implemented. These improvements are intended to offset increases in the building areas through reductions in existing impervious surfaces, new permeable surfaces and the installation of new landscaped bio-filtration features. A combination of methods would be incorporated throughout the site to control and filter runoff with Low Impact Development (LID) techniques. The top of bank area in front of the main building would be redesigned to reduce hardscaping and incorporate bio-filtration features for capturing roof runoff.

Frontage Improvements

The project also includes frontage improvements along San Ysidro Road and Santa Rosa Lane in order to meet the conditions of approval recommended by the Public Works Transportation Division. This includes

a 5 ft. decomposed granite sidewalk with a curb and gutter, undergrounding power lines, removal of 3 existing utility poles, and installation of 6 new pole mounted streetlights. These frontage improvements will require the removal of 2 Coast Live Oak trees, and 15 non-native trees.

Operations & Programs

The MFYMCA serves toddlers through seniors with a wide range of programming. There are facilities and programs available for individual, group, and family activities. Principal indoor activities at the existing facility include the preschool, workout rooms (fixed weights, free weights, & cardio), multi-purpose/aerobics room, and locker rooms. Existing outdoor activities include use of the outdoor swimming pool, sports courts, preschool playgrounds and summer youth camps. In addition, the MFYMCA sponsors a variety of youth sports programs held both on and offsite. The existing programs include afterschool sport team practices and Saturday games. Sports include football, soccer, basketball, volleyball, swim team, water polo, T-ball, and baseball. The field activities predominantly take place offsite on neighborhood school fields, with basketball occurring onsite at the existing sport court. These activities would continue under the proposed project.

Under the Master Plan update, the MFYMCA would be able to offer additional aquatics classes for seniors and children as well as additional opportunities for lap swimming. The addition of the indoor multi-purpose space would allow the MFYMCA to offer additional classes as needed. With multiple class locations, the MFYMCA would be able to stagger class times and leave longer breaks between classes which would help reduce traffic congestion at peak times.

Special Events

In addition to the regular programs and activities offered on an ongoing basis, the Master Plan update would include special events. Existing onsite special events include member barbeques, an annual open house, and an annual Montecito Union School 6th grade graduation party. These YMCA special events are held on average once per month and they do not include late night activities. These activities range in size from 10 to 100 people in attendance. The MFYMCA is requesting approval of up to 15 events of comparable size and function per year. Fundraising functions would continue to be held offsite (golf tournaments, etc.). The MFYMCA facility is not used for “special events” open to the general public, with the exception of the annual open house

Hours of Operation

The current standard weekday hours of operation for the MFYMCA are as follows, with some staff on site before opening and after closing.

Weekdays	6:00 AM to 9:00 PM
Saturday	7:00 AM to 7:00 PM
Sunday	12:00 PM to 7:00 PM

The MFYMCA currently has no plans to amend its existing hour of operations. The MFYMCA is requesting the flexibility to expand the hours of operations should the community needs change in the future. The revised allowable hours of operations would be limited to:

Weekdays	5:30 AM to 10:00 PM
Saturday	7:00 AM to 9:00 PM
Sunday	10:00 AM to 9:00 PM

Special Events	open until 10:00 PM on Saturdays no outdoor activities after 9:00 PM

Staffing

The MFYMCA is run by a combination of full and part time staff members. During the peak hours of 9:00 AM to 3:00 PM 12 to 14 staff members are typically on site at a time, with reduced staffing levels in the early morning and evening hours.

Membership/Level of Use

MFYMCA "memberships" include families, couples, and individuals. For the past 3 years, the combined MFYMCA membership, including scholarships, has remained relatively constant with seasonal variations between 1,500 and 1,600 membership units. For calculation purposes, 1,550 is used as the baseline for current membership and associated uses. Under the Master Plan update, the MFYMCA proposes to increase membership to a maximum of 1,950 units. Current MFYMCA policy is to allow members from other YMCA's reciprocal visiting privileges and use of all facilities. This policy would continue under the Master Plan update. The use by other YMCA members is not substantial, and its impact is part of the current baseline.

Project Phasing

The proposed Master Plan improvements would be built out over multiple phases in order to continue providing services to the membership and community during project construction. The precise scope of the phases will vary depending on the priorities of the MFYMCA and available funding. An outline of the anticipated phases of construction is as follows:

Phase	1A	New Service Access / Parking, & Utility Infrastructure
	1B	Construction of the new Multi-Purpose Building
	1C	Construction of the new and temporary site improvements
Phase	2A	Convert the Multi-Purpose Bldg to Temporary Fitness Center
	2B	Renovation / Construction of Main Building Expansion
	2C	Restore Multi-Purpose Building
	2D	Construction of the new and temporary site improvements
Phase	3A	Install Temporary Locker & Shower Facilities
	3B	Construction of New Locker Rooms / Pool Improvements
	3C	Site Improvements to Central Courtyard
	3D	Construction of the new site improvements
	3E	Remove Temporary Locker & Shower Facilities

Note, each phase to include corresponding improvements to Utilities, Fire Safety, Storm Water Management, and adjoining Landscaped areas.

2.0 PROJECT LOCATION

The project site is located at 591 Santa Rosa Lane at the intersection of Santa Rosa Lane and San Ysidro Road, in the Montecito area, APN 007-270-005, 1st Supervisorial District.

2.1 Site Information	
Comprehensive Plan Designation	Urban, Institutional/Government Facility, Montecito Community Plan area
Zoning District, Ordinance	Montecito Land Use Development Code, 1-E-1 (Single-Family Residential, 1 acre minimum lot size), Environmentally Sensitive Habitat Overlay, Flood Hazard Overlay
Site Size	4.37 acres (gross)
Present Use & Development	Present Use: YMCA facility with childcare services Existing development includes a 7,400 square foot main building, a 3,300 square foot locker room building, a 12,797 square foot outdoor sport court with night lighting and an outdoor pool
Surrounding Uses/Zoning	North: Recreation (Lower Manning Park) & Residential (2-E-1) South: Residential (2-E-1) East: Residential (2-E-1) West: Montecito Union School District (1-E-1) & Residential (2-E-1)
Access	Access is taken directly from Santa Rosa Lane
Public Services	Water Supply: Montecito Water District Sewage: Montecito Sanitary District Fire: Montecito Fire District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

The project site is located in an urban area within the Montecito Community Plan boundary on the southeast corner of the intersection of San Ysidro Road and Santa Rosa Lane, directly across San Ysidro Road from Montecito Union School and directly south of Lower Manning Park. Oak Creek flows from north to south through the property and separates the parking lot, which is located in the northeast corner from the remainder of the site. The Creek is located predominately in the eastern portion of the property but curves around the existing buildings, which are located in the center of the site on the stream terrace. A wooden foot bridge allows for pedestrian access from the parking lot, over Oak Creek, and into the main building entrance. The site is currently developed with an existing 7,416 square foot main building, a 3,300 square foot locker room building, a 5 lane outdoor pool, and a 12,797 square foot outdoor sport court. The site also hosts several outdoor use/play areas for various activities and the aforementioned parking lot.

The site is relatively flat and approximately 10-15 feet lower in elevation than the adjacent San Ysidro Road and 5-10 feet lower in elevation than Santa Rosa Lane. The site is heavily vegetated with a combination of riparian vegetation associated with Oak Creek, various native and non-native mature trees and scattered shrubs and ground cover throughout. Onsite, Oak Creek is an intermittent drainage with steeply incised to near vertical banks and has a 6-12 foot wide channel. Extensive portions of the creek banks are covered with non-native, invasive species including periwinkle, nasturtium, and Algerian ivy. Riparian cover along the creek includes native trees, including coast live oak, western sycamore, and arroyo willow, and non-native trees such as Eucalyptus and Acacia (less than 10% relative cover). Other large non-riparian canopy trees are scattered throughout the remainder of the site and include blue gum eucalyptus and an assortment of ornamentals.

Wildlife expected to occur onsite include generalist species that can adapt to chronic disturbance associated with the surrounding urban environment including skunk, raccoon, coyote, black-bellied slender salamander, Pacific chorus frog, western fence lizard, gopher snake, several species of raptors and owls, and numerous bird species including Anna's hummingbird, mourning dove, American crow, hairy woodpecker, bushtit, American robin, spotted towhee, and lesser goldfinch amongst others.

Because of the site's location on the stream terraces of Oak Creek, the soils present onsite are predominantly composed of sedimentary deposits classified as Cortina stony loamy sand. Soils located on the slopes rising up from the site adjacent to San Ysidro Road to the west and Mira Monte Drive to the east are composed of Milpitas-Positas fine sandy loams.

The project site is located in an urban area surrounding predominantly by residential estate properties zoned 2-E-1 (single-family residential, 2-acre minimum parcel size) and ranging in size from 0.3 acres to over 2 acres. Montecito Union School is located directly to the west of the site and Lower Manning Park which is zoned for recreation is located directly north of the site. The Montecito "Upper Village" commercial area is located approximately 1/3 of a mile north of the site at the intersection of San Ysidro Road and East Valley Road.

3.2 ENVIRONMENTAL BASELINE

The environmental baseline from which the project's impacts are measured consists of the physical environmental conditions in the vicinity of the project, as described above. In addition to the on the ground conditions described above, the environmental baseline from which the project's impacts are measured includes the uses and levels of use allowed under the YMCA's currently existing Conditional Use Permit, Case No. 78-CP-75, as well as the current membership level of approximately 1,550 families.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

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

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

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

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

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

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

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

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?		X			
b. Change to the visual character of an area?		X			

Will the proposal result in:	Potent. Signif. and Unavoid.	Significant but Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
c. Glare or night lighting which may affect adjoining areas?		X			
d. Visually incompatible structures?		X			

Existing Setting: The project site is located in an urban area within the Montecito Community Plan area at the intersection of San Ysidro Road and Santa Rosa Lane. The project site is bounded by Montecito Union School to the west, Lower Manning Park to the north, and residential estate properties to the south and east. The Montecito "Upper Village" which is composed of commercial buildings/services arranged into several "mini-malls", is located approximately 1,500 feet north of the site at the intersection of San Ysidro Road and East Valley Road. With the exception of Montecito Union School and Manning Park, the immediately surrounding area is predominantly characterized by residential estate properties ranging from 0.3 acres to over 2 acres in size. Public views of the site are available from the public streets surrounding it including San Ysidro Road, Santa Rosa Lane, and Mira Monte Avenue. Views from the surrounding area are not considered scenic vistas and the section of San Ysidro Road adjacent to the site is not considered an important view corridor. The primary public view shed for this project is seen from San Ysidro Road where vehicles and pedestrians have brief, broken views into the site as they travel both north and south along the roadway. Views into the property are limited by a 10-15 foot drop in elevation from the roadway as well as the occurrence of mature trees throughout the site. Views into the site from Santa Rosa Lane and Mira Monte Avenue are also partially blocked by existing vegetation and changes in grade but are more open than those along San Ysidro Road. Because the existing main building and locker room building are painted a dark brown color, the outdoor sport court, with its white surrounding walls, is the most visible feature as seen from San Ysidro Road.

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) The proposed project includes the reconstruction of the existing main building resulting in a new 10,336 square foot Main Building, replacing the existing 12,797 square foot Outdoor Sports Court with a new 9,425 square foot Multi-Purpose Building. The existing 3,300 square foot Locker Room Building will be rebuilt as a new 2,717 square foot Locker Room Building. Finally the project includes a new 160 square foot unenclosed structure to hold pool equipment adjacent to the outdoor pool. The new Main Building and Locker Room Building would be located in the center of the site and would be only minimally visible from the surrounding street network due to their location, elevation, and because they would be screened by vegetation plantings. The new Multi-Purpose Building would be located in close proximity to San Ysidro Road, and therefore, would be more visible from public viewing areas. The new Multi-Purpose Building would be approximately 34 feet in height above existing grade. While the existing 10-15 foot drop in grade from San Ysidro Road into the site and the existing/proposed landscaping along the roadway would act to soften view of these new buildings, partial and broken views of each structure through the existing trees would still be available until the landscaping to be planted in the west portion of the side becomes mature. Once constructed, the new Multi-Purpose Building would block public views from San Ysidro Road into the remainder of the southern half of the site. Mitigation measure MM-AEST-04 requires that the project obtain final MBAR approval prior to

undergoing construction to ensure that the projects design is compatible with surrounding development. During construction activities, construction-related materials and waste could create an offensive site open to public views if not cleaned up regularly. Impacts are considered significant but mitigable. Implementation of MM-AEST-09 would ensure that the project site is clean of construction debris after construction is completed.

b) The proposed new 9,425 square foot Multi-Purpose Building would have a maximum height of 34 feet and be constructed in an area of the site where an existing sports court and playground are currently located. The new Multi-Purpose Building would represent an increase in size, bulk, and scale over the existing sport court and would also densify development of the site as compared to existing conditions. The 10,336 square foot reconstructed main building would have a maximum height of 22 ft. 6 inches, representing an increase in mass, bulk and scale, over the existing main building. The Montecito Board of Architectural Review (MBAR) commented that the design of the project and extensive landscaping are appropriate. However, because the new and reconstructed buildings will be larger and visible from surrounding areas the proposed project could change the visual character of the area, thus impacts are considered significant but mitigable. Review of final designs by MBAR, as required by MM-AEST-04 and required by MM-AEST-06 would ensure that impacts would be reduced to less than significant.

The proposed frontage improvements will include a 5 ft. decomposed granite sidewalk, curb, and gutter and new street lighting along San Ysidro and Santa Rosa Lane. The new sidewalk and lighting will result in a change from the existing setting which include utility boxes, and other mature trees including oak trees and eucalyptus trees scattered along the roadway. The proposed improvements will create a more uniform visual look to this portion of the site. Mitigation measure Aest-04 requires that the project is reviewed by the Montecito Board of Architectural review to ensure that the design is compatible with the surrounding development and will reduce the impact from the proposed frontage improvements. In addition, an existing decomposed granite path is located just south of the existing parcel along San Ysidro Road, and street lights currently exist at the intersection of San Ysidro and Santa Rosa Lane. Since similar proposed improvements exist in the immediate vicinity, the proposed aesthetic changes due to the frontage improvements would not generate a significant impact.

The proposed frontage improvements along San Ysidro Road will require the removal of 2 oak trees and 15 other non-native trees. The removal of these trees will allow portions of the project site to be more visible that exist today, specifically the new proposed parking lot. The applicant proposes to plant new trees and will exceed the mitigation ratio required by the County. Many of the new trees will be located east of the proposed frontage improvements and will be larger 24 in. box oak trees which will help screen some of the parking lot and multi-purpose building. The new trees will likely still be smaller than the existing mature trees onsite today, however over time the trees will grown and provide more screening from San Ysidro Road.

c) The existing outdoor sport court is equipped with exterior night lights. These lights represent the most intense night lighting currently existing on the site and generate significant spillover into adjacent properties as well as San Ysidro Road. Replacement of the sport court with the Multi-Purpose Building and parking lot would result in the removal of the existing night lights and an overall reduction in exterior lighting. However, night lighting associated with the proposed facilities, if not limited in height and shielded properly, could create glare and affect adjoining areas, particularly the surrounding residential neighborhoods to the east and south. Because existing night lighting in the surrounding

area is minimal, any additional lighting could represent an adverse impact, thus impacts are considered significant but mitigable, with implementation of MM-AEST-10, which requires that any proposed night lighting be low intensity, low glare design that is hooded to direct light downwards and prevent light from spilling onto adjacent properties.

The proposed frontage improvements along San Ysidro Road and along Santa Rosa Lane will include approximately 6 new streetlights that will light the sidewalk and nearby streets for the public. Street lights currently exist at the intersection of San Ysidro Road and Santa Rosa Lane, and are also located farther along San Ysidro Lane. The light from the proposed street lights will meet County Public Works standards and will be directed downward to light up the roadway and multi-use path.

d) The proposed structures represent a mix of architectural styles which utilize a shared palette of materials and common agrarian features such as stained wood vertical siding, bronze anodized aluminum windows, and standing seam metal roofs but also incorporates contemporary features such as stone veneers and modern fixtures and details. All of the proposed buildings would be finished with the same materials and dark, earth tone colors to help the project blend in with the site surroundings and reduce their sense of scale. While the proposed main building and gymnasium would be larger in size, bulk, and scale than the majority of the existing residential development in the immediate vicinity, they would be smaller in size and height than the existing buildings directly across the street on the Montecito Union School property and smaller than the commercial development located in the Upper Village on East Valley Road. Because of the smaller structures which typify the immediately surrounding residential neighborhood, the project could create incompatible structures, thus impacts are considered significant but mitigable. Mitigation measure MM-Aest-04 requires that the project receive final design approval by the Montecito Board of Architectural Review to ensure that the project design is compatible with the surrounding community. In addition, MM-Aest-06 requires the applicant to use natural building materials and colors that are compatible with the surrounding terrain. With implementation of these mitigation measures the visual impact from the proposed project will be reduced to a less than significant.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since preliminary and final project approval by the MBAR would ensure the project is appropriate for the site and compatible with the surrounding neighborhood. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

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

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

2. **MM-2-Aest-06 Building Materials.** Natural building materials and colors compatible with surrounding terrain (earth-toned and non reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences.
   PLAN REQUIREMENT: Materials shall be denoted on building plans.
   TIMING: Structures shall be painted prior to Final Building Inspection Clearance.
   MONITORING: P&D Compliance Monitoring staff shall inspect prior to Final Building Inspection Clearance.

3. **MM-3-Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downwards onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install a lighting control system that will dim or turn off lighting when spaces are unoccupied and otherwise ensure lights are dimmed throughout the property after 10:00 p.m. The Owner/Applicant shall strive to plant new trees in locations where the existing trees do not adequately screen the current or proposed structures as seen from surrounding areas.
   PLAN REQUIREMENTS: The Owner/Applicant shall develop a Lighting Plan for MBAR approval incorporating these requirements and showing the locations and height of all exterior lighting fixtures with arrows showing the direction of light being case by each fixture. The Owner/Applicant shall provide specific information for MBAR approval detailing each method utilized which is intended to block interior light extrusion.
   TIMING: Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.
   MONITORING: P&D and MBAR shall review a Lighting Plan for compliance with this measure prior to issuance of Zoning Clearances for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

4. **MM-4-Aest-09 Construction Clean-Up.** The developer shall clear the project site of all excess construction debris.
   PLAN REQUIREMENT: This requirement shall be noted on final building plans.
   TIMING: Debris clearance shall occur prior to Final Building Inspection Clearance.
   MONITORING: P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.

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

4.2 AGRICULTURAL RESOURCES

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

The project site does not contain a combination of acreage and/or soils which render the site an important agricultural resource. The site does not adjoin and/or will not impact any neighboring agricultural operations.

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

4.3a AIR QUALITY

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

County Environmental Threshold:

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

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

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

Methodology

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

Retail		
Discount Club	Free Standing, parking	50,000 square feet

Impact Discussion:

a-c. Potential Air Quality Impacts

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 $PM_{10,}$ but could result in significant impacts related to fugitive dust. With the implementation of standard dust control measures that are required for all new development in the County, these impacts would be reduced to less than significant.

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.

Long-Term Operation Emissions.

Long-term emission are typically estimated using the CalEEMod computer model program. However, the proposed project, which includes approximately 11,922 square feet of new building square footage and an expansion of the membership levels, is below the threshold levels of significant air quality impacts, pursuant to the screening table maintained by the Santa Barbara County APCD. The proposed project is below the 50,000 square feet threshold for a Discount Club. The proposed project is most closely related to this land use and is much lower in the threshold limits. Therefore, the proposed project would not have a potentially significant long-term impact on air quality.

Cumulative Impacts:

The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level.

In this instance, the project has been found not to exceed the significance criteria for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not cumulatively considerable, and its cumulative effect is insignificant.

Mitigation and Residual Impact:

No mitigation is required, residual impacts would be insignificant.

4.3b AIR QUALITY - GREENHOUSE GAS EMISSIONS

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

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

80 years, and is likely to reach a 2.7°F (1.5°C) increase between 2030 and 2050 at current global emission rates (IPCC 2018).

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

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

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

Global mean surface warming results from GHG emissions generated from many sources over time, rather than emissions generated by any one project (IPCC 2014). As defined in CEQA Guidelines Section 15355, and discussed in Section 15130, "'Cumulative impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Therefore, by definition, climate change under CEQA is a cumulative impact.

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

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

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…

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

A numeric significance threshold is applicable to development projects of various land use types, such as residential, commercial, and mixed-use. The numeric threshold is the emissions level below which a project's incremental contribution to global climate change is less than "cumulatively considerable" and, therefore, the project would have an insignificant impact. The numeric screening threshold is 300 $MTCO_2E$ per year and is used to determine the significance of the project's GHG emissions. Screening criteria identify classes of projects based on land use, size, and other factors that would have an insignificant impact. The County presumes that a project that meets any of the screening criteria, absent substantial evidence to the contrary, will have an insignificant impact and will not require further impact analysis.

Table 1, the "Size-Based Project Screening Criteria Table" in Chapter 11 of the County's Environmental Thresholds and Guidelines Manual (County of Santa Barbara, 2021) lists types and sizes of projects that will typically emit less than 300 $MTCO_2e$/year, by the year 2030. The County's adopted size-based screening criteria states that a Commercial Space with less than 26,000 square feet will typically not exceed the numeric Screening Threshold.

Per CEQA Guidelines Section 15064.4, County staff should consider the following factors, among others, when determining the significance of impacts from GHG emissions on the environment: (1) the extent to which the project may increase or reduce GHG emissions as compared to the existing environmental setting; (2) whether the project emissions exceed a threshold of significance that applies to the project; and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (e.g., CEQA Guidelines Section 15183.5, Tiering and Streamlining the Analysis of Greenhouse Gas Emissions, Subsection (b)).

Impact Discussion:

(a) The project includes an expansion and renovation of the main building, resulting in a 10,336 square foot structure, demolition of an existing 12,797 square foot sports court, demolition and rebuilding the existing locker room resulting in a 2,717 square foot structure, and a new 9,425 square foot multi-purpose

building. In addition, the project includes an increase in the maximum membership levels to from 1,550 to 1,950 and a limited number of special events. The existing facility operates with 10,732 square feet of interior space between the main building and the locker room. The proposed project will result in a cumulative total of 22,244 square feet. The net increase of 11,512 square feet from the proposed project , is less than the 26,000 square foot threshold for a Commercial Space and, therefore, will not generate GHG emissions, either directly or indirectly, that will have a significant effect on the environment. The County adopted screening criteria of 26,000 square feet for commercial space is based on a square footage metric that is in compliance with the Screening Threshold of 300 $MTCO_2e$/year for non-industrial stationary source projects. Historical permit research indicates that commercial projects of less than 26,000 square feet will typically emit less than 300 $MTCO_2e$/year by the year 2030. Furthermore, there is no substantial evidence based on the project type that indicates anticipated GHG emissions will exceed the screening criteria or conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing GHG emissions.

The project will be constructed on a developed parcel and the project scope does not require extensive grading due to the relatively flat, developed parcel. The building will meet the current Title 24 Building Code requirements for energy efficient construction and appliances. Typical construction equipment will be used during demolition and construction, and site disturbance will be commensurate with the type and size of this project.

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

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

Cumulative Impacts:

The proposed project's total GHG emissions will be less than the applicable significance screening threshold of 300 $MTCO_2e$/year, equivalent to the operational GHG emissions associated with up to 26,000 square feet of commercial space. By ensuring that new development will not exceed its fair share of emissions by 2030, the thresholds help the County meet its 2030 GHG emissions target. Therefore, the projects incremental contribution to a cumulative effect is not cumulatively considerable and the project's GHG emissions will have an insignificant impact on the environment.

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

References:

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

County of Santa Barbara Long Range Planning Division, *Step-by-Step Guide for Evaluating Significance of Greenhouse Gas Emissions*, June 2019.

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 Firth Assessment report of the Intergovernmental Panel on Climate Change* [Core Writing Team, R.K. Pachauri and L.A. Mayer (eds.)]. IPCC, Geneva, Switzerland, 151 pp.

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

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

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

U.S. Environmental Protection Agency*, Inventory of U.S. Greenhouse Gasses and Sinks: 1990-2017*, April 2019.

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

4.4 BIOLOGICAL RESOURCES

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

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial 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 June 9, 2021 and a biological report was prepared by Hunt & Associates. In addition, an Arborist Report was prepared by Duke McPherson dated September 29, 2019. The following analysis is based on this information.

Flora:

The 4.25-acre site is located on the stream terraces of Oak Creek. Oak Creek and its associated riparian habitat is identified on the County's land use maps and in the Montecito Community Plan as Environmentally Sensitive Habitat. However, in the area of the project site, the creek has been highly modified by development of various utility improvements, landscape maintenance and site preparation activities associated with past development projects which degraded its habitat value. The active channel of the creek is incised throughout most of the site with steeply sloping to near vertical banks. The riparian canopy within the site is relatively open, ranging from 30% to 90% cover with an average cover of approximately 50%. The canopy is composed of native trees including coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa),* and arroyo willow (*Salix lasiolepis*), with non-native trees such as Eucalyptus and Acacia contributing less than 10% relative cover. A significant shift from native to non-native tree canopy cover occurs upstream and downstream of the project area. Most of the tree cover onsite is provided by coast live oak and western sycamore with a minor contribution from arroyo willow. Several smaller, non-native ornamental trees have been planted as landscaping elements in spot locations both along the creek banks and within the inner portions of the site.

The generally open nature of the tree canopy onsite has allowed invasive, non-native understory and round cover species to dominate below the canopy. Extensive portions of the banks of the creek, particularly south

of the swimming pool and east of the locker room building, and along the east bank of the creek are covered with periwinkle, nasturtium, and/or Algerian ivy. These species may have been planted to control erosion but other portions of the banks are either devoid of vegetation, sparsely vegetated, or covered with mulch.

The interior of the site is generally devoid of vegetation with the exception of two grassy play areas and a few individual sycamore and oak trees. The site's western and southern boundary adjacent to San Ysidro Road is vegetated by a thin strip of trees and shrubs which act to screen views into the site from the roadway. The slope in this area is planted with a combination of mature, native and non-native trees including coast live oak, western sycamore, pittosporum, and eucalyptus and lower growing non-native shrubs.

No special status plants were observed during the site studies conducted by Hunt & Associates and no such species are expected to occur onsite or within the general project area.

The Oak Creek riparian corridor is classified as *Quercus agrifolia* Woodland Alliance which is a special-status plant community by the State of California and County of Santa Barbara.

Fauna:

Wildlife expected to occur onsite include generalist species that can adapt to chronic disturbance associated with the surrounding urban environment including skunk, raccoon, bobcat, coyote, black-bellied slender salamander, Pacific chorus frog, western fence lizard, gopher snake, several species of raptors and owls and numerous bird species including Anna's hummingbird, mourning dove, American crow, hairy woodpecker, bushtit, American robin, spotted towhee, and lesser goldfinch amongst others. Special-status wildlife species known or likely to occur in the project area include Cooper's hawk, Sharp-skinned hawk, Oak titmouse, Yellow warbler, Olive-sided flycatcher, and Western red bat.

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:

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

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

Impact Discussion:

(a) Portions of the existing buildings and infrastructure are located within the riparian dripline and 50-foot top of bank buffer of Oak Creek. The proposed project will reduce total encroachment into the buffer area but will perpetuate use of the area by redeveloping the main building within the 50 foot buffer. The project also includes restoration of the onsite creek corridor including the removal of invasive, non-native plant communities within the ESH creek corridor and the installation of 35 native trees within the ESH riparian corridor and 40 additional trees across the entire property. The project would not result in the loss of disturbance of a unique, rare, or threatened plant community. However, because encroachment would be perpetuated within the buffer, and the buffer would not be allowed to revegetate, impacts would be less than significant.

(b) The project would not result in reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants. The Hunt & Associates survey did not find and does not expect to find unique, rare, or threatened species due to the disturbed condition of Oak Creek.

(c, d, e) The project would not result in a reduction in the extent, diversity, or quality of native vegetation but would result in impacts to individual native trees. Six (6) native (5 oak trees and 1 sycamore trees) and four (4) non-native trees are proposed for removal. Two of the Western Sycamores are in decline and infested with a borer beetle, the remainder are impacted due to construction impacts. Several other trees would be located within proximity to construction activities and would be protected with fencing and other guidelines as recommended in the Biological Evaluation prepared by Hunt & Associates dated October 9, 2019. In order to mitigate for the removal of the trees referred to herein, the applicant has included the restoration of the onsite creek corridor and the planting of 35 native trees including white alder, black cottonwood, coast live oak, and California bay throughout the site as called for in the Hunt Restoration Plan. In addition, another 40 new native trees are proposed to be planted in landscaped areas outside the creek corridor. This results in 75 total new native tress as part of the proposed project which exceeds that standard 10:1 mitigation ratio for replacement trees. Due to the location of construction near the existing trees, there is the potential for additional trees to be impacted, in addition, if construction related materials are not stored or contained properly, they could contaminate surrounding habitat areas and impact native vegetation and or specimen trees. Therefore, impacts to native and non-native vegetation, as well as native specimen trees are significant but mitigatable. Mitigation measure MM-Bio-01b Tree Protection Plan, requires that the owner/applicant submit a tree protection plan that is implemented throughout construction to minimize and prevent impacts to native trees that are not proposed for removal. If any native trees are damaged during construction, mitigation measure MM-Bio-01c requires that any trees that is unexpectedly damaged during construction be mitigated at a minimum 10:1 ratio for oak trees and 3:1 ratio for all other native trees. These two conditions ensure that trees not proposed for removal are protected onsite and mitigated if damaged unexpectedly. Mitigation measure MM-Bio-12 Habitat Restoration, requires a final restoration plan be submitted that mitigates for project impacts within the Oak Creek corridor. Mitigation measure Bio-24 Conceptual Grading and Drainage Plan will ensure that percolation of surface water runoff is incorporated into the project to prevent the development from impacting the water biology from its use. With implementation of these mitigation measures, impacts to native vegetation and native trees are reduced to less than significant.

The frontage improvements along San Ysidro Road and Santa Rosa Lane will result in the removal of 2 Coast Live Oak Trees and 15 non-native trees. The removal of the additional 2 coast live oak trees brings the total oaks proposed for removal to 7 trees. Mitigation Measure Bio-12 requires the planting of 24 inch box specimen trees within the landscape portion of the project site. The County typically accepts a 2:1 ratio for tree mitigation with 24 inch box specimen trees. This means that the 25 oak trees proposed within the landscape area of the project more than mitigate for the removal of oak trees onsite, including the additional oak trees from the frontage improvements.

(f) The project proposes to increase the membership level from 1,550 to 1,950 and would therefore bring more human presence to the area. The project would not increase the use of herbicides or pesticides or lead to the introduction of additional domestic animal life, or additional non-native plants. Use of herbicides or pesticides will continue at current levels of use and would not be used within the ESH. In addition, the Restoration Plan included in the Biological Evaluation prepared by Hunt & Associates (October 2019), includes details about what types of herbicides can be used to control non-native vegetation. The use of chemical control can only be used to remove certain non-native species such as cape ivy, giant reed, sweet fennel or greater periwinkle.

(g) Special status species including resident and migratory birds use the riparian corridor as nesting and foraging habitat. The removal of 6 native trees due to construction and disease has the potential to impact special status species by reducing their habitat. The project also includes restoration planting of 35 native trees within the riparian corridor and 40 native trees outside of the riparian corridor for a total of 75 native trees onsite. The new native trees will mitigate for the removal of the existing native trees and will reduce the impact to wildlife to less than significant with mitigation. Mitigation measures MM-Bio-01b, and MM-Bio-01c will provide protection to on-site trees by requiring that a tree protection fence be in place during construction and that any trees that are unexpectedly damaged are mitigated at an appropriate ratio.

(h, i) Several bird and raptor species are expected to use the site for foraging, roosting, and potentially nesting due to the canopy trees and understory present onsite and in the immediate area. The removal of trees, as discussed above, and the disruption associated with construction-related activities could result in the deterioration of wildlife habitat and/or a reduction in the diversity or number of animals' onsite by impacting the foraging or nesting activities of birds and raptors. Bird surveys, in conformance with MM-BIO-23 will be required during the active nesting season to reduce the impact to resident and migratory bird species. Measures to reduce impacts associated with construction activity include MM-Bio-12 Habitat Restoration which requires that the project restore Oak Creek corridor to mitigate for impacts from construction. Impacts are considered significant but mitigable.

(j) Animals which may use the project site as an avenue for movement in and out of the area would likely use the Oak Creek corridor rather than traversing developed areas of the site. The project does not include any physical alterations of the creek bed and banks and no obstructions or barriers would be placed within the creek corridor. No impact is expected because no barriers are proposed.

(k) The proposed project includes the installation of exterior lighting fixtures on all buildings throughout the site. Such lighting, if not contained properly, has the potential to hinder the normal activities of nocturnal wildlife in the immediate area. Mitigation measure AEST-3 in Section 4.1 (Visual/Aesthetics) would ensure that spillover from night lighting is minimized by limiting the height of such fixtures and requiring that they are fully shielded and hooded to direct light downward.

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

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

1. **MM-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 the existing native and specimen trees that are not proposed for removal. 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 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 unless it is deemed infeasible by P&D:
    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. 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 the Zoning Clearance. Plan components shall be included on all plans prior to the issuance of building permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

2. **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 oak trees and a 3:1 ratio for other native trees. 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 if an oak tree or 3:1 ratio for other native trees 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.

3. **MM-7-Bio-12 Habitat Restoration**. The Owner/Applicant shall submit for P&D approval a Riparian Restoration Plan prepared by a P&D-approved biologist and designed to mitigate for project related impacts to the creek corridor and including the following components:
    a. Landscaping in areas within the Oak Creek corridor and its adjacent setback areas shall be with native riparian species such as, but not limited to, coast live oak, California bay, white

alder, and black cottonwood. Restoration plantings within and adjacent to the creek shall be planted as identified in the final-approved restoration plan.

b. Species shall be from locally obtained plants and seed stock.
c. The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years.
d. When construction work occurs within 50 feet of the top f bank of Oak Creek, the creek area shall be fenced with orange construction fencing or similar to protect the creek resources. Fencing shall be located at least 25 feet from the top of bank unless such placement inhibits the work activity.
e. All plantings shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.
f. Non-native species identified in the Hunt & Associates Restoration Plan, shall be removed from the creek, however, removal of native species in the creek shall be prohibited.
g. The use of chemical control can only be used to remove certain non-native species such as cape ivy, giant reed, sweet fennel, or greater periwinkle. The use of Roundup or any product that includes a surfactant to make the product adhere to the leaf and stem surfaces is not allowed within 25 feet of Oak Creek.
h. At minimum, 25 Oak trees proposed for planting in the landscaped portion of the site shall be 24-inch boxed specimens. Oak trees located within the riparian area shall be 15-gallon trees. All other oak trees planted shall conform to standard County mitigation ratios (2:1 for 24" box, 3:1 for 15-gallon, 5:1 for 10 gallon, and 10:1 for 5-gallon).
i. Sycamores and other native trees proposed for removal or impacted by development shall be mitigated at a minimum 3:1 ratio with 15-gallon specimens.

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 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 the five year compliance 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.

4. **MM-8-Bio-20 Equipment Storage-Construction.** The Owner/Applicant shall designate one or more construction equipment filling and storage areas to contain spills, facilitate cleanup and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS**: The Owner/Applicant shall designate the P&D approved location on all Zoning Clearance, Building Permit, and Grading Permit plans. **TIMING**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

5. **MM-9-Bio-20a Equipment Washout-Construction**. The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site biweekly. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS**: The Owner/Applicant shall

designate the P&D approved location on all Zoning Clearance, Grading, and Building plans. **TIMING**: The Owner/Applicant shall install the area prior to commencement of construction. **MONITORING**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

6. **MM-10-Bio-23 Nesting Bird Surveys**. To avoid disturbance of nesting birds, including raptorial species, protected by the Federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code (CFGC), the removal of vegetation, ground disturbance, exterior construction activities, and demolition shall occur outside of the bird nesting season (February 1 through August 31) whenever feasible. If these activities must occur during the bird nesting season, then a pre-construction nesting bird survey shall be performed by a County-qualified biologist. Pre-construction surveys for nesting birds shall occur within the area to be disturbed and shall extend outward from the disturbance area by 500 feet. The distance surveyed from the disturbance may be reduced if property boundaries render a 500-foot survey radius infeasible, or if existing disturbance levels within the 500-foot radius (such as from a major street or highway) are such that project-related activities would not disturb nesting birds in those outlying areas. If any occupied or active bird nests are found, a buffer shall be established and demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to mark the boundary. The buffer shall be 300 feet for non-raptors and 500 feet for raptors, unless otherwise determined by the qualified biologist and approved by P&D. Buffer reductions shall be based on the known natural history traits of the bird species, nest location, nest height, existing pre-construction level of disturbance in the vicinity of the nest, and proposed construction activities. All construction personnel shall be notified as to the location of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities or vegetation removal shall occur within this buffer until the County-qualified biologist has confirmed that nesting is completed, the young have fledged and are no longer dependent on the nest, or the nest fails, and there is no evidence of a second nesting attempt; thereby determining the nest unoccupied or inactive. If birds protected under MBTA or CFGC are found to be nesting in construction equipment, that equipment shall not be used until the young have fledged and are no longer dependent on the nest, and there is no evidence of a second nesting attempt. **PLAN REQUIREMENTS AND TIMING:** If construction must begin within the nesting season, then the pre-construction nesting bird survey shall be conducted no more than one week (7 days) prior to commencement of vegetation removal, grading, or other construction activities. 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.

7. **MM-11-Bio-24 Conceptual Grading and Drainage Plan.** The following classes of measures to increase percolation of surface water runoff shall be incorporated into the project:

Class 1:

- Conserve natural areas;
- Preserve open space;
- Protect existing drainage ways;
- Limit impervious to minimum requires, such as for parking, road width, safe traffic circulation, emergency responder access, etc.;
- Incorporate decentralized storm water management strategies;
- Utilize natural buffers between incompatible types of development;
- Permeable paving, alterative surfacing methods;
- On-site reuse of storm water runoff.

Class 2

- Permeable paving shall be incorporated to the maximum extent feasible;
- Previously impacted areas shall be revegetated;
- Water downspout shall be directed to swales or landscaped area away from building foundation.

Class 3

- Rain garden/bio retention area shall be incorporated to the maximum extent feasible;
- Natural open channels or swales, either vegetated or rock, designed to lengthen retention time and promote infiltration;
- Retention and detention basis (underground or above ground)

TIMING: The Owner/Applicant shall incorporate these measures into the project to the maximum extent feasible. These shall be shown on the project plans prior to approval of each phase of construction.
MONITORING: Permit Compliance monitoring staff shall review project plans and ensure that the project is constructed according to the approved planet.

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

4.5 CULTURAL RESOURCES

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

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

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

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

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

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

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 records search conducted at the CCIC (Central Coast Information Center of the University of California, Santa Barbara) on April 30, 2010, no known cultural resources are recorded with the proposed project rea or in the project vicinity.

The project site was originally developed as a YMCA in 1966. The existing main building was constructed in 1966, the locker room and outdoor pool were constructed in 1986 and the outdoor sports court was constructed in 1996. Development of these buildings, along with their related hardscape, utility connections, and other site improvements led to the physical disturbance of a majority of the project site. Joyce Gerber, a P&D staff archaeologist, visited the property on April 16, 2013 and investigated the areas of the site where visibility of the ground surface was available. No archaeological resources were observed. No impacts to cultural resources are anticipated because construction of the project would disturb areas of the site that have been previously disturbed, and there are no known resources in the area.

To date, Santa Barbara County has received a tribal request, from the Barbareno/Ventureno Band of Mission Indians and the Santa Ynez Band of Chumash Indians to participate in government-to-government consultation pursuant to Public Resources Code (PRC) Section 21080.3.1 and in accordance with the provisions of Assembly Bill (AB) 52. On January 11, 2023, a formal notice of application completeness for the proposed project was sent to Julie Tumamait-Stenslie, Chair, Barbareno/Ventureno Band of Mission Indians and Kenneth Kahn. The notice provided notification of the opportunity for consultation under AB 52, and included a description of the proposed project and a summary of previous survey results. No reply was received and no tribal cultural resources (TCRs) were identified on the subject parcel.

Impact Discussion:
(a-g) Based on records on file at Planning and Development, and a map and records search at the Central Coast Information Center (CCIC) at the Santa Barbara Museum of Natural History dated April 30, 2010, no known cultural resources are recorded within the proposed project area or in the project vicinity.

The project site was originally developed as a YMCA in 1966. The existing Main Building was constructed in 1966, the Locker Room Building and outdoor pool were both constructed in 1986 and the outdoor sport court was constructed in 1996. Development of these buildings, along with their related hardscape, utility connections, and other site improvements has led to the physical disturbance of a majority of the project site. The P&D staff archaeologist, Joyce Gerber, visited the property on April 16, 2013 and investigated areas of the site where visibility of the ground surface was available. No archaeological resources were observed. Because construction of the proposed project would disturb areas of the site that have been previously disturbed, and there are no known resources in the area, no impacts to cultural resources are anticipated.

While the change of encountering unknown cultural resources during ground disturbing activities is low, such resources are often found near creeks. The standard archaeological discovery condition would mitigate impacts to cultural resources to less than significant levels in the event that previously unidentified cultural resources are discovered during site development.

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

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

1. **MM-12-CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall immediately contact P&D staff, and retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of the County Archaeological Guidelines and conduct appropriate mitigation funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

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

4.6 ENERGY

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

Impact Discussion: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The MFYMCA would continue to be served by the Southern California Gas Company and Southern California Edison for electricity.

The proposed project includes the reconstruction of the existing Main Building resulting in a new 10,336 square foot Main Building, reconstruction of the existing locker room building to produce a new 2,717 square foot locker room, reconstruction of the existing outdoor pool with a new 160 square foot structure to store pool equipment, and a new 9,425 square foot Multi-Purpose Building to replace the existing outdoor sports court. The project also includes an increase in membership levels from the current membership of approximately 1,550 to a maximum of 1,950.

As part of the project, existing buildings with older appliances and fixtures including the Main Building and the Locker Room Building would be replaced by new buildings with more efficient appliances and fixtures. Project design would take advantage of natural and passive heating and cooling opportunities by considering solar orientation. In addition, new solar panels are proposed in the Main Building and on the Multi-Purpose Building to meet the current Building Code requirements. These solar panels will generate electricity for the facility and minimize the additional amount of electricity needed from the grid. While new buildings would be more efficient than those being replaced, due to a net increase of approximately 11,906 square feet of new development including a new Multi-Purpose Building, the campus would consume more energy after buildout. However, this increase in energy would not require the extension of new sources of energy or rise to a level of impact. Therefore, the project would have a negligible effect on regional energy needs and no adverse impacts would result.

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

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

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area or exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		X			
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
d. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	
e. Introduction of development that will substantially impair an adopted emergency response plan, emergency evacuation plan, or fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
f. Development of structures beyond safe Fire Dept. response time?				X	

County Standards

The following Montecito Fire District 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 a total of 2,700 gpm at 20 psi for all development on the MFYMCA site.
- 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) The proposed project is located within a high-fire hazard area within the Montecito fire District boundaries. The nearest fire station is located at 595 San Ysidro Road which is approximately 0.6 miles from the project site and provides for a response time to the site of approximately three minutes. All new buildings included in the project would utilize fire-resistant building materials and fire sprinklers would be installed in each building's interior. The existing substandard emergency access way located in the northwest corner of the site at the intersection of San Ysidro Road and Santa Rosa Lane would be replaced with a footpath. A new vehicular access and parking lot is proposed along San Ysidro Road that serves as another point of emergency access. The project site plan has been carefully developed in coordination with the Montecito Fire District in order to ensure emergency response personnel have adequate access to all buildings on site in the case of an emergency. Alex Broumand with the Montecito Fire District has

reviewed the proposed site design and landscape plan on April 28, 2021 and found that the project meets their various requirements for access, fire suppression, and fire resistant building materials.

While the Montecito Fire District has approved the project's conceptual level fire-related improvements for the overall project, the mitigation measures below are necessary to ensure that specific improvements related to fire resistant landscaping and building materials and the installation of an adequate number of fire hydrants are incorporated at the time of development for each building. Impacts are considered potentially significant but mitigable.

b-f) The project would not cause a high-fire hazard or result in the introduction of development into an area without adequate water pressure, fire hydrants, or adequate access for firefighting. The project site is located in an urbanized area so it would not result in the introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas.

Finally, the nearest fire station is located at 595 San Ysidro Road which is approximately 0.6 miles from the project site. This distance provides for a response time to the site of approximately three minutes which is below the Montecito Fire District's safe response time of six minutes. No impacts would result.

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

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

1. **MM-13-Fire-01 Fire Resistant Plants.** The landscape plan shall utilize fire resistant species in close proximity to all structures. **PLAN REQUIREMENTS:** Prior to issuance of any follow-on Zoning Clearance which includes landscape improvements, the Owner/Applicant shall submit landscape plans to P&D and the Montecito Fire Department for review and approval. This mitigation shall be incorporated into landscape plans for future development. **TIMING:** The Owner/Applicant shall install the landscaping consistent with the approved plan prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall site inspect to verify landscape installation and once each year to monitor landscape maintenance during the maintenance period.

2. **MM-14-Fire-02 Fire Prevention Methods.** The following fire prevention methods shall be used for all future structures:
   a. Exterior building materials for all structures, fences, and accessory structures shall be constructed of fire resistant materials which meet the requirements of high fire zone IV construction;
   b. P&D Building and Safety Class A or B roofing (i.e., non-combustible tile or asphalt composite shakes) shall be required for all future onsite structures;
   c. Private decks and structural overhangs proposed for all new structures shall be constructed with fire retardant materials or heavy timber.

   PLAN REQUIREMENTS: Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. **TIMING:** Measures shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D building inspectors shall site inspect during construction.

3. **MM-15-Fire-03 Hydrants.** The Owner/Applicant shall provide an adequate number of fire hydrants as determined necessary by the Montecito Fire District. **PLAN REQUIREMENTS:** Prior to issuance of each follow-on Zoning Clearance, the Owner/Applicant shall meet with the Montecito Fire Department to

review placement of additional fire hydrants throughout the site. **TIMING:** Hydrants shall be installed prior to building occupancy. **MONITORING:** The Fire District shall ensure compliance prior to Final Building Inspection Clearance.

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

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?				X	
d. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?		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	

Threshold

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

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by P&D or PWD. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems"

areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.
3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) Potential to Result in Geologic Hazards. The project site is not underlain by any known fault. Compliance with existing building regulations would reduce potential ground shaking impacts caused by movement along a distant fault to a less than significant level. Liquefaction potential in the area has been determined to be low. All soils-related hazards would be less than significant through the normal building permit review and inspection process.

(b, d and i) Potential for Grading-Related Impacts. The development areas at the site are relatively flat and therefore, grading quantities associated with development are limited to over excavation and recompaction for building foundations. The project would involve negligible amount of fill which would have negligible impacts to the environment. The project would not result in the destruction, covering or modification of any unique geologic, paleontological, or physical features or require grading on slopes over 20%.

(c) Exposure to Rising Sea Level. The site is located approximately one mile from the Pacific Ocean and is not in danger of exposure to sea level rise.

(e, f) Potential Erosion and Sedimentation Impacts. Grading operations associated with construction activities would remove vegetative cover and disturb the ground surface, thereby increasing the potential for erosion and sedimentation impacts to Oak Creek. However, the potential for the project to cause substantial erosion and sediment transport would be adequately mitigated by the County's standard erosion control and drainage requirements identified below including the provision of a Stormwater Pollution Prevention Plan including Best management Practices (BMPs) for grading activities and revegetation as specified below in Mitigation Measures No. 1 and 2 of this section.

(d, g, h, j, k, l) Other Potential Geological Hazards. There are no unique geological features located on the project site, and the project would not result in the use of septic systems. The project would not involve mining, the loss of topsoil, or construction-related vibrations.

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 an insignificant level:

1. **MM-16-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.

2. **MM-17-WatConv-03 Erosion and Sediment Control Revegetation**. The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days of grading completion. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

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

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	**Poten. Signif. and Unavoid.**	**Signif. But Mitigable**	**Insignif.**	**No Impact / Beneficial Impact**	**Reviewed Under Previous Document**
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

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

Impact Discussion:
(a-b) The ongoing (baseline) use of hazardous materials on the MFYMCA campus is limited to typical janitorial cleaning supplies and chemical used to service the existing outdoor pool. The cleaning supplies are stored in the janitorial supply closet located in the Locker Room Building. The majority of pool supply chemicals are brought to, and removed from the site by the pool service vendor during each visit to the site. A small amount of pool related chemicals are, and would continue to be, stored in a designated storage area with secondary containment system in a pump room in the Locker Room building. Material Safety Data Sheets (MSDS) are kept onsite for all chemicals that are stored on the property. Any waste chemicals are properly disposed of on an annual basis through the County's Hazardous Waste Collection Center located on the UCSB campus. Because the ongoing cleaning and pool-service needs of the YMCA would not significantly change under the Master Plan Update, project implementation would result in a minimal expansion in use of hazardous materials. Impacts would be less than significant.

The MFYMCA does not propose to keep an emergency generator onsite, emergency exit lighting would be powered by either battery backup or power inverters. The site was a key support facility during the Tea Fire and is anticipated to be called upon again during future emergencies. In order to provide assistance in times of need the proposed Multi-Purpose Building would be wired to accommodate a portable generator for use in the event of an emergency.

(c-h) The proposed project would result in development of several new building intended to enhance/expand recreational opportunities at the MFYMCA campus. The project would not result in significant hazardous materials/waste impacts. Traffic that would be generated by the project would not substantially interfere with emergency response to the project site or to other properties in the project area. The project would not result in the risk of explosion or the release of hazardous substances, the creation of a public health hazard, public safety hazard or the contamination of the public water supply.

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

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

4.10 LAND USE

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

Existing Setting:
The project site is located in the South Coast Rural Region, and within the Urban area bounded by single-family residential parcels to the south and east, Manning Park to the north, and the Montecito Union School located on the west side of San Ysidro Road. Onsite resources and development are characterized by an existing 10,732 net square foot facility that includes employee offices, a pre-school program licensed for 36 children, a child watch area, exercise rooms, a locker room, pool, and outdoor sports court. The parcel is zoned 1-E-1 (Single-Family Residential) and operates under an existing Conditional Use Permit (78-CP-75). Oak Creek runs through the parcel between the existing facility and the existing parking lot.

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, c-j) The proposed project does not cause a physical change that conflicts with adopted environmental policies or regulations. Since the YMCA already exists and operates onsite, the proposed expansion does not create and impact that would conflict with existing land use policies. The project does not result in the loss of affordable housing, loss of open space, a significant displacement of people or the induction of substantial growth or concentration of population. The project does not conflict with any airport safety. The project is compatible with existing land uses. No sewer line extension or expansion is proposed as part of this project. No impacts will occur.

(b) As mitigated in this document, the proposed project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the County General Plan, the Montecito Community Plan, or the Montecito Land Use Development Code) adopted for the purpose of avoiding or mitigating an environmental effect.

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

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

4.11 NOISE

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

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

The proposed project site is located outside of 65 dB(A) noise contours for roadways, public facilities, airport approach and take-off zones. Surrounding noise-sensitive uses consist of residential properties within 1,600 ft. of the project site.

Impact Discussion:

(a, c) Noise generating activities that occur on the site currently include use of the outdoor sport court for athletic events and use of the outdoor swimming pool. Additional noise is generated by the child day care facilities which utilize several outdoor play areas.

The proposed project includes the reconstruction and expansion of the existing Main Building to 10,336 square feet, reconstruction of the Locker Room resulting in a 2,717 square foot structure, construction of a new 9,425 square foot Multi-Purpose Building, and a new 160 square foot structure to hold the pool equipment. The project also includes the expansion of the current membership to approximately 1,950.

The proposed project includes the construction of a new indoor Multi-Purpose Building which replaces the existing sports court. By moving the outdoor athletic events which currently take place on the sport court to inside the new gymnasium, the project would reduce the noise generated by this source. Reconstruction of the existing outdoor pool would leave noise generated by the pool use unchanged. While an increase in overall memberships from 1,550 to 1,950 would likely increase exterior noise levels at the site to a minimal degree, internalizing the noise currently generated by the use of the sport court to an indoor gymnasium would decrease the overall noise on the site.

The proposed project also will allow for an extended hours of operation at the facility. While the MFYMCA does not plan to change or expand their existing hours of operations, the project will give them the flexibility to expand operations in the future should the community needs change. The proposed revised hours are from 5:30 AM to 10:00 PM during weekdays, 7:00 AM to 9:00 PM on Saturdays, and 10:00 AM to 9:00 PM on Sundays. This change could result in additional noise due to regular operation of the facility from members of the public staying on the property for more time throughout the day.

The facility already hosts special events such as member barbeques, an annual open house, and the Montecito Union School 6th grade graduation party. These special events are proposed to continue with the proposed project. These events are proposed on average once per month and range from 10 to 100 people in attendance. While special events do have the potential to create more noise by having more people onsite, the project description does not allow for outside activity past 9:00 PM. In addition no outdoor amplified music, weddings, or facility rentals are proposed or allowed as part of the project. Since the project description limits the time period that special events can occur and no outdoor amplified music is proposed as part of the special events, project impacts to noise from the proposed special events will be less than significant.

(b) Along with Montecito Union School, there are numerous residences within 1,600 feet of the site. The proposed project would include construction-related activities that would create short-term noise impacts which exceed County thresholds on occupants of nearby residences and on children and educators at Montecito Union School while in session. Impacts would be potentially significant.

Cumulative Impacts:

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

Mitigation and Residual Impact: The following mitigation measures would reduce the project's noise effects to an insignificant level:

1. **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. Montecito 7:00 a.m. and 4:30 p.m.

Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) 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.

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

4.12 PUBLIC FACILITIES

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

Impact Discussion:
(a,b,d) The project includes an expansion and renovation of the main building, resulting in a 10,336 square foot structure, demolition of an existing 12,797 square foot sports court, demolition and rebuilding the existing locker room resulting in a 2,717 square foot structure, and a new 9,425 square foot multi-purpose building. This level of new development would not have a significant impact on schools, existing police protection, or health care services. Existing service levels would be sufficient to serve the proposed project. The project would not cause the need for new or altered sewer system facilities as it is already in the service district, and the District has adequate capacity to serve the project. Therefore, the project would have no impact to public facilities.

(c) A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation at the landfill, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 250 tons.

A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation with a Solid Waste Management Plan is recommended. Using the waste generated tables listed under the Solid Waste Threshold section of the County's Environmental Thresholds & Guidelines manual, the following waste generation is expected for the proposed project.

Short-Term Waste Generation During Construction/Demolition: The proposed project would result in the refurbishment of approximately 10,133 square feet of the existing structures and construction of 11,922 square feet of new buildings to accommodate a new Multi-Purpose Building and addition to the Main Building. Structures that are remodeled are expected to generate 40 pounds per square foot according to the County Thresholds and Guidelines Manual. The remodel of 10,133 square feet of the existing structures is thus proposed to generate approximately 203 tons of solid waste. Since 50% of waste is required to be diverted from the landfill, the project maximum residual waste generation to be deposited in the landfill from the remodel would be approximately 101 tons.

New construction is expected to generate 25 pounds per square foot according to the County Thresholds and Guidelines Manual. The new construction of 11,922 square feet that includes the addition to the Main, Building, Multi-Purpose Building, and pool structure, would generate 149 tons of solid waste. Since 50% of waste is required to be diverted from the landfill, the project maximum residential waste generation from new construction to be deposited in the landfill is 74 tons.

Demolition is expected to generate 100 pounds per square foot according to the County Thresholds and Guidelines Manual. The demolition of 583 square feet of the existing Locker Room will result in 29 tons of solid waste. Since 50% of waste is required to be diverted from the landfill, the project maximum residential waste generation to be deposited in the landfill from structural demolition would be approximately 15 tons.

The total short-term waste generated from demolition and construction would be the sum of the waste generated from the remodel, new construction, and demolition which is 190 tons. Because the expected 190 tons of waste would not exceed the County's threshold of 250 tons, no impacts from demolition waste is expected.

Long Term Waste Generation During Occupancy/Operations: Using a generation rate of square feet multiplied by 0.0010 tons for educational institutions (most appropriate category available under the County's generation tables), and a net change in project floor area of 11,922 square feet (total buildout with the existing structural floor area subtracted), the proposed project is expected to generate 11.92 tons of solid waste per year above the baseline condition. Under the County's Threshold and Guidelines Manual, a project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. Because the project would generate less than 196 tons per year, he proposed project would not have a significant impact in relation to the generation of solid waste over the long term.

(e) As part of the project, a significant amount of impervious areas including existing buildings and hardscape would be demolished and removed, and replaced with new impervious areas comprised of buildings and hardscape. After implementation the project would result in an overall reduction of impervious areas from approximately 67,748 square feet to approximately 61,398 square feet. The project would also include the development of new onsite drainage facilities intended to replace and improve upon existing facilities, including numerous vegetated swales, and energy dissipating rip-rap throughout the site. Development of these new features would result in better onsite stormwater infiltration than current conditions. Therefore, the project would not result in construction of new stormwater drainage or water quality control features which could cause a significant environmental impact.

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

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

4.13 RECREATION

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

Impact Discussion:

(a, b) There is an existing Class II bike land located along the property's frontage on San Ysidro Road and an on-road trail is identified along San Ysidro Road in the County's Parks Recreation and Trail (PRT) maps. Final design of all access ways improvements to be located within the County right-of-way would be reviewed by County Public Works through an Encroachment permit to ensure proper site distance and to ensure the project does not present conflicts with the existing Class II bike lane and on-road trail. Thus, no impacts would occur.

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

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

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

4.14 TRANSPORTATION

Will the proposal result in:	Poten. Signif. and Unavoid.	Signif. But Mitigable	Insignif.	No Impact / Beneficial Impact	Reviewed Under Previous Document
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle, and pedestrian facilities?		X			

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

Setting: The project site is currently developed with the existing 7,416 square foot Main Building, a 3,300 square foot locker room, a 12,797 outdoor sports court, and 5 lane pool with parking for 56 spaces onsite. The project proposes to expand the existing facilities by 11,922 square feet and increase the number of parking spaces from 56 to 99 spaces The nearest bus stop is located on the parcel directly north of the YMCA property along San Ysidro Road. In addition, the Montecito YMCA has agreements in place with the Montecito Union School and Manning Park that allows them to use their facilities as overflow parking during special events.

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

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

b. **Potential Impact to Vehicle Miles Traveled (VMT).** CEQA Guidelines Section 15064.3(a) defined VMT as "the amount and distance of automobile travel attributable to a project." The County of Santa Barbara uses the screening criteria developed by the OPR Technical Advisory. The County presumes that land use or transportation projects that meet the screening criteria would have less than significant VMT impacts and would not require further analysis.

SCREENING CATEGORIES	PROJECT REQUIREMENTS TO MEET SCREENING CRITERIA
Project Size	A project that generates 110 or fewer daily trips.
Local Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, such as specialty retail, shopping center, grocery/food store, bank/financial facilities, fitness center, restaurant, or café. If a project also contains a nonlocally serving retail use(s), that use(s) must meet other applicable screening criteria
Project Located in a VMT Efficient Area	A residential or employment project that is located in an area that is already 15 percent below the county VMT (i.e., "VMT efficient area"). The County's Project Level VMT Calculator determines whether a proposed residential or employment project is located within a VMT efficient area.
Transit Proximity	A project that is located within a ½ mile of a major transit stop or within a ½ mile of a bus stop on a high-quality transit corridor (HQTC). A major transit stop is a rail station or a bus stop with two or more intersecting bus routes with service frequency of 15 minutes or less during peak commute periods. A HQTC is a corridor with fixed route bus service with frequency of 15 minutes or less during peak commute periods. However, these screening criteria do not apply if project-specific or location-specific information indicates the project will still generate significant levels of VMT. Therefore, in addition to the screening criteria listed above, the project should also have the following characteristics: • Floor area ratio (FAR) of 0.75 or greater; • Consistent with the applicable SBCAG Sustainable Communities Strategy (as determined by the County); • Does not provide more parking than required by the County's Comprehensive Plan and zoning ordinances; and • Does not replace affordable housing units (units set aside for very low income and low income households) with a smaller number of moderate or high-income housing units.
Affordable Housing	A residential project that provides 100 percent affordable housing units (units set aside for very low income and low income households); if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.

Projects that do not meet any of the screening criteria require analysis of VMT and a VMT transportation study.

c. **Design Features and Hazards.** This threshold considers whether a project would increase roadway hazards from existing or proposed uses or geometric design features or that conflict with the County's engineering Design Standards.

d. **Emergency Access.** This threshold considers any changes to emergency access resulting from a project. A project that would result in inadequate emergency vehicles access would have a significant transportation impacts and, as a result, would require project modification or mitigation measures.

Impact Discussion:

(a) Potential Conflict with a Program, Plan, Ordinance, or Policy. The proposed YMCA Master Plan update includes 11,922 square feet of new structural development and a remodel of the existing 10,716 square foot facility. In addition, the project includes an increase in the maximum membership levels to from 1,550 to 1,950 and a limited number of special events. Because of the increase in the existing membership level above the baseline conditions, an Associated Transportation Engineers (ATE) provided a Traffic, Circulation, and Parking Study dated October 29, 2019, with an addendum on January 6, 2023 that evaluated trip generation rates, VMTs, and parking for the proposed project. An additional traffic count and letter from ATE was submitted on March 15, 2023 to provide updated traffic volume estimates. The studies concluded that

the project would result in an additional 436 average daily trips; however, the removal of the preschool would result in a reduction in A.M. and P.M. peak hour trips. The San Ysidro Road Intersection currently operates at a Level of Service A (LOS). Project roadway volumes were calculated along East Valley Road and San Ysidro, and San Ysidro and Santa Rosa Road. The proposed project will add 436 average daily trips, which when spread out along the roadway segments, is still under the acceptable capacity for each roadway segment of the parcel and thus meets the requirements of the Montecito Community Plan. The addition of 436 ADT's will cause a 0.039 increase in the Volume/Capacity of the San Ysidro/Santa Rosa Road intersections which is less than the 0.15 standard set in the Montecito Community Plan. The project also proposes to add 45 parking spaces to bring the total spaces on site to 99, which is consistent with the ordinance requirements for the project. The project as proposed is consistent with the Montecito Land Use and Development Code and the Comprehensive Plan, including the Montecito Community Plan.

The project also proposes special events of up to 100 people. Using the ATE Traffic, Circulation, and Parking Study parking counts, the average parking demand for the MFYMCA is 0.03 spaces per member. With a maximum increase in memberships from 1,550 to 1,950 members, the average parking demand from regular operations is 62 parking spaces. Since special events that include up to 100 people could add approximately 50 additional cars (assuming 2 people per car for events), special events when combined with the parking demand for regular operations, could exceed the parking supply. Thus, a lack of parking could be a potentially significant impact. Mitigation Measure MM-20-Trans-01 below requires the MFYMCA to have offsite parking agreements in place for special events that include more than 70 people, if the MFYMCA remains open to members for regular operations during the special event, to ensure that there is adequate parking for the operations and for the special event. The 70 person limit was calculated by subtracting the average parking for regular operations (62 spaces) from the total parking spaces proposed (99 spaces) which leaves 37 spaces available for special event parking. Assuming a carpool rate of 2 people per car for a special event, 74 special event guests would fill every parking space onsite if the special event occurs while the MFYMCA remains open to members for regular operations. Setting the maximum limit at 70 individuals allows for a reserve of 2 parking spaces. Requiring the availability of offsite parking for events of greater than 70 people ensures that there will be adequate parking for all proposed activities. With the implementation of this mitigation measure, the potential impact is reduced to a less than significant level.

(b) CEQA Guidelines Section 15064.3(a) (Potential Impact to VMT). The proposed project meets the screening criteria developed by the California Governor's Office of Planning and Research (OPR) that is used to screen projects that would typically be expected to cause a less than significant transportation impact. A project that meets the screening criteria, absent evidence to the contrary, would not require further VMT analysis. Local serving retail projects, such as a fitness center, that are 50,000 square feet in size or less are typically expected to cause a less than significant transportation impact or less. The project meets this screening criteria because it is a local serving retail project (fitness center) that (at 11,922 square feet of new development) is less than 50,000 square feet in size. The proposed project is for the use of the local Montecito Community and its main function is as a fitness center with gym equipment, pool, multipurpose gym, and other fitness activities. Since the increase in building size is 11,922 square feet which is well below the screening criteria, the project meets this requirement and no further analysis is needed.

(c) Design Features and Hazards. The proposed project does not increase the roadway hazards due to the design of the transportation features. The parking lot off of Santa Rosa Lane currently exists onsite, and the proposed reconfiguration will not substantially change the design of the existing parking lot. A new parking lot is proposed off of San Ysidro Road. The Director of Public Works approved a design exception on March 19, 2021 to allow the existing design for this project due to site constraints with the existing topography and street frontage that would make an approved County design infeasible. The project was reviewed with Public Works Transportation staff again via oral communication April 24, 2023 and the design of the new parking lot is acceptable with a right in, right out configuration, which prevents cars leaving the parking lot from making a left turn onto San Ysidro Road, thereby preventing collisions from

cars attempting to make a left turn onto San Ysidro Road. Cars leaving the proposed parking lot on San Ysidro Road that wish to head south towards Highway 101 would make a right turn onto San Ysidro Road and then make another right turn onto Santa Rosa Lane. Then the cars would use the existing MFYMCA parking lot located off of Santa Rosa Lane to turn around before heading to the stoplight and south on San Ysidro Road. This configuration is compatible with the existing and future design of the Montecito Union School improvements located on the west side of San Ysidro Road and has been reviewed by Public Works staff. MFYMCA Staff members will be directed to use the new parking area off of San Ysidro Road. These staff members generate trips only when starting and leaving a shift, as opposed to a YMCA member who may come and stay for only an hour long class or workout.

(d) Emergency Access. The proposed project will have adequate emergency access to the facility because the project includes a new parking lot and vehicular access along San Ysidro Road along with maintaining the existing parking lot off of Santa Rosa Lane. The proposed project will allow for easier access for emergency vehicles as now they can access the property from San Ysidro Road or Santa Rosa depending on the emergency. A footpath will be located at the intersection of San Ysidro Road and Santa Rosa road that leads to the front entrance and to the proposed multi-purpose building. The project does not block emergency access to any other properties along Santa Rosa Lane.

Cumulative Impacts:

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

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

1. **MM-20-Trans-01 Special Event Parking:** If a special event of more than 70 people is proposed while the Montecito Family YMCA is open to members for regular operations, the Owner/Applicant shall obtain an offsite parking agreement to accommodate the additional vehicles associated with the event. If the offsite parking agreement is not within walking distance (i.e. at Manning Park or Montecito Union School) then a shuttle service shall be provided to bring members to and from the special event. If no offsite parking agreement is implemented, special events for more than 70 members while the facility is open for regular operations are not allowed. If the MFYMCA is not open to members for regular operations during the special event, an off-site parking agreement is not required. All MFYMCA members, staff, and special event parking shall be located onsite or in the designated offsite parking locations described in the agreement.

   TIMING: The Owner/Applicant shall submit the offsite parking agreements to P&D staff for review and approval prior to issuance of the Zoning Clearance for Phase 1 and shall notify permit compliance staff of any changes to the agreements or operations. If the off-site parking agreement expires, a copy of the new agreement shall be provided to permit compliance staff. The use of shuttles shall be reviewed by P&D staff prior to their implementation.

   MONITORING: P&D monitoring staff will review the agreements and any proposed changes to the agreements or operations to ensure compliance.

4.15 WATER RESOURCES/FLOODING

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

Water Resources Thresholds

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

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

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

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

Impact Discussion
(a-e) The project would not result in changes in currents, or the course of direction of water movements, changes in the amount of surface water in any water body, or the alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution. Similarly, the project would not result in alterations to the source or flow of flood water to need for private or public flood control projects. The proposed project does not propose development closer to the creek than the existing development onsite. In addition, new structures meet County Flood Control requirements.

After full implementation, the project will result in an overall reduction of impervious areas from 67,748 square feet to approximately 61,398 square feet. In addition, the project includes a number of Low Impact Development Design Strategies such as adding 3 bio-retention basins to collect stormwater to allow it to filter into the soil, and installing energy dissipaters to minimize erosion.

Construction activities such as grading could potentially create temporary runoff and erosion problems, however, application of the standard County grading, erosion, and drainage control measures and implementation of a Stowmwater Pollution Prevention Plan (SWPPP) would ensure that no significant

[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.

increase of erosion or storm water runoff would occur. With implementation of the standard measures, impacts to stormwater quality would be insignificant.

(f) The project would not result in 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. The site is over one mile from the sea and situated approximately 120 feet above current sea level. Therefore, the development area would remain unaffected by sea level rise within the planning horizon. The proposed project is located within the Special Flood Hazard Overlay, however the project proposes to remodel the existing structure that is located in the Special Flood Hazard Overlay and to include flood-gates. The project is required to comply with the Floodplain Management Ordinance Chapter 15A and includes drainage improvements to manage the flow of water across the parcel.

(g-k) The project would not result in alteration of the direction or rate of flow of groundwater, overdraft or over-commitment of any groundwater basin, a significant increase in the existing overdraft or over-commitment of any groundwater basins, a substantial degradation of groundwater quality including saltwater intrusion or a substantial reduction in the amount of water otherwise available for public water supplies. The project would be supplied water from the Montecito Water District (MWD) which receives its water from 5 sources: Cachuma Lake, Jameson Lake, Doulton Tunnel, District groundwater basins, and District allocation from the State Water Project. The District is committed to serving all its existing customers. In response to the water supply/demand imbalance, the Montecito Water District Board acted to approved Ordinance 90 and Resolution 2047 (adopted water rates and service) in August 2008. The Ordinance and Resolution implement provide conservation efforts in the form of new classification definitions and a conservation rate structure which address the water supply and demand imbalance that existed at the time of adoption of the ordinance by establishing an increased rate structure for customers using more than their base allotments. No wells exist onsite and all water will be taken from the MWD. The project also will not result in a decrease in the quality of the groundwater basin since the project does not have hazardous materials onsite that could impact the water quality and the project reduces the amount of impervious surface area, thereby allowing a greater amount of water to seep into the groundwater basin.

(l) The project has the potential to introduce minor amounts of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water, particularly in association with temporary construction activities. As mentioned above, the project would not increase the amount of impervious surfaces on the project site. Ongoing use of the YMCA facility would involve the use of cleaners and other chemicals. Runoff from driveways and/or parking lots could introduce oil and other hydrocarbons into local drainage facilities. However, the project would be expected to generate only minor amounts of stormwater pollutants in this regard. Minor amounts of such cleaners and other chemicals would not present a significant potential for release of waterborne pollutants and would be highly unlikely to create a public health hazard.

Materials used in the construction of the project (e.g., wash water, paint, solvents, concrete, etc.), if not contained properly, could be carried through nearby drainage ways to the Pacific Ocean and compromised water quality and degrade sensitive habitat. Mitigation Measure 1 (MM-Geo-02) requires implementation of an erosion and sediment control plan to reduce the likelihood of sediment from being transported off the work sites and into sensitive areas like Oak Creek. In addition, Mitigation Measure 5 (MM-Bio-20a) requires that washing of construction materials occur in designated locations away from waterbody's or sensitive resources to reduce the likelihood of contamination. With these mitigation measures in place, impacts are mitigated to a less than significant level.

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

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

1. Mitigation Measure 1 of Section 4.8 (Geologic Resources) requires the implementation of a Stormwater Pollution and Prevention Plan (SWPP) and would be sufficient to mitigate impacts associate with stormwater runoff and sedimentation to a less than significant level.

2. Mitigation Measure 5 of Section 4.4 (Biological Resources) requires the designation of a construction washout area and would be sufficient to mitigate impacts associated with the washout and containment of construction materials to a less than significant level.

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

5.0 INFORMATION SOURCES

5.1 County Departments Consulted:

Fire, Flood Control, Environmental Health, Public Works Transportation, Montecito Water District, Montecito Sanitary District

5.2 Comprehensive Plan:

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

5.3 Other Sources:

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

_____

_____

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

The project will result in significant but mitigable project-specific impacts in the following issue areas: Aesthetic/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geologic Resources, Noise, Public Facilities, Transportation, and Water Resources. Cumulative impacts would be less than significant due to proposed mitigation measures.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	**Poten. Signif. and Unavoid.**	**Signif. But Mitigable**	**Insignif.**	**No Impact / Beneficial Impact**	**Reviewed Under Previous Document**
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
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 Sections 4.1, 4.3, 4.4, 4.5, 4.76, 4.8, 4.12, 4.13, 4.15, and 4.16 of this Initial Study, 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 insignificant levels.

   With incorporate of the mitigation measures identified in this initial study into the project description, 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. The project includes approximately 11,922 square feet of new development, and a remodel of the existing facilities and does not have the potential to achieve short-term, tot the disadvantage of long-term, environmental goals.

3. The proposed YMCA Master Plan update includes the construction of approximately 11,922 square feet of new floor area development in addition to the development that already exists onsite and an increase in the existing membership level from 1,550 to a maximum of 1,950. No change to staff levels is expected to occur.

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

4. As discussed herein, there are no environmental effects of the project that would cause substantial adverse effects on human beings, either directly or indirectly. All impacts to humans will be adequately reduced to less than significant levels through the implementation of identified mitigation measures.

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

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

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

Zoning Requirements: MLUDC. The property APN: 007-270-005 is 4.37 acres in size and zoned 1-E-1 (Single-Family Residential, 1 acre minimum lot size).

Comprehensive Plan Requirements: The following policies of the Comprehensive Plan are applicable to this project:

Land Use Element Policies: Land Use Development Policy 4, Hillside and Watershed Protection Policies 1, 2, 7

Noise Element Policies: 1 and 2

Circulation Element Policy: A and Roadway and Intersection Standards

Montecito Community Plan Policies: LU-M-1.2, LU-M-2.1, LU-M-2.2, LU-M-2.3, F-M-2.1, AQ-M-1.3, AQ-M-1.4, Bio-M-1.3, Bio-M-1.3.1, Bio-M-1.3.2, Bio-M-1.3.3, Bio-M-1.6, Bio-M-1.8, Bio-M-1.14.2, Bio-M-

1.14.3, Bio-M-1.15, Bio-M-1.16, Bio-M-1.17, Bio-M-1.20, Bio-M-1.23, FD-M-2.1, FD-M-2.2, Geo-M-1.2, CR-M-2.1, N-M-1.1.1, VIS-M-1.1.

10.0 RECOMMENDATION BY P&D STAFF

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

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

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

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

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

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing ___X___ Without Public Hearing

PROJECT EVALUATOR: Chris Schmuckal **DATE:** 04/28/2023

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

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

SIGNATURE: _____ **INITIAL STUDY DATE**: April 28, 2023

SIGNATURE: _____ **NEGATIVE DECLARATION DATE**: May 09, 2023

SIGNATURE: _____ **REVISION DATE**: _____

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

12.0 ATTACHMENTS

1. Project Plans
2. Departmental Condition Letters
3. Biological Assessment and Restoration Plan, Hunt & Associates October 9, 2019
4. Arborist Report, September 29, 2019

5. Traffic, Circulation, and Parking Study, ATE , October 29, 2019, January 6, 2023, and March 15, 2023
6. Tier 4 Stormwater Control Plan, November 13, 2019
7. Montecito Water Letter
8. Montecito Sewer Letter

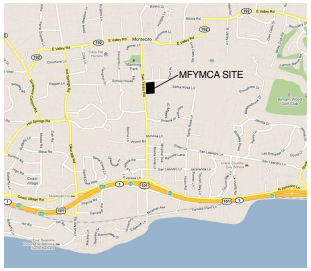
Attachment 1: Project Plans

MFYMCA

Planning for the Future

PREVIOUS DESIGN

MONTECITO FAMILY YMCA



VICINITY MAP

Project Summary

Building Areas

Areas that add to parking demand.

Main Bldg:	10,102 sf net
Locker Room:	2,717 sf net
Multi-Purpose:	9,425 sf net
Tota =	22,244 sf net

Areas for storage & service spaces that do not add to parking demand.

Main Bldg: Storage	235 sf net
Locker Room: Pool equip.	160 sf net
Multi-Purpose:	0 sf net
Total =	(395) sf net

Total Building Areas

Main Bldg:	10,336 sf net
Locker Room:	2,877 sf net
Multi-Purpose:	9,425 sf net
Total Building Areas =	22,638 sf net

Parking Requirements per MLUDC Methodology

Parking Required:	
Main Bldg:	31 cars
Locker Room:	5 cars
Multi-Purpose:	43 cars
Pool/Spa:	20 cars
Totals =	99 cars

Parking Provided: 99 cars

Demand Based Methodology per (E) parking ratios

2.72 spaces / 1,000 sf net

22,244 sf x 0.00272 = 61 cars

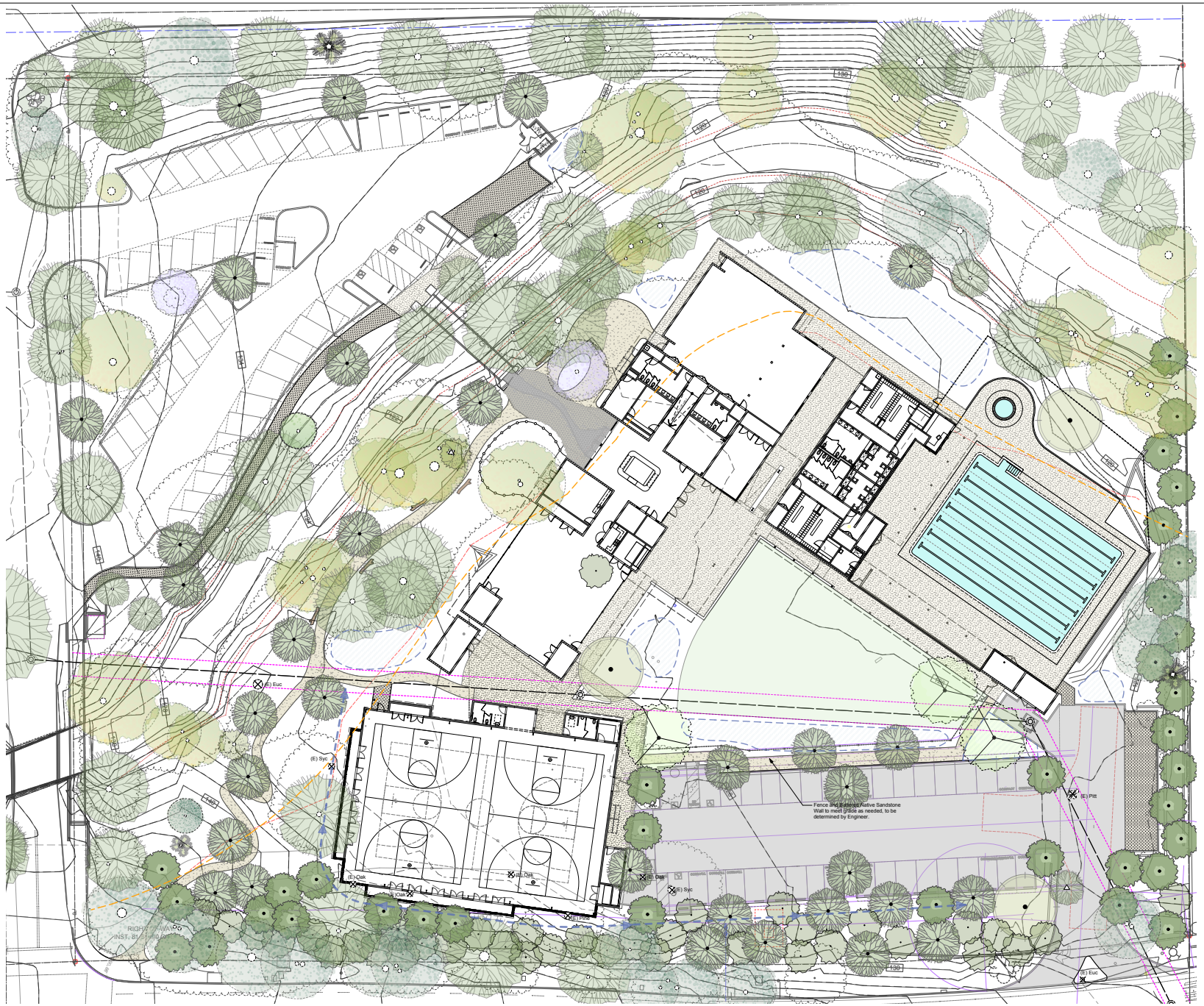
per (E) membership ratios

0.05 spaces / membership

1,950 x 0.05 = 98 cars

Grading: ≈ 900 cu. yards of cut

Sheet Index



Existing Tree Legend

- Eucalyptus Trees
- Jacaranda Trees
- Oak Trees
- Olive Trees
- Palms
- Pepper Tree
- Photinia Tree
- Pine Tree
- Sycamore Trees
- Unidentified Trees
- Victorian Box

Proposed Tree Legend

Symbol	Botanical Name	Common Name
	Alnus rhombifolia	White Alder
	Heteromeles arbutifolia	Toyon
	Populus trichocarpa	Black Cottonwood
	Prunus lyonii	Catalina Cherry
	Quercus agrifolia	Coast Live Oak

Plan Legend

- Turf Grass
- Bioswale
- Possible Stormwater Treatment Area (see Civil Plans)
- Proposed Child Watch Fence
- Proposed fence
- Property Line
- Fire Truck Turnaround
- Sewer line
- Creek Centerline
- 50' Top of Bank Setback
- Trees to be relocated
- Trees to be removed

Hardscape Legend

- Permeable Pavers
- Decomposed Granite
- Colored Concrete
- Asphalt or Concrete

Tree Mitigation

Tree mitigation requirements per Biology and Arborist Reports:

Removed:

Coast Live Oaks to be mitigated:	4
Sycamores to be mitigated:	2

Proposed (non-Riparian Area):

Coast Live Oaks:	34
Black Cottonwood:	3
White Alder:	3

Proposed (Riparian Area, NOT SHOWN, TO BE PLACED IN-FIELD):

Coast Live Oaks:	13
Black Cottonwood:	6
White Alder:	6
California Bay	10

MONTECITO FAMILY YMCA
591 SANTA ROSA ROAD MONTECITO, CA

MFYMCA Masterplan 2019 - Proposed Hardscape + Mitigation Trees
March 31, 2022

VAI VanAtta Associates Inc.
landscape architecture + planning

L1.0
Landscape Site Plan

DESIGNARC
ARCHITECTURE + INTERIORS
29 West Calle Laureles, CA 93105 T.805.687.1525
www.designarc.net F.805.687.8715

Comparative Analysis between 2013 & 2019 Masterplans

MFYMCA
Planning for the Future

2013 Masterplan

- Square Footage: 32,471 sf net
- Parking Required (MLUDC): 137
- Parking Provided: 56
- Required Additional Off Site Parking: 72

2019 Masterplan

- Square Footage: 22,638 sf net
  - 30% Reduction
- Parking Required (MLUDC): 99
  - 43 fewer cars required
- Parking Provided: 99
  - 100% on site parking
- Required Additional Off Site Parking: Ø
  - Zero Cars off site

Parking Requirements

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Required Parking per MLUDC Methodology

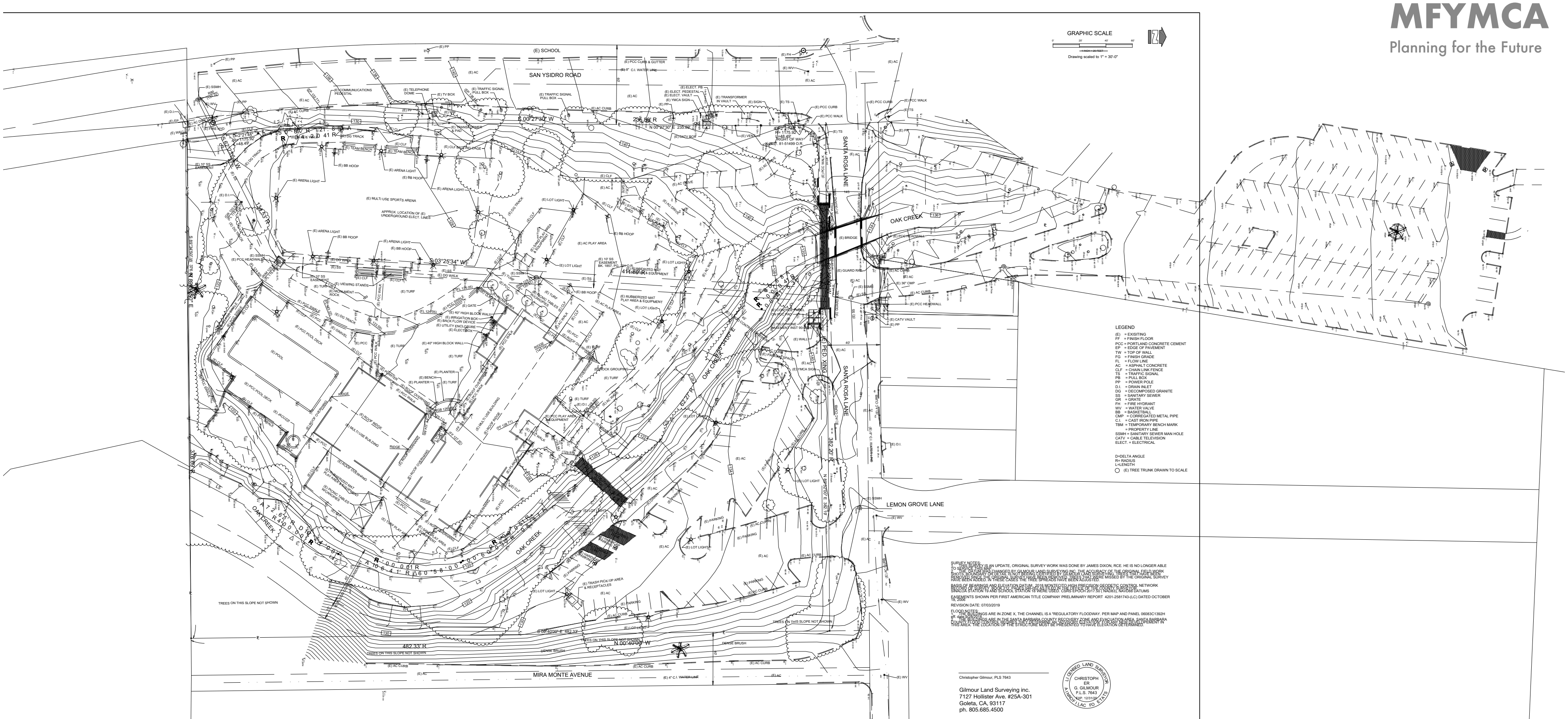
Category	Spaces	2013 Masterplan Areas	2013 Masterplan Req'd Cars	2019 Masterplan Areas	2019 Masterplan Req'd Cars
Spa, health clubs, etc. & Swimming pools, public	* *1 Parking Space / 200 net sf "Spa Area"*				
	Main Building	6,888 sf		3,920 sf	19
	Multi-Purpose Building	8,916 sf		8,245 sf	41
	Subtotal Building Area	15,804 sf	79	12,165 sf	60
	Pool (not included in sf totals)	5,009 sf	25	4,009 sf	20
	Subtotal Building & Pool at 1 / 200 net sf		**104**		**80**
	* *1 Parking Space / 500 net sf of area related to the Spa Facilities*				
	Main Building	5,987 sf		6,181 sf	12
	Multi-Purpose Building	2,635 sf		1,180 sf	2
	Locker Room Building	5,329 sf		2,717 sf	5
		13,951 sf		10,078 sf	**19**
	(deduct 1,000 sf for indoor pool)	-1000 sf			
	Subtotal Building at 1 / 500 net sf	12,951 sf	26		
Day school, nursery school	1 space / 10 students + 1 space / 2 employees				
	Preschool Building	2,716 sf	7	0 sf	0
Unenclosed storage area	Main Building			235 sf	
	Locker Room / Pool Building			160 sf	
	Totals	**32,471 sf**		**22,638 sf**	

Total Spaces Required per MLUDC Methodology

	2013 Masterplan	2019 Masterplan
	137 Cars	**99 Cars**
Spaces provided	56 Cars	99 Cars

Demand Based Parking per ATE Methodology

		2013 Masterplan		2019 Masterplan	
ATE Surveyed Peak Parking Demand (76 spaces) /Existing memberships (1,550 memberships)	0.05 spaces / membership	2,050 member	**103 cars**	1,950 member	**98 cars**



LINE	BEARING	DISTANCE
L1	S 37°16'00" E	10.57' R
L2	S 52°46'00" E	2.45' R
L3	S 22°40'00" E	15.80' R
L4	S 38°18'00" W	9.23' R
L5	S 27°54'00" W	46.60' R

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	RADIAL BEARING-IN
C1	200.00' R	54.11' R	15°30'00"	53.94' R	S 45°01'00" E	N 52°44'00" E
C2	200.00' R	63.88' R	18°18'00"	63.61' R	S 46°25'00" E	S 34°26'00" W
C3	1175.92' R	48.50' R	2°21'46"	48.49' R	S 00°43'23" E	S 88°05'44" W

LEGEND
(E) = EXISITING
FF = FINISH FLOOR
PCC = PORTLAND CONCRETE CEMENT
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
FG = FINISH GRADE
FL = FLOW LINE
AC = ASPHALT CONCRETE
CLF = CHAIN LINK FENCE
TS = TRAFFIC SIGNAL
PB = PULL BOX
PP = POWER POLE
D.I. = DRAIN INLET
DG = DECOMPOSED GRANITE
SS = SANITARY SEWER
GR = GRATE
FH = FIRE HYDRANT
WV = WATER VALVE
BB = BASKETBALL
CMP = CORREGATED METAL PIPE
C.I. = CAST IRON PIPE
TBM = TEMPORARY BENCH MARK
= PROPERTY LINE
SSMH = SANITARY SEWER MAN HOLE
CATV = CABLE TELEVISION
ELECT. = ELECTRICAL

D=DELTA ANGLE
R= RADIUS
L=LENGTH
(E) TREE TRUNK DRAWN TO SCALE

SURVEY NOTES:
1. THIS SURVEY IS AN UPDATE, ORIGINAL SURVEY WORK WAS DONE BY JAMES DIXON, RCE. HE IS NO LONGER ABLE TO SERVICE THIS MAP.
2. THE DATUM WAS CHANGED BY GILMOUR LAND SURVEYING INC. THE ACCURACY OF THE ORIGINAL FIELD WORK SHOTS, BOUNDARY OR DETAIL IS NOT BEEING CERTIFIED BY GILMOUR LAND SURVEYING. TREES THAT HAVE BEEN REMOVED SINCE THE ORIGINAL SURVEY HAVE BEEN REMOVED. TREES THAT WERE MISSED BY THE ORIGINAL SURVEY HAVE BEEN ADDED. IN THESE CASES THE TREE SPREADS HAVE BEEN ADJUSTED.

BASIS OF BEARINGS AND ELEVATION DATUM: 2018 MONTECITO HIGH PRECISION GEODETIC CONTROL NETWORK RECORD OF SURVEY BOOK 212, PAGES 048-052 AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR. SINALOA STATION 19 AND SCHOOL STATION 18 WERE USED. CSRS EPOCH 2017.50 (NAD83), NAVD88 DATUMS

EASEMENTS SHOWN PER FIRST AMERICAN TITLE COMPANY PRELIMINARY REPORT 4201-2581743-(LC) DATED OCTOBER 18, 2006

REVISION DATE: 07/03/2019

FLOOD NOTES:
1. THE BUILDINGS ARE IN ZONE X, THE CHANNEL IS A "REGULATORY FLOODWAY. PER MAP AND PANEL 06083C1392H eff. date 9/28/2018.
2. THE BUILDINGS ARE IN THE SANTA BARBARA COUNTY RECOVERY ZONE AND EVACUATION AREA. SANTA BARBARA COUNTY FLOOD CONTROL REQIRES THEY DETERMINE AN "ADVISORY ELEVATION" FOR ANY NEW DEVELOPEMENT IN THIS AREA. THE LOCATION OF THE STRUCTURE MUST BE PRESENTED TO HAVE ELEVATION DETERMINED.

Christopher Gilmour, PLS 7643

Gilmour Land Surveying inc.
7127 Hollister Ave. #25A-301
Goleta, CA, 93117
ph. 805.685.4500

LICENSED LAND SURVEYOR
CHRISTOPHER G. GILMOUR
P.L.S. 7643
EXP. 12/31/20
STATE OF CALIFORNIA

JAMES DIXON R.C.E. 24658 DATE
EXPIRES 12/31/2011

NOTE:
BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE MAP FILED IN RECORD OF SURVEY BOOK 80, PAGE 48, SANTA BARBARA COUNTY RECORDS

MONTECITO YMCA
390 SAN YSIDRO ROAD
MONTECITO, CA.

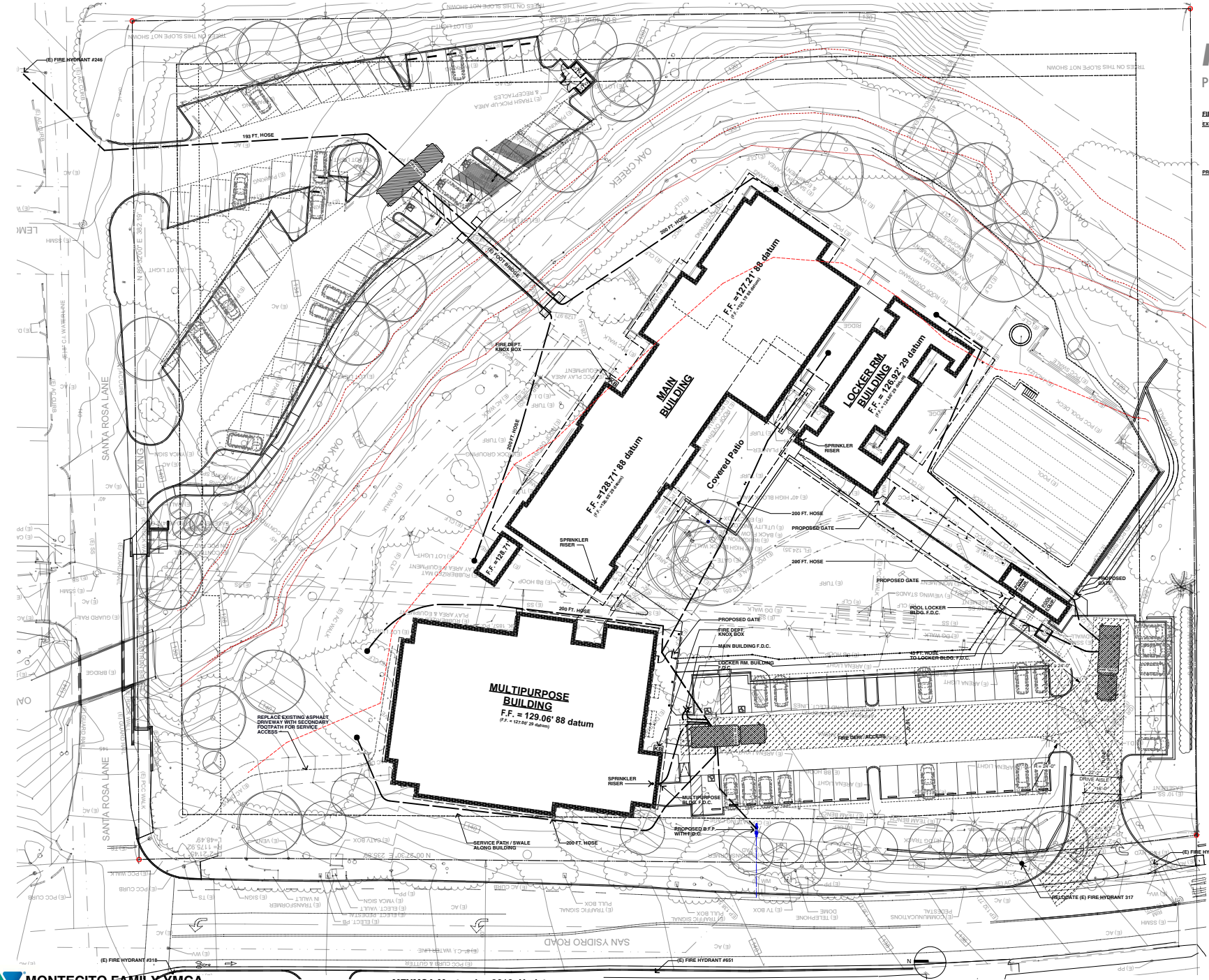
TOPOGRAPHIC PLAN

J.B. DIXON ENGINEERING & SURVEYING, INC.
200 E LAUREL AVE
LOMPOC, CA. 93436
PH. (805) 736-5523
FAX. (805) 736-5513

SHEET 1 OF 1

~~SCALE: 1"=20'~~ DATE: 08/20/10 2915TOPO1

Drawing scaled to 1" = 30'-0"



MFYMCA

Planning for the Future

FIRE DEPARTMENT NOTES:

EXISTING FIRE HYDRANTS:

(2) HYDRANTS (F.918 & #651) LOCATED ALONG THE WEST SIDE OF SAN YSIDRO ROAD APPROXIMATELY 60 FEET FROM THE PROJECT SITE'S WESTERLY PROPERTY LINE.

(1) HYDRANT (#317) LOCATED IN THE SOUTHWESTERLY CORNER OF THE PROJECT SITE.

PROPOSED BUILDINGS:

EACH BUILDING (MAIN, POOL LOCKER & MULTIPURPOSE) SHALL BE SPRINKLERED AND PROVIDED WITH FIRE DEPARTMENT CONNECTIONS (F.D.C.) AND SPRINKLER STANDPIPE IN CLOSETS.

MONTECITO FAMILY YMCA

591 SANTA ROSA ROAD MONTECITO, CA

MFYMCA Masterplan 2019 Update

March 15, 2022

FIRE ACCESS PLAN

A003

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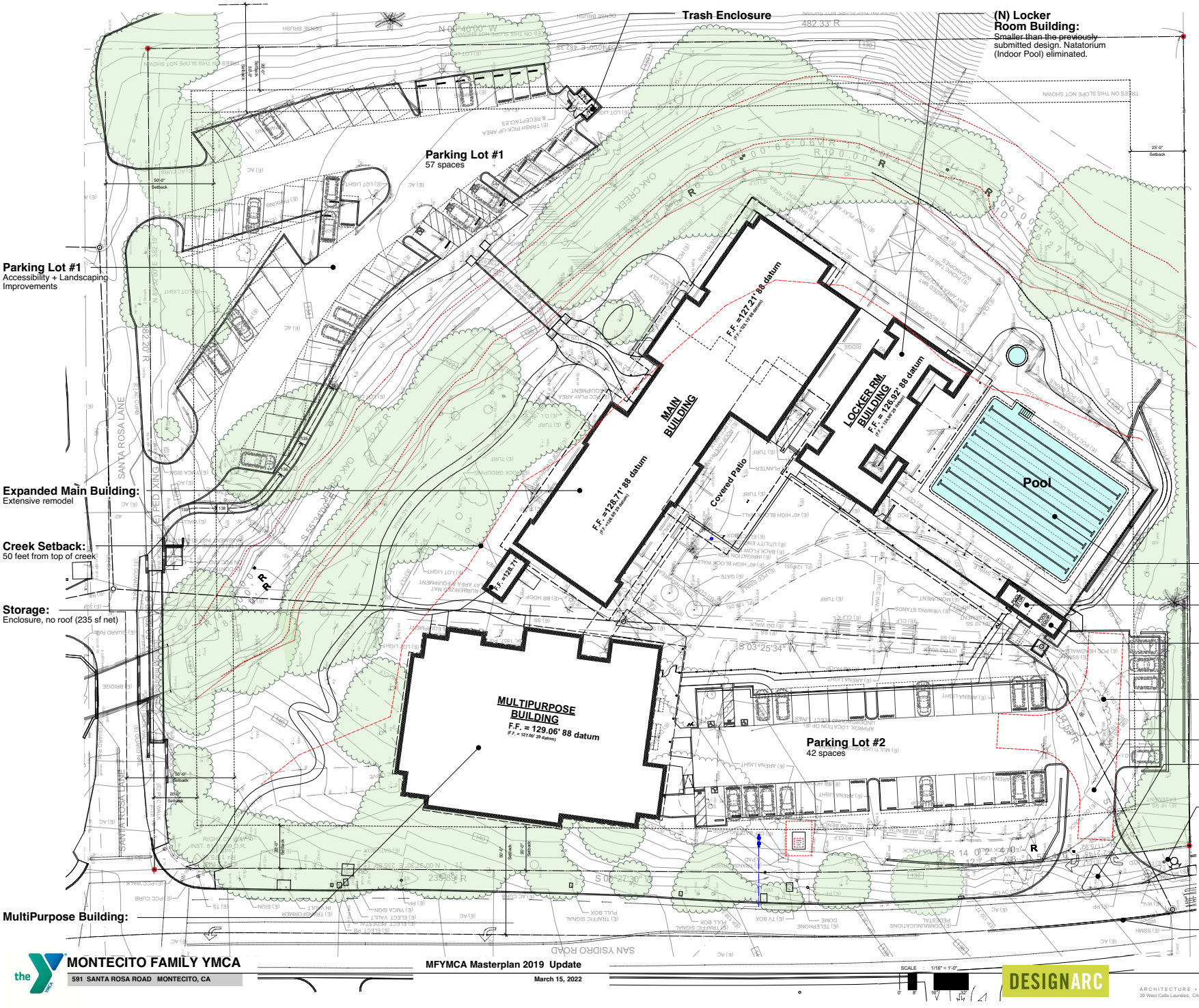

MFYMCA

Planning for the Future

Project Summary

Building Areas

Areas that add to parking demand.

Main Bldg:	10,102 sf net
Locker Room:	2,717 sf net
Multi-Purpose:	9,425 sf net
Tota =	22,244 sf net

Areas for storage & service spaces that do not add to parking demand.

Main Bldg: Storage	235 sf net
Locker Room: Pool equip.	160 sf net
Multi-Purpose:	0 sf net
Total =	(395) sf net

Total Building Areas

Main Bldg:	10,336 sf net
Locker Room:	2,877 sf net
Multi-Purpose:	9,425 sf net
Total Building Areas =	22,638 sf net

Parking Requirements per MLUDC Methodology

Parking Required:	
Main Bldg:	31 cars
Locker Room:	5 cars
Multi-Purpose:	43 cars
Pool/Spa:	20 cars
Totals =	99 cars

Parking Provided: 99 cars

Demand Based Methodology per (E) parking ratios
2.72 spaces / 1,000 sf net

22,244 sf x 0.00272 = 61 cars

per (E) membership ratios
0.05 spaces / membership

1,950 x 0.05 = 98 cars

Grading: ≈ 900 cu. yards of cut

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MAIN BUILDING

PREVIOUS DESIGN

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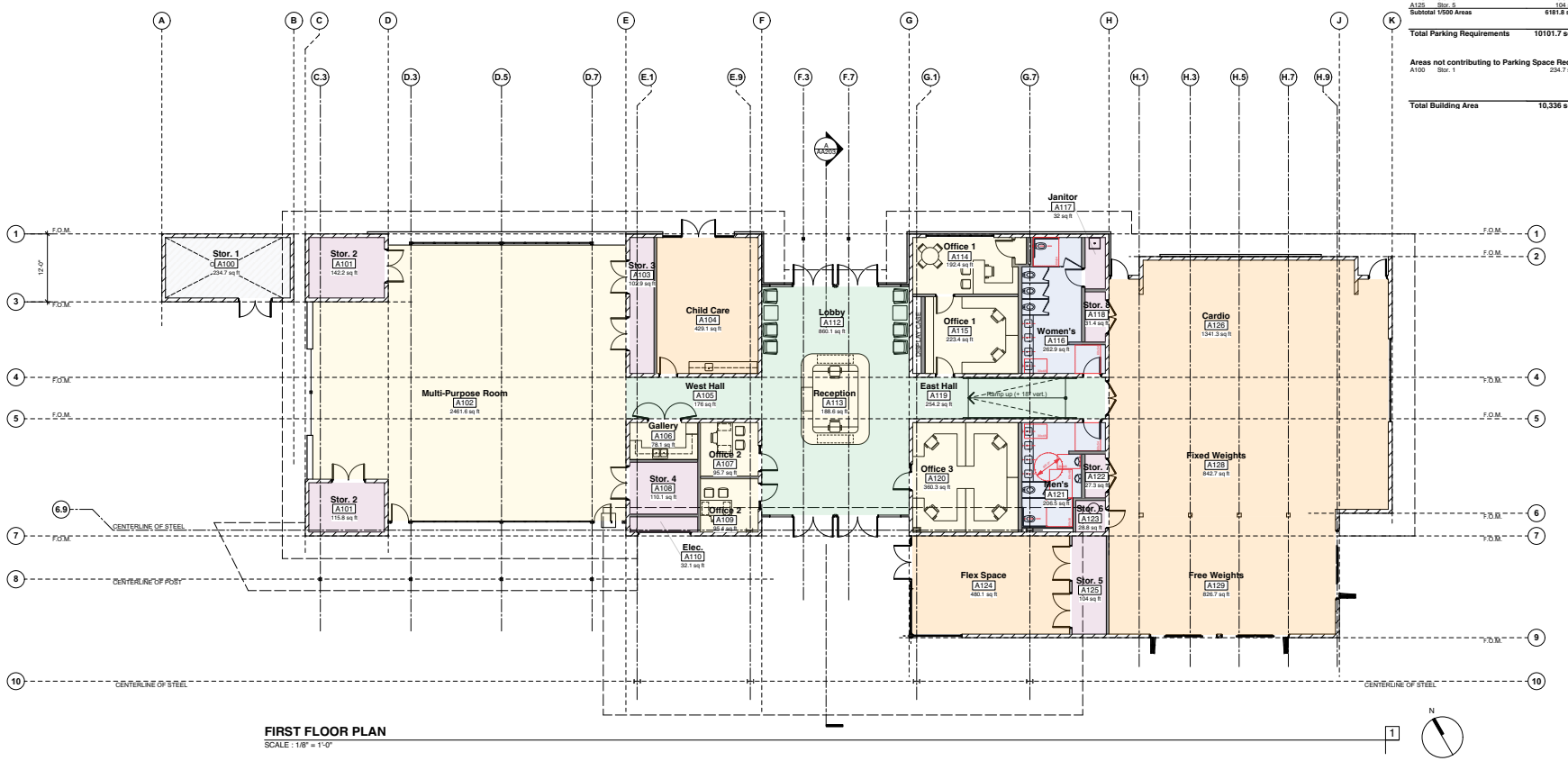
MFYMCA Main Building Area Summary

Parking Requirement including all Program Areas

Area Number	Area Name	Area	Comments	Parking Ratio	Parking Required
Areas with 1/200 Parking Space Requirement					
A104	Child Care	429.1 sq ft	1/200 Area w/ higher intensity activities		
A124	Flex Space	480.1 sq ft	1/200 Area w/ higher intensity activities		
A126	Cardio	1341.3 sq ft	1/200 Area w/ higher intensity activities		
A128	Fixed Weights	842.7 sq ft	1/200 Area w/ higher intensity activities		
A129	Free Weights	826.7 sq ft	1/200 Area w/ higher intensity activities		
Subtotal 1/200 Areas		**3919.9 sq ft**		**1/200 s.f.**	**20 cars**
Areas with 1/500 Parking Space Requirement					
A101	Stor. 2	142.2 sq ft	Storage & Building Services		
A101	Stor. 2	115.8 sq ft	Storage & Building Services		
A102	Multi-Purpose Room	2461.6 sq ft	1/500 Area w/ lower intensity activities		
A103	Stor. 3	102.9 sq ft	Storage & Building Services		
A105	West Hall	176 sq ft	Interior Circulation Area		
A106	Gallery	78.1 sq ft	1/500 Area w/ lower intensity activities		
A107	Office 2	95.7 sq ft	1/500 Area w/ lower intensity activities		
A108	Stor. 4	110.1 sq ft	Storage & Building Services		
A109	Office 2	95.4 sq ft	1/500 Area w/ lower intensity activities		
A110	Elec.	32.1 sq ft	Storage & Building Services		
A112	Lobby	860.1 sq ft	Interior Circulation Area		
A113	Reception	188.6 sq ft	1/500 Area w/ lower intensity activities		
A114	Office 1	192.4 sq ft	1/500 Area w/ lower intensity activities		
A115	Office 1	223.4 sq ft	1/500 Area w/ lower intensity activities		
A116	Women's	262.9 sq ft	Toilet Rooms		
A117	Janitor	32 sq ft	Storage & Building Services		
A118	Stor. 8	31.4 sq ft	Storage & Building Services		
A119	East Hall	254.2 sq ft	Interior Circulation Area		
A120	Office 3	360.3 sq ft	1/500 Area w/ lower intensity activities		
A121	Men's	206.5 sq ft	Toilet Rooms		
A122	Stor. 7	27.3 sq ft	Storage & Building Services		
A123	Stor. 6	28.8 sq ft	Storage & Building Services		
A125	Stor. 5	104 sq ft	Storage & Building Services		
Subtotal 1/500 Areas		**6181.8 sq ft**		**1/500 s.f.**	**12 cars**
Total Parking Requirements		**10101.7 sq ft**			**31 cars**
Areas not contributing to Parking Space Requirements (not enclosed / no roof)					
A100	Stor. 1	234.7 sq ft	Storage & Building Services (no roof)		
Total Building Area		**10,336 sq ft**			



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

MONTECITO FAMILY YMCA

591 SANTA ROSA ROAD MONTECITO, CA

MFYMCA Masterplan 2019 Update

March 10, 2022

SCALE : 1/8" = 1'-0"

0' 4' 8' 16'

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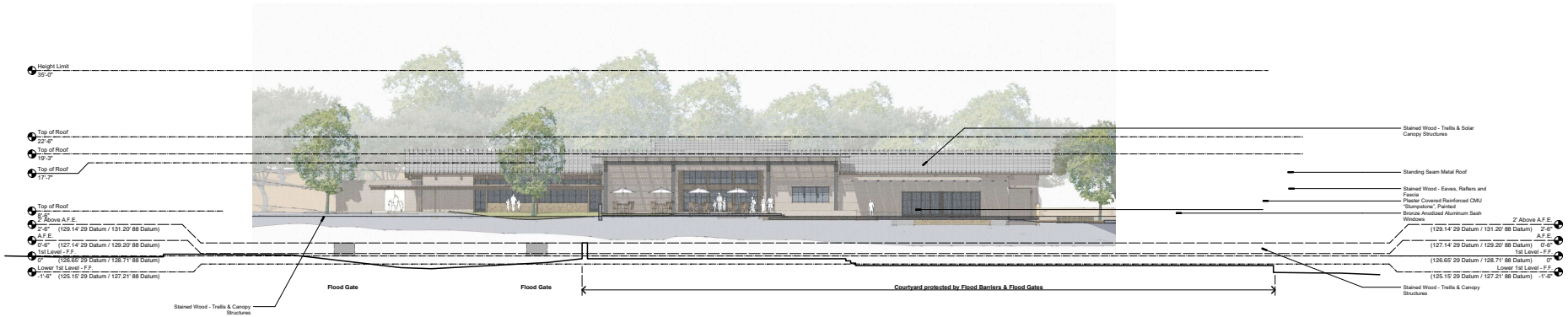
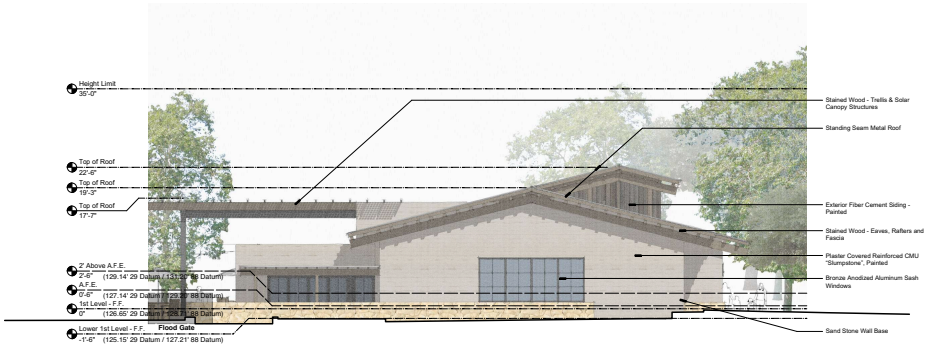
AA101

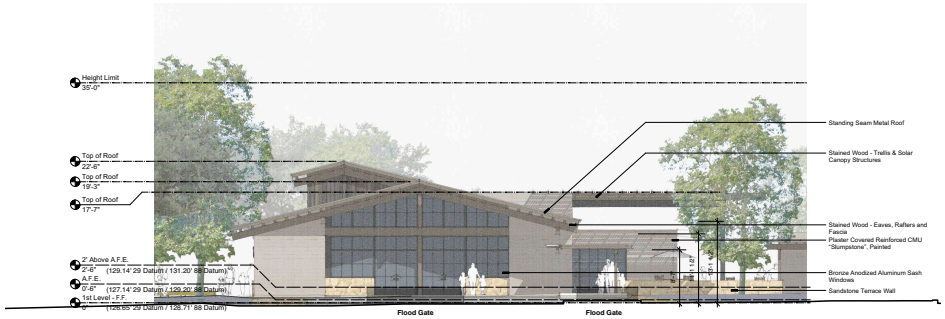
MAIN BUILDING FLOOR PLANS


Height Limit
35'-0"
Top of Roof
22'-6"
Top of Roof
19'-3"
2' Above A.F.E.
2'-6" (129.14' 29 Datum / 131.20' 88 Datum)
A.F.E.
0'-6" (127.14' 29 Datum / 129.20' 88 Datum)
1st Level - F.F.
0" (126.65' 29 Datum / 128.71' 88 Datum)
Lower 1st Level - F.F.
-1'-6" (125.15' 29 Datum / 127.21' 88 Datum)
Flood Gate
Flood Gate
Flood Gate
Flood Gate
Exterior Cement Siding - Painted
Standing Seam Metal Roof
Stained Wood - Eaves, Rafters and Fascia
Plaster Covered Reinforced CMU "Slumpstone", Painted
Bronze Anodized Aluminum Sash Windows
Sandstone Wall Base


Height Limit
35'-0"
Top of Roof
22'-6"
Top of Roof
19'-2"
Top of Roof
17'-7"
Top of Roof
6'-0"
2' Above A.F.E.
2'-6" (129.14' 29 Datum / 131.20' 88 Datum)
A.F.E.
0'-6" (127.14' 29 Datum / 129.20' 88 Datum)
1st Level - F.F.
0" (126.65' 29 Datum / 128.71' 88 Datum)
Lower 1st Level - F.F.
-1'-6" (125.15' 29 Datum / 127.21' 88 Datum)
Stained Wood - Trellis & Canopy Structures
Flood Gate
Flood Gate
Courtyard protected by Flood Barriers & Flood Gates
Stained Wood - Trellis & Solar Canopy Structures
Standing Seam Metal Roof
Stained Wood - Eaves, Rafters and Fascia
Plaster Covered Reinforced CMU "Slumpstone", Painted
Bronze Anodized Aluminum Sash Windows
2' Above A.F.E.
(129.14' 29 Datum / 131.20' 88 Datum) 2'-6"
A.F.E.
(127.14' 29 Datum / 129.20' 88 Datum) 0'-6"
1st Level - F.F.
(126.65' 29 Datum / 128.71' 88 Datum) 0"
Lower 1st Level - F.F.
(125.15' 29 Datum / 127.21' 88 Datum) -1'-6"
Stained Wood - Trellis & Canopy Structures

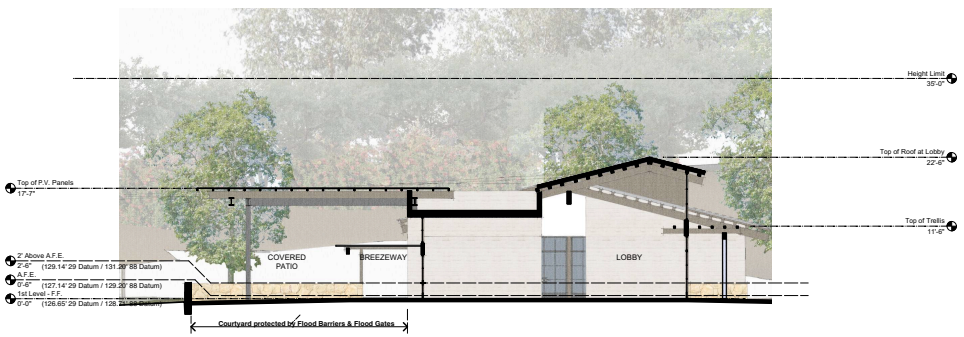


EAST ELEVATION OF MAIN BUILDING (FACING CREEK) 4
SCALE : 1/8" = 1'-0"

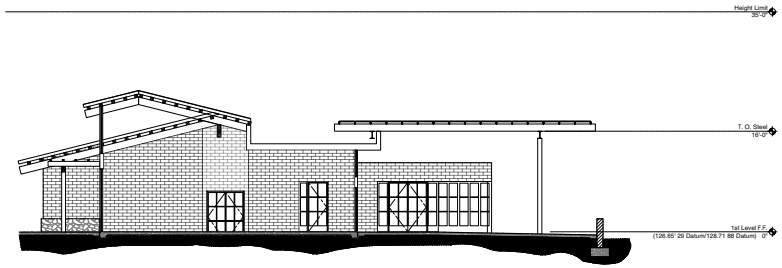


WEST ELEVATION OF MAIN BUILDING 2
SCALE : 1/8" = 1'-0"

SECTION B 3
SCALE : 1/8" = 1'-0"

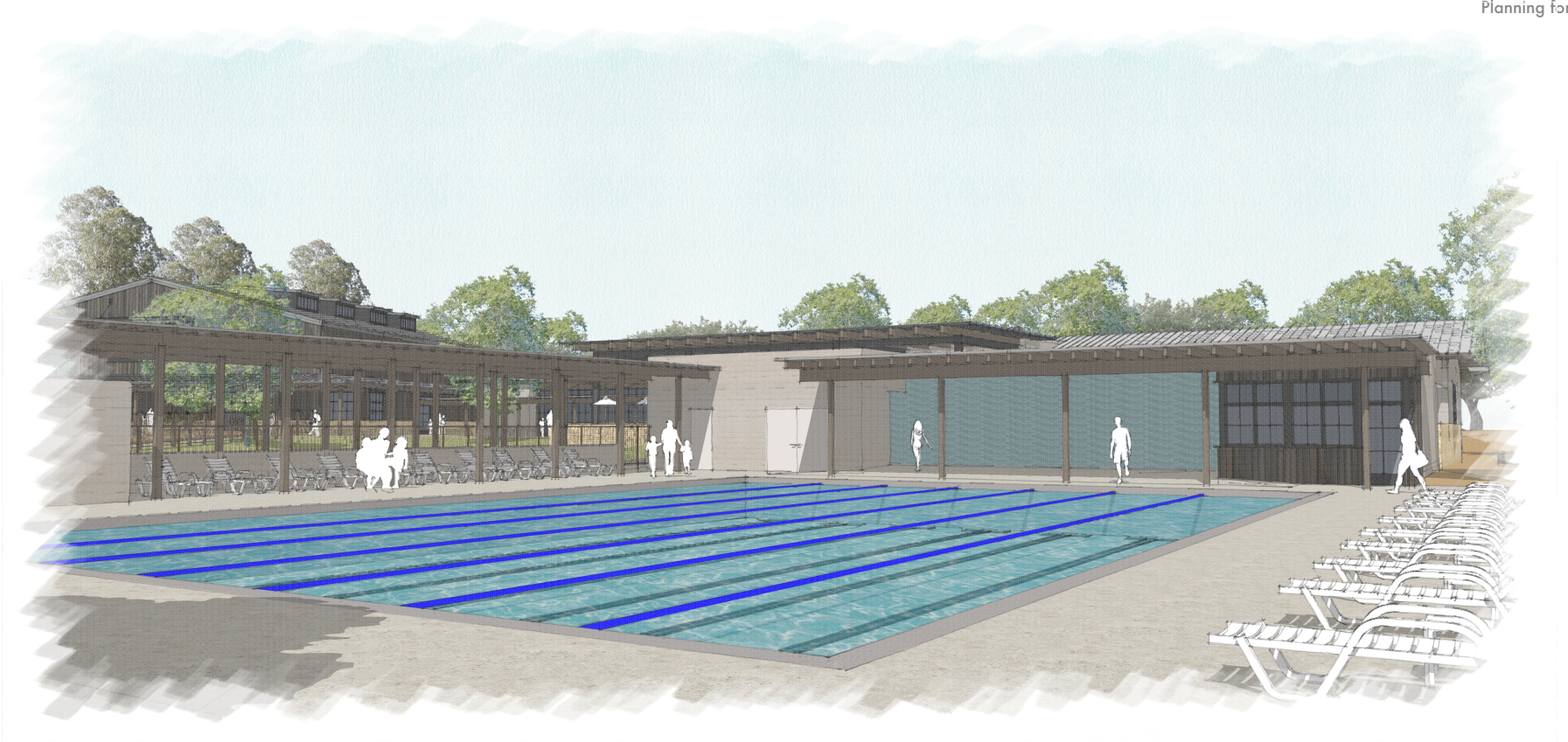


SECTION A 1
SCALE : 1/8" = 1'-0"



BUILDING SECTION A
SCALE : 1/8" = 1'-0"

A



POOL & LOCKER ROOM BUILDING

PREVIOUS DESIGN

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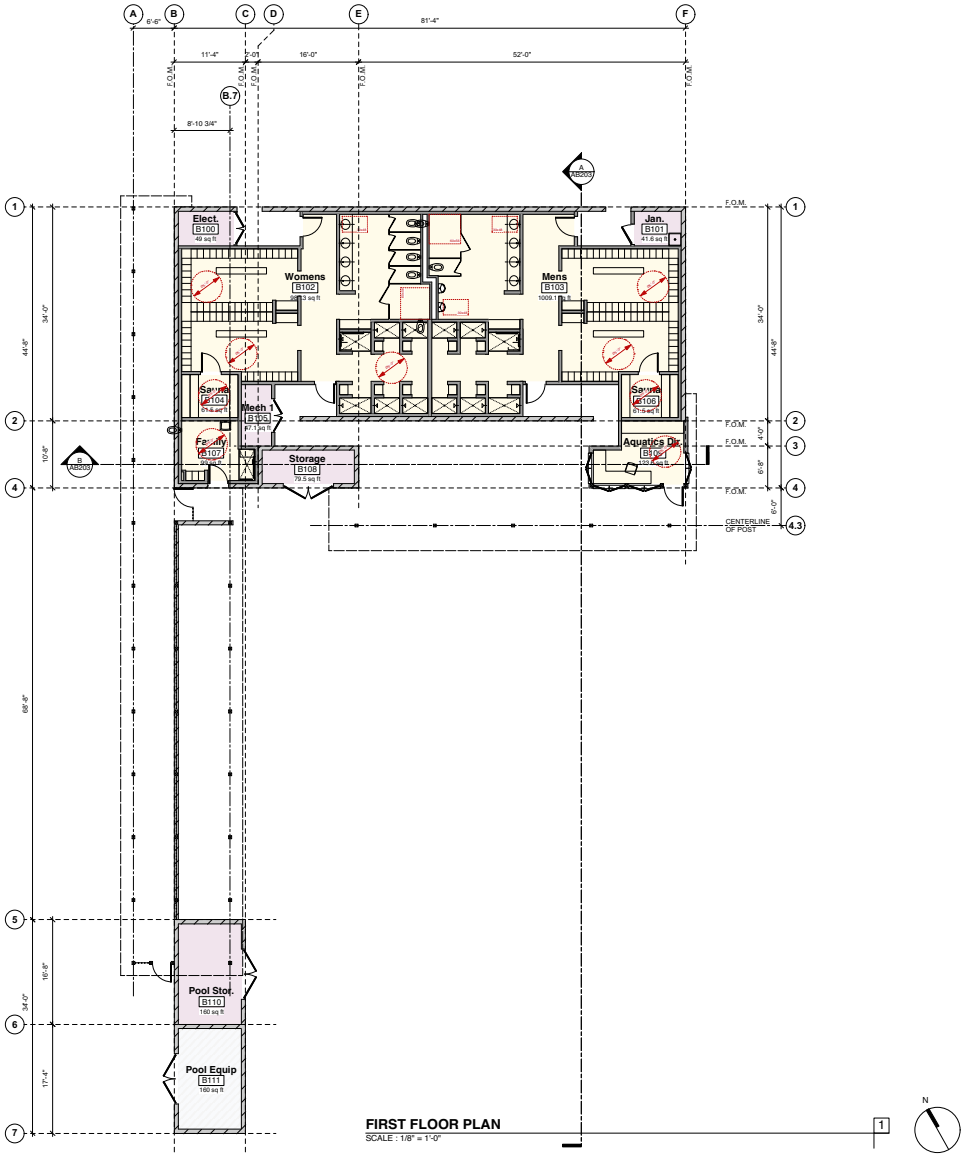
Planning for the Future



MFYMCA Pool Locker Bldg. Area Summary

Parking Requirement including all Program Areas

Area number	Area Name	Area	Comments	Parking Ratio	Parking Required
Areas with 1/200 Parking Space Requirement					
Subtotal 1/200 Areas		**0 sq ft**		**1/200 s.f.**	**0 cars**
Areas with 1/500 Parking Space Requirement					
B100	Elect.	49 sq ft	Storage & Building Services		
B101	Jan.	41.6 sq ft	Janitor Room		
B102	Womens	985.3 sq ft	1/500 Area w/ lower intensity activities		
B103	Mens	1009.1 sq ft	1/500 Area w/ lower intensity activities		
B104	Sauna	61.5 sq ft	1/500 Area w/ lower intensity activities		
B105	Mech 1	47.1 sq ft	Storage & Building Services		
B106	Sauna	61.5 sq ft	1/500 Area w/ lower intensity activities		
B107	Family	99 sq ft	1/500 Area w/ lower intensity activities		
B108	Storage	79.5 sq ft	Storage & Building Services		
B109	Aquatics Dir.	123.6 sq ft	1/500 Area w/ lower intensity activities		
B110	Pool Stor.	160 sq ft	Storage & Building Services		
Subtotal 1/500 Areas		**2717.2 sq ft**		**1/500 s.f.**	**5 cars**
Total Parking Requirements		**2717.2 sq ft**			**5 cars**
Areas not contributing to Parking Space Requirements (not enclosed / no roof)					
B111	Pool Equip	160 sq ft	Storage & Building Services (no roof)		
Total Building Area		**2,877 sq ft**			

Area Legend

- 1/200 Area with higher intensity activities
- 1/500 Area with lower intensity activities
- Interior circulation areas
- Storage & building services
- Toilet rooms

MONTECITO FAMILY YMCA
591 SANTA ROSA ROAD MONTECITO, CA

MFYMCA Masterplan 2019 Update
March 10, 2022

SCALE : 1/8" = 1'-0"
0' 4' 8' 16'

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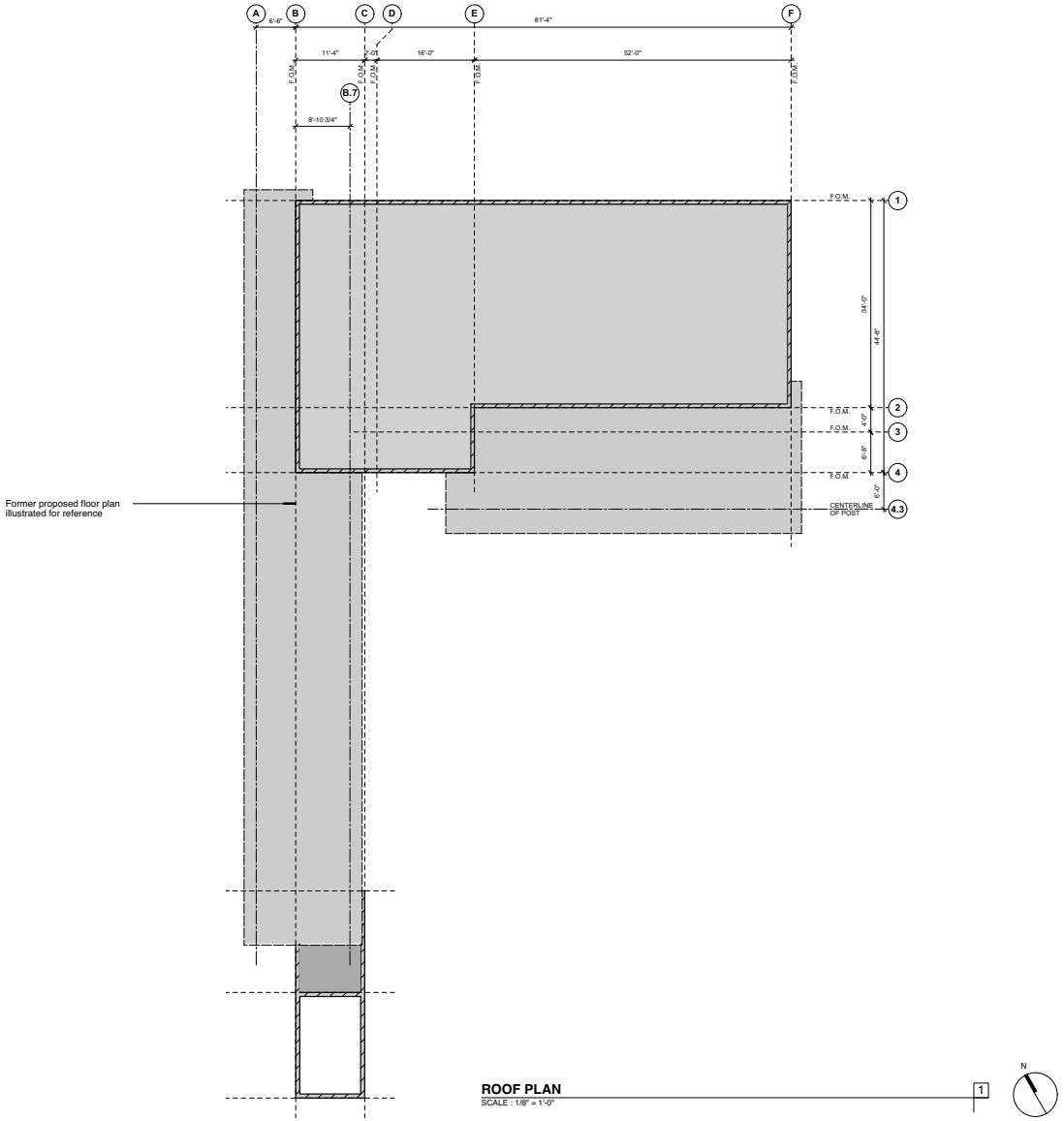
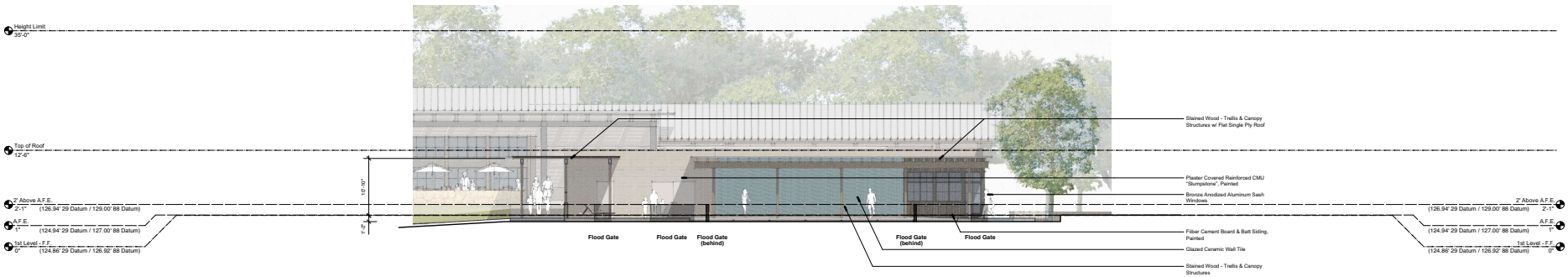
AB101
LOCKER ROOM FLOOR PLAN "CONCEPT DESIGN"



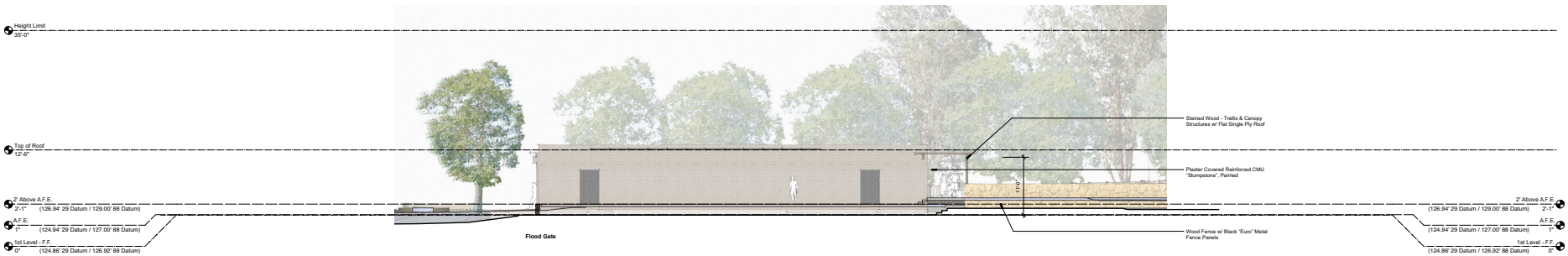
ROOF PLAN
SCALE : 1/8" = 1'-0"

Area Legend

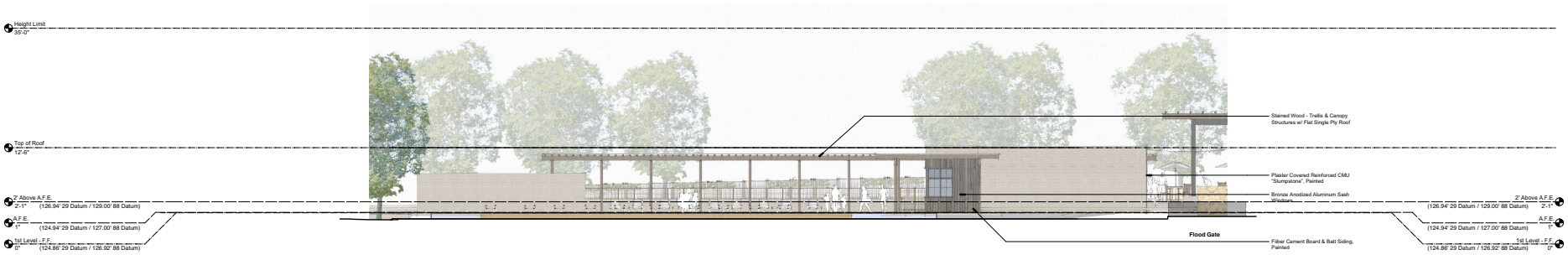
- 1/200 Area with higher intensity activities
- 1/500 Area with lower intensity activities
- Interior circulation areas
- Storage & building services
- Toilet rooms



SOUTH ELEVATION OF LOCKER ROOMS (FACING POOL) 2
SCALE : 1/8" = 1'-0"



NORTH ELEVATION OF LOCKER ROOMS (FACING PASEO & MAIN BUILDING) 1
SCALE : 1/8" = 1'-0"



EAST ELEVATION OF LOCKER ROOMS (FACING POOL & CREEK) 2
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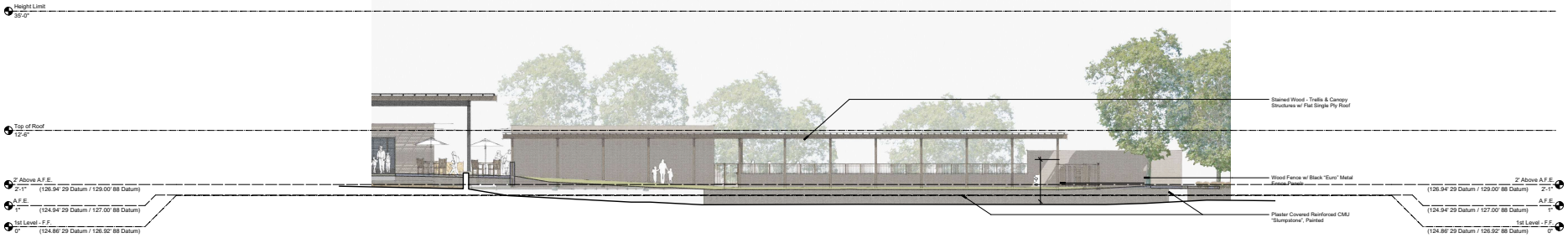
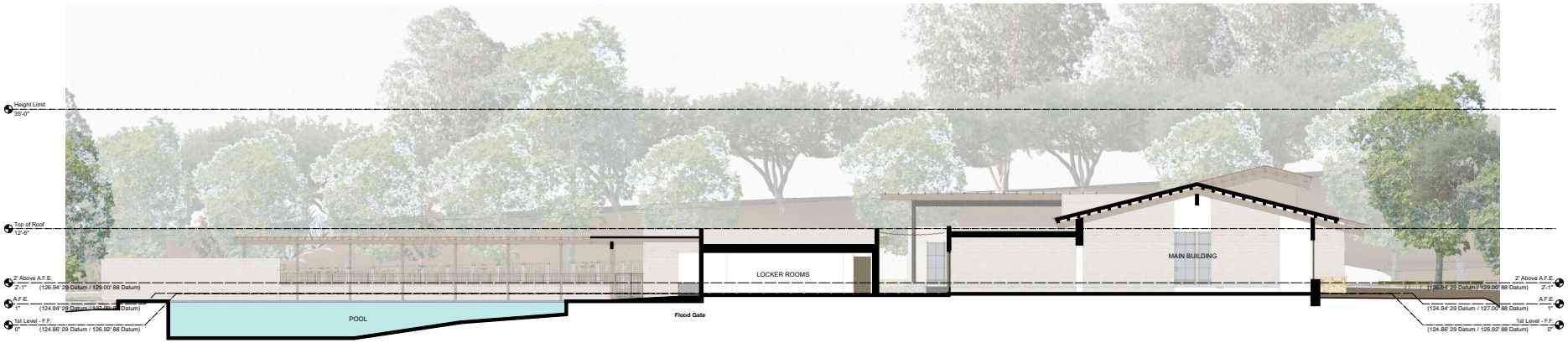


WEST ELEVATION OF LOCKER ROOMS (FACING CENTRAL COURTYARD) 1
SCALE : 1/8" = 1'-0"



SECTION A
SCALE : 1/8" = 1'-0"

2

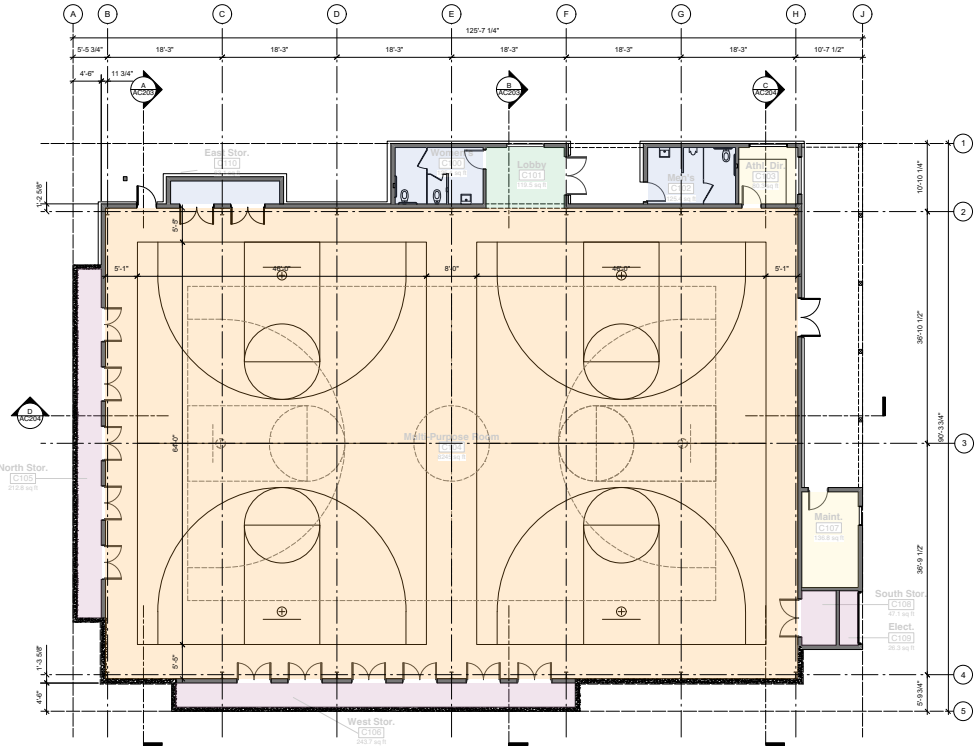
MULTI-PURPOSE BUILDING

MFYMCA
Planning for the Future

MFYMCA MultiPurpose Building Area Summary

Parking Requirement including all Program Areas

Area Number	Area Name	Area	Comments	Parking Ratio	Parking Required
Areas with 1/200 Parking Space Requirement					
C104	Multi-Purpose Room	8245 sq ft	1/200 Area w/ higher intensity activities		
Subtotal 1/200 Areas		**8245 sq ft**		**1/200 s.f.**	**41 cars**
Areas with 1/500 Parking Space Requirement					
C100	Women's	125.4 sq ft	Toilet Rooms		
C101	Lobby	119.5 sq ft	Interior Circulation Area		
C102	Men's	125.4 sq ft	Toilet Rooms		
C103	Athl. Dir.	80.3 sq ft	1/500 Area w/ lower intensity activities		
C105	North Stor.	212.8 sq ft	Storage & Building Services		
C106	West Stor.	243.7 sq ft	Storage & Building Services		
C107	Maint.	136.8 sq ft	1/500 Area w/ lower intensity activities		
C108	South Stor.	47.1 sq ft	Storage & Building Services		
C109	Elect.	26.3 sq ft	Storage & Building Services		
C110	East Stor.	63.1 sq ft	Toilet Rooms		
Subtotal 1/500 Areas		**1180.4 sq ft**		**1/500 s.f.**	**2 cars**
Total All Areas		**9,425 sq ft**			**43 cars**



Area Legend

- 1/200 Area with higher intensity activities
- 1/500 Area with lower intensity activities
- Interior circulation areas
- Storage & building services
- Toilet rooms

FLOOR PLAN
SCALE : 1/8" = 1'-0"

1 N

MONTECITO FAMILY YMCA
591 SANTA ROSA ROAD MONTECITO, CA

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SCALE : 1/8" = 1'-0"
0' 4' 8' 16'

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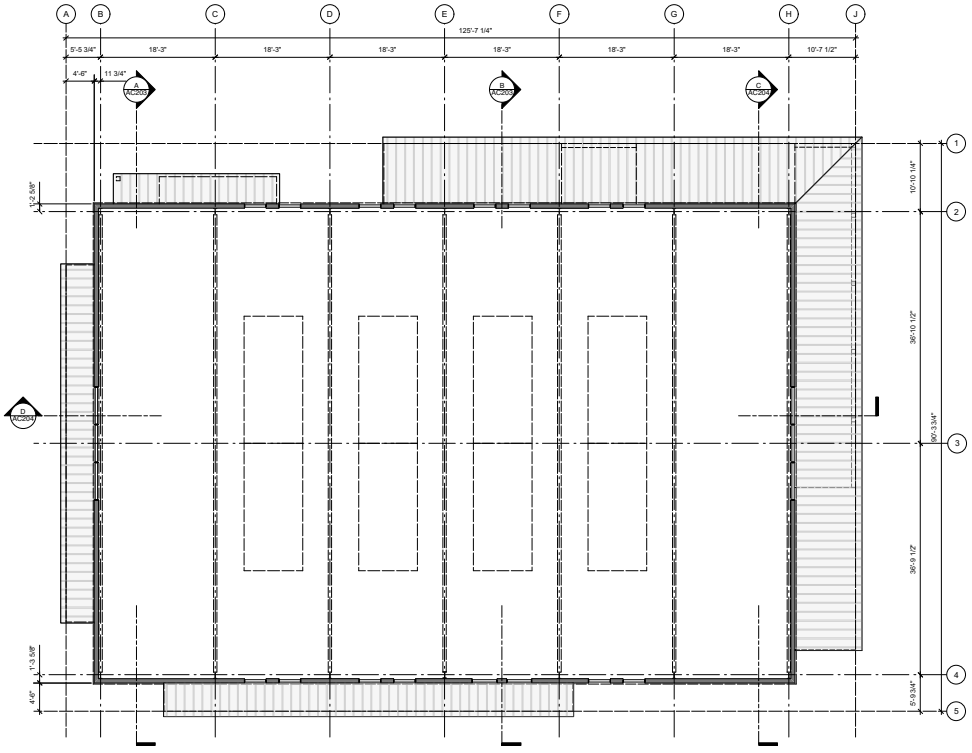
AC101
MULTI-PURPOSE BLDG FLOOR PLAN "CONCEPT DESIGN"

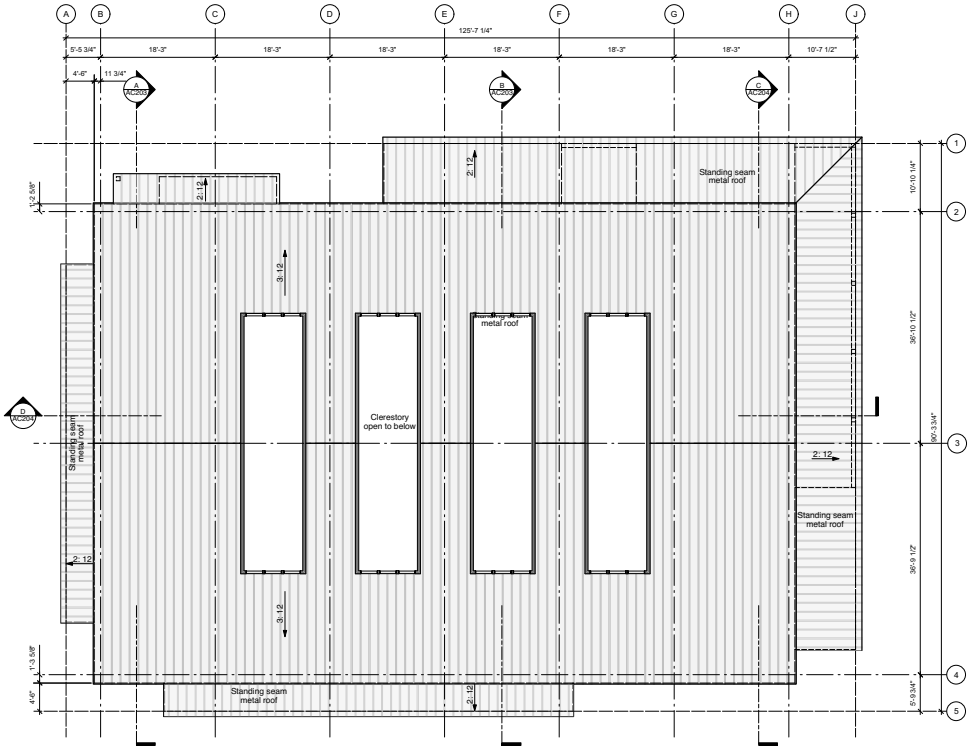


Area Legend

- 1/200 Area with higher intensity activities
- 1/500 Area with lower intensity activities
- Interior circulation areas
- Storage & building services
- Toilet rooms

UPPER LEVEL PLAN
SCALE : 1/8" = 1'-0"

1 N



Area Legend

- 1/200 Area with higher intensity activities
- 1/500 Area with lower intensity activities
- Interior circulation areas
- Storage & building services
- Toilet rooms

CLERESTORY PLAN
SCALE : 1/8" = 1'-0"

1 N

MONTECITO FAMILY YMCA
591 SANTA ROSA ROAD MONTECITO, CA

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March 15, 2022

SCALE : 1/8" = 1'-0"
0' 4' 8' 16'

AC103
MULTI-PURPOSE BLDG CLERESTORY PLAN "CONCEPT DESIGN"

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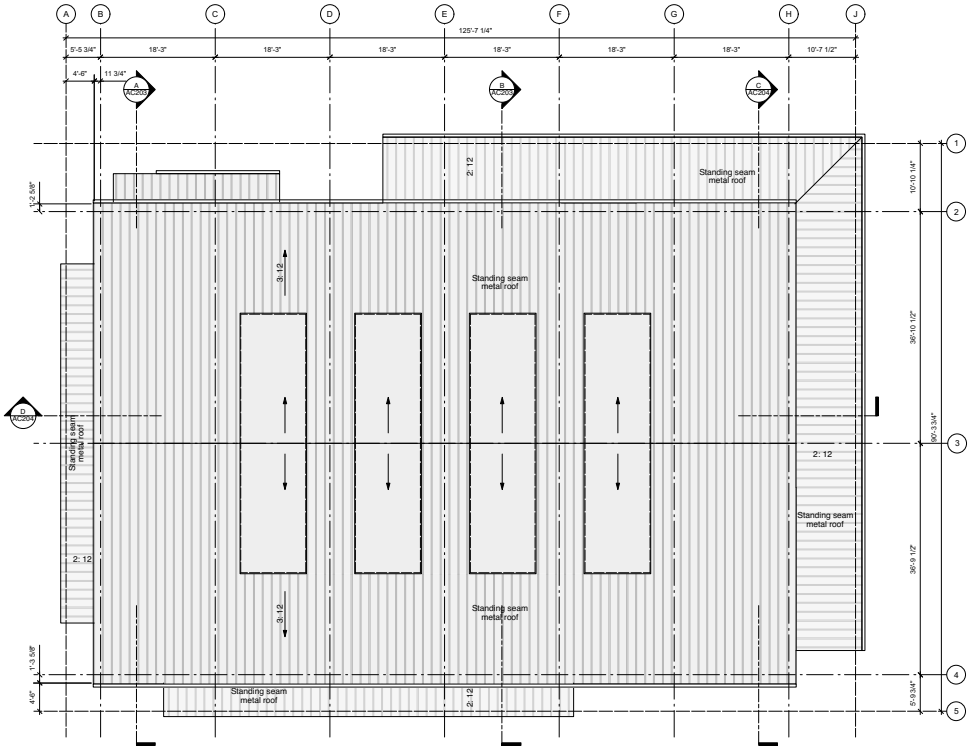
29 West Calle Laureles, CA 93105 T.805.687.1525
www.designarc.net F.805.687.8715



Area Legend

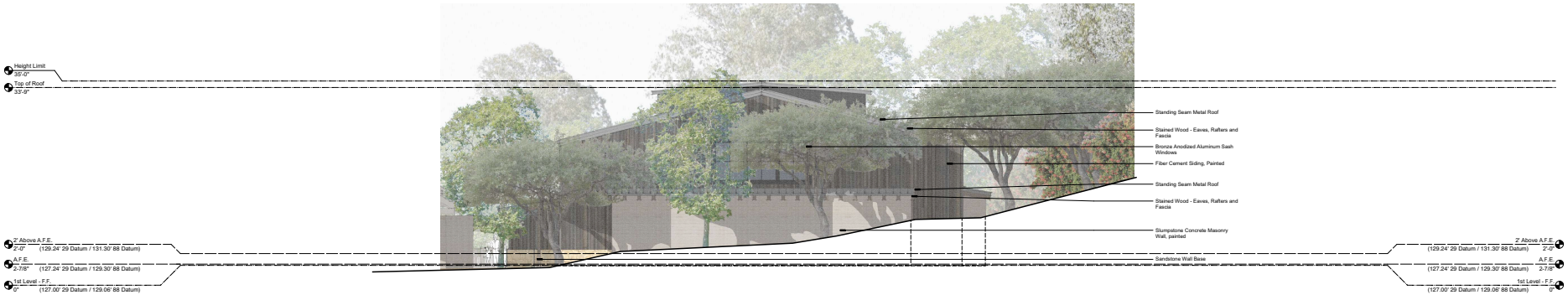
- 1/200 Area with higher intensity activities
- 1/500 Area with lower intensity activities
- Interior circulation areas
- Storage & building services
- Toilet rooms

ROOF PLAN
SCALE : 1/8" = 1'-0"

1 N

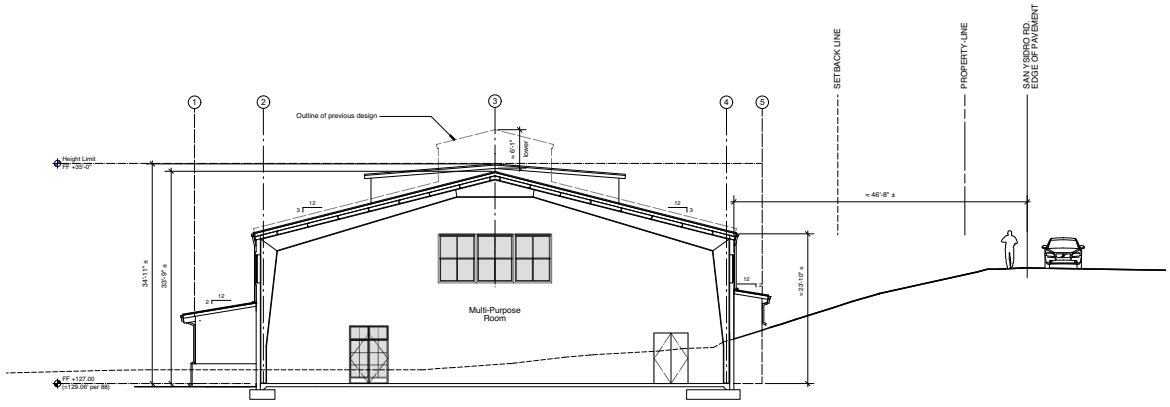
EAST ELEVATION OF MULTI-PURPOSE BUILDING (FACING MAIN BUILDING) 2
SCALE : 1/8" = 1'-0"

WEST ELEVATION OF MULTI-PURPOSE BUILDING (FACING SAN YSIDRO ROAD) 1
SCALE : 1/8" = 1'-0"



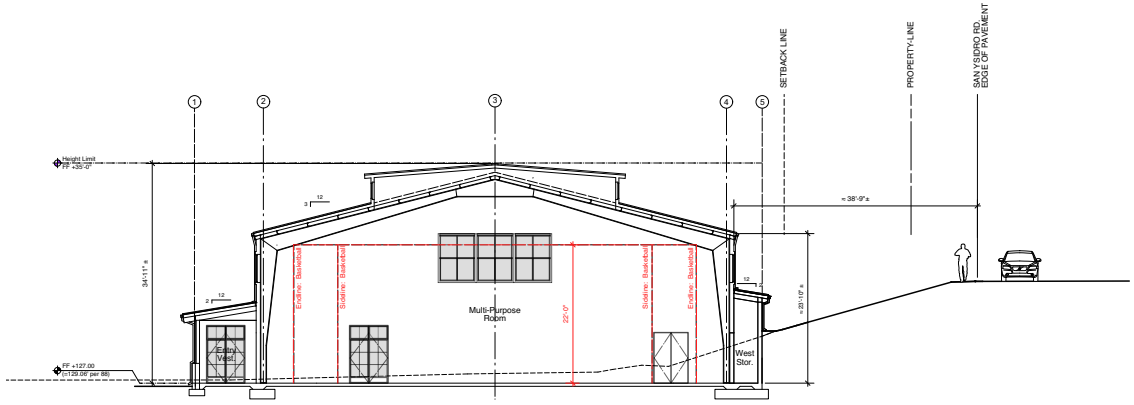
NORTH ELEVATION OF MULTI-PURPOSE BUILDING (FACING SANTA ROSA & CREEK) 2
SCALE : 1/8" = 1'-0"

SOUTH ELEVATION OF MULTI-PURPOSE BUILDING (FACING NEW PARKING LOT) 1
SCALE : 1/8" = 1'-0"



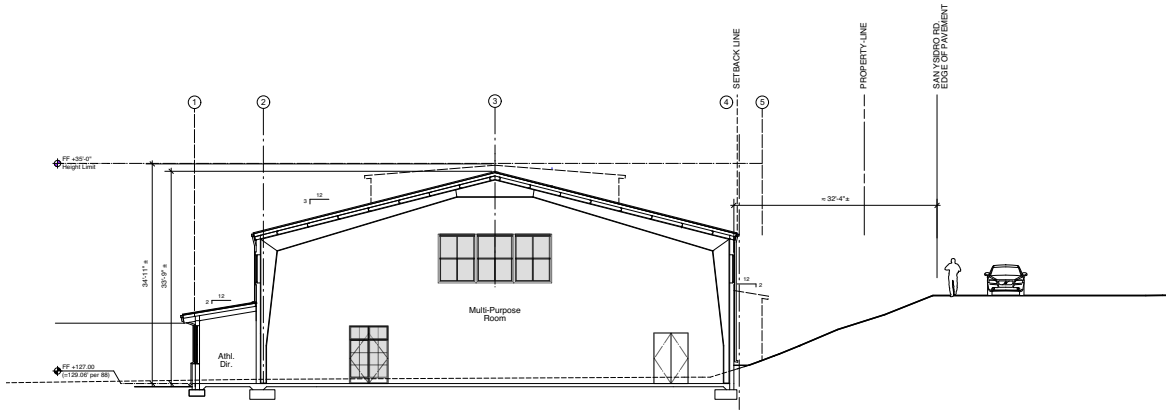
SECTION A
SCALE : 1/8" = 1'-0"

A

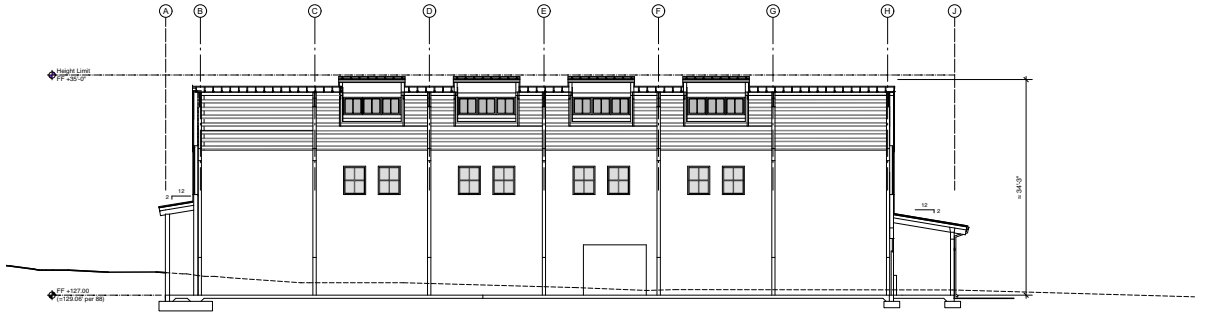


SECTION B
SCALE : 1/8" = 1'-0"

B



SECTION C
SCALE : 1/8" = 1'-0"



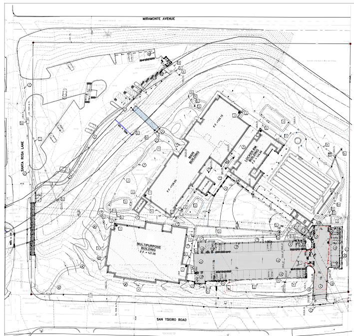
SECTION D
SCALE : 1/8" = 1'-0"

PERSPECTIVE VIEW FROM SAN YSIDRO STREET "X-ray View" 2
SCALE : NTS

PERSPECTIVE ELEVATION VIEW FROM SAN YSIDRO STREET "X-ray View" 1
SCALE : NTS

PERSPECTIVE VIEW FROM SAN YSIDRO STREET 2
SCALE : NTS

PERSPECTIVE ELEVATION VIEW FROM SAN YSIDRO STREET 1
SCALE : NTS



LEGEND

RETAINING WALL	ASPHALT CONCRETE
STORM DRAIN PIPE	PERVIOUS ASPHALT CONCRETE
FLOW LINE	CONCRETE SURFACE
CATCH BASIN	BUILDING
STORM WATER INFILTRATION BASIN	RIP RAP
PROPOSED CONTOUR LINE	
PROPOSED ELEVATION	
FLOW DIRECTION	

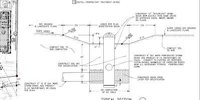
AC	ASPHALT CONCRETE	INV	INVERT ELEVATION
CO	CLEANOUT	LP	LOW POINT
EX	EXISTING	PL	PROPERTY LINE
ESMT	EASEMENT	RIM	RIM ELEVATION
FF	FINISH FLOOR	ROW	RIGHT OF WAY
FL	FLOW LINE	SS	SANITARY SEWER
FS	FINISH SURFACE		
GB	GRADE BREAK		
HP	HIGH POINT		

GRADING CONSTRUCTION NOTES

1. CONSTRUCT CROSS GUTTER PER DETAIL SIMILAR TO COUNTY OF SANTA BARBARA PUBLIC WORKS CONSTRUCTION DETAIL 4-20.
2. CONSTRUCT ASPHALT PAVEMENT.
3. CONSTRUCT 6" HIGH CONCRETE CURB.
4. CONSTRUCT 0" HIGH CONCRETE CURB.
5. CONSTRUCT 4 FT LONG WHEEL STOP.
6. CONSTRUCT BUILDING RETAINING STEM WALL. SEE BUILDING DESIGN.
7. CONSTRUCT ADA ACCESSIBLE WALKWAY.
8. CONSTRUCT ADA ACCESSIBLE RAMP WITH RAILINGS.
9. CONSTRUCT NON-ADA ACCESSIBLE PATH.
10. CONSTRUCT 6" HIGH CURB WITH 12" OPENING AT 5 FT O.C.
11. CONSTRUCT CMU SEATING AND RETAINING WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. CONSTRUCT ADA ACCESSIBLE PARKING SPACE WITH GROUND LEGEND AND POST.
13. CONSTRUCT PERVIOUS PAVEMENT.

DRAINAGE CONSTRUCTION NOTES

1. CONSTRUCT ROOF DRAIN DOWNSPOUT AND ROCK SPLASH BLOCK.
2. CONSTRUCT 4" DIAMETER PVC DRAIN UNDERNEATH WALKWAY.
3. CONSTRUCT STORM WATER BIO-RETENTION BASIN. SEE DETAIL THIS SHEET.
4. CONSTRUCT ROCK LINED SWALE.
5. CONSTRUCT 24" BY 24" CATCH BASIN.
6. CONSTRUCT 6" DIAMETER OVERFLOW PIPE.
7. CONSTRUCT 12" DIAMETER STORM DRAIN.
8. CONSTRUCT 12" DEEP, 3 FOOT WIDE CONCRETE SWALE.
9. CONSTRUCT ROCK RIP RAP AT OUTLET LOCATION.
10. PROTECT EXISTING STORM DRAIN IN PLACE.
11. PROTECT EXISTING CATCH BASIN IN PLACE.
12. CONSTRUCT 7 FT LONG DROP INLET.
13. CONSTRUCT 8" DIAMETER STORM DRAIN.
14. CONSTRUCT 6" OVERFLOW STORM DRAIN FOR CONVEYING STORM WATER FROM PERFORATED PIPE DRAINS.
15. INSTALL PROPRIETARY TREATMENT DEVICE.



TYPICAL SECTION
BIORETENTION BASIN IN LANDSCAPE AREAS
SCALE: 1"=1'

SCALE: 1"=30'

Stantec

STEPHEN WANG
PROJECT ENGINEER

MONTECITO FAMILY YMCA
591 SANTA ROSA ROAD
MONTECITO, CA

MFYMCA Masterplan 2019 Update
November 6, 2019

DESIGNARC
ARCHITECTURE + INTERIORS

Attachment 2: Department Condition Letters

apcd air pollution control district
SANTA BARBARA COUNTY

March 30, 2020

Ciara Ristig
Santa Barbara County
Planning and Development
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: Santa Barbara County Air Pollution Control District Suggested Conditions Montecito YMCA, 12RVP-00000-00008

Dear Ciara Ristig:

The Air Pollution Control District (District) has reviewed the referenced project, which consists of increasing the total interior space of the facilities to approximately 22,676 square feet (SF). The existing 7,416 SF main building would undergo renovation and expansion. The redeveloped building would accommodate workout rooms, large multi-purpose spaces, offices, a child watch area, restrooms, and the main lobby. The existing 12,797 SF outdoor sports court would be replaced with a new 9,362 SF multipurpose room. The existing 3,300 SF locker room building would be demolished and replaced with a new 2,510 SF locker room building. A new, unenclosed structure of approximately 200 SF would house storage and pool equipment and be located adjacent to the outdoor pool. No emergency standby generators are proposed as part of this project. The current service driveway would be removed and revegetated as part of the project landscape plan. Grading is estimated at 240 cubic yards (CY) of cut, 530 CY of fill and 290 CY of import. The subject property, a 4.25-acre parcel zoned 1-E-1 and identified in the Assessor Parcel Map Book as APN 007-270-005, is located at 390 San Ysidro Road in the unincorporated area of Montecito.

Air Pollution Control District staff offer the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the District prior to grading/building permit issuance.

2. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.

3. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or District permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from District permit, provided they will be on-site for less than 12 months.

4. The applicant is required to complete and submit an **Asbestos Demolition/Renovation Notification or an EXEMPTION** from Notification for Renovation and Demolition (District Form ENF-28 or District Form ENF-28e), which can be downloaded at www.ourair.org/compliance-forms/ for each regulated structure to be demolished or renovated. Demolition notifications are required regardless of whether asbestos is present or not. The completed exemption or notification should be presented, mailed, or emailed to the District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. The applicant should visit www.ourair.org/asbestos/ to determine whether the project triggers asbestos notification requirements or whether the project qualifies for an exemption.

5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of District Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

6. Boilers, water heaters, and process heaters (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of District Rule 360. Note: Units fired on fuel(s) other than natural gas still need to be certified under Rule 360. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information.

7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
   - Energy use (energy efficiency, low carbon fuels, renewable energy)
   - Water conservation (improved practices and equipment, landscaping)
   - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
   - Architectural features (green building practices, cool roofs)

8. The application of architectural coatings, such as paints, primers, and sealers that are applied to buildings or stationary structures, shall comply with District Rule 323.1, *Architectural Coatings* that places limits on the VOC-content of coating products.

9. Asphalt paving activities shall comply with District Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Planning Chron File

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Projects are expected to manage fugitive dust emissions such that emissions do not exceed APCD's visible emissions limit (APCD Rule 302), create a public nuisance (APCD Rule 303), and are in compliance with the APCD's requirements and standards for visible dust (APCD Rule 345).

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required when sustained wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Onsite vehicle speeds shall be no greater than 15 miles per hour when traveling on unpaved surfaces.
- Install and operate a track-out prevention device where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel-washing systems.
- If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Minimize the amount of disturbed area. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering, OR using roll-compaction, OR revegetating, OR by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All roadways, driveways, sidewalks etc. to be paved should be completed as soon as possible.
- Schedule clearing, grading, earthmoving, and excavation activities during periods of low wind speed to the extent feasible. During periods of high winds (>25 mph) clearing, grading, earthmoving, and excavation operations shall be minimized to prevent fugitive dust created by onsite operations from becoming a nuisance or hazard.
- The contractor or builder shall designate a person or persons to monitor and document the dust control program requirements to ensure any fugitive dust emissions do not result in a nuisance and to enhance the implementation of the mitigation measures as necessary to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

PLAN REQUIREMENTS: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing**: Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

air pollution control district
SANTA BARBARA COUNTY

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment greater than 50 brake horsepower (bhp) shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of diesel-powered mobile construction equipment greater than 25 hp are subject to the California Air Resource Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of diesel-fueled heavy-duty trucks and buses are subject to CARB's On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Off-road vehicles subject to the State Off-Road Regulation are limited to idling no more than five minutes. Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes, unless the truck engine meets the optional low-NOx idling emission standard, the truck is labeled with a clean-idle sticker, and it is not operating within 100 feet of a restricted area.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible. Electric auxiliary power units should be used to the maximum extent feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- Construction truck trips should be scheduled during non-peak hours to reduce peak hour emissions whenever feasible.
- Proposed truck routes should minimize to the extent feasible impacts to residential communities and sensitive receptors.
- Construction staging areas should be located away from sensitive receptors such that exhaust and other construction emissions do not enter the fresh air intakes to buildings, air conditioners, and windows.

PLAN REQUIREMENTS AND TIMING: Prior to grading/building permit issuance and/or map recordation, all requirements shall be shown as conditions of approval on grading/building plans, and/or on a separate sheet to be recorded with the map. Conditions shall be adhered to throughout all grading and construction periods. The contractor shall retain the Certificate of Compliance for CARB's In-Use Regulation for Off-Road Diesel Vehicles onsite and have it available for inspection.

MONITORING: The Lead Agency shall ensure measures are on project plans and/or recorded with maps. The Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Santa Barbara County Public Works Department
Water Resources Division
Flood Control ♦ Water Agency ♦ Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
http://cosb.countyofsb.org/pwd/pwwater.aspx?id=2956

SCOTT D. MCGOLPIN
Director Public Works

THOMAS D. FAYRAM
Deputy Director Water Resources

4/2/2020

Ciara Ristig, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu Street
Santa Barbara, CA 93101

Re: 12RVP-00000-00008; Montecito YMCA Master Plan
APN: 007-270-005; Montecito

This letter supersedes condition letter dated February 15, 2012

Dear Ms. Ciara:

The project proposes to increase the total interior space of the facilities to approximately 22,676 square feet (all square footages are net). The existing 7,416 square foot main building would undergo renovation and expansion resulting in 10,464 square foot structure. The existing 12,797 square foot outdoor sports court would be replaced with a new, 9,362 square foot multipurpose room. The existing 3,300 square foot locker room building would be demolished and replaced with a new 2,510 square foot locker room building. A new, unenclosed structure of approximately 200 square feet would house storage and pool equipment and be located adjacent to the outdoor pool. The existing parking lot will be improved to accommodate one additional parking space, bringing the total to 57 spaces. Additionally, a new parking lot with 44 spaces and a service drive would be created at the southwest corner of the site with access from San Ysidro in order to improve Fire Department access. The current service driveway at the northwest corner of the site would be removed and revegetated. A total of 101 parking spaces will be provided. No bridge improvement are proposed with this application. This project is subject to the following two conditions from the Public Works, Water Resources Division as follows.

A. Flood Control & Water Conservation District

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General
   a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011

(http://www.countyofsb.org/uploadedFiles/pwd/Content/Water/Documents/StdConditionsJan2011.pdf)

b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions for Project Plan Approval.

2. Design/ Prior to Permit Issuance
   a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, and landscape plans to the District for review and approval.
   b. Projects located in a FEMA designated Special Flood Hazard Area and High Hazard Area shall be designed in compliance with Floodplain Management Ordinance Chapter 15A of the Santa Barbara County Code.
   c. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code. No development allowed within 50 FT from top of bank.
      i. Improvements to existing structure within 50-foot development setback shall be no closer to the creek than the existing structure, and shall utilize the existing foundation systems.
      ii. Improvement to existing structure within the 50-foot development setback requiring new or improved foundation system will require additional geologic/geotechnical analysis per section 15B-6 of the County Code.
   d. The post-development peak discharge rate shall not exceed the pre-development rate for the 2-year through 100-year storm events. Any increase in runoff as result of the project shall be mitigated for onsite.
   e. Drainage report to include an exhibit clearly showing *existing* hardscape area by type and square footage. Also provide an exhibit for a site plan showing *proposed* hardscape area by type and square footage.
   f. The lowest finished floor elevation of all new or substantially improved commercial structures shall be at minimum 2 FT above the Advisory flood elevation (AFE) or they shall be Dry-floodproofed to the Advisory Flood Elevation plus 2 FT.
   g. Commercial Structures with finished floor below the Advisory Flood Elevation plus 2 FT shall conform to the requirements of FEMA Technical Bulletin 3-93. A completed Dry Floodproofing Certificate for Non-residential Structures (FEMA Form 81-65, (https://www.fema.gov/media-library/assets/documents/2748) is required for all such buildings located within a Special Flood Hazard Area. Flood Emergency Operation Plan *and* Inspection and Maintenance Plan will be required if any structures are dry floodproofed.
   h. The applicant shall submit all plans with North American Vertical Datum 1988 (NAVD 1988) noted on all plan sheets along with proposed Finished Floor Elevation listed for all levels of every structure.
   i. Submitted plans shall include structural drawings showing foundation design. If the structures are elevated such that the finish floor elevations are at or above AFE +2FT, and Dry Floodproofing is not employed, then any open crawlspace below the AFE+2FT will require flood openings. Please see FEMA Technical Bulletin 1 for details.
   j. Utilities and equipment for new or substantially improved structures shall be elevated to a minimum of 2 FT above the AFE or be designed to eliminate infiltration of flood waters into the system.
   k. New or substantially improved structures shall utilize flood resistant materials up to AFE+2ft for interior and exterior. Please see FEMA Technical Bulletin 2 for details.

l. Accessory structures and/or areas shall be used solely for parking of vehicles access to residence, and limited storage. No partitions/enclosures are permitted within the accessory use areas designed below AFE+2ft.
m. Accessory structures with finished floor below AFE+2 FT, shall have a minimum of two flood vents must be used and sized according to 15A standards of one square inch of opening per one square foot of enclosed space subject to flooding, the openings shall be installed on at least two walls and bottom of openings shall be no higher than one foot above highest adjacent grade, interior or exterior whichever is higher.
n. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement) should any basins be required to mitigate the post-development runoff.
o. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
p. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies. Please make the check payable to: *Santa Barbara* County *Flood Control & Water Conservation District.*

3. Prior to Occupancy Clearance
   a. The applicant shall submit record drawings in PDF format to the District.
   b. The applicant shall submit an Elevation Certificate (FEMA Form 086-0-33) to the District's Floodplain Manager for all new and substantially improved structures located within a Special Flood Hazard Area.

B. Project Clean Water

This project must conform to the Central Coast Regional Water Quality Control Board Post-Construction Requirements (Resolution No. R3-2013-0032) for Performance Requirement No. 4: Peak Management due to new impervious surfaces greater than 22,500 sf. This requires the project to retain the storm water runoff for all events up to and including the design storm (95th percentile event) and demonstrate that the post-project peak runoff does not exceed the pre-project peak runoff for the 2- through 10-year storm events (which is less stringent and therefore superseded by separate requirements from the Santa Barbara County Flood Control District, as described above).

The following provisions apply to this project:

1. For application completeness, submit a preliminary Stormwater Control Plan that identifies plans to treat storm water runoff for water quality. Includes exhibits showing the existing and proposed impervious surfaces by type and square footage.
2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit to the Water Resources Division for review and approval a final **Storm Water Control Plan** with accompanying civil, architectural, and landscape plans as appropriate, for the storm water control measures provided. It is recommended to follow the County of Santa Barbara's Storm Water Technical Guide for a Tier 3 project. A copy of the spreadsheet(s) used in the storm water calculator shall be included. The Storm Water Technical Guide can be found on the Project Clean Water website. Click on the Development tab at SBProjectCleanWater.org.

The Storm Water Control Plan must provide relevant details on the location and function of retention measures. These measures shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

a. Show the locations of all impervious surfaces and their delineated drainage management area,
b. Demonstrate how the retention areas comply with the conditions by managing runoff from the design storm, and
c. Include a long-term maintenance plan appropriate for the proposed measures.

The applicant will include a deposit for plan check review at the time the Storm Water Control Plan and engineering plans are submitted. The plan check deposit shall be submitted to Water Resources Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check will be made payable to Project Clean Water.

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits (whichever comes first), the owner must sign a Maintenance Agreement that includes the long-term **Maintenance Plan**. Instructions for preparing a Maintenance Plan are provided in the Storm Water Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention measures for the life of the project. The maintenance agreement will be signed and notarized by the property owner.

4. Upon installation of treatment systems, and prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An **Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format, as appropriate to the storm water measures installed. The retention systems may be installed in phases; separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of storm water measures.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: KM Sullivan

Karen Sullivan, P.E.
Development Review Engineer

Cc: Justin Willet, 4805 E. HWY 246, Lompoc, Ca 93436
Julian Oberhoff-agent, 539 Marsh Street, San Luis Obispo, CA 93401

Attachment 3: Biological Assessment and Restoration Plan

BIOLOGICAL EVALUATION FOR PROPOSED MONTECITO FAMILY YMCA REMODELING PROJECT, 591 SANTA ROSA LANE, MONTECITO, SANTA BARBARA COUNTY, CALIFORNIA

Typical aspect of bed, banks, and riparian corridor along Oak Creek on YMCA parcel.

Prepared for:

Montecito Family YMCA
591 Santa Rosa Lane
Santa Barbara, CA 93108

Contact: Michael Yamasaki
(805) 969-3288

Prepared by:

Hunt & Associates Biological Consulting Services
5290 Overpass Road, Ste. 108
Santa Barbara, CA 93111

Contact: Lawrence E. Hunt
(805) 967-8512

9 October 2019

Table of Contents

Biological Evaluation for Proposed Montecito Family YMCA Remodeling Project, 591 Santa Rosa Lane, Montecito

1.0 Project Description. The Montecito Family YMCA (YMCA) is requesting a revised conditional use permit to update the approved Master Plan in order to renovate, enhance, and expand the existing facilities on their 4.21-acre parcel located at 591 Santa Rosa Lane in Montecito. The YMCA currently operates their programs with approximately 10,732 net square feet (sf) of interior space in two buildings, plus approximately 1,725 sf of covered exterior spaces and freestanding storage units. The property also has an existing 12,797 sf outdoor sports court with night-lighting. Permitted outdoor activities include multiple children's playgrounds and an outdoor swimming pool. A revised conditional use permit would allow for the demolition/reconstruction of existing buildings and the construction of several new buildings, as well as the continuation of existing programs that include an array of recreational, fitness and well-being programs for all age groups and licensed pre-school and after-school day care programs.

1.1 Facility Upgrades. The proposed Master Plan update would slightly increase the total interior space of the facilities (Table 1). The existing main building, which currently houses employee offices, babysitting, pre-school, day care and exercise rooms, would be expanded and renovated to accommodate workout rooms, large multi-purpose spaces, offices, childcare, restrooms, and the main lobby. The existing outdoor sports court would be replaced with a new multi-purpose building. The existing locker room building would be rebuilt with a new, smaller locker room building. A new, unenclosed structure of approximately 200 sf would house storage and pool equipment and be located adjacent to the outdoor pool.

Table 1. Existing Facilities and Proposed Upgrades.

Facility	***Existing***	***% of Site***	***Proposed***	***% of Site***
Buildings	12,987 sf	7	15,334 sf	8
Impermeable Surfaces (parking, covered area, walkways)	58,229 sf	32	73,512 sf	40
Permeable Surfaces (parking, covered area, walkways)	0 sf	0	2,344 sf	1
Open Space and Landscaping	111,965 sf	61	91,991 sf	51
TOTAL SITE AREA	**183,181 sf**	**100**	**183,181 sf**	**100**

Additional improvements would be made to the existing exterior facilities. A new pool deck would be constructed, and space would be provided for the expansion of the outdoor pool from five lanes to seven. The central courtyard and adjoining areas would be landscaped with enhancements to better serve the summer camp programs and group activities.

Open space associated with the riparian corridor of Oak Creek on the property, would be the focus of habitat enhancement (described in Appendix 2), and the proposed project would not encroach further into this area. The extent of landscaped areas would decrease to accommodate facility upgrades.

The improvements illustrated in the Master Plan would be built-out individually and in a manner that allows the facility to remain in operation during construction. The precise scope of each group of improvements would vary depending on the priorities of the YMCA and available funding. Development of each individual building would include corresponding improvements to utilities, fire safety, storm water management, and adjoining landscaped areas.

1.2 Parking. Improvements would be made to the existing parking lot to improve ADA accessibility and storm water management, which would add one additional parking space (57 spaces total). A parking lot with 44 new parking spaces and a new service drive would be created in the southwest corner of the site with access from San Ysidro Road in order to improve Fire Department access and remove the need for service vehicles to park in the formal parking lot. The current service driveway at the northwest corner of the site would be reduced in size and landscaped. With the addition of the new parking areas, a total of 101 parking spaces will be provided.

1.3 Fire Access & Safety. With the addition of the proposed new vehicular access and parking area at the southwest corner of the property, substantial improvements to Fire Department access will result. These changes were developed in coordination with the Montecito Fire Department and would improve general site access and the ability to reach all structures with fire hoses. These changes would also improve access to the site from existing fire hydrants in lower Manning Park and along Santa Rosa Lane.

1.4 Water and Sewer Services. The project site is currently served and would continue to be served by the Montecito Water District. The site would be served by an existing water meter and main line. No new off-site water delivery infrastructure would be needed to serve the proposed project.

The project site would also continue to be served by the Montecito Sanitary District. The district has an existing 8-inch diameter sewer main located within an easement that runs through the YMCA property and crosses Oak Creek before diverting to San Ysidro Road in the southwest corner of the site. The existing sewer line is known to periodically run at capacity and off-site improvements to the sewer main and related infrastructure may be necessary prior to expansion of the existing pool. To offset any impact from the pool expansion, the YMCA would construct the appropriate infrastructure improvements as determined by the Montecito Sanitary District, including but not limited to, funding and construction of sewer collection system pipeline improvements necessary to create adequate flow capacity and proper conveyance of

wastewater. The existing 8-inch sewer main located in an easement in Lower Manning Park and in an easement on the YMCA property would be upgraded to an appropriately-sized pipeline. Additionally, the 8-inch sewer main currently running southerly down San Ysidro Road may require an upgrade in pipe diameter.

1.5 Emergency Generator. The YMCA does not currently have emergency generators. However, the new and renovated buildings would have emergency exit lighting powered by either battery backups or power inverters. The YMCA was a key support facility during the Tea Fire in 2008 and is anticipated to be called upon again during future emergencies. In order to provide assistance in times of need, the proposed YMCA multi-purpose building would be wired to accommodate a portable generator for use in case of an emergency.

2.0 Methods. This report characterizes existing biological resources in and around the existing YMCA facility and evaluates potential impacts to those resources from the proposed project. These resources are focused in two features: a) Oak Creek and its associated riparian corridor, which is mapped as Environmentally Sensitive Habitat (ESH) by the County of Santa Barbara, 2006; 2008), and; b) native and non-native trees elsewhere on the YMCA property (outside the riparian corridor). The latter trees are mapped and discussed in the report prepared by a certified arborist (McPherson, 2019) and on the Landscape Plan prepared by Van Atta Associates (2019).

The project site was visited on six occasions between 2010 (during former iterations of proposed project) and 2019 to map vegetation and characterize existing land use and habitat conditions in and around the Oak Creek riparian corridor. The top-of-bank, a 50-foot buffer outward from the top-of-bank, and the edge of the riparian tree dripline were mapped in the field to evaluate existing and possible future encroachment into the ESH overlay associated with Oak Creek. Aerial photographs taken in January 1938 and archived in the County of Santa Barbara Planning and Development Dept., Map Division were examined to evaluate the extent of the Oak Creek riparian corridor and land use in the area before construction of the existing YMCA facility. A combination of field experience, previous environmental documents, and records in the California Natural Diversity Data Base (CDFG, 2019) were consulted to characterize special-status plant and animal occurrence in the vicinity of the project area.

3.0 Existing Conditions. The project area is located within an urbanized portion of Santa Barbara County, southeast of the intersection of San Ysidro Road and Santa Rosa Lane in Montecito. The existing project area is bordered on the west by San Ysidro Road, on the north by Santa Rosa Lane, and on the east and south by low-density residential development (Figures 1 and 2).

3.1 Historical Land Use. The project area, Oak Creek, and surrounding areas have been highly disturbed by land use changes over the past century, first by agriculture, and later by increasingly denser residential development.

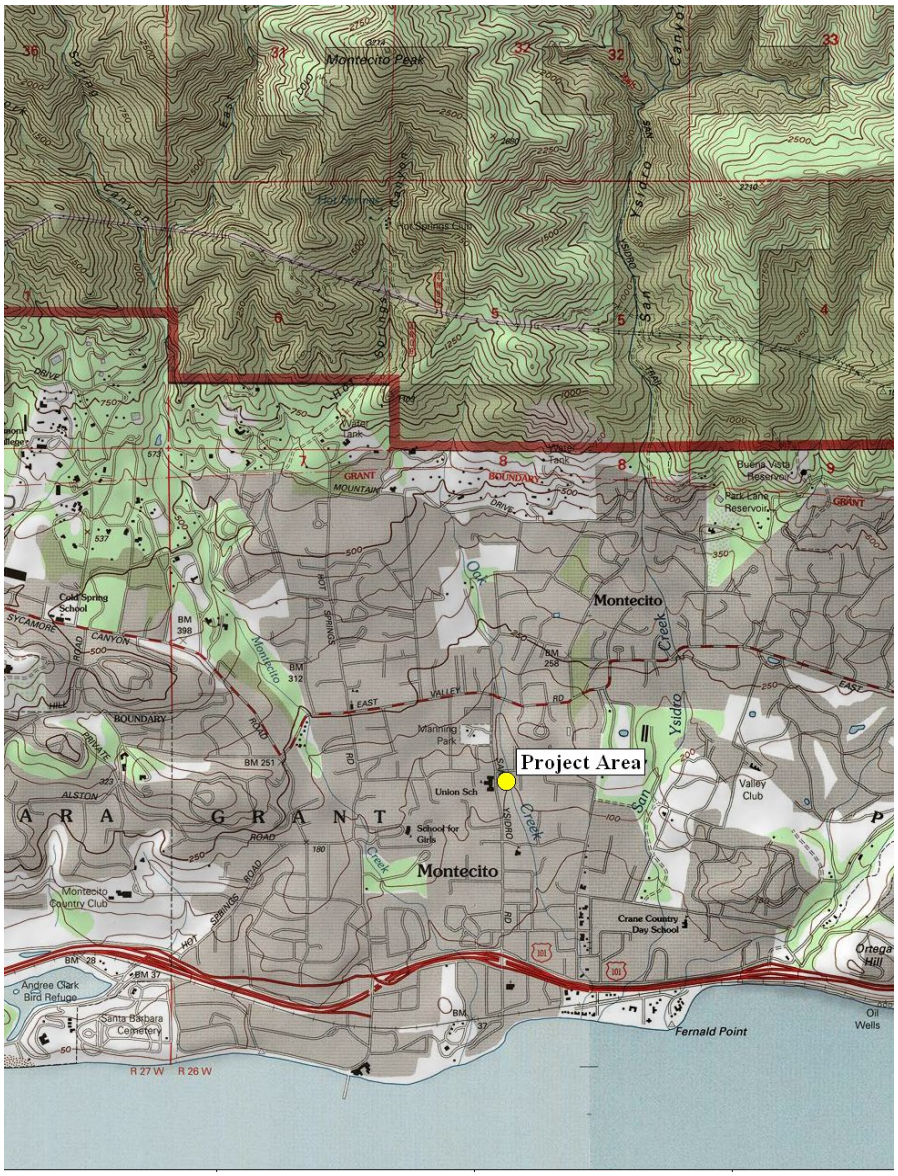


Figure 1. Project location.

The earliest aerial photographs consulted for this report date from January 1938 and show San Ysidro Road, Montecito Union School, and Santa Rosa Lane in their present configurations. The future YMCA parcel is part of an extensive orchard. The riparian corridor along Oak Creek runs through this orchard and its alignment in these photos appears to lie westward of its current alignment. A mosaic of orchards and low-density residential development extends eastward and southward from the future project area in the 1938 aerial photographs.

The present-day alignment of Oak Creek has been channelized and moved eastward to create enough open space for construction of the existing YMCA facility in the 1960s. The main YMCA building and parking lot were constructed in 1966 and much of the

current landscaping was installed at that time. The swimming pool and multi-use building that connects the main building to the pool were built in 1980. Outdoor improvements, including an enlarged parking lot, outdoor multi-use sports arena, and other outdoor play areas for children, were added between 1980 and 2000.

3.2 Oak Creek. Oak Creek is approximately three miles long and extends from an elevation of approximately 1,750 feet above sea level on the southeast-facing flank of Montecito Peak (Fig. 1). Oak Creek is typical of coastal drainages along the south-facing slopes of the Santa Ynez Mountains, in having a steep upper watershed, a relatively flat lower watershed, and highly seasonal surface hydrology. The project area reach of Oak Creek is situated on the coastal plain approximately one mile north of the ocean. Surface elevations across the YMCA project area vary from about 115 feet to 105 feet above sea level. The upper reaches of Oak Creek support intermittent surface flows, however the reach through the project area is dry except during the rainy season, following storm events.

Oak Creek originally meandered across a broader floodplain on the coastal plain than it currently does. Stream terraces in the floodplain originally supported a mixture of oak-sycamore riparian woodland and riparian scrub vegetation. Urban development now constrains flows to a relatively narrow, incised channel. Today, the alignment of San Ysidro Road runs along the re-contoured western top-of-bank of Oak Creek and the YMCA project area lies on stream terraces within the floodplain of Oak Creek (Figure 2).

The project area reach of Oak Creek has been channelized and severely modified by development. The active channel of the creek is confined to a 6- to 12-foot wide incised channel, with steep banks and a low bed gradient (see photo on cover of this report). Bank height, as measured from the invert of the channel to the top-of-bank, varies from 4 to 25 feet high, averaging about 8 ft high. The streambed is mostly composed of gravel and cobble, with small amounts of silt and sand. The project area reach of the creek conveys highly seasonal flows and is dry for most of the year.

Oak Creek and its riparian corridor are mapped as Environmentally Sensitive Habitat (ESH) by the County (County of Santa Barbara, 2006, 2008; Fig. 2). Pre-development vegetation in the riparian corridor was *Quercus agrifolia Woodland Alliance* (coast live oak woodland), specifically, the *Quercus agrifolia-Platanus racemosa-Toxicodendron diversilobum Association* (Sawyer et al., 2009), but has been significantly modified by development. The riparian canopy along the project reach ranges from 30% to 90% cover, averaging about 50% cover, and is composed of a mixture of native and non-native trees, including coast live oak (*Quercus agrifolia*), western sycamore (*Platanus racemosa*), arroyo willow (*Salix lasiolepis*), poison oak (*Toxicodendron diversilobum*), red gum (*Eucalyptus camaldulensis*), Tasmanian blue gum (*Eucalyptus globulus*), Victorian box (*Pittosporum undulatum*), Canary Island pine (*Pinus canariensis*), and acacia (*Acacia* sp.). Recruitment and survivorship of native trees in the riparian corridor is low because of chronic disturbance, e.g., landscaping plantings and maintenance, creek

channelization, maintenance of bank protection features, etc. Natural recruitment of oak and western sycamore seedlings in the riparian corridor appears to be very low. The few sapling oaks found along the project area reach of the creek were planted in 2010 and are being maintained on drip irrigation.

The seasonal nature of Oak Creek governs the type and structure of vegetation found along the bed and banks of the channel. The open aspect of the understory along this reach is indicative of long-term disturbance: native trees, shrubs, and forbs comprise no more than 21% of the total plant species richness found in the project area (Appendix 1). The riparian canopy is composed of a mixture of native and non-native trees. Invasive, non-native vegetation, such as periwinkle (*Vinca major*), garden nasturtium (*Tropaeolum majus*), and Algerian ivy (*Hedera canariensis*), covers most of the top-of-bank in the project area, particularly south of the swimming pool and multi-use room, and extensive portions of the banks are either devoid of vegetation, sparsely vegetated, or covered with mulch (see photo on cover of this report).

There are a number of large coast live oaks and western sycamores on the YMCA parcel. Most of these are within the existing riparian corridor along Oak Creek, but several occur outside of the riparian corridor and appear to be remnants of the original, pre-development riparian corridor. One such tree, a 46-inch dbh western sycamore, occurs at the northeastern corner of the existing multi-use sports arena (Fig. 2), and is estimated to be over 150 years old (Tree #16 in McPherson, 2019). Several mature sycamores on-site, including the aforementioned tree, are infected by the polyphagous shot hole borer (*Euwallacea* sp.) (PSHB), a non-native beetle that bores into the host tree and spreads *Fusarium euwallaceae*, a fungus that disrupts water and nutrient transport in the tree, causing Fusarium Dieback (FD) disease, characterized by branch dieback and overall tree decline (https://ucanr.edu/sites/pshb/overview/About_PSHB/). McPherson (2019) notes that the degree of PSHB infestation and tree decline is spatially variable on the YMCA site--some sycamore trees are not severely infested and can be treated to preserve them, while other trees are beyond treatment and may have to be removed for safety reasons. McPherson (2019) also notes that the area of infestation extends well into Lower Manning Park north of the project area, where numerous mature sycamore trees along that reach of Oak Creek are infected.

Invasive, non-native shrubs and ground cover, planted either as landscaping, escaped from cultivation, or ruderal species constitutes most of the understory vegetation along the riparian corridor (see cover photo).

3.3 Wildlife. Wildlife species found in the project area generally comprise generalist species that can adapt to the chronic disturbance and human presence of urban environments. Fish do not occur along this reach of Oak Creek. Likewise, this reach does not provide a migratory corridor for anadromous fish, such as steelhead, due to the highly seasonal nature of surface flows and the presence of numerous passage barriers in the channel between the project area and the Pacific Ocean.

Amphibians, reptiles, birds, and mammals that are expected to occur along this reach include species commonly found in urban or semi-rural areas, such as black-bellied slender salamander, Pacific chorus frog, western fence lizard, gopher snake, red-tailed hawk, red-shouldered hawk, Cooper's hawk, barn owl, great horned owl, mourning dove, Eurasian collared dove, Anna's hummingbird, American crow, hairy woodpecker, acorn woodpecker, bushtit, oak titmouse, American robin, European starling, California towhee, spotted towhee, lesser goldfinch, house finch, English sparrow, Virginia opossum, house mouse, Norway rat, striped skunk, raccoon, bobcat, house cat, domestic dog, and coyote.

4.0 Special-Status Biological Resources.

4.1 Plants. Special-status annual plants are not expected to occur in the project area because of the highly disturbed condition of the Oak Creek riparian corridor and the intensive, long-term use of the remainder of the site. No special-status annual or perennial plant species were observed in the project area during surveys for this or previous iterations of this document.

4.2 Plant Communities. The Oak Creek riparian corridor is classified as *Quercus agrifolia Woodland Alliance* (coast live oak-western sycamore woodland), aka *Oak-Sycamore Riparian Woodland* (Holland, 1986). This vegetation type is considered a special-status plant community by the State (California Department of Fish and Game, 2018; Sawyer et al., 2009) and County (County of Santa Barbara, 2006; 2008).

The existing YMCA facility lies well within the 50-foot top-of-bank buffer from Oak Creek and portions of some buildings and other structures are within the riparian canopy (Fig. 2). Coast live oaks (*Quercus agrifolia*), greater than 8 inches dbh are protected by County and Montecito Plan Area policies (County of Santa Barbara, 2006; 2008). The YMCA parcel supports approximately 48 coast live oaks (ranging in size from 8-30 inches dbh) and 29 western sycamores (ranging from 6-46 inches dbh) (McPherson, 2019; Van Atta Associates, 2019).

4.3 Wildlife. Special-status wildlife species known from or expected to occur in the project area are listed in Table 2, and which could be affected by the proposed project. The list is necessarily brief because of the semi-urban conditions of the project area.

The oak and sycamore trees associated with the Oak Creek riparian corridor (ESH) are important habitat elements for wildlife in general, but especially for resident and migratory birds. In addition to the species noted in Table 2, the riparian corridor provides foraging and/or nesting habitat for a number of resident and migratory birds that do not have status with State and/or Federal regulatory agencies.

Figure 2. Existing YMCA project area showing centerline of Oak Creek (blue line), riparian canopy associated with Oak Creek (ESH overlay) (green overlay), and the 50-foot top-of-bank buffer (red lines). All lines are approximate. North is to left. San Ysidro Road runs along the bottom of the image. Image dated 12 August 2018.

For example, one or more family groups of acorn woodpeckers (*Melanerpes formicivorus*), have established semi-permanent nest holes in large oaks, sycamores, and other trees in the project area. A 46-inch western sycamore, the largest and oldest native tree on-site that is proposed for removal (Tree #16 in Table 3), was used by acorn woodpeckers as a "granary" tree to store acorns in the past (tree does not appear to be used for this purpose now). All nesting birds are protected by the Federal Migratory Bird Treaty Act.

Table 2. Special-status wildlife species known from or likely to occur in the project area.

Common Name	Scientific Name	Regulatory Status	Comments
Cooper's hawk	*Accipiter cooperi*	Watch List	Resident; may forage or nest in sycamore and/or oak trees along Oak Creek
Sharp-shinned hawk	*Accipiter striatus*	CSC	Migrant; may forage along Oak Creek
Oak titmouse	*Baeolophus inornatus*	Watch List	Resident; observed in project area during site visits
Yellow warbler	*Dendroica petechia*	CSC*	Migrant; marginal nesting habitat provided by willows in Oak Creek; may forage there during spring/fall migration
Olive-sided flycatcher	*Contopus cooperi*	CSC	Migrant; may forage along Oak Creek in spring and fall during migration
Western red bat	*Lasiurus blossevillii*	CSC	Known from the Montecito area; may form temporary (day) roosts or seasonal roosts in large trees in project area

** CSC = California Species of Special Concern (CDFG, 2019).*

5.0 Riparian Development Standards and ESH Overlay. The County of Santa Barbara (2006, 2008), Code Section 35.97-19, establishes development standards for streams that includes protection of habitat buffer*s: "The minimum buffer strip for development near streams and creeks in Rural Areas as designated on the Comprehensive Plan maps should be presumptively 100 feet from the top of bank and 50 feet for streams in Urban Areas as designated on the Comprehensive Plan maps. These minimum buffers may be adjusted upward or downward on a case-by-case basis but within the Inland area the buffer should not preclude reasonable development of a lot. To protect the biological productively and water quality of streams, each buffer should be established based on an investigation of the following factors, and after consultation with the California Department of Fish and Game and California Regional Water Quality Control Board:*

a. Soil type and stability of stream corridors;
b. How surface water filters into the ground;
c. Slope of land on either side of the stream;
d. Location of the 100-year flood plain boundary; and
e. Consistency with adopted plans, particularly Biology/Habitat policies of the Montecito Community Plan.

Santa Barbara County development ordinances classify riparian corridors along streams as Environmentally Sensitive Habitat (ESH), and has mapped overlays on these riparian habitats and other areas with unique natural resources and/or sensitive animal or plant species, where existing and potential future development or other activities could degrade or eliminate the resources. The riparian corridor associated with Oak Creek has an ESH overlay. These overlays are intended to:

- protect and preserve specified areas in which plant or animal life or their habitats are either rare or especially valuable because of their role in the ecosystem, and that could be easily disturbed or degraded by human activities and developments, and;
- ensure that each project permitted in the overlay zone is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

The Land Use and Development Codes in the Montecito Community Plan define ESH limits as extending 50 feet outward from either side of the top-of-bank or 50 feet outward from the edge of the riparian canopy (riparian dripline), whichever is greater (County of Santa Barbara, 2006, 2008). The top-of-bank on both sides of the active channel on the YMCA parcel is well-defined by an obvious grade break. The edge of the riparian tree canopy dripline (ESH boundary) and the 50-foot top-of-bank buffer line are shown on Figure 2. In most places, the 50-foot top-of-bank buffer extends further than the edge of the riparian canopy. Because much of the existing YMCA facility predates policies regulating encroachment into ESH zones, significant parts of the main building, swimming pool, outdoor areas, and parking lot are well within the riparian dripline and/or 50-foot top-of-bank buffer (Figure 2).

6.0 Impact Assessment and Mitigation Recommendations.

Impact BIO-1 (Encroachment into ESH and 50-foot ESH buffer). The existing YMCA facility pre-dates County ESH policies. Consequently, significant parts of the facilities encroach well within the 50-foot top-of-bank ESH buffer, to the extent that the swimming pool, multi-use rooms, and some paved outdoor areas lie adjacent to the actual top-of-bank in the southeastern portion of the project area (Fig. 2). The proposed project more or less conforms to the existing footprints of the buildings, so the remodeled and proposed facilities will not encroach further into the 50-foot top-of-bank buffer. ***Impacts to ESH from chronic human presence and noise may be significant during construction (Class II), but operational impacts from the proposed project would remain unchanged compared to existing conditions (Class III – adverse, insignificant impact).***

> ***Mitigation BIO-1 (Design strategies—see also Mitigation BIO-4a):*** The YMCA has adopted a design strategy that offers significant improvements over existing conditions, mainly through uses within the buffer zone that are less impactful to

biological resources. These include: reductions in area of impermeable paving, increasing the area of permeable surfaces, treatment of surface runoff within ESH with bioswales, improvement of habitat values throughout the riparian corridor with habitat enhancement, and increased use of native shrubs and trees as landscape plants on the YMCA grounds.

Impact BIO-2 (Removal of trees due to construction and disease). Site visits during August 2019 revealed that a number of mature western sycamore trees on the YMCA parcel are diseased as a result of infestation by the polyphagous shot hole borer beetle (PSHB) and associated fungus. The degree of PSHB infestation and tree decline is spatially variable, some sycamores are not extensively affected and can be treated to preserve them, others are beyond treatment and may have to be removed for safety reasons (McPherson, 2019, Hunt, pers. observ.).

Ten (10) native and four (4) non-native mature trees will be removed or otherwise impacted by construction of the proposed project or are recommended for removal due to disease (Table 3; McPherson, 2019). Eight (8) of these trees (two sycamores, five coast live oaks, and one red gum eucalyptus), ranging in size from 13 to 46 inches dbh, are within the riparian corridor (ESH) (Table 3; Fig. 3).

Table 3. Impacts to native and non-native trees due to construction and proposed mitigation.

Species	I.D.* and Location	DBH* (Inches)	Comments and Location	Mitigation Recommendation**
Native Trees				
Western sycamore *Platanus racemosa*	6 NW of main building	22	In construction zone; tree is in ESH	*Landscaped Areas:* - 3 15-gallon white alder *Riparian Corridor (ESH):* - 4 15-gallon white alder - 4 15-gallon CA bay
	7 NW of main building	42	In decline; McPherson (2019) recommends removal; tree is in ESH	No mitigation proposed.
	15 NW corner of multi-use sports arena	20 + 20 (double trunk)	In construction zone; tree is outside ESH	*Landscaped Areas:* - 3 15-gallon black cottonwood *Riparian Corridor (ESH):* - 3 15-gallon white alder - 3 15-gallon black cottonwood
	16 NE corner of multi-use sports arena	46	"Granary" tree for acorn woodpeckers; possibly oldest tree on property; McPherson (2019)	No mitigation proposed.

			recommends removal due to PSHB infestation; tree is outside ESH	
Coast live oak *Quercus agrifolia*	8 N of multi-use sports arena	19	> 20% encroachment into critical root zone by proposed construction; McPherson (2019) recommends preservation, but mitigate for encroachment; tree is in ESH	*Landscaped Areas:* - 4 24-inch box coast live oaks
	9 N of multi-use sports arena	22	In construction zone; tree is in ESH	*Landscaped Areas:* - 4 24-inch box coast live oaks *Riparian Corridor (ESH):* - 4 15-gallon black cottonwood - 4 15-gallon CA bay
	10 N of multi-use sports arena	13	In construction zone; tree is in ESH	*Landscaped Areas:* - 3 24-inch box coast live oak *Riparian Corridor (ESH):* - 3 15-gallon coast live oaks
	11 N of multi-use sports arena	30	In construction zone; tree is in ESH	*Landscaped Areas:* - 5 24-inch box coast live oaks *Riparian Corridor (ESH):* - 3 15-gallon coast live oaks
	12 N of multi-use sports arena	28	In construction zone; tree is in ESH	*Landscaped Areas:* - 5 24-inch box coast live oaks *Riparian Corridor (ESH):* - 4 15-gallon coast live oaks
	14 NW corner of multi-use sports arena	24	In construction zone; growing with Tree #15 (double-trunked western sycamore); tree is outside ESH	*Landscaped Areas:* - 4 24-inch box coast live oaks *Riparian Corridor (ESH):* - 3 15-gallon coast live oaks
Non-Native Trees				
Red gum *Eucalyptus camaldulensis*	5 NW of main building	43	In construction zone; to be removed; tree is in ESH	No mitigation proposed.
Tasmanian blue gum *Eucalyptus globulus*	18 along San Ysidro Rd	28	In construction zone; to be removed; tree is outside ESH	No mitigation proposed.
Canary Island pine *Pinus canariensis*	13 NW corner of multi-use sports arena	17	In construction zone; to be removed; tree is outside ESH	No mitigation proposed.

Victorian box *Pittosporum undulatum*	17 along San Ysidro Rd	28	In construction zone; to be removed; tree is outside ESH	To be replanted with native toyon (*Heteromeles arbutifolia*) as screening.

** from McPherson (2019);*
*** includes plantings for both landscaped areas (McPherson, 2019; Van Atta Associates, 2019) and Oak Creek riparian corridor (Riparian Enhancement Plan in Appendix 2 of this document).*

Figure 3. Location of eight trees in riparian corridor (ESH) in northwest quadrant of YMCA property proposed for removal (black outlines) (see Table 3). Green area outlines canopy of riparian corridor; centerline of Oak Creek channel shown by blue line; red lines show 50-foot top-of-bank buffer. North is to left. Image dated 12 August 2018.

Loss of native riparian trees is a significant impact to wildlife, particularly birds (food source and nest sites). Birds and other wildlife also make extensive use of non-native trees when foraging and nesting. Loss of native and non-native trees may degrade habitat quality of the riparian corridor (ESH) for wildlife. These significant impacts can be mitigated to less than significant levels (Class II).

Mitigation BIO-2a (Replacement trees and habitat enhancement): County and State CDFW mitigation ratios typically require planting six sycamores and 60 coast live oaks (66 total replacement trees), as mitigation for loss of two sycamores and six coast live oaks due to proposed project build-out. McPherson (2019) recommends planting 31 native trees (25 24-inch boxed coast live oaks, 3 15-gallon white alders, and 3 15-gallon black cottonwoods), to compensate for the loss of trees in the landscaped portions of the project site (Table 4). The proposed planting locations of these 31 trees are shown in the Landscape Plan (Van Atta Associates, 2019).

Additional mitigation for tree loss has been incorporated into the Conceptual Riparian Enhancement Plan presented in Appendix 2 herein. This Plan proposes to plant 35 additional native trees in the riparian corridor (13 coast live oaks, 7 white alders, 7 black cottonwoods, and 8 California bay trees) to bring the total number of mitigation replacement trees to 66, consistent in number, with the standard replacement ratios proscribed by County and California Department of Fish and Wildlife policies (Table 4; Appendix 2).

Because of the level of polyphagous shot hole borer (PSHB) infestation and associated fungal disease in existing sycamores on-site, both McPherson (2019) and the Plan in Appendix 2 propose substituting other native tree species. In addition to avoiding disease issues with sycamores, this substitution will increase native tree diversity in both the landscaped portion of the property and the Oak Creek riparian corridor. The proposed substitutes for western sycamore are: white alder (*Alnus rhombifolia*), black cottonwood (*Populus balsamifera* subsp. *trichocarpa*), and California bay (*Umbellularia californica*) (Tables 3 and 4).

The 25 coast live oaks proposed for planting in the landscaped portions of the YMCA site will be 24-inch boxed specimens, per McPherson (2019). All other native trees proposed for use in the landscaped portion of the site and the riparian enhancement area will be 15-gallon specimens.

Table 4. Proposed mitigation for loss of native trees due to construction.

Native Trees to be Removed	Number Removed or Impacted	Standard Mitigation Ratio*	Replacement Planting in Landscaped Areas	Replacement Planting in Riparian Corridor (ESH)	Total Mitigation
Coast live oak	6	10:1	25 coast live oak**	13 coast live oak 8 California bay	**46 trees**
Western sycamore	2	3:1	3 white alder 3 black cottonwood	7 white alder 7 black cottonwood	**20 trees**
TOTAL	**8 trees**	**66 trees**	**31 trees**	**35 trees**	**66 trees**

** CDFW and County mitigation ratios*
*** 24-inch boxed oaks; all other trees in table will be 15-gallon specimens*

Mitigation BIO-2b (Protection of Existing Trees): Tree protections detailed in McPherson (2019) shall be implemented to protect existing native and non-native trees not affected by the proposed construction. In particular, orange construction fencing shall be installed at the dripline of all trees near construction areas in order to protect the critical root zone from vehicular damage or soil disturbance. The fencing shall be installed prior to construction and shall remain in place for the duration of construction.

Mitigation BIO-2c (Nesting bird surveys): A qualified biologist shall conduct a survey of all native and non-native trees to be removed or pruned no more than five days prior to removal or pruning in order to assess occupancy by birds, bats, or other wildlife. Tree removal/pruning should be timed to avoid the breeding season for birds (mostly from 1 March to 15 July). If active nests are found, removal/pruning must be delayed until the biologist determines that the young have fledged. Some species, such as acorn woodpeckers, currently occupy semi-permanent nest holes in several trees throughout the YMCA property. Removal or pruning of trees containing active nest holes will require consultation with California Department of Fish and Wildlife biologists on how to proceed to avoid or minimize impacts to these birds.

Impact BIO-3 (Degraded condition and loss of habitat values in ESH). The ESH overlay and 50-foot top-of-bank buffer applied to the Oak Creek riparian corridor by the County overlap significant portions of the existing YMCA facilities. Some of these facilities, such as the pool and other outdoor areas, extend almost to the top-of-bank of Oak Creek along the southern portion of the property. Invasive, non-native trees, shrubs, and ground cover, either intentionally planted as landscaping or escaped from cultivation, now represents most of the total plant species richness and percent cover of vegetation in the riparian corridor (ESH).

Habitat quality in the Oak Creek riparian corridor has been degraded by invasive, non-native vegetation that has been planted as landscaping. This is a significant impact that can be mitigated to less than significant levels (Class II). The proposed project presents the opportunity to significantly enhance the habitat value of the Oak Creek riparian corridor on-site.

Mitigation BIO-3 (Riparian Enhancement Plan): A conceptual Riparian Enhancement Plan for the Oak Creek riparian corridor is presented in Appendix 2. The goals of the Plan are:

- remove and control invasive, non-native vegetation within the bed, banks, and riparian corridor of Oak Creek;
- replace this vegetation with native, locally-occurring trees, shrubs, and ground cover appropriate to the site and that increases native species richness in the riparian corridor.
- use native ground cover, shrubs, and trees and non-invasive ornamental species in the Landscaping Plan (Van Atta Associates, 2019) that will complement and support the goals of the Riparian Enhancement Plan.

The Plan also suggests guidelines/recommendations to be used in the landscaped portion of the YMCA property that will complement these Plan goals. Plan implementation will be supervised and monitored by a qualified restoration

biologist for a period of up to five years post-planting (or sooner if stated performance criteria have been achieved).

Impact BIO-4 (Water quality impacts to Oak Creek). The existing YMCA site includes extensive areas of hardscape that drain directly into Oak Creek, including parking lots, walkways, decking, etc. The applicant has submitted conceptual plans for storm water management that reduces the existing volume of surface runoff during storm events by replacing existing impervious surfaces with permeable paving (where appropriate), adding new permeable surfaces, and creating bioswales, and underground retention devices to capture, control, and treat surface runoff from the site to Oak Creek. ***This is considered a beneficial impact as it will treat surface runoff and decrease soil erosion compared to existing conditions (Class IV).***

Mitigation Measure BIO-4a (Site Improvements): Proposed improvements in storm water runoff management will be implemented in phases along with the building improvements. The proposed site improvements will offset the increases in the building areas through a significant reduction in the impervious paved surfaces.

Due to the variety of site and building conditions, a combination of methods will be incorporated to control and filter storm water runoff with Low Impact Development (LID) techniques. The existing parking lot will be renovated to include permeable paving under the parked cars, along with a filtration device. The top-of-bank area along the parking lot facing the creek and in front of the main building will be redesigned to remove hardscaping, and incorporate bioswales for capturing runoff from the roof of the north side of the main building. Existing impervious paving on the east side of the main building and the locker room/natatorium will be replaced with bioswales to filter and retain water from multiple sources. Permeable surface play areas and bioswales will be incorporated along the west side of the new gymnasium and child care buildings. Roof runoff into the central courtyard will be captured in subsurface infiltrators and detention devices.

Mitigation Measure BIO-4b (Conceptual Grading & Drainage Plan): The applicant has incorporated the following classes of measures to increase percolation of surface runoff on the YMCA parcel:

Class 1:

- conserve natural areas;
- preserve open space;
- protect existing drainage ways;
- limit impervious to minimum required, such as for parking, road width, safe traffic circulation, emergency responder access, etc.;
- incorporate decentralized storm water management strategies;

- utilize natural buffers between incompatible types of development;
- permeable paving, alternative surfacing methods;
- on-site reuse of storm water runoff.

Class *2:*

- permeable paving;
- re-vegetate previously impacted open areas;
- curb-cuts into landscape; downspout to swale or landscaped area, directed away from building foundation.

Class 3:

- rain garden/bio-retention;
- natural, open channels or swales, either vegetated or rock, designed to lengthen retention time and promote infiltration;
- retention and detention basins (underground or above-ground);
- capturing rainwater in cisterns & rain barrels.

7.0 Conclusions. Potentially significant impacts to biological resources from the proposed project arise primarily from: a) loss of native trees due to construction; b) degradation of ESH associated with the Oak Creek riparian corridor from past landscaping maintenance practices, and; c) water quality impacts (sediment, pollutants) in Oak Creek from untreated surface runoff from landscaping and impervious surfaces.

These impacts can be mitigated to less than significant levels by implementing the mitigation measures described herein. Moreover, the proposed project provides the opportunity to enhance habitat values in the Oak Creek riparian corridor by replacing trees lost to construction and disease, replacing invasive, non-native and ornamental landscaping with native species throughout the project area reach of the creek, improving the treatment of surface runoff from the site into Oak Creek during storm events, and emphasizing the use of native ground cover, shrubs, and trees for site landscaping and less intensive uses within the 50-foot top-of-bank buffer.

8.0 References.

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APPENDIX 1. Plants Observed in Oak Creek Riparian Corridor (2019)

Appendix 1. The following plants were observed in the riparian corridor, top-of-bank, banks, and bed of Oak Creek on the YMCA parcel during site visits in August 2019. Native species are bolded and account for only 21% of the observed species richness. Almost 80% of the vegetation in the riparian corridor consists of invasive, non-native species.

Trees:

blackwood acacia (*Acacia melanoxylon*)
unidentified acacia (cf. *Acacia* sp.)
blue gum (*Eucalyptus globulus*)
red gum (*Eucalyptus camaldulensis*)
unidentified eucalyptus species (cf. *Eucalyptus* sp.)
tobira (*Pittosporum tobira*)
Victorian box (*Pittosporum undulatum*)
western sycamore (*Platanus racemosa*)
coast live oak (*Quercus agrifolia*)
arroyo willow (*Salix lasiolepis*)
unid. ornamental tree

Shrubs:

blueblossom (*Ceanothus thyrsiflorus* var. *griseus* 'Yankee Point')
daylily (*Hemerocallis* sp.)
toyon (*Heteromeles arbutifolia*)
Japanese garden juniper (*Juniperus procumbens*)
Australian brush cherry (*Syzygium paniculatum*)
poison oak (*Toxicodendron diversilobum*)

Herbaceous species and grasses:

floss flower (*Ageratum houstonianum*)
scarlet pimpernel (*Anagallis arvensis*)
mustard (*Brassica* sp.)
ripgut brome (*Bromus diandrus*)
red brome (*Bromus rubens*)
Italian thistle (*Carduus pycnocephalus*)
jade plant (*Crassula ovata*)
Bermuda grass (*Cynodon dactylon*)
umbrella sedge (*Cyperus involucratus*)
cape ivy (*Delairea odorata*)
African daisy (*Dimorphotheca sinuata*)
Algerian ivy (*Hedera canariensis*)
bull mallow (*Malva nicaeensis*)
smilo (*Pipatherum miliaceum*)
bristly ox-tongue (*Picris echioides*)
wild radish (*Raphanus sativa*)

castor bean (*Ricinus communis*)
California rose (*Rosa californica*)
California blackberry (*Rubus ursinus*)
garden nasturtium (*Tropaeolum majus*)
periwinkle (*Vinca* sp.)
unidentified species of non-native grass

Appendix 2. Conceptual Riparian Enhancement Plan

Conceptual Riparian Enhancement Plan. Decades of landscaping and landscape maintenance practices around the existing and remodeled facility have intentionally or accidentally allowed non-native vegetation to become established throughout the project reach of the riparian corridor of Oak Creek. The proposed project provides the opportunity to significantly increase habitat values for vegetation and wildlife by restoring riparian habitats along this creek corridor. Oak Creek, its riparian corridor and portions of the Environmentally Sensitive Habitat (ESH) overlay will be enhanced by removing non-native vegetation and planting native, locally-occurring trees, shrubs, and ground cover. A combination of landscaping with native plants and less intensive uses in the 50-foot top-of-bank buffer, coupled with storm water management improvements throughout the YMCA property, will also contribute to ESH enhancement over existing conditions.

This Conceptual Riparian Enhancement Plan focuses on the bed, banks, and ESH overlay of Oak Creek (Figures 2 and 3). Currently, the understory throughout the riparian corridor is infested with invasive non-native vegetation, including ornamental species that were originally planted as landscaping, but have spread into the riparian corridor.

Goals:

- remove and control non-native vegetation within oak-sycamore riparian woodland and oak woodland in Oak Creek riparian corridor by replacing invasive, non-native vegetation with native locally-occurring species.
- plant native trees, shrubs, and ground cover to increase density, cover, and species richness of native shrubs and trees Oak Creek riparian corridor.
- create a transition zone between Oak Creek riparian corridor to landscaped areas on the site. Enhance value of landscaping to wildlife by replacing existing landscaping with ornamental species of high wildlife value.
- improve water quality entering Oak Creek from the site by constructing and maintaining a series of bioswales to intercept and treat surface runoff.
- protect native trees on-site during construction and fully mitigate loss of native trees from the project.

Additionally, portions of the bioswales closest to the riparian corridor, as depicted on the Landscape Plan prepared by Van Atta Associates (2019), will be planted with a palette of native and non-invasive ornamental species, including dune sedge (*Carex praegracilis*), horsetails (*Equisetum* spp.), and rushes (*Juncus* spp.), as appropriate. Landscaping around the facilities, especially in the southern and eastern sides of the building envelope and the western perimeter of the property along San Ysidro Road, also will incorporate native and appropriate, non-invasive ornamental species that provide value to wildlife. The goal is to create a transition between the fully-native enhancement in the riparian corridor and the landscaped portions of the site. A qualified biologist will finalize the Riparian Enhancement Plan contained herein in conjunction with the Final Landscape Plan to be developed by the Landscape Architect.

Timing. A conceptual schedule for timing the various phases of enhancement of the Oak Creek riparian corridor is presented in Appendix 3. CDFW and County policies typically require habitat enhancement to occur "up-front", i.e., upon permit approval of the Master Plan, especially for phased projects. Because the remodeling project will be constructed in phases whose timing and duration depend on fund-raising efforts, the timing of planting in the landscaped portions or the site will be tied to construction of specific facilities.

Controlling Non-Native Vegetation. Removing and controlling non-native vegetation is the single most important step in habitat enhancement. Non-native species are typically poor competitors for light and space in undisturbed, native habitats. They flourish where the soil and/or canopy has been disturbed and once established, non-native vegetation displaces native plant species that would otherwise provide food and cover for native wildlife.

Non-native plants targeted for control here include: Algerian ivy, cape ivy, nasturtium, periwinkle, castor bean, acacia, eucalyptus, pittosporum, and other species currently maintained as landscaping. These species occur throughout the riparian corridor of Oak Creek as well as along the top-of-banks and in adjacent upland areas. Control methods should be employed according to the following schedule for at least three years post-planting. Controlling non-native vegetation on the subject parcel will require physical removal and/or chemical treatment of non-native vegetation and multi-year control efforts until native vegetation is established, and; b) planting native trees and shrubs in order to prevent subsequent re-infestation on non-native vegetation.

Non-native vegetation can be controlled using mechanical (hand-pulling and hand tools) and chemical methods (systemic herbicide application). Mechanical control methods work well in physically removing and reducing the starting biomass of non-native vegetation. However, chemical control may be the only way to remove certain non-native species that reproduce vegetatively from rhizomes, stolons, or stem fragments, such as cape ivy, giant reed, sweet fennel, greater periwinkle, etc. Chemical control involves the use of systemic foliar herbicides whose active ingredient, glyphosate, is translocated throughout the plant and disrupts photosynthesis. Typically, a surfactant is added to the herbicide to counteract hydrophobic waxes and oils created by the plant and make the product adhere to the leaf and stem surfaces so the plant more readily absorbs it. The active ingredient in systemic herbicides, glyphosate, degrades rapidly in the soil, but Roundup (Monsanto Corporation product) can only be used in areas greater than 25 feet from water because of the surfactant it contains. Its counterpart, Rodeo, which contains no surfactant, can be used in areas less than 25 feet from water. A qualified biologist should monitor non-native vegetation removal and control to ensure that native vegetation, wildlife, and water quality are not adversely affected when these herbicides are applied.

The preferred schedule for controlling non-native vegetation here is:

- *Prior to Initial Planting:* It is preferable to plant and hydroseed in late fall or early winter, just prior to the onset of winter rains, but regardless of the timing of planting, the landscape contractor should remove or treat non-native vegetation prior to planting. Mechanical and chemical methods should be used as necessary to treat non-native vegetation (Table 5). A qualified biologist should supervise this activity to ensure that only non-native vegetation is treated.
- *Year 1:* Contractor should repeat non-native vegetation treatments at least three times in Year 1 (prior to initial planting plus two other times) throughout the enhancement area. The timing of planting will dictate when weeding should occur, but ideally should occur in early Spring (March), late Spring (May-June), and Fall (September-October).
- *Years 2 and 3:* The landscape contractor should weed entire enhancement area in early Spring, late Spring, and early Fall of each year. Mechanical control methods will probably have to be used exclusively because of increased density of native plants.
- *Years 4 and 5 (if necessary):* The monitoring biologist should determine if performance criteria for enhancement have been met (Table 9), and evaluate need for and intensity of continued weeding and other remedial actions.

Seedlings, saplings, and "pole trees" of eucalyptus or other non-native trees, such as pittosporum, should be removed during non-native vegetation treatment. Large non-native trees should be removed as they die and replaced with native riparian trees. Through time, this effort will replace eucalyptus in the riparian corridor with native riparian trees that will provide better wildlife habitat.

Table 5 lists the invasive, non-native plants found on the subject parcel and provides guidance on removing and controlling these species. The highly patchy distribution of these species does not lend itself to mapping or areal calculations for subsequent time and cost estimates by landscape contractors. The occurrence and extent of coverage of particular species will be detailed in the Final Riparian Enhancement Plan and the project biologist will conduct a walk-through of these areas with prospective landscape contractors during the bid process for this phase of habitat enhancement.

Table 5. Control Methods for Non-Native Plants in Riparian Enhancement Area.

Common Name	Control Method	Dominance	Timing
Algerian ivy *Hedera helix*	Mechanical/chemical: sparse infestation—remove plants and rhizomes by hand; with dense infestation, use string trimmer and pruning shears to cut stems and remove leaves, then immediately (<3 minutes) apply Roundup (with surfactant) sprayed or swabbed directly on cut stems	Major ground cover species	Early Spring
Blue gum *Eucalyptus globulus*	Mechanical/chemical: cut pole trees (< 6 inches in diameter dbh) at ground level with chain saw and immediately (<3 minutes) apply Roundup (with surfactant); if stump-sprouting occurs, drill several ¼-inch diameter holes several inches into stump and immediately pour full-strength Roundup (with surfactant) into holes. If trees fall naturally, cut stump and implement same measures to stumps to prevent stump-sprouting. The trunks and larger limbs should be cut into 6-foot long sections and left on the ground to decay naturally if they do not present a flooding hazard. Mature trees in the riparian corridor that are dead, dying, or in danger of falling, as determined by a certified arborist, should be removed; the stumps should remain in-ground to prevent bank erosion; all trees removed should be replaced at a 2:1 ratio with coast live oak and western sycamore trees; as other eucalyptus trees decline in this area, they should be removed and replaced with native trees.	Minor riparian canopy component	Early Fall
Bristly ox-tongue *Picris echioides*	See control methods for Italian thistle.	Minor ground cover species	Spring
Bull mallow *Malva nicaaensis*	See control methods for Italian thistle.	Minor ground cover species	Spring
Cape ivy *Delairea odorata*	Mechanical/chemical: Hand-pull above ground parts of plants from trees and ground and place material in plastic bags for appropriate off-site disposal. Do not mulch or chip this material as plant readily spreads from stems with nodes. Use three-pronged rake to tease roots from leaf litter and dispose as above. Repeat treatment at four- to eight-week intervals to treat re-sprouts. Chemical: Use Roundup (with surfactant) to treat sparse re-sprouts. Spray dense infestations if there is no danger of killing native plants beneath infestation.	Major ground cover species	Late Spring and Early Fall
Castor bean	Mechanical/chemical: Hand-pull seedlings and small saplings if ground is moist but care must	Minor ground	Spring and

Ricinus communis	be used to remove entire taproot. Cut large plants with chain saw at ground level and immediately (<3 minutes) flood cut stump with Roundup (with surfactant). If large plants have set seed or are close to setting seed, clip and bag seed heads for appropriate off-site disposal.	cover species	Fall
English plantain *Plantago lanceolata*	See control methods for Italian thistle.	Minor ground cover species	Spring
Fountain grass *Pennisetum* sp.	Mechanical: Remove small infestations by hand-pulling or cutting with string trimmer. Use pick or mattock to uproot large plants with basal diameter over six inches. Inflorescences, if present, should be cut by hand and placed in plastic bags for appropriate off-site disposal. Hand removal may have to be repeated several times each year. Chemical: Spray plants with Roundup (with surfactant).	Minor ground cover species	
Garden nasturtium *Tropaeolum majus*	See control methods for cape ivy.	Major ground cover species	Spring
Ice plant *Carpobrotus edulis*	Mechanical: Sparse infestation and individual plants should be removed by hand-pulling, taking care to remove all live shoot segments to prevent re-sprouting. Repeat in three to six months to remove new plants. Chemical: Apply Roundup as foliar spray; re-treat in three months, as necessary. Leave mats to die in place to prevent soil erosion and overplant with natives.	Minor ground cover species	Any time of year
Italian thistle *Carduus pycnocephalus*	Mechanical: If infestation is sparse, hand-pull or dig seedlings in spring while soil is moist, taking care to remove entire taproot. Chemical: Apply Roundup to foliage of young plants in spring before flowering and seed set; repeat treatment following spring if infestation is dense in order to deplete soil seed bank.	Minor ground cover species	Spring
Mustard *Brassica* sp. or *Hirschfeldia* sp.	See control methods for Italian thistle.	Minor ground cover species	Early Spring
Myoporum *Myoporum laetum* and	Mechanical: Hand-pull seedlings if sparsely distributed, but ground must be moist in order to remove plant and entire tap root or plant will re-sprout with vigor. Chemical: Cut large trees and shrubs at ground level with chain saw and immediately apply Roundup (with surfactant) to cut stump. If stump-sprouting occurs, drill several ¼-inch		Early Fall

Victorian Box *Pittosporum undulatum*	diameter holes several inches into stump and immediately (<3 minutes) pour full-strength Roundup (with surfactant) into holes. Repeat as necessary until stumps are dead.		
New Zealand spinach *Tetragonia tetragonioides*	See control methods for cape ivy and ice plant.	Major ground cover species	Any time of year
Periwinkle *Vinca major*	See control methods for cape ivy.	Major ground cover species	Spring
Pigweed *Chenopodium album*	See control methods for Italian thistle.	Minor ground cover species	Spring
Sweet fennel *Foeniculum vulgare*	See control methods for Italian thistle.	Minor ground cover species	Early Spring
Wild Radish *Raphanus sativus*	See control methods for Italian thistle.	Minor ground cover species	Early Spring

Native Plant Installation. The plant palette includes locally-occurring native ground cover, shrub, and tree species obtained from seed or cutting sources as close to the project site as feasible (Table 6 and 7). Component species were selected for value to wildlife, ability to withstand landscaping maintenance activities, and control soil erosion. Shrubs and trees should be placed on drip irrigation until self-sufficient (typically two to three years post-planting). The number of ground cover and shrub species proposed for planting cannot be determined at this time (Table 6).

Shrubs. The monitoring biologist will flag the planting location of container shrubs and trees in the field prior to planting. A conceptual shrub palette is provided in Table 6. Final counts and planting locations will be determined in the Final Riparian Enhancement Plan.

Table 6. Conceptual Ground Cover and Shrub Palette for Riparian Corridor and Bioswales.

Scientific Name	Common Name	Minimum Number	Container Size
Artemisia californica	California sagebrush	TBD	5 gal
Artemisia douglasiana	Mugwort	TBD	5 gal
Carex praegracilis	Dune sedge	TBD	1 gal
*Ceanothus thyrsiflorus**	Blue blossom	TBD	15 gal
Equisetum sp.	Horsetail	TBD	5 gal
*Eriogonum fasciculatum**	California buckwheat	TBD	5 gal
*Heteromeles arbutifolia**	Toyon	TBD	15 gal
Juncus spp.	Rushes (several spp.)	TBD	1 gal
*Leymus condensatus**	Giant wild rye	TBD	5 gal
*Rhamnus californica**	Coffeeberry	TBD	5 gal
*Muhlenbergia rigens**	Deer grass	TBD	1 gal
*Rhus integrifolia**	Lemonadeberry	TBD	5 gal
Rosa californica	California wild rose	TBD	5 gal
Rubus ursinus	California blackberry	TBD	1 gal
*Salvia spathacea**	Hummingbird sage	TBD	5 gal
Sambucus nigra	Elderberry	TBD	15 gal
*Stachys bullata**	Wood mint	TBD	1 gal
*Venegasia carpesioides**	Canyon sunflower	TBD	5 gal

* suitable for use in Area B landscaping palette

Candidate nurseries for locally-occurring native shrubs are: SB Natives in Santa Barbara (805-729-3855) and Growing Solutions in Goleta (805-452-7561). Ideally, shrubs should be planted in late Fall just prior to the onset of winter rains. Shrubs should be placed on drip-irrigation until self-sufficient. A shallow basin should be created around each shrub to capture rain water, and a minimum 3- to 4-inch thick layer of mulch should be applied in a two-foot radius around each shrub to retain moisture and deter weed and grass growth.

Bioswales. Several bioswales are proposed to intercept surface runoff from the proposed facilities and allow it to percolate into the ground and/or eventually be

conveyed to Oak Creek. The location and size of these bioswales is shown on the Landscape Site Plan (Van Atta Associates, 2019). The bioswales will be planted with appropriate native species, including dune sedge (*Carex praegracilis*), horsetails (*Equisetum* spp.), and rushes (*Juncus* spp.), in addition to non-invasive, ornamental species.

Surface water that does not percolate into the bioswales will be conveyed to Oak Creek via ungrouted rock rip-rap outfalls on the creek banks. The design of these outfalls is unknown at this time but they are expected to be have a small footprint. Installation and planting details for these outfalls will accompany a Streambed Alteration Agreement from California Department of Fish and Game, which will be prepared and submitted when the bioswale design has been finalized.

Trees. A conceptual tree palette for this Plan is provided in Table 7. This palette includes the replacement trees to mitigate loss of mature native trees in the proposed project footprint (Tables 3 and 4). All trees will be 15-gallon. The monitoring biologist will flag the planting location of the trees in the field prior to planting.

Table 7. Conceptual Tree Palette for Oak Creek Riparian Corridor (ESH.

Scientific Name	Common Name	Minimum Numbers	Size
Alnus rhombifolia	White alder	7	15-gallon
Populus balsamifera subsp. *trichocarpa*	Black cottonwood	7	15-gallon
Quercus agrifolia	Coast live oak	13	15-gallon
Umbellularia californica	California bay	8	15-gallon
TOTAL		**35 trees**	

Candidate nurseries are: SB Natives in Santa Barbara (805-729-3855) and Growing Solutions in Goleta (805-452-7561). Trees should be planted in late fall, just prior to the onset of the winter rainy season and maintained on drip-irrigation until self-sufficient. The planting holes for trees should be lined with chicken wire to prevent herbivory by pocket gophers. A shallow basin should be created around each tree to capture rain water, and a minimum 3- to 4-inch thick layer of mulch should be applied in a two-foot radius around each tree to retain moisture and deter weed and grass growth.

Monitoring and Performance Criteria. Monitoring the performance criteria listed in Table 8 will occur over a minimum of three growing seasons (three (3) years) post-planting but could continue for up to five (5) years post-planting if the performance criteria are not met after three years. Minimum performance criteria are:

- 5% or less percent cover of non-native vegetation cover in representative monitoring quadrats in enhancement area;
- 85% survivorship of planted stock (shrubs and trees) after 3 years post-planting, 75% survivorship after 5 years post-planting, with 75% original species richness;

Table 8. Performance Criteria.

Revegetation Action	Location and Maintenance Measures	Timing and Monitoring Responsibilities	Minimum Performance Threshold	Remedy if Minimum Performance Goal Is Not Met
Non-native plant removal and control	Areas A and B. See Table 5 for species-specific control measures.	Timing—to be determined. Monitoring to be conducted in all revegetation areas until native plant dominance is documented. Monitoring frequency for Year 1: continuously during initial removal/treatment; once/month for 1st six months post-planting, then once every two months for remainder of 1st year post-planting; Years 2 and 3: four times/year. Responsibilities: qualified biologist should monitor non-native plant removal and report efficacy of control measures to County P&D.	Eradication of cape ivy, Algerian ivy, periwinkle, and other invasive ground cover after three years. Other non-native species should comprise 10% or less of total plant cover in representative 100 ft^2 quadrats in all enhancement polygons. Complete eradication of non-native species may not be possible, but control of non-natives and reduction in total plant cover to < 10% is attainable with this Plan.	Additional chemical and/or mechanical treatment, as per recommendations of monitoring biologist to landscape contractor.
Revegetation	Plant native trees, shrubs, and ground cover in enhancement area; trees and shrubs should be self-sufficient regarding water after 3 yrs post-	Installation should follow initial control of non-native vegetation; planting should preferably occur in early winter at start of rainy season; revegetation effort should be monitored for minimum of 3 years and maximum of 5 years, depending on success of plantings. Monitoring frequency for Year 1: once/month for 1st six months post-planting, then once	Trees: Overall 85% survival after 3 yrs post-planting, 75% at end of five yrs post-planting; all surviving plants should be in good to excellent vigor and at least six feet tall; 75% representation of original species richness; no supplemental irrigation required	Landscape contractor to replace dead trees, and shrubs as necessary, under supervision of monitoring biologist, in order to meet minimum performance standards of Plan.

	planting.	every two months for remainder of 1st year post-planting; four times/year in Years 2 and 3. Responsibilities: qualified biologist should monitor plant growth and survivorship and report efficacy of control measures to County P&D.	Shrubs: 85% survival of container stock after 3 yrs post-planting; all plants show good to excellent vigor with 75% representation of original species richness; no supplemental irrigation required.	Landscape contractor to continue drip irrigation and/or hand-watering, if necessary, as per recommendations of monitoring biologist.
Soil Erosion	Banks of Oak Creek and adjacent slopes, as necessary.	Successful revegetation of site will likely satisfy future need for erosion control; situation should be monitored during plant monitoring. Monitoring frequency for Year 1: once/month for 1st six months post-planting, then once every two /months for remainder of 1st year post-planting; Years 2 and 3: four times/year Responsibilities: qualified biologist should monitor soil erosion and report efficacy of control measures to County P&D	No soil erosion.	Landscape contractor to install mulch, willow wattles, or other erosion control measures, as necessary, until erosion is controlled and bare soil is covered with vegetation, leaf litter, or other layer, as per observations of monitoring biologist.

These criteria incorporate quantitative measures of growth, survivorship, vigor, percent ground cover, species richness, and water self-sufficiency of the planted stock. Estimates of percent cover should be based on visual inspection of sites using the Rapid Vegetation Assessment Methodology developed by the California Native Plant Society and the California Department of Fish and Game.

Baseline information should be collected before the initial weed control effort and compared to the same data collected during the monitoring period to assess the progress of enhancement. Monitoring frequency: Year 1: once/month for the first six months post-planting, then once every other month for the next six months; Years 2 and 3: four times/year.

Reporting. It is common for the "as-built" (actual) implementation of enhancement plans to deviate from the conceptual plans because of unforeseen, site-specific issues arise. The monitoring biologist should prepare an "as-built" report immediately after plant installation that details how the conceptual plan was implemented. This report should document implementation specifics and where deviations from the plan were required to meet goals. This report should be received by P&D prior to release of the performance bond for the installation phase of the plan.

During the monitoring period, the biologist should document the growth, cover, and survivorship of the planted and seeded stock, as well as soil erosion and remedial actions (if taken). Standardized data sheets and photographs should be used to document field conditions during each monitoring session. The biologist should submit an annual report to the YMCA, County P&D planner, and the California Department of Fish and Game by January 15th of each year during the post-planting monitoring period for their review and comment.

Responsibilities. The YMCA is ultimately responsible for ensuring the success of this habitat enhancement and for committing the financial resources necessary to implement enhancement plans (Table 9).

Estimated Costs. Cost estimates for implementing, monitoring, and reporting the Riparian Enhancement Plan described herein cannot be determined at this time, but will be developed prior to project approval, and in collaboration with the Landscape Architect. The categories in Table 10 are used to establish a performance bond for Phase 1 (control of non-native vegetation, installation of irrigation system, installation of native plants) and Phase 2 (control of non-native vegetation, maintenance of plantings until performance criteria in Table 5 have been met).

Table 9. Enhancement Responsibilities.

Entity	Responsibilities
YMCA	Retain qualified Biologist to prepare Final Riparian Enhancement Plan. Retain qualified Landscape Architect to prepare Landscaping Plan. Retain qualified Landscape Contractor to implement Final Riparian Enhancement Plan.
Biologist	Prepare Final Riparian Enhancement Plan. The Plan shall include sufficient detail (plans, details, specifications) to ensure implementation by the Landscape Contractor. Prepare Streambed Alteration Agreement for submittal to CDFG. Collaborate with Landscape Architect to prepare planting palette for landscaping, including bioswales. Supervise implementation of Riparian Habitat Enhancement Plan. Monitor performance standards outlined in Riparian Enhancement Plan; determine and supervise implementation of remedial actions, as necessary, to meet Plan goals. Report "as-built" enhancement and monitoring results to County P&D.
Landscape Architect	Prepare Landscape Plan in collaboration with Biologist.
Landscape Contractor	Implement Riparian Enhancement Plan under supervision of biologist. Perform non-native vegetation control, plantings, and drip irrigation system maintenance and remediation for at least three years, and up to five years, post-planting, under supervision of biologist.

Table 10. Conceptual Performance Bond Elements Covering Installation and Monitoring Enhancement Activities.

Phase I: Installation	**Estimated Cost (TBD)**
Initial non-native vegetation removal and control (does not including costs of tree removal)	
Shrub container stock	
Tree container stock	
Plant shrub and tree container stock	
Install drip irrigation to container plants	
Supervising biologist	
*Subtotal Phase I**	
Phase II: Monitoring and Maintenance	**Estimated Cost (TBD)**
Biological monitoring and reporting (5 yrs)	
Enhancement maintenance (5 yrs)	
Subtotal Phase II	
Estimated Total	

Appendix 3. Conceptual Schedule for Riparian Enhancement Plan

Conceptual Schedule for Riparian Enhancement Plan

Enhancement Component	Enhancement Activity	Year 1			Year 2				Year 3				Year 4				Year 5			
		Sp	Su	F	W	Sp	Su	F	W	Sp	Su	F	W	Sp	Su	F	W	Sp	Su	F
Protect Existing Habitats and Native Vegetation	Install orange construction fencing around construction work areas as necessary timed to building phases																			
Non-Native Vegetation Treatment	Mow, weed-whip, or hand-pull non-native species and apply foliar herbicide																			
	Cut eucalyptus pole trees at ground level and treat cut stump surface with herbicide																			
	Weed treatment and site maintenance																			
Drip Irrigation System	Install drip irrigation main lines																			
Native Plant Installation	Plant native shrub and tree stock and																			
	Complete drip irrigation to all container stock																			
Monitoring	Monitor enhancement sites for performance criteria; remediate as necessary																			
Reporting	Submit status reports to County P&D planner																			

Responsibilities: *Green:* Landscape contractor or YMCA landscape maintenance crew (under Biologist's supervision); *Yellow:* Biologist.

Attachment 4: Arborist Report

Duke McPherson, Arborist
201 East Mountain Drive
Santa Barbara, CA 93108
Phone 805 705-9529
E-mail: treemanduke@cox.net

September 29, 2019

Michael Yamasaki
Executive Director
Montecito Branch of Channel Islands YMCA
591 Santa Rosa Lane
Santa Barbara, CA 93108

Arborist Report

Introduction

I was asked by Kevin Dumain AIA of DesignARC, Inc. to study plans his firm had drawn up for major modifications of the Montecito branch of the Channel Islands YMCA and prepare a report detailing how construction may affect native trees on the property. I also used landscape plans drawn up by Van Atta Associates. An inventory of all trees under consideration numbered to correspond with the plan sections can be found on pages 2-5. In Appendices A-B on pages 7-10 can be found plan sections with tree Critical Root Zones (CRZ) overlaid at tree positions. CRZ's here have been determined by using the trunk diameter in inches to equate with the radius of the protected root zone in feet. Those proposed for removal have trunk diameters only noted. In Appendix C, page 10 is a list of tree protection measures to be taken during the construction period.

Particularly important will be the designation of mitigation species in light of a significant and destructive boring beetle infestation of the Western Sycamores. (See Preliminary Mitigation Considerations for Trees Removed on page 5 and Discussion and Conclusions on page 6).

The Site and Trees

The site straddles a creek, called Oak Creek which is seasonally active. There are numerous native trees on the property, chiefly Coast Live Oaks, *Quercus agrifolia*, and Western Sycamores, *Platanus racemosa* many of which existed before the original YMCA complex was created. I noticed that new oak trees have been planted as well. Non-native trees are present which include Eucalyptus varieties which have been spreading in and around the creek.

I began working on the project in 2012 and the Sycamores were in good health at that time. Presently, many are affected by a boring beetle known as the Shot Hole Borer, *Euwallacea* spp. It bores deeply into the wood of the tree and produces galleries which interfere with and disrupt the normal physiological functions of the tree and can cause its death. Some of the trees which are not extensively affected (see tree #6) can be treated to preserve them. Others are beyond treatment (see tree #7 and #16). The area of infestation includes Lower Manning Park where numerous Sycamores are affected.

Tree Inventory

Tree Number	Name	DBH(Diameter at Breast Height) in inches	Health	Location	Disposition (to be removed or removed.
1	Western Sycamore, *Platanus racemosa*(WS)	12 + 24	Good, free of Shot Hole Borers	To the west of front entrance	Cabled trunk to be removed to facilitate second story addition. No mitigation needed.
2	Coast Live Oak, Quercus agrifolia (CLO)	30	Good	In a group of three with #3 and #4 at north side near pathway	Minimal impact by construction. No mitigation needed
3	CLO	24	Good	In a group of three with #2 and #4 at north side near path	Minimal impact by construction. No mitigation needed
4	CLO	26	Good. Has a fungal canker at its base	In a group of three with #2 and #3 at north side near path	Minimal impact by construction. No mitigation needed. **Fungal canker must be cleaned out**.
5	Red Gum, *Eucalyptus camaldulensis*	43	Fair to Poor. Tree appears to be in decline	Northwest of group #'s 2-4	Suggest removal due to health condition. Could be regarded as a specimen tree but is very invasive on this property
6	WS	22	Good. Not affected by borers like its mate	Paired with #7 at northwest area of complex	To be removed for construction. Mitigation needed.

Tree Number	**Name**	**DBH(Diameter at Breast Height) in inches**	**Health**	**Location**	**Disposition (to be removed or preserved. Mitigation needed?)**
7	WS	42	Poor, nearly dead	Paired with #7. The two appear to be one tree but are two.	Remove without mitigation due to nearly dead condition.
8	CLO	19	Good, leans markedly	Close to #'s 6 and 7	To be preserved. **Approx. 20% of CRZ to be affected by construction. Mitigation replacement needed.**
9	CLO	22	Good	Northnmost in a row of oaks on west side	**To be removed and mitigated for**
10	CLO	13	Good	Next in row going south. Appears to be part of next tree, # 11, but is not	**To be removed and mitigated for**
11	CLO	30	Good. Reclines on ground	Paired with #10	**To be removed and mitigated for**
12	CLO	28	Good. Reclines on ground	Last in the line of oaks	**To be removed and mitigated for**
13	Canary Island Pine, *Pinus canariensis*	17	Good	Next tree to the south	To be removed. A non-native, no mitigation needed

Tree Number	**Name**	**DBH(Diameter at Breast Height) in inches**	**Health**	**Location**	**Disposition (to be removed or preserved. Mitigation needed?)**
14	CLO	24	Good	Paired with #15, a double trunk Sycamore. Edges northwest corner of present basketball court	**To be removed and mitigated for.**
15	WS	20 +20	Good	Paired with #45, a double trunk Sycamore. Edges northwest corner of present basketball court	**To be removed and mitigated for.**
16	WS	46	Poor. Extensive borer activity. Large wound in lower trunk and hollow trunk	Edges north end of present basketball court	Tree is in decline and will succumb to the borer attack similar to tree #7. I judge that it should not be mitigated for
17	Victorian Box, *Pittosporum undulatum*	Multi stemmed adding up to approx. 28”	Good	South edge of present basketball courts	To be removed. A non-native, no mitigation needed

Tree Number	Name	DBH(Diameter at Breast Height) in inches	Health	Location	Disposition
18	Tasmanian Blue Gum, *Eucalyptus globulus*	28”	Good	In wooded area across access road in southwest corner of property	To be removed. A non-native, no mitigation needed. Could be regarded as a specimen tree but is an invasive on this property.

Preliminary Mitigation Considerations for Trees Removed

For Coast Live Oak trees proposed for removal, I have specified planting medium sized nursery stock of 24” boxed specimens. I have based my recommendations for the replacement numbers on the DBH (Diameter at Breast Height) of the site tree and with the 10:1 replacement rule in mind when using one gallon nursery stock. I do not recommend using larger nursery stock than 24” boxes. **Due to the circumstances of the borer infestation, I do not recommend planting Sycamores on this property**. I preliminarily advise mitigating for their loss with the same size nursery stock as above using Coast Live Oaks. In the table below, I have arrived at mitigation numbers for each tree affected by construction as was tabulated in the Tree Inventory table. Using oaks alone, the total number of 24” boxed trees to be planted would come to 33. **See Discussion and Conclusions section below for a further discussion of mitigation species, numbers, and nursery sizes.**

Tree Number	Tree Name	DBH in inches	Disposition	Mitigation #
6	Western Sycamore (WS)	22	To be removed	3 See final species recommendation below
8	Coast Live Oak (CLO)	19	Encroached upon by 20% of Critical Root Zone	4
9	CLO	22	To be removed	4
10	CLO	13	To be removed	3
11	CLO	30	To be removed	5
12	CLO	28	To be removed	5
14	CLO	24	To be removed	4
15	WS	20+20	To be removed	3See final species recommendation below)

Discussion and Conclusions

Another issue encountered here is whether Coast Live Oaks alone should solely be considered for mitigation in terms of the anticipated loss in species variety. Existing Coast Live Oaks on the property number 48 with 33 more proposed for planting (see table above on page 5). Additionally this property is located in a riparian zone and appropriate tree species should be chosen both for landscaping purposes and for mitigation replacement. I feel that it behooves planners to consider the tree list found in the project biologist Lawrence Hunt's Revised Biological Evaluation report for the project on page 30. He lists four tree species which could be substituted for oak trees in terms of mitigation purposes: White Alder, *Alnus rhombifolia*, Black Cottonwood, *Populus balsamifera ssp. trichocarpa*, Arroyo Willow, *Salix lasiolepis*, and California Bay, *Umbellularia californica* (in conversation with him, he expressed the opinion that Arroyo Willow will naturally recruit along the creek and therefore was not necessary to include on this list).

I conclude that the mitigation for the loss of two mature Western Sycamores (eight 24" boxed oaks) be changed to six 15 gallon nursery size plants drawn from the list of three species shown above. Mr. Hunt recommends using 3 Black Cottonwoods and 3 White Poplars. I concur with his recommendations.

With this new configuration of mitigation species, numbers, and sizes in mind, I have revised the table presented on page 5 to the one below:

Tree Number	Tree Name	DBH in inches	Disposition	Mitigation Number, Nursery Size and Species
6	Western Sycamore (WS)	22	To be removed	3 15 gal. White Alders
8	Coast Live Oak (CLO)	19	Encroached upon by 20% of Critical Root Zone	4
9	CLO	22	To be removed	4
10	CLO	13	To be removed	3
11	CLO	30	To be removed	5
12	CLO	28	To be removed	5
14	CLO	24	To be removed	4
15	WS	20+20	To be removed	3 15 gal. Black Cottonwoods

Instead of 33 24" boxed oaks, we have 25 along with the 6 15 gallon nursery Cottonwoods and Poplars equaling **31 mitigation replacement trees total.**

Appendix A Full Plan Section

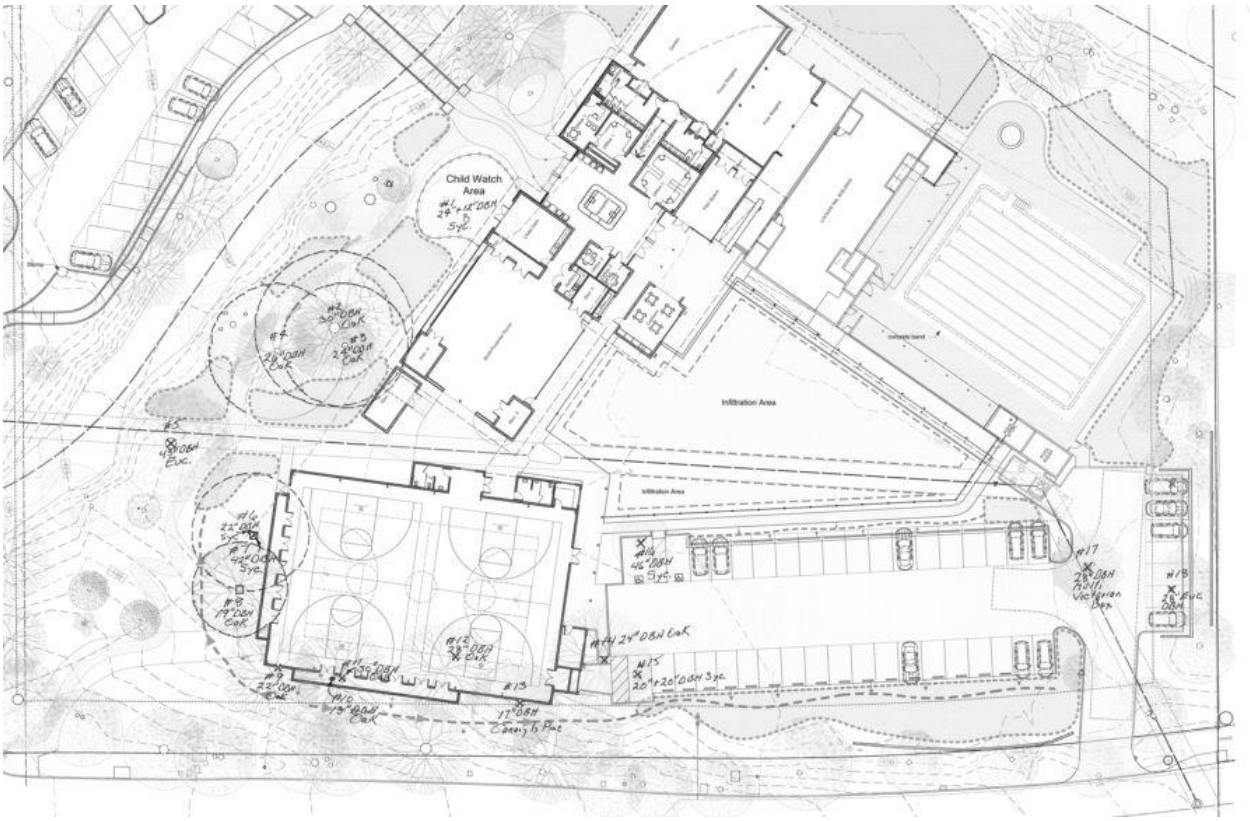


Figure 1. Full site plan was copied from a scaled plan. Because tree root zone overlays are difficult to see, the site has been broken up into three sections (see below)

Appendix B Site Plan Sections
Northern Section

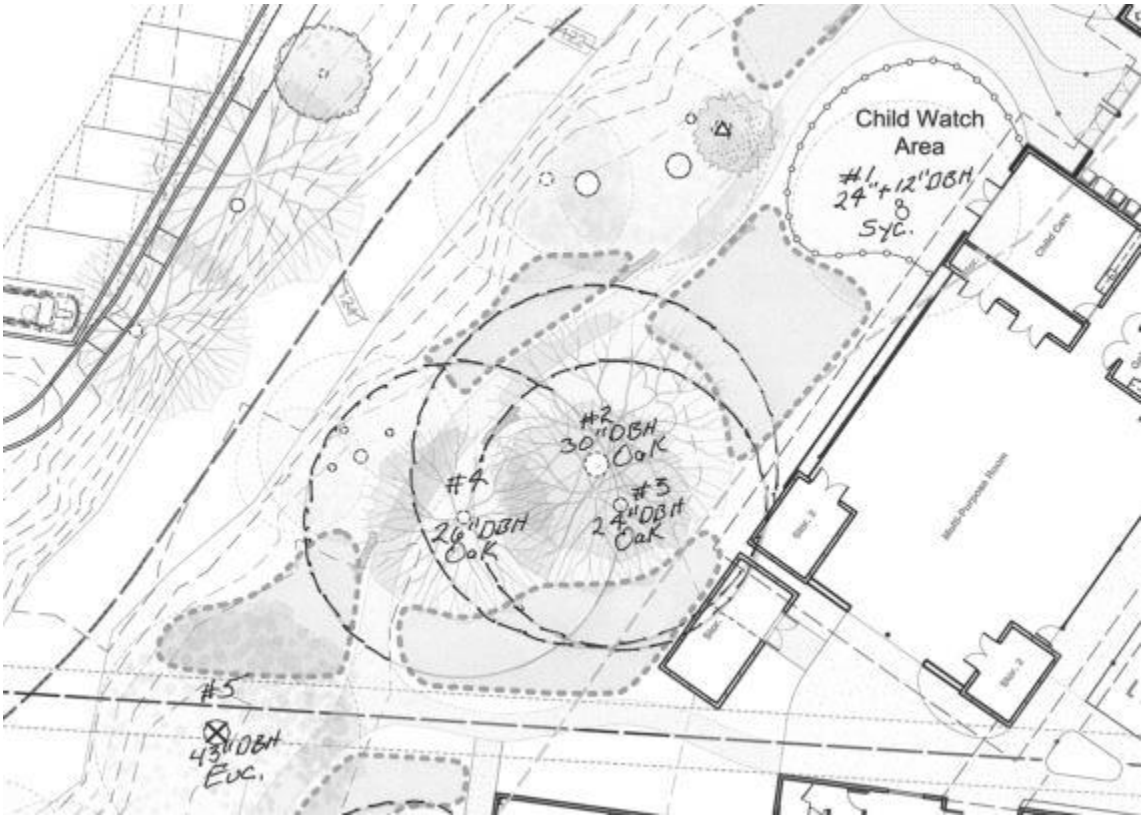


Figure 2. For orientation, the present and future entry door is adjacent to the child watch area.

Western Section

Figure 3. Most of the proposed tree removals are in this section. Only Critical Root Zones are shown for those trees to be preserved.

Southern Section

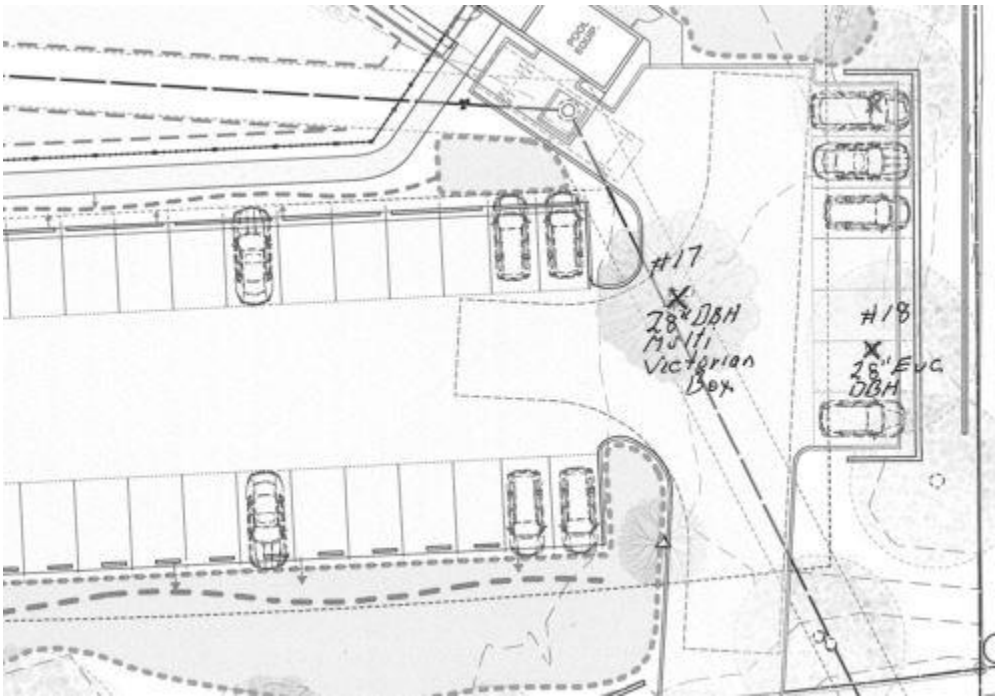


Figure 4. Only two non-native trees are shown in this section.

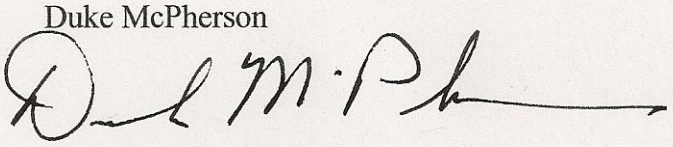
Appendix C

Tree Protection Measures to be taken During the Construction Period

1. Protect all trees that are not to be removed with firmly staked fencing as far out to their dripline as is possible. The project arborist is to approve proper fencing before demolition or construction. **Of special concern will be trees 2-4 and 6 and 8, a combination of oaks and sycamores. It will be critical to provide protection for these trees throughout the demolition and construction periods.**
2. All plaster and concrete wash outs are to be outside the Critical Root Zones (dripline + 6') of all trees to be preserved. Collection site is to be plastic lined and disposed of offsite at the end of construction.
2. No materials are to be stored in root zones.
3. Keep heavy equipment from driving over root zones.
4. The project arborist is to be called in whenever excavation activity within root zones is anticipated.

Report prepared by:

Duke McPherson

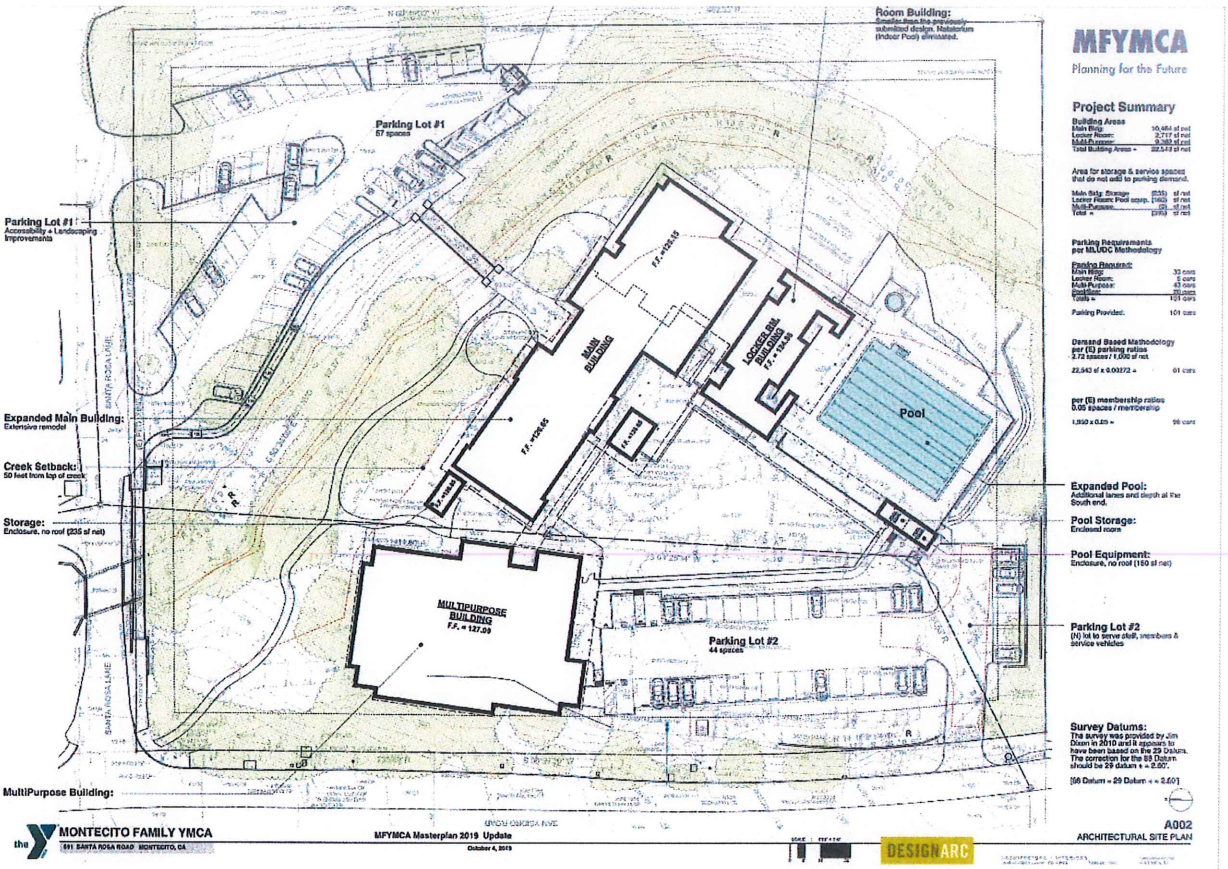


Certified Arborist with the
International Society of Arboriculture
Certification # WE-0690A

Attachment 5 Traffic, Circulation, and Parking Study
Associated Transportation Engineers

MONTECITO FAMILY YMCA MASTER PLAN PROJECT
MONTECITO, CALIFORNIA

TRAFFIC, CIRCULATION AND PARKING STUDY



October 29, 2019 **ATE Project #19052**

Prepared for:
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Since 1978

Richard L. Pool P.E
Scott A Schell, AICP PTP

October 29, 2019 19052R01

Michael Yamasaki, Executive Director
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591 Santa Rosa Lane
Santa Barbara, CA 93108

TRAFFIC, CIRCULATION AND PARKING STUDY FOR THE MONTECITO FAMILY YMCA MASTER PLAN PROJECT – MONTECITO

Associated Transportation Engineers (ATE) has prepared the following traffic and circulation study for the Montecito Family YMCA Master Plan Project, proposed in the Montecito area of Santa Barbara County. The report reviews the Project's potential traffic impacts based on the County's thresholds of significance and recommends mitigation measures where required.

Associated Transportation Engineers

Scott A. Schell, AICP, PTP
Principal Transportation Planner

CONTENTS

TABLES

FIGURES

INTRODUCTION

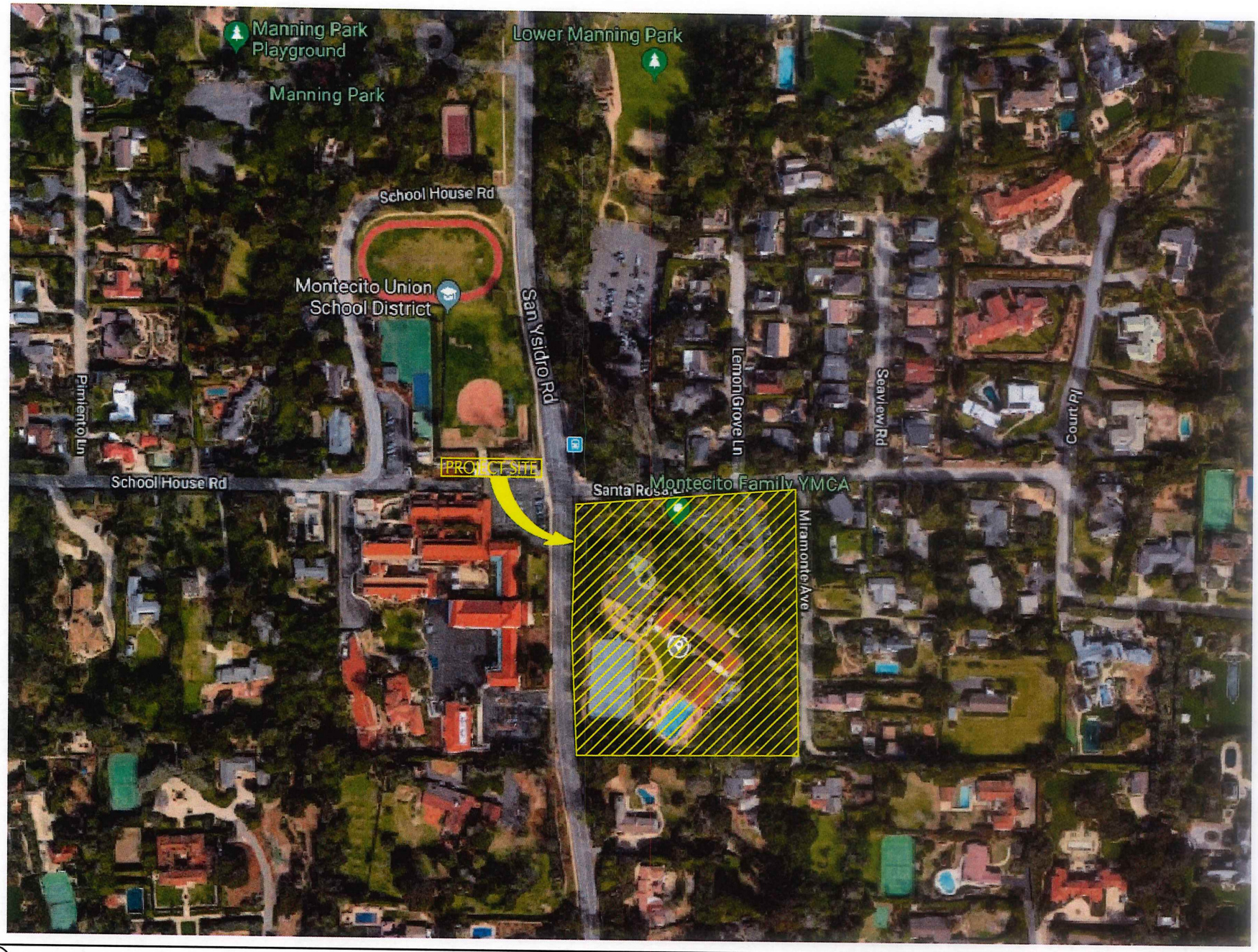
The following report contains an analysis of the potential traffic and circulation impacts associated with the YMCA Master Plan Project (the "Project"), located in the Montecito area of Santa Barbara County. The report provides information regarding existing and future traffic conditions within the project study-area and recommends improvements where necessary. The report also contains an analysis of the site access and circulation system; and evaluates the adequacy of the proposed parking supply.

PROJECT DESCRIPTION

The Montecito Family YMCA (MFYMCA) facility is located at 519 Santa Rosa Lane in the Montecito area of Santa Barbara County, as shown on Figure 1. The MFYMCA currently contains approximately 10,732 SF (net) of interior space in two buildings, 1,785 SF covered exterior spaces, storage units, and a 12,797 SF outdoor sport court with night lighting.

Figure 2 presents the Project site plan. The proposed Master Plan would increase the total interior space of the facilities to 22,676 SF. The existing 7,416 SF main building would be expanded to 10,464 SF. The main building currently houses employee offices, a pre-school program licensed for 36 children, a child watch area, and exercise rooms. The redeveloped building would accommodate workout rooms, large multi-purpose spaces, offices, a child watch area, restrooms, and the main lobby. The existing 12,797 SF outdoor sports court would be replaced with a new, 9,362 SF multi-purpose building. The existing 3,300 SF locker room building would be rebuilt with a new 2,510 SF locker room building. A new, unenclosed structure of approximately 200 SF would house storage and pool equipment and be located adjacent to the outdoor pool. The Project would cap future membership at 1,950 membership units which represents an increase of 412 units over the current level of 1,538 units.

The existing MFYMCA parking lot contains 56 parking spaces and is access via two driveways on Santa Rosa Road. A service road also extends into the lot from the southeast corner of San Ysidro Road/Santa Rosa Road intersection. The existing parking lot would be reconfigured to improve ADA accessibility and stormwater management and one additional space would be added, bringing the total to 57 spaces. A new parking lot with 44 parking spaces is proposed at the southwest corner of the site with access from a new driveway on San Ysidro Road. The current service road at the northwest corner of the site would be replaced with a foot path and landscaped. With the addition of the new parking lot, a total of 101 parking spaces will be provided on-site.

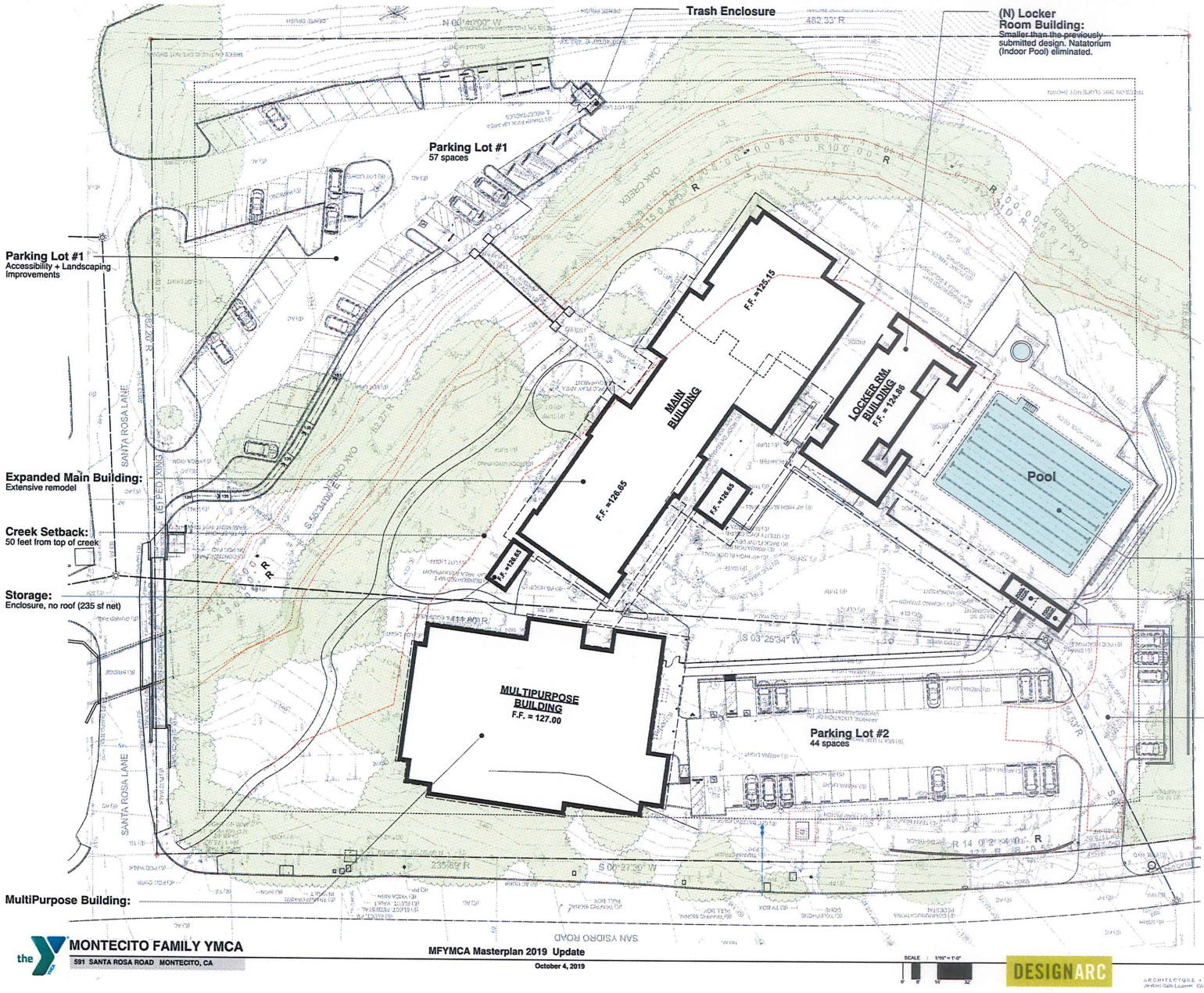


ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE LOCATION

FIGURE 1

CS - #19052



MFYMCA

Planning for the Future

Project Summary

Building Areas

Main Bldg:	10,464 sf net
Locker Room:	2,717 sf net
Multi-Purpose:	9,362 sf net
Total Building Areas =	22,543 sf net

Area for storage & service spaces that do not add to parking demand.

Main Bldg: Storage	(235)	sf net
Locker Room: Pool equip.	(160)	sf net
Multi-Purpose:	(0)	sf net
Total =	(395)	sf net

Parking Requirements per MLUDC Methodology

Parking Required:	
Main Bldg:	33 cars
Locker Room:	5 cars
Multi-Purpose:	43 cars
Pool/Spa:	20 cars
Totals =	101 cars
Parking Provided:	101 cars

Demand Based Methodology per (E) parking ratios
2.72 spaces / 1,000 sf net

22,543 sf x 0.00272 = 61 cars

per (E) membership ratios
0.05 spaces / membership

1,950 x 0.05 = 98 cars

Expanded Pool:
Additional lanes and depth at the South end.

Pool Storage:
Enclosed room

Pool Equipment:
Enclosure, no roof (160 sf net)

Parking Lot #2
(N) lot to serve staff, members & service vehicles

Survey Datums:
The survey was provided by Jim Dixon in 2010 and it appears to have been based on the 29 Datum. The correction for the 88 Datum should be 29 datum + ≈ 2.60'.

[88 Datum = 29 Datum + ≈ 2.60']

the MONTECITO FAMILY YMCA
591 SANTA ROSA ROAD MONTECITO, CA

MFYMCA Masterplan 2019 Update
October 4, 2019

SCALE 1/16" = 1'-0"

DESIGNARC
ARCHITECTURE + INTERIORS

A002
ARCHITECTURAL SITE PLAN

ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE PLAN

FIGURE 2

CS - #19052

The MFYMCA has recorded offsite parking agreements with the County Parks Department and Montecito Union School. The agreement with County Parks allows MFYMCA members and staff to utilize the 103 existing spaces at Lower Manning Park during the park hours of operation which run from 8 AM to sunset. The agreement with Montecito Union School allows MFYMCA members and staff to utilize the 47 spaces in two school parking lots during weekday evening hours and on weekends when school is not in session. While these agreements would remain in place under the Master Plan update, the MFYMCA would not rely on this additional parking capacity to meet the County's parking requirements.

EXISTING CONDITIONS

Street Network

The Project site is served by a network of highways, arterial streets and collector streets, as illustrated in Figure 3. The following text provides a brief discussion of the major components of the study-area street network.

US 101, located south of the Project site, is a multi-lane interstate freeway serving the Pacific Coast. US 101 is the principal route between the Montecito area and the adjacent cities of Santa Barbara and Goleta to the north; and the cities of Carpenteria and Ventura to the south. Primary access to US 101 is provided via the San Ysidro Road interchange.

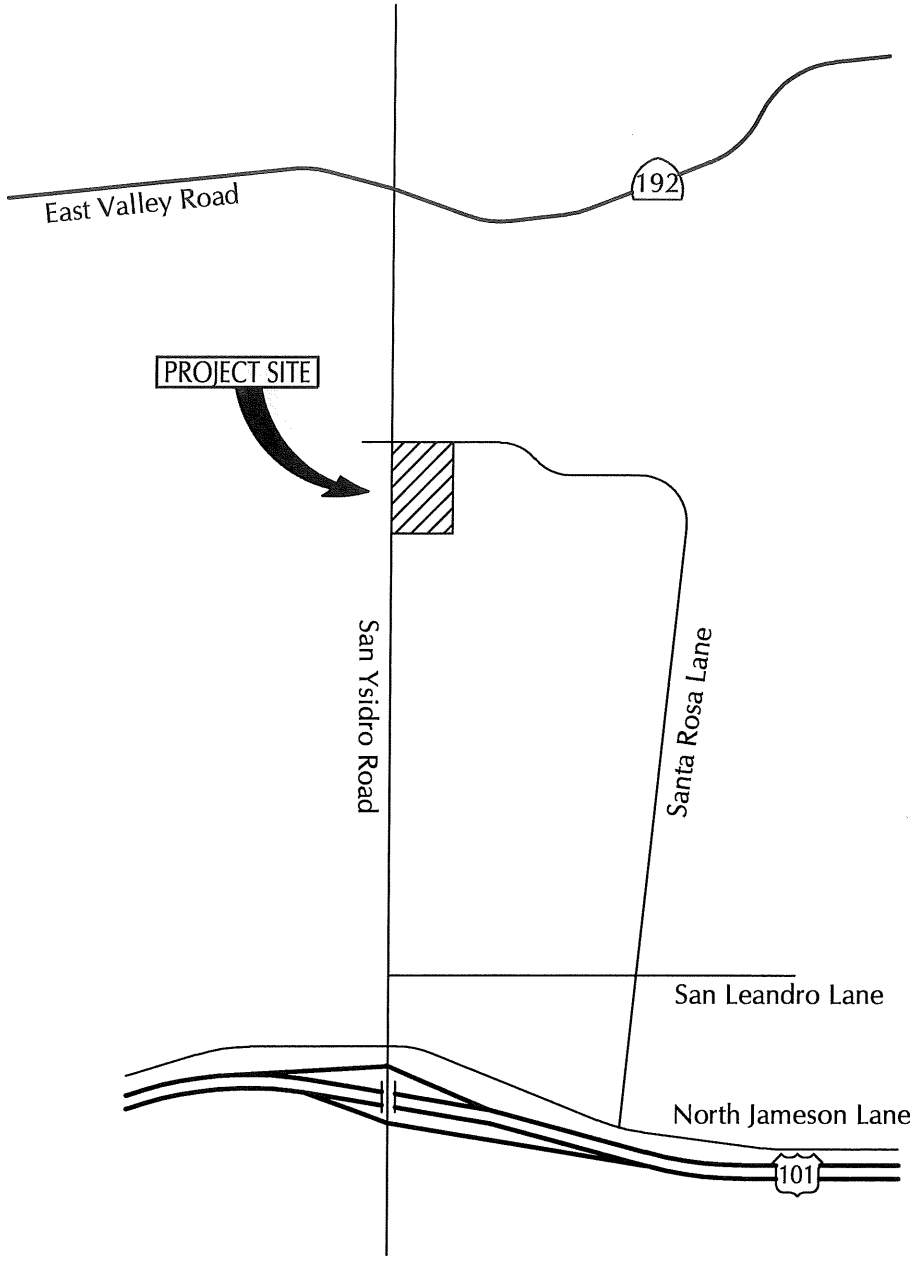
San Ysidro Road, located along the Project's western frontage, is a 2-lane roadway that extends north from US 101 to its terminus at East Mountain Drive. San Ysidro Road is classified as a P-3 arterial road by the County.

Santa Rosa Road, located along the Project's northern frontage, is a 2-lane local road that extends east from San Ysidro Road to its terminus at San Leandro Lane. Two existing driveways on Santa Rosa Lane provide access to the Project site.

East Valley Road (SR 192), located north of the project site, is a 2-lane arterial road that is also designated as SR 192. East Valley Road extends east-west across most of Montecito and continues as Foothill Road through the Santa Barbara area west of Montecito. East Valley Road is classified as a P-3 arterial road by the County.

Existing Transit Facilities

The study area is served by the Metropolitan Transit District (MTD) Line 14. This route provides local and regional connection between the Project site and the residential areas north of US 101 and the MTD Transit Center in the City of Santa Barbara to the west. Bus stops are located on San Ysidro Road adjacent to the site and at the San Ysidro Road/East Valley Road intersection.



N
NOT TO SCALE

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EXISTING STREET NETWORK

FIGURE 3

CS - #19052

Existing Roadway Operations

Figure 4 shows the Existing average daily traffic (ADT) volumes for the study-area roadways. Existing roadway volumes for East Valley Road were obtained from traffic volume data published by Caltrans and volumes for San Ysidro Road were obtained from counts collected in October of 2019 (count data contained in the Technical Appendix for reference). The operational characteristics of the study-area roadways were analyzed based on the "Acceptable Capacity" designations adopted in the Montecito Community Plan (roadway capacities are summarized in the Technical Appendix for reference). Table 1 shows the existing ADT volumes and the Acceptable Capacity thresholds for the study-area roadways.

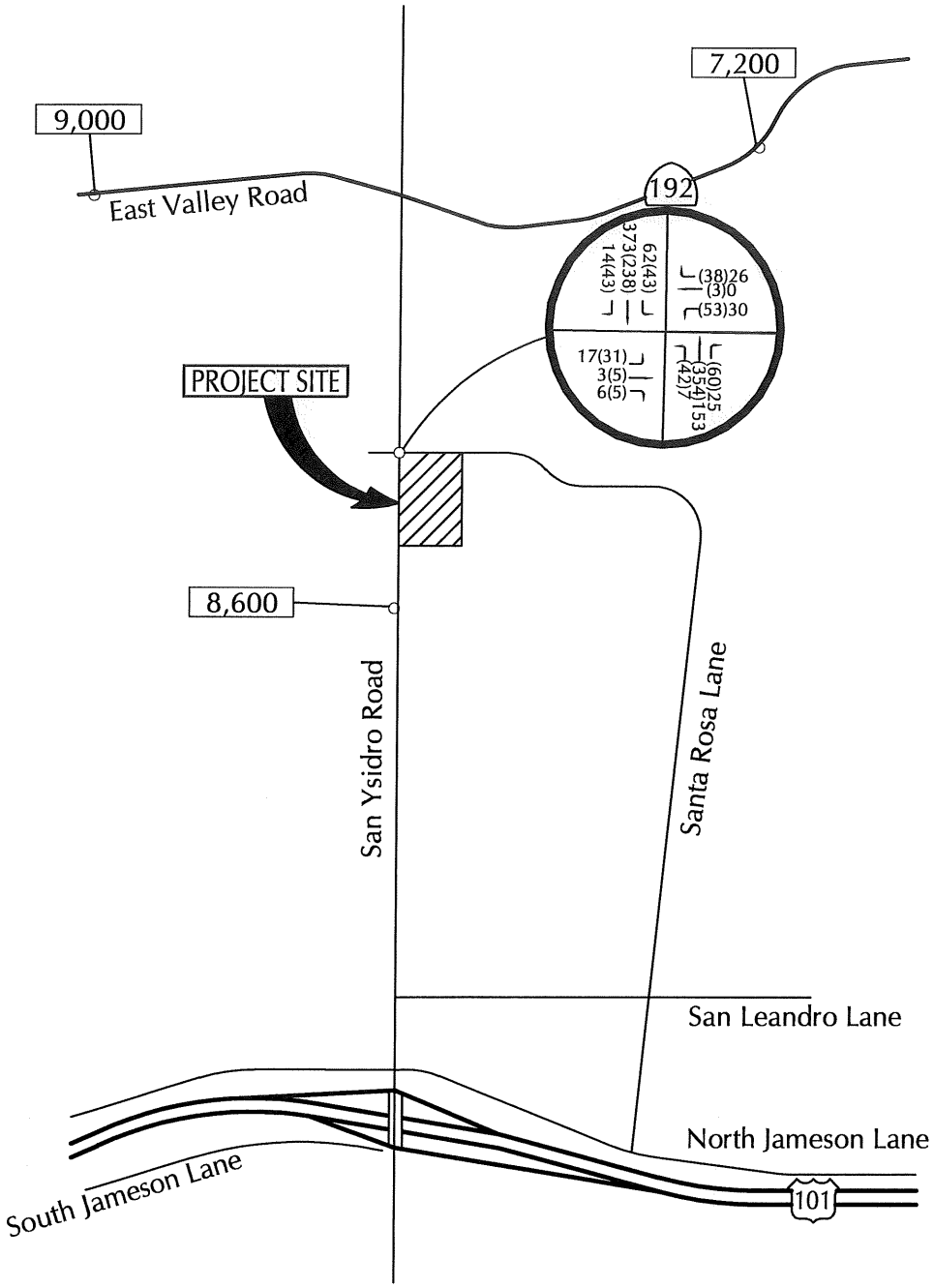
Table 1
Existing Roadway Operations

Roadway Segment	Roadway Classification	Geometry	Acceptable Capacity	Existing ADT
East Valley Road e/o San Ysidro Road	Primary 3	2-Lane	10,990	7,200
East Valley Road w/o San Ysidro Road	Primary 3	2-Lane	10,990	9,000
San Ysidro Road s/o Santa Rosa Road	Primary 3	2-Lane	12,560	8,600

The data presented in Table 1 show that the study-area roadway segments currently carry traffic volumes within the Acceptable Capacities established in the Montecito Community Plan. It is noted that the volumes on San Ysidro Road decreased by approximately 12% between 2016 and 2019, likely due to the loss of homes that occurred as a result of the Thomas Fire and resulting debris flows.

Existing Intersection Operations

Because traffic flow on urban and rural arterials is most constrained at intersections, detailed traffic flow analyses focus on the operating conditions of critical intersections during peak travel periods. "Levels of Service" (LOS) A through F are used to rate operations, with LOS A indicating free flow operations and LOS F indicating congested operations (more complete definitions of levels of service are included in the Technical Appendix). The County and consider LOS B as the minimum acceptable operating standard for intersections in the Montecito area, with the exception of the Hot Springs Road/East Valley Road intersection where LOS C is acceptable.



N
NOT TO SCALE

LEGEND

(XX)XX - (AM)PM Peak Hour Volume

ASSOCIATED TRANSPORTATION ENGINEERS

EXISTING TRAFFIC VOLUMES

FIGURE 4

CS - #19052

Existing peak hour volumes were obtained for the San Ysidro Road/Santa Rosa Road intersection from the traffic study completed for the Montecito Union School Master Plan[1] (traffic count data contained in Technical Appendix). Figure 4 shows the peak hour turning movements for the study-area intersection. Levels of service were calculated for the signalized intersection using the ICU methodology adopted by the Santa Barbara County and SBCAG. Table 2 summarizes results of the LOS calculations (LOS worksheets contained in Technical Appendix).

Table 2
Existing Intersection Operations

Intersection	Control	AM Peak Hour		PM Peak Hour	
		V/C	LOS	V/C	LOS
San Ysidro Road/Santa Rosa Road	Signal	0.46	LOS A	0.38	LOS A

The data presented in Table 2 show that the San Ysidro Road/Santa Rosa Road intersection currently operates acceptably at LOS A during the AM and PM peak hour periods.

TRAFFIC IMPACT THRESHOLDS

The roadways and intersections analyzed in this traffic study are located in the City of Goleta. The County's traffic impact thresholds were therefore used to evaluate the potential traffic impacts of the Project. The applicable thresholds are outlined below.

A significant traffic impact occurs when:

1. 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 5, 10, or 15 trips to intersections operating at LOS F, E or D.

Significant Changes in Levels of Service	
Intersection Level of Service (Including Project)	**Increase in V/C Greater Than**
LOS A	0.20
LOS B	0.15
LOS C	0.10
	Or Trips Added
LOS D	15 Trips
LOS E	10 Trips
LOS F	5 Trips

2. Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.

[1] Access, Circulation and Parking Study for the Montecito Union School Master Plan, Associated Transportation Engineers, 2017.

3. The 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 increase 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. Exceedance of the roadway's designated Circulation Element Capacity may indicate the potential for the occurrence of the above impacts.

4. 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.

The County's roadway impact threshold defines a significant roadway impact if a project would increase traffic volumes by more than 1.0 percent (either project-specific or project contribution to cumulative impacts) on a roadway that currently exceeds its "Acceptable Capacity" or is forecast to exceed its Acceptable Capacity under cumulative conditions.

PROJECT-SPECIFIC ANALYSIS

Project Trip Generation

Trip generation estimates were developed for the Project based on traffic counts conducted at the existing MFYMCA facility and existing membership data provided by MFYMCA staff (count data and membership statistics contained in Technical Appendix). The existing membership at the time of the counts was 1,509 members. The project proposes to cap future membership at 1950 members, which equates to 441 new members.

As noted in the Project description, the licensed pre-school program facilities located in the main building will be removed and the program will be discontinued. The pre-school program, which has been operational for over 30 years, is licensed for up to 36 children between the ages of 2 ½ and 5 years. By discontinuing the pre-school program, the existing average daily and peak hour trips associated with these operations will be eliminated, thus reducing traffic at the site. Trip estimates for the pre-school program were developed based on traffic counts conducted at the facility and data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual.[2]

Table 3 summarizes the trip generation forecasts developed for the Project.

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[2] Trip Generation Manual, Institute of Transportation Engineers, 10th Edition, 2017.

Table 3
Project Trip Generation

MFYMCA Component	Proposed Change	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate (a)	Trips	Rate (a)	Trips	Rate (a)	Trips
Members	+441	1.32	583	0.062	27	0.038	17
Existing Pre-school	-36 Students	4.09	-147	NA	-34	NA	-42
Net New Traffic			**+436**		**-7**		**-25**

(a) Member rates based on traffic counts conducted at existing site, does not include traffic from pre-school program. Pre-school rates based on traffic counts conducted at the existing site and data published in the ITE Trip Generation Manual.

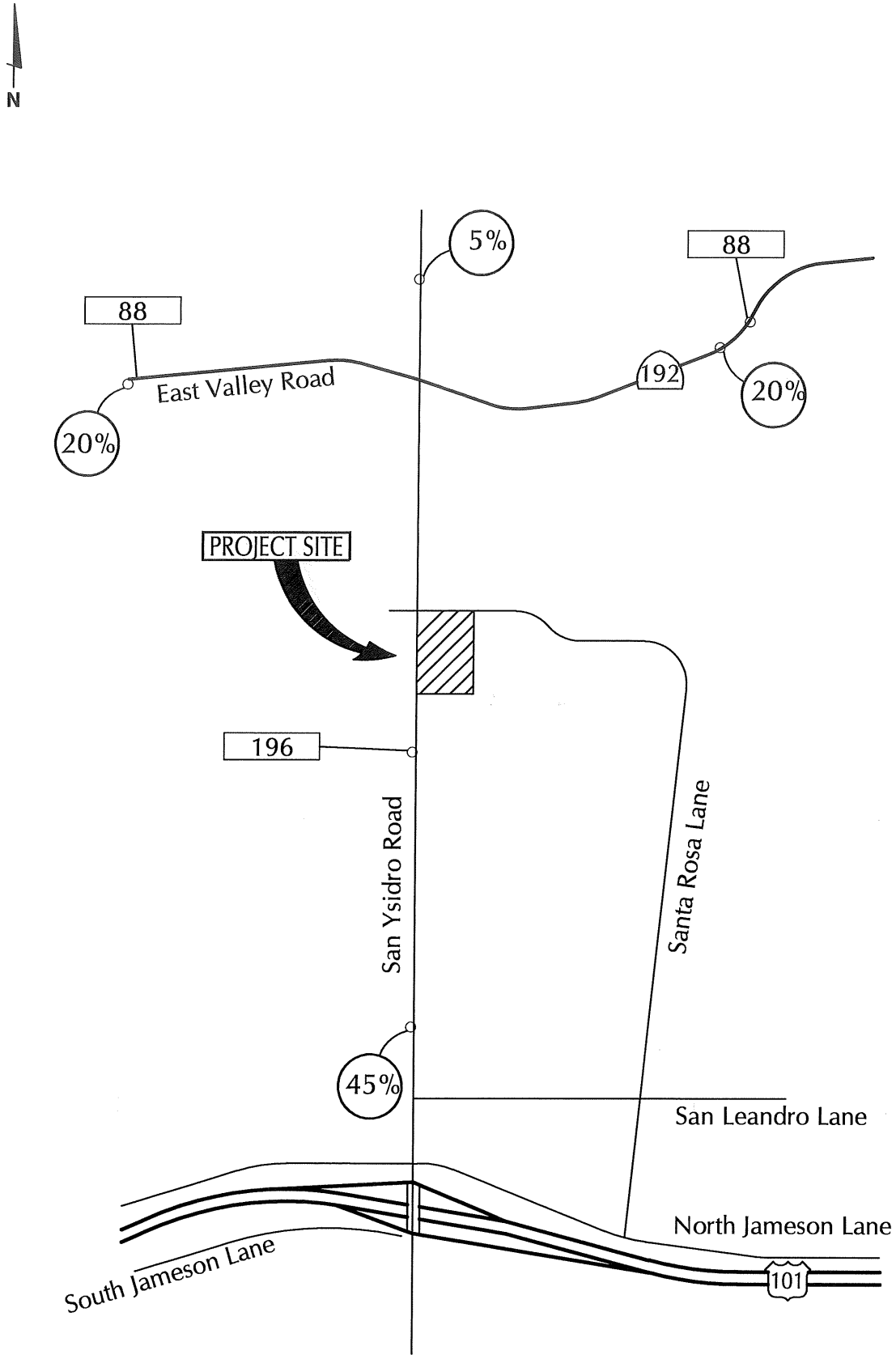
The data presented in Table 3 show that the Project would generate 436 average daily trips; and result in a reduction of 7 AM peak hour trips and 25 PM peak hour trips due to the elimination of the pre-school program.

Project Trip Distribution

The trip distribution pattern for Project-generated traffic was developed based on membership zip code data provided by MFYMCA staff. Table 4 presents the trip distribution pattern developed for the Project. Figure 5 presents the trip distribution percentages and shows the assignment of project generated traffic.

Table 4
Project Trip Distribution Percentages

Origin/Destination	Direction	Percent
U.S. 101	North South	20% 15%
East Valley Road	West East	20% 20%
San Ysidro Road	North South	5% 5%
Santa Rosa Lane	East	10%
North Jameson Lane	West	5%
Total		**100%**



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PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 5

CS - #19052

Existing + Project Roadway Operations

Existing + Project roadway volumes are shown on Figure 6. Table 5 compares the Existing and Existing + Project roadway volumes and identifies project-specific impacts based on the County's thresholds.

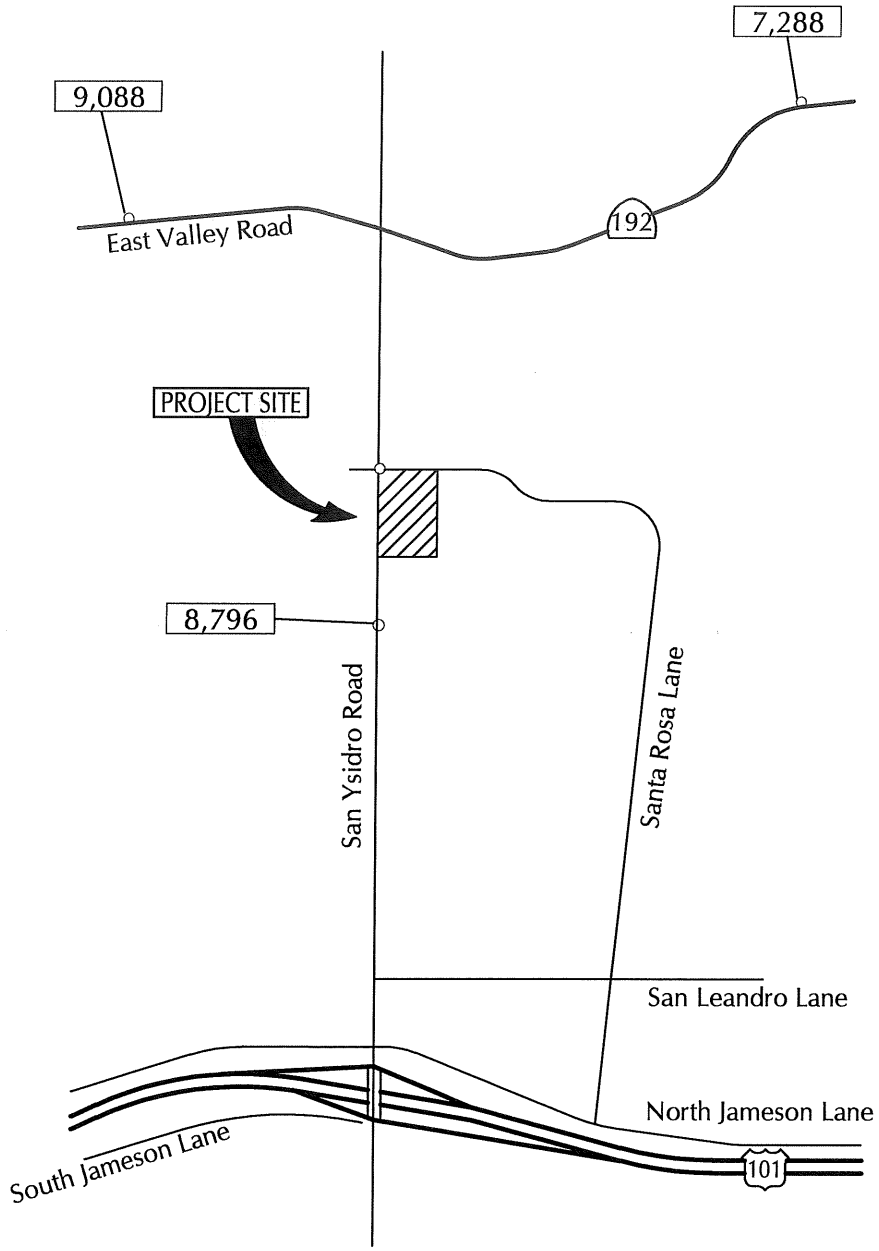
Table 5
Existing + Project Roadway Operations

Roadway Segment	Existing ADT	Existing + Project ADT	Acceptable Capacity	Impact?
East Valley Road e/o San Ysidro Road	7,200	7,288	10,990	NO
East Valley Road w/o San Ysidro Road	9,000	9,088	10,990	NO
San Ysidro Road s/o Santa Rosa Road	8,600	8,796	12,560	NO

As shown in Table 5, the study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings under Existing + Project conditions. The Project would not generate significant roadway impacts based on the County's thresholds.

Existing + Project Intersection Operations

The Project would result in a reduction of AM and PM peak hour volumes as a result of eliminating the pre-school program for the MFYMCA operations. The Project would therefore result in beneficial impact to the intersections in the study area.



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EXISTING + PROJECT TRAFFIC VOLUMES

FIGURE 6

CS - #19052

CUMULATIVE ANALYSIS

Cumulative Traffic Volumes

Cumulative traffic volumes were forecast for the study-area roadways assuming development of the approved and pending projects located within the Montecito area of Santa Barbara County. The list of approved and pending projects used for the cumulative analysis is contained in Technical Appendix. Trip generation estimates were developed for the cumulative projects using the rates presented in the ITE Trip Generation report (cumulative trip generation calculation worksheet contained in Technical Appendix for reference). The traffic generated by the approved and pending projects was added to the existing volumes in order to develop cumulative traffic volumes. Figure 7 and 8 present the Cumulative and Cumulative + Project traffic volumes for the study-area roadways.

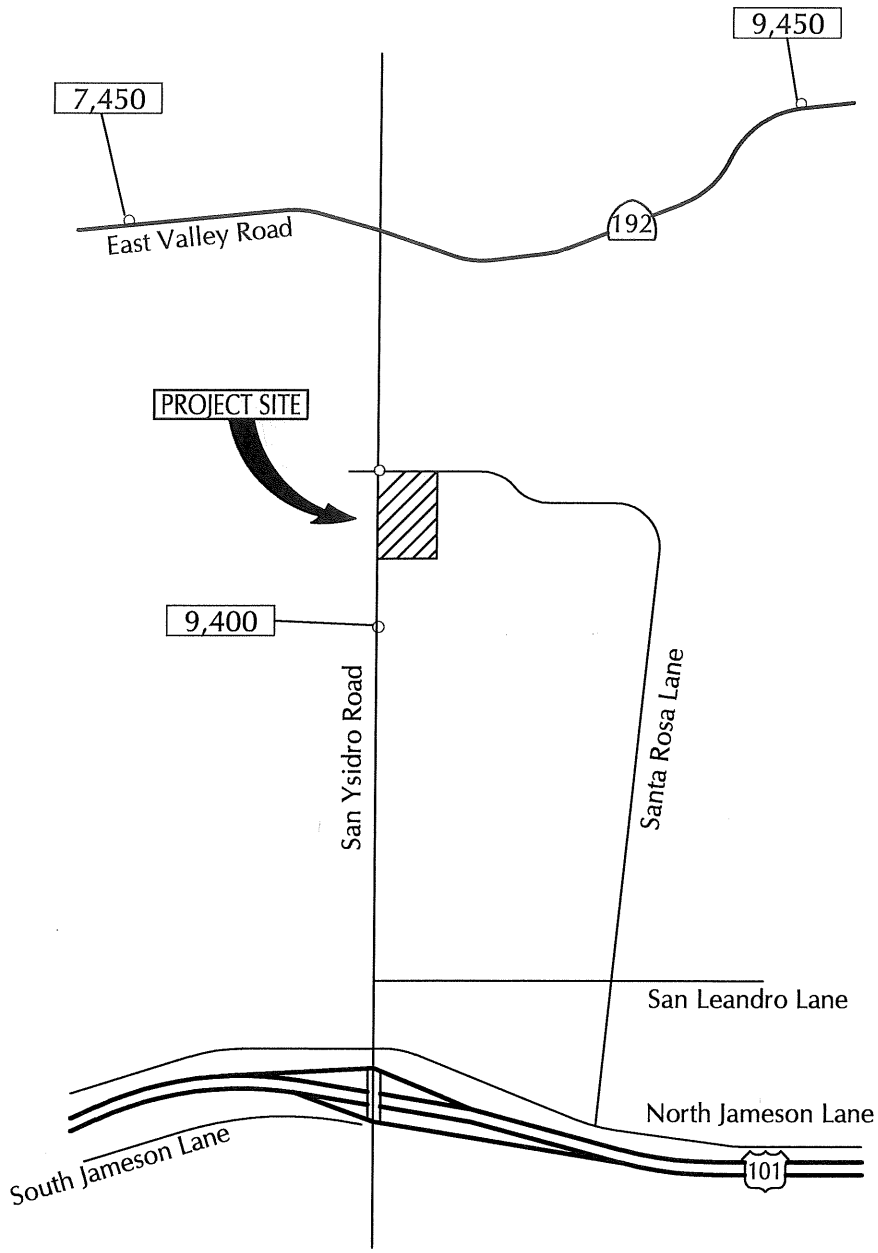
Cumulative + Project Roadway Operations

Table 6 compares the Cumulative and Cumulative + Project roadway volumes and identifies cumulative impacts based on County impact thresholds.

Table 6
Cumulative + Project Roadway Operations

Roadway Segment	Cumulative ADT	Cumulative + Project ADT	Acceptable Capacity	Impact?
East Valley Road e/o San Ysidro Road	7,450	7,538	10,990	NO
East Valley Road w/o San Ysidro Road	9,450	9.538	10,990	NO
San Ysidro Road s/o Santa Rosa Road	9,400	9,596	12,560	NO

As shown in Table 6, the study-area roadways are forecast to carry volumes within their Acceptable Capacity ratings under Cumulative and Cumulative + Project traffic conditions. The Project would therefore not contribute to significant cumulative roadway impacts based on County thresholds.



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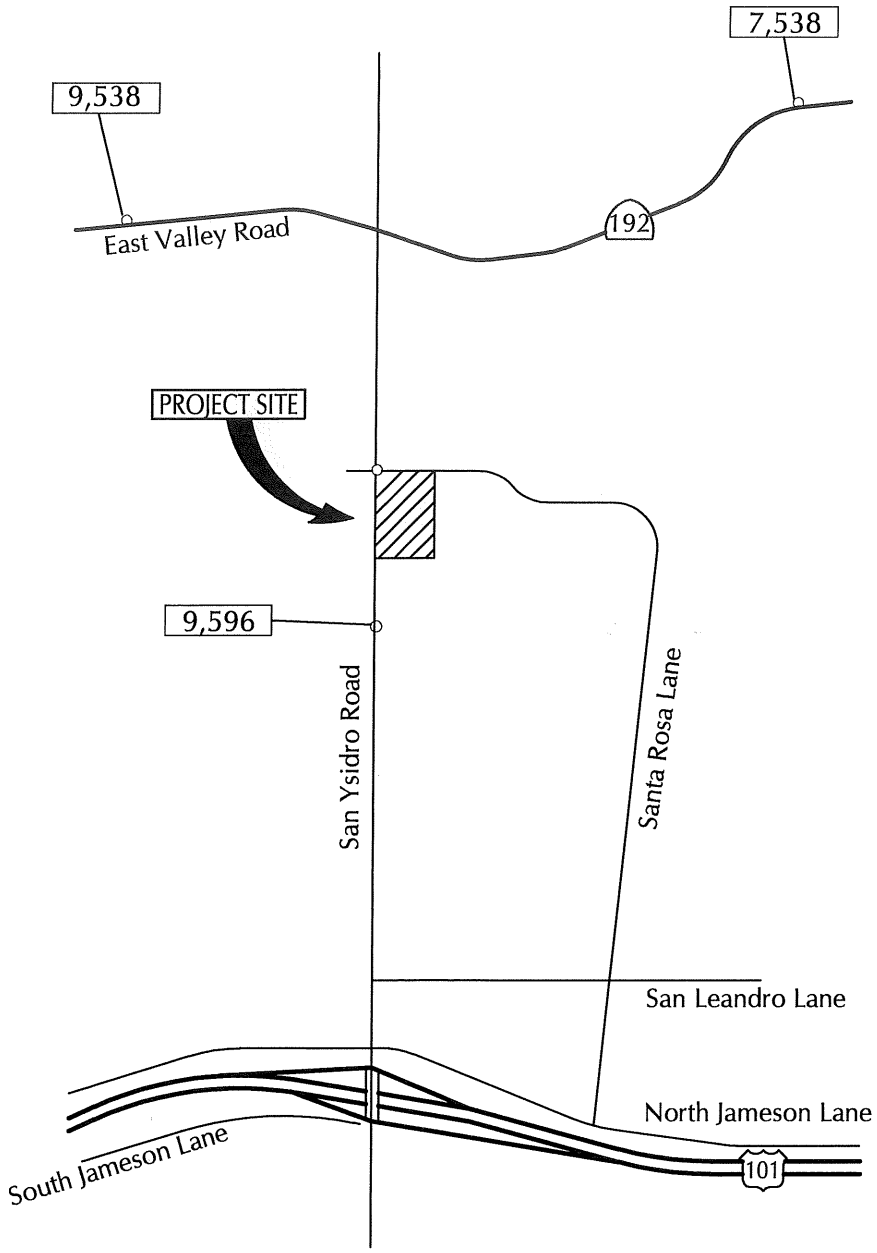
CUMULATIVE TRAFFIC VOLUMES

FIGURE 7

CS - #19052



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CUMULATIVE + PROJECT TRAFFIC VOLUMES

FIGURE 8

CS - #19052

Cumulative + Project Intersection Operations

The Project would result in a reduction of AM and PM peak hour volumes as a result of eliminating the pre-school program for the MFYMCA operations. The Project would therefore result in beneficial cumulative impacts to the study-area intersections.

SITE ACCESS AND CIRCULATION

Primary access to the site would be provided via the two existing driveways on Santa Rosa Road. A new driveway connection to San Ysidro Road would provide access to the new 44-space parking lot and accommodate service vehicles. The new parking lot would be used by both staff and MFYMCA members. San Ysidro Road is relatively straight adjacent to the proposed driveway thus adequate sight distance will be provided for vehicles entering and exiting the site. It is noted that vegetation may need to be trimmed in order to attain adequate sight distances.

A level of service analysis was completed of the new Project driveway on San Ysidro Road to evaluate anticipated delays and queuing (LOS worksheets showing the driveway volumes are contained in Technical Appendix). The LOS analysis found that the new driveway would operate acceptably in the LOS A-B range with Existing + Project volumes without significant queuing or delays.

PARKING

Parking Supply

The existing MFYMCA parking lot contains 56 parking spaces and is accessed via two driveways on Santa Rosa Road. A service road extends into the lot from the southeast corner of San Ysidro Road/Santa Rosa Road intersection. The existing parking lot would be reconfigured to improve ADA accessibility and stormwater management and one additional space would be added, bringing the total to 57 spaces. A new parking lot with 44 parking spaces constructed at the southwest corner of the site with access from a new driveway on San Ysidro Road. The current service road at the northwest corner of the site would be replaced with a foot path and landscaped. With the addition of the new parking lot, a total of 101 parking spaces will be provided.

Parking Requirements

The County parking requirements for the Project were determined based on the rates presented in the Montecito Land Use Development Code (MLUDC). Table 7 shows the parking requirements for the Project.

Table 7
MFYMCA Master Plan Parking Requirements

Category	Parking Rate	Building	Areas	Required Spaces
Spa, Health Clubs, etc. Swimming Pools	5 /1,000 SF Spa Area	Main Building	4,442 SF	
		Multi- Purpose Building	8,008 SF	
		Subtotal	**12,450 SF**	62 Spaces
		Pool (not included in totals)	4,009 SF	20 Spaces
	2 / 1,000 SF Spa Facilities			
		Main Building	5,741 SF	
		Multi- Purpose Building	603 SF	
		Locker Room Building	2,303 SF	
			8,647 SF	17 Spaces
Storage & service spaces	No parking for these areas - excluded from parking calcs	Multi- Purpose Building	559 SF	
		Locker Room Building	207 SF	
		Pool Storage Building	200 SF	
			1,857 SF	0 Spaces
	Totals		**22,954 SF**	99 Spaces

As shown in Table 7, the parking requirement for the site is 99 parking spaces. The 101 parking spaces provided would satisfy the MLUDC parking requirements.

Parking Demand Estimates

Parking demand estimates were developed for the Project based on rates derived from the parking surveys conducted at the Project site and the existing membership levels. The parking surveys, which were conducted over three days in April and May of 2015, found a peak demand for the MFYMCA of 76 spaces (parking survey data contained in Technical Appendix). The existing membership level at the time the surveys were conducted was 1,509. The peak parking demand rate calculations are presented below:

76 Vehicles/1,509 Memberships = 0.05 Spaces per Membership

The peak parking demand rate was then applied to the future membership levels in order to develop the future parking demand estimates for the Project. Table 8 presents the future parking demand calculations for the Montecito YMCA Master Plan.

Table 8
MFYMCA Master Plan Peak Parking Demand Estimates

Future Membership	Parking Demand Rate	Peak Parking Demand	Parking Supply
1,950 Memberships	0.05 spaces/Membership	98 Spaces	101 Spaces

The data presented in Table 8 indicate that the future peak parking demand forecast for the Project is 98spaces. The 101 spaces proposed in the Master Plan would accommodate the Project's peak parking demand and provide a reserve of 3 spaces.

■ ■ ■

REFERENCES AND PERSONS CONTACTED

Associated Transportation Engineers

Scott A. Schell, AICP, PTP Principal Transportation Planner
Dan Dawson, Supervising Transportation Planner

References

Highway Capacity Manual, Transportation Research Board, 2016.

Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Persons Contacted

Michael Yamasaki, Montecito Family YMCA
Kevin Dumain, DesignArc

TECHNICAL APPENDIX

CONTENTS:

TRAFFIC COUNT DATA

Prepared by National Data & Surveying Services

CLASSIFICATION

San Ysidro Rd S/O Santa Rosa Ln

Day: Thursday
Date: 9/12/2019

City: Santa Barbara
Project #: CA19_5556_002

Summary

Time	# 1	# 2	# 3	# 4	# 5	# 6	# 7	# 8	# 9	# 10	# 11	# 12	# 13	Total
00:00 AM	0	6	1	0	2	0	0	0	0	0	0	0	0	9
01:00	0	2	0	0	0	0	0	0	0	0	0	0	0	2
02:00	0	3	2	0	0	0	0	0	0	0	0	0	0	5
03:00	0	2	2	0	2	0	0	0	0	0	0	0	0	6
04:00	0	15	2	0	2	0	0	0	0	0	0	0	0	19
05:00	0	43	11	0	1	0	0	0	0	0	0	0	0	55
06:00	0	148	93	2	18	2	0	0	3	0	0	0	0	266
07:00	1	346	191	1	37	2	1	0	1	0	0	0	0	580
08:00	7	495	232	1	47	4	0	0	1	0	0	0	0	787
09:00	1	402	181	1	54	4	1	2	1	0	0	0	0	647
10:00	0	375	174	6	47	2	0	0	0	0	0	0	0	604
11:00	4	422	189	6	41	5	0	1	2	0	0	0	0	670
12:00 PM	5	508	190	3	47	2	0	1	0	0	0	0	0	756
13:00	2	437	196	1	36	6	0	0	0	0	0	0	0	678
14:00	2	485	162	1	30	5	3	0	1	0	0	0	0	689
15:00	2	434	226	0	31	6	5	1	1	0	0	0	0	706
16:00	5	401	128	1	25	1	0	0	0	0	0	0	0	561
17:00	4	364	88	0	5	1	0	0	0	0	0	0	0	462
18:00	4	323	61	2	10	0	0	0	0	0	0	0	0	400
19:00	2	242	51	0	3	0	1	0	0	0	0	0	0	299
20:00	0	187	48	0	3	0	0	0	0	0	0	0	0	238
21:00	2	132	21	2	1	0	0	0	1	0	0	0	0	159
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals	41	5772	2249	27	442	40	11	5	11					8598
% of Totals	0%	67%	26%	0%	5%	0%	0%	0%	0%					100%

AM Volumes	13	2259	1078	17	251	19	2	3	8	0	0	0	0	3650
% AM	0%	26%	13%	0%	3%	0%	0%	0%	0%					42%
AM Peak Hour	08:00	08:00	08:00	10:00	09:00	11:00	07:00	09:00	06:00					08:00
Volume	7	495	232	6	54	5	1	2	3					787
PM Volumes	28	3513	1171	10	191	21	9	2	3	0	0	0	0	4948
% PM	0%	41%	14%	0%	2%	0%	0%	0%	0%					58%
PM Peak Hour	12:00	12:00	15:00	12:00	12:00	13:00	15:00	12:00	14:00					12:00
Volume	5	508	226	3	47	6	5	1	1					756

Directional Peak Periods All Classes	AM 7-9		NOON 12-2		PM 4-6		Off Peak Volumes	
	Volume	%	Volume	%	Volume	%	Volume	%
	1367	16%	1434	17%	1023	12%	4774	56%

Classification Definitions

1 Motorcycles
2 Passenger Cars
3 2-Axle, 4-Tire Single Units
4 Buses
5 2-Axle, 6-Tire Single Units
6 3-Axle Single Units
7 > =4-Axle Single Units
8 <=4-Axle Single Trailers
9 5-Axle Single Trailers
10 >=6-Axle Single Trailers
11 <=5-Axle Multi-Trailers
12 6-Axle Multi-Trailers
13 >=7-Axle Multi-Trailers

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

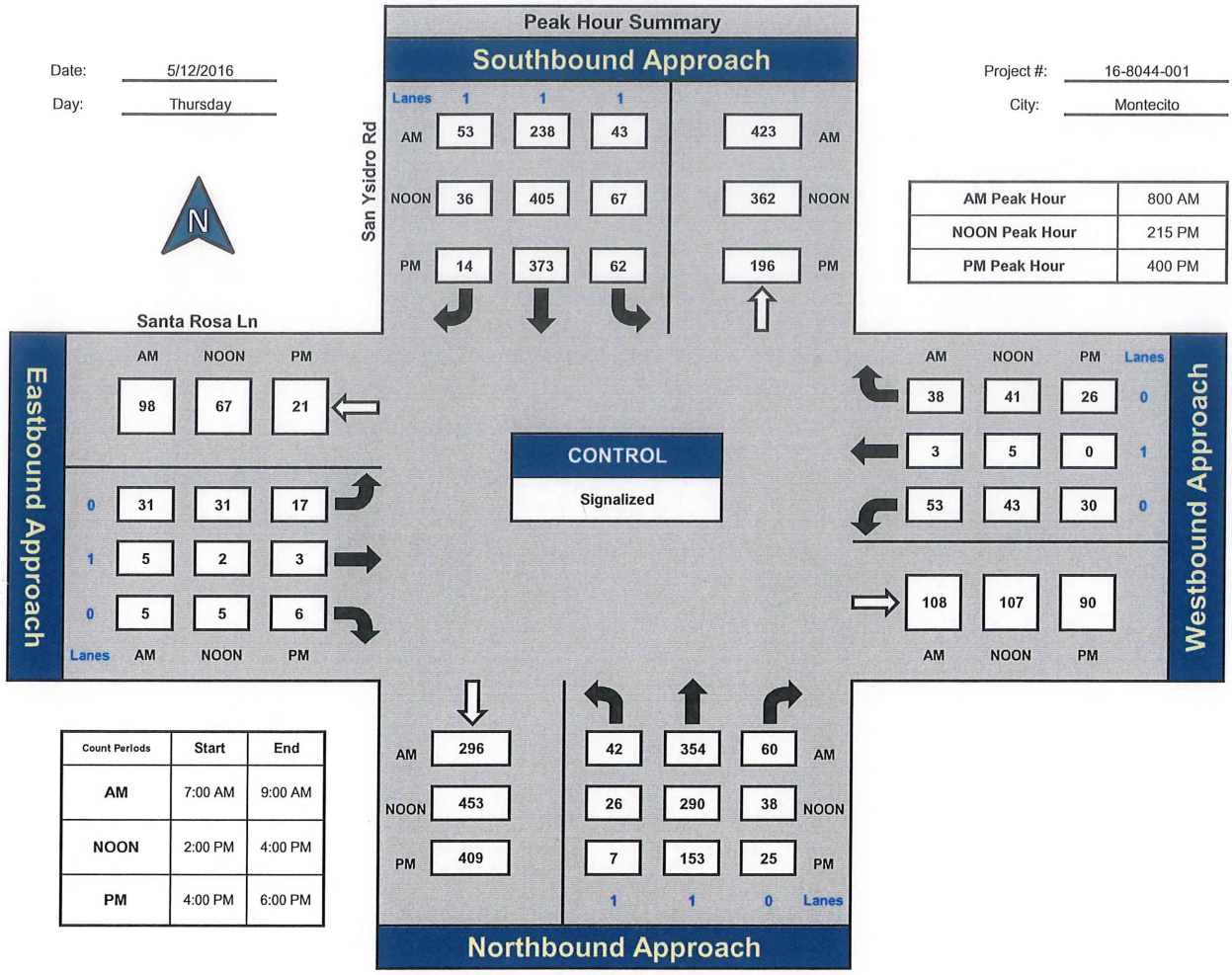
San Ysidro Rd and Santa Rosa Ln , Montecito

Date: 5/12/2016

Day: Thursday

Project #: 16-8044-001

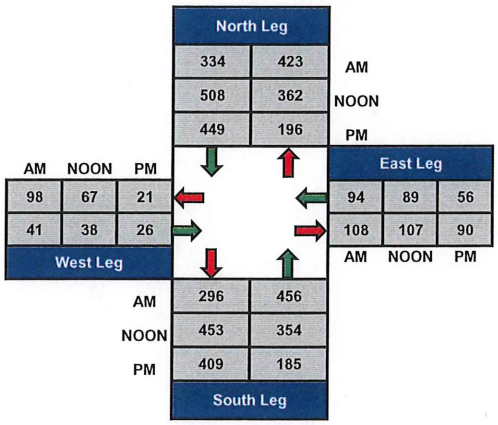
City: Montecito



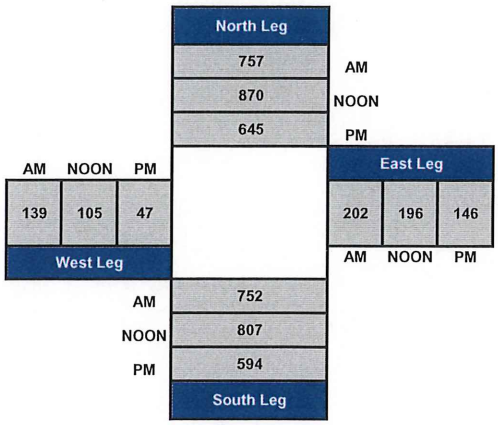
AM Peak Hour	800 AM
NOON Peak Hour	215 PM
PM Peak Hour	400 PM

Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON	2:00 PM	4:00 PM
PM	4:00 PM	6:00 PM

Total Ins & Outs



Total Volume Per Leg

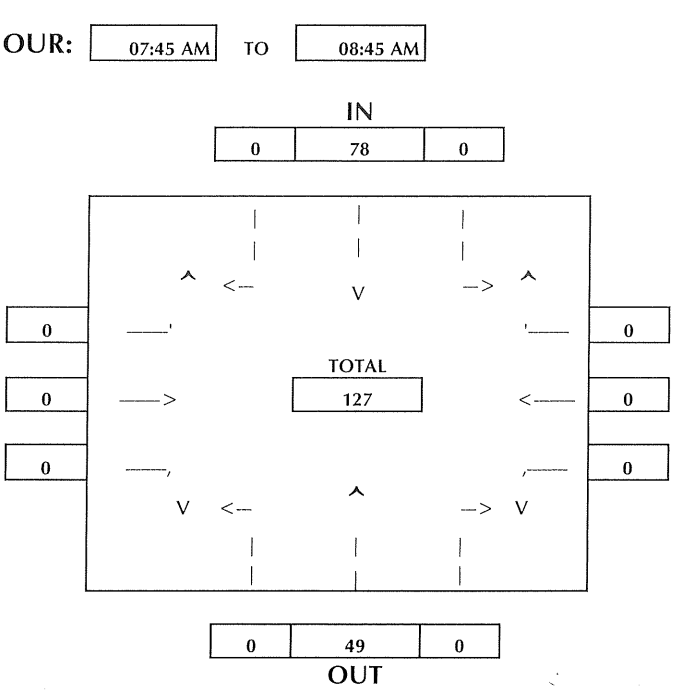


ASSOCIATED TRANSPORTATION ENGINEERS

INTERSECTION TURNING MOVEMENT SUMMARY

PROJECT: MONTECITO Y.M.C.A.		PROJECT #: 15029	COUNT DATE: 04-22-2015		FILE NAME: AM_TGEN
N-S Approach:	IN/OUT		COUNT TIME:	07:00 AM TO 9:00	
E-W Approach:			CITY: MONTECITO		WEATHER: SUNNY/CLEAR

PEAK HOUR: 07:45 AM TO 08:45 AM



LTR

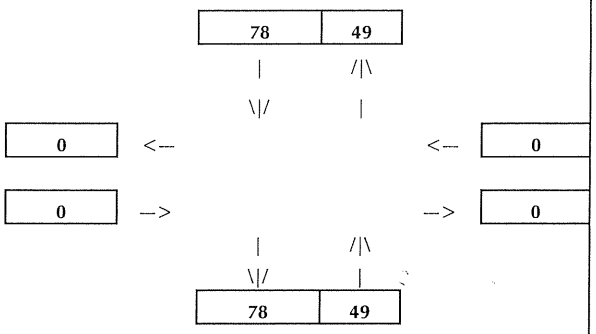
APPROACH LANES

LTR

LTR

CONTROL TYPE: NONE

ARRIVAL / DEPARTURE VOLUMES



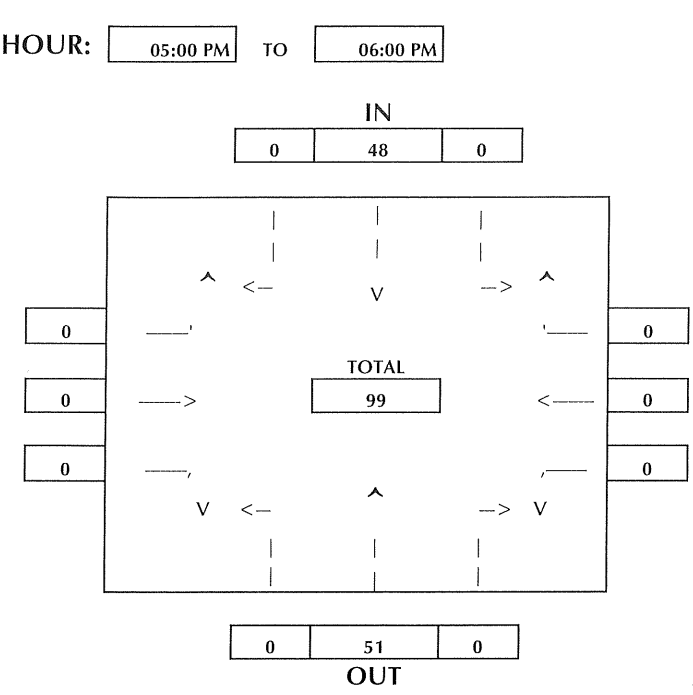
TIME PERIOD From	---	To	NORTHBOUND OUT			SOUTHBOUND IN			EASTBOUND Left	Thru	Right	WESTBOUND Left	Thru	Right	TOTAL VOLUMES
COUNT DATA															
07:00 AM	---	07:15 AM	0	10	0	0	12	0	0	0	0	0	0	0	22
07:15 AM	---	07:30 AM	0	14	0	0	16	0	0	0	0	0	0	0	30
07:30 AM	---	07:45 AM	0	19	0	0	23	0	0	0	0	0	0	0	42
07:45 AM	---	08:00 AM	0	25	0	0	35	0	0	0	0	0	0	0	60
08:00 AM	---	08:15 AM	0	38	0	0	59	0	0	0	0	0	0	0	97
08:15 AM	---	08:30 AM	0	55	0	0	92	0	0	0	0	0	0	0	147
08:30 AM	---	08:45 AM	0	68	0	0	101	0	0	0	0	0	0	0	169
08:45 AM	---	09:00 AM	0	77	0	0	109	0	0	0	0	0	0	0	186
TOTAL BY PERIOD															
07:00 AM	---	07:15 AM	0	10	0	0	12	0	0	0	0	0	0	0	22
07:15 AM	---	07:30 AM	0	4	0	0	4	0	0	0	0	0	0	0	8
07:30 AM	---	07:45 AM	0	5	0	0	7	0	0	0	0	0	0	0	12
07:45 AM	---	08:00 AM	0	6	0	0	12	0	0	0	0	0	0	0	18
08:00 AM	---	08:15 AM	0	13	0	0	24	0	0	0	0	0	0	0	37
08:15 AM	---	08:30 AM	0	17	0	0	33	0	0	0	0	0	0	0	50
08:30 AM	---	08:45 AM	0	13	0	0	9	0	0	0	0	0	0	0	22
08:45 AM	---	09:00 AM	0	9	0	0	8	0	0	0	0	0	0	0	17
HOURLY TOTALS															
07:00 AM	---	08:00 AM	0	25	0	0	35	0	0	0	0	0	0	0	60
07:15 AM	---	08:15 AM	0	28	0	0	47	0	0	0	0	0	0	0	75
07:30 AM	---	08:30 AM	0	41	0	0	76	0	0	0	0	0	0	0	117
07:45 AM	---	08:45 AM	0	49	0	0	78	0	0	0	0	0	0	0	127
08:00 AM	---	09:00 AM	0	52	0	0	74	0	0	0	0	0	0	0	126

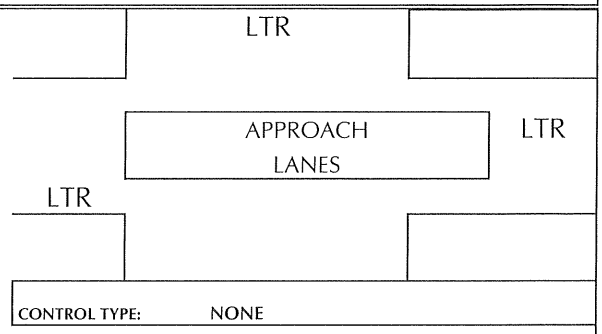
ASSOCIATED TRANSPORTATION ENGINEERS

INTERSECTION TURNING MOVEMENT SUMMARY

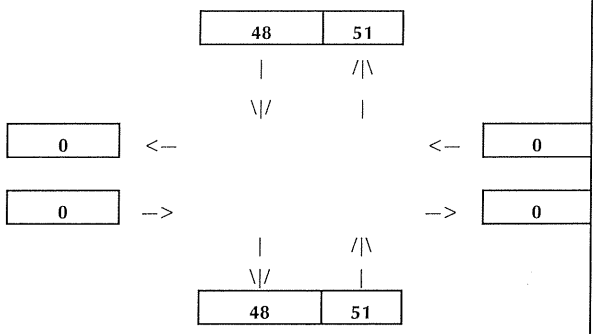
PROJECT: MONTECITO Y.M.C.A.		PROJECT #: 15029	COUNT DATE: 04-22-2015		FILE NAME: PM_TGEN
N-S Approach:	IN/OUT		COUNT TIME:	04:00 P.M. TO 6:00 P.M.	
E-W Approach:			CITY: MONTECITO		WEATHER: SUNNY/CLEAR

PEAK HOUR: 05:00 PM TO 06:00 PM





ARRIVAL / DEPARTURE VOLUMES



TIME PERIOD From	—	To	NORTHBOUND OUT			SOUTHBOUND IN			EASTBOUND Left	Thru	Right	WESTBOUND Left	Thru	Right	TOTAL VOLUMES
COUNT DATA															
04:00 PM	—	04:15 PM	0	19	0	0	14	0	0	0	0	0	0	0	33
04:15 PM	—	04:30 PM	0	16	0	0	28	0	0	0	0	0	0	0	44
04:30 PM	—	04:45 PM	0	33	0	0	35	0	0	0	0	0	0	0	68
04:45 PM	—	05:00 PM	0	43	0	0	41	0	0	0	0	0	0	0	84
05:00 PM	—	05:15 PM	0	50	0	0	50	0	0	0	0	0	0	0	100
05:15 PM	—	05:30 PM	0	62	0	0	64	0	0	0	0	0	0	0	126
05:30 PM	—	05:45 PM	0	81	0	0	77	0	0	0	0	0	0	0	158
05:45 PM	—	06:00 PM	0	94	0	0	89	0	0	0	0	0	0	0	183
TOTAL BY PERIOD															
04:00 PM	---	04:15 PM	0	19	0	0	14	0	0	0	0	0	0	0	33
04:15 PM	---	04:30 PM	0	-3	0	0	14	0	0	0	0	0	0	0	11
04:30 PM	---	04:45 PM	0	17	0	0	7	0	0	0	0	0	0	0	24
04:45 PM	---	05:00 PM	0	10	0	0	6	0	0	0	0	0	0	0	16
05:00 PM	---	05:15 PM	0	7	0	0	9	0	0	0	0	0	0	0	16
05:15 PM	---	05:30 PM	0	12	0	0	14	0	0	0	0	0	0	0	26
05:30 PM	---	05:45 PM	0	19	0	0	13	0	0	0	0	0	0	0	32
05:45 PM	---	06:00 PM	0	13	0	0	12	0	0	0	0	0	0	0	25
HOURLY TOTALS															
04:00 PM	---	05:00 PM	0	43	0	0	41	0	0	0	0	0	0	0	84
04:15 PM	---	05:15 PM	0	31	0	0	36	0	0	0	0	0	0	0	67
04:30 PM	---	05:30 PM	0	46	0	0	36	0	0	0	0	0	0	0	82
04:45 PM	---	05:45 PM	0	48	0	0	42	0	0	0	0	0	0	0	90
05:00 PM	---	06:00 PM	0	51	0	0	48	0	0	0	0	0	0	0	99

MONTECITO COMMUNITY PLAN ROADWAY DESIGN CAPACITIES

Estimated Future Volume: For a given roadway segment, the most recent County-accepted count of Average Daily Trips (ADTs) plus any ADTs associated with approved projects that are not yet occupied as referenced in the public draft environmental document for the development project under review.

Design Capacity: The maximum number of ADTs that a given roadway can accommodate, based upon roadway design as determined by the County Public Works Department. Design Capacity usually equates to Level of Service (LOS) E/F.

Remaining Capacity: For a given roadway, the difference between the Acceptable Capacity and the Estimated Future Volume in ADTs.

2. Roadway Classification System

The following roadway classification system is divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent on roadway size, function, and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, etc., and often carry a large percentage of through traffic. Secondary roadways are two-lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadways may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than primaries. The table that follows depicts roadways in the community which are designated on the Circulation Element maps.

Primary 1: (P-1)
Land Use: Infrequent non-residential development.
Design Factors: Wide lanes with shoulders, few curb cuts, signals equal to or greater than one mile.
Capacity (Two-Lane): Design: 19,900, LOS D: 17,910, LOS C: 15,920, LOS B: 13,930
Capacity (Four-Lane): Design: 47,760, LOS D: 42,980, LOS C: 38,210, LOS B: 33,432

Primary 2: (P-2)
Land Use: Moderate to high non-residential development; some residential (side/rear) lots with few or no driveways.
Design Factors: Wide lanes, well-spaced curb cuts, signal interval usually 0.5 mile.
Capacity (Two-Lane): Design: 17,900, LOS D: 15,930, LOS C: 14,160, LOS B: 12,530
Capacity (Four-Lane): Design: 42,480, LOS D: 38,230, LOS C: 33,980, LOS B: 29,736

Primary 3: (P-3) Land Use: Higher density non-residential, lower density residential.

Design Factors: More frequent curb cuts, potential signal intervals less than 0.5 mile.

Capacity (Two-Lane): Design: 15,700, LOS D: 14,130, LOS C: 12,560, LOS B: 10,990

Capacity (Four-Lane): Design: 37,680, LOS D: 33,910, LOS C: 30,140, LOS B: 26,376

Secondary 1: (S-1) Land Use: Moderate to high non-residential use with moderate number of driveways or large residential lots with large setbacks and well-spaced driveways.

Design Factors: Two lanes, infrequent curb cuts, signalized intersections with primary roadways.

Capacity: Design: 11,600, LOS D: 10,440, LOS C: 9,280, LOS B: 8,120

Secondary 2: (S-2) Land Use: Mixed residential/non-residential.

Design Factors: Two lanes, close to moderately spaced driveways.

Capacity: Design: 9,100, LOS D: 8,190, LOS C: 7,280, LOS B: 6,370

Secondary 3: (S-3) Land Use: Primarily residential frontage, small to medium lots.

Design Factors: Two lanes, more frequent driveways.

Capacity: Design: 7,900, LOS D: 7,110, LOS C: 6,320, LOS B: 5,530

3. Roadway and Intersection Standards for Determination of Project Consistency

Purpose:

This section defines how the acceptable capacity levels that are identified for the classified roadways will be applied in making findings of project consistency with this Community Plan. This section also defines intersection standards in terms of level of service and provides methodology for determining project consistency with these standards. The intent of this section is to strive to ensure that roadways and intersections in the community plan study area continue to operate at acceptable levels. The standards prescribed in this section shall also serve as a basis for circulation capital improvement planning and funding.

Roadway Standards:

A project's consistency with this section shall be determined as follows:

1. For roadways where the estimated future volume does not exceed the acceptable capacity, a project would be consistent if the number of ADTs contributed by the project would not cause an exceedance of acceptable capacity.

2. For roadways where the estimated future volume exceeds the acceptable capacity but does not exceed design capacity, a project would be consistent with this section of the Community Plan only if the number of ADTs contributed by the project to the roadway does not exceed 25 ADT.

3. For roadways where the estimated future volume exceeds the design capacity, a project would be consistent with this section of the Community Plan only if the number of ADTs contributed by the project to the roadway does not exceed 10 ADT.

Intersection Standards:

1. Projects contributing Peak Hour Trips to intersections that operate at a Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change in Volume/Capacity (V/C) ratio greater than 0.15.

2. For intersections that are operating at a Estimated Future Level of Service that is less than or equal to LOS "B", a project must meet the following criteria in order to be found consistent with this section of the Community Plan (except for the intersection of Hot Springs and East Valley).

    - For intersections operating at a Estimated Future Level of Service B, no project must result in a change of V/C ratio greater than 0.10.

    - For intersections operating at a Estimated Future Level of Service C, no project shall contribute more than 15 Peak Hour Trips.

    - For intersections operating at a Estimated Future level of Service D, no project shall contribute more than 10 Peak Hour Trips.

    - For intersections operating at a Estimated Future Level of Service E or F, no project shall contribute more than 5 Peak Hour Trips.

LEVEL OF SERVICE DEFINITIONS

MFYMCA MEMBERSHIP DATA

SIGNALIZED AND UNISIGNALIZED INTERSECTIONS

LEVEL OF SERVICE DEFINITIONSS

Unsignalized Intersections			Signalized Intersections	
Description	Average Total Vehicle Delay (Seconds)	Level of Service Grade	Volume-to-Capacity (V/C) Ratio	Description
No delay for stop-controlled approaches.	≤10.0	A	≤0.60	Excellent: No vehicle waits longer than one Red light, and no approach phase is fully used.
Operations with minor delay.	>10.0 and ≤15.0	B	>0.60 and ≤0.70	Very Good: An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.
Operations with moderate delays.	>15.0 and ≤25.0	C	>0.70 and ≤0.80	Good: Occasionally, drivers may have to wait through more than one Red light; backups may develop behind turning vehicles.
Operations with increasingly unacceptable delays.	>25.0 and ≤35.0	D	>0.80 and ≤0.90	Fair: Delays may be substantial during portions of the rush hours, but enough lower-volume periods occur to permit clearing of developing queues, preventing excessive backups.
Operations with high delays, and long queues.	>35.0 and ≤50.0	E	>0.90 and ≤1.00	Poor: Represents the most vehicles that intersection approaches can accommodate; can have long lines of waiting vehicles through several signal cycles.
Operations with extreme congestion, and with very high delays and long queues unacceptable to most drivers.	>50.0	F	>1.00	Failure: Backups from nearby intersections or on cross streets may restrict or prevent movements of vehicles out of the intersection approaches. Lengthy delays with continuously increasing queue lengths.

SOURCES: Transportation Research Board, Highway Capacity Manual, updated 2000; Transportation Research Board, Transportation Research Circular No. 212, Interim Materials on Highway Capacity, 1980.

PARKING SURVEY DATA

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • (805) 682-8509-F

MONTECITO YMCA PROJECT (#15029)
DATE: APRIL 1, 2015 - WEDNESDAY (MONTECITO UNION SCHOOL NOT IN SESSION)
PARKING SURVEY

LOT: YMCA PARKING LOT
CAPACITY: 55 SPACES

TIME	YMCA EMPLOYEE VEHICLES	YMCA MEMBER VEHICLES	TOTAL VEHICLES	% OCCUPIED
7:00 A.M.	3	28	31	56%
7:30 A.M.	4	25	29	53%
8:00 A.M.	4	30	34	62%
8:30 A.M.	4	51	55	100%
9:00 A.M.	3	43	46	84%
9:30 A.M.	**3**	**52**	**55**	**100%**
10:00 A.M.	3	50	53	96%
10:30 A.M.	3	52	55	100%
11:00 A.M.	1	39	40	73%
11:30 A.M.	1	34	35	64%
2:30 P.M.	3	20	23	42%
3:00 P.M.	3	18	21	38%
3:30 P.M.	3	16	19	35%
4:00 P.M.	3	32	35	64%
4:30 P.M.	3	34	37	67%
5:00 P.M.	2	29	31	56%
5:30 P.M.	2	31	33	60%
6:00 P.M.	2	36	38	69%

LOT: LOWER MANNING PARK
CAPACITY: 103 SPACES

TIME	YMCA STAFF VEHICLES	YMCA MEMBER VEHICLES	NON-YMCA VEHICLES	TOTAL VEHICLES
7:00 A.M.	0	0	1	1
7:30 A.M.	1	0	2	3
8:00 A.M.	2	0	1	3
8:30 A.M.	5	2	3	10
9:00 A.M.	7	7	4	18
9:30 A.M.	**8**	**13**	3	24
10:00 A.M.	8	9	4	21
10:30 A.M.	8	12	5	25
11:00 A.M.	8	9	5	22
11:30 A.M.	6	4	4	14
2:30 P.M.	4	0	6	10
3:00 P.M.	4	0	4	8
3:30 P.M.	4	0	2	6
4:00 P.M.	4	0	2	6
4:30 P.M.	3	0	0	3
5:00 P.M.	3	0	0	3
5:30 P.M.	3	0	2	5
6:00 P.M.	1	0	1	2

TOTAL YMCA PARKING DEMAND
31
30
36
62
60
76
70
75
57
45
27
25
23
39
40
34
36
39

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • (805) 682-8509-F

MONTECITO YMCA PROJECT (#15029)
DATE: MAY 9, 2015 - SATURDAY (SPECIAL PRIVATE EVENT HELD AT MANNING PARK)
PARKING SURVEY

LOT: YMCA PARKING LOT
CAPACITY: 55 SPACES

TIME	TOTAL VEHICLES	% OCCUPIED
7:00 A.M.	6	11%
7:30 A.M.	17	31%
8:00 A.M.	22	40%
8:30 A.M.	41	75%
9:00 A.M.	44	80%
9:30 A.M.	40	73%
10:00 A.M.	41	75%
10:30 A.M.	38	69%
11:00 A.M.	42	76%
11:30 A.M.	**53**	**96%**
12:00 P.M.	52	95%
12:30 P.M.	33	60%
1:00 P.M.	32	58%
1:30 P.M.	29	53%
2:00 P.M.	30	55%
2:30 P.M.	28	51%
3:00 P.M.	26	47%
3:30 P.M.	27	49%
4:00 P.M.	23	42%
4:30 P.M.	21	38%
5:00 P.M.	24	44%
5:30 P.M.	25	45%
6:00 P.M.	20	36%

LOT: LOWER MANNING PARK
CAPACITY: 103 SPACES

TIME	YMCA STAFF VEHICLES	YMCA MEMBER VEHICLES	NON-YMCA VEHICLES	TOTAL VEHICLES
7:00 A.M.	1	0	1	2
7:30 A.M.	1	0	1	2
8:00 A.M.	1	0	1	2
8:30 A.M.	2	0	1	3
9:00 A.M.	4	0	1	5
9:30 A.M.	4	0	1	5
10:00 A.M.	4	0	1	5
10:30 A.M.	4	0	1	5
11:00 A.M.	3	0	3	6
11:30 A.M.	**4**	**5**	**1**	**10**
12:00 P.M.	2	5	3	10
12:30 P.M.	2	5	4	11
1:00 P.M.	1	4	4	9
1:30 P.M.	1	1	3	5
2:00 P.M.	1	0	6	7
2:30 P.M.	0	0	8	8
3:00 P.M.	0	0	16	16
3:30 P.M.	0	0	40	40
4:00 P.M.	0	0	50	50
4:30 P.M.	0	1	52	53
5:00 P.M.	0	1	52	53
5:30 P.M.	0	0	50	50
6:00 P.M.	0	0	47	47

TOTAL YMCA PARKING DEMAND
7
18
23
43
48
44
45
42
45
62
59
40
37
31
31
28
26
27
23
22
25
25
20

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • (805) 682-8509-F

MONTECITO YMCA PROJECT (#15029)
DATE: APRIL 22, 2015 - WEDNESDAY (MONTECITO UNION SCHOOL IN SESSION)
PARKING SURVEY

LOT: YMCA PARKING LOT
CAPACITY: 55 SPACES

TIME	YMCA EMPLOYEE VEHICLES	YMCA MEMBER VEHICLES	TOTAL VEHICLES	% OCCUPIED
7:00 A.M.	2	24	26	47%
7:30 A.M.	3	26	29	53%
8:00 A.M.	2	35	37	67%
8:30 A.M.	2	53	55	100%
9:00 A.M.	2	53	55	100%
9:30 A.M.	2	43	45	82%
10:00 A.M.	2	48	50	91%
10:30 A.M.	**2**	**52**	**54**	**98%**
11:00 A.M.	2	45	47	85%
11:30 A.M.	2	49	51	93%
12:00 P.M.	2	41	43	78%
12:30 P.M.	3	35	38	69%
1:00 P.M.	3	28	31	56%
1:30 P.M.	3	24	27	49%
2:00 P.M.	4	20	24	44%
2:30 P.M.	4	17	21	38%
3:00 P.M.	4	23	27	49%
3:30 P.M.	4	27	31	56%
4:00 P.M.	4	33	37	67%
4:30 P.M.	4	39	43	78%
5:00 P.M.	3	34	37	67%
5:30 P.M.	2	40	42	76%
6:00 P.M.	2	33	35	64%

LOT: LOWER MANNING PARK
CAPACITY: 103 SPACES

TIME	YMCA STAFF VEHICLES	YMCA MEMBER VEHICLES	NON-YMCA VEHICLES	TOTAL VEHICLES
7:00 A.M.	0	0	3	3
7:30 A.M.	2	0	13	15
8:00 A.M.	9	0	14	23
8:30 A.M.	10	0	37	47
9:00 A.M.	9	3	29	41
9:30 A.M.	13	3	30	46
10:00 A.M.	13	1	30	44
10:30 A.M.	**11**	**8**	28	47
11:00 A.M.	11	5	30	46
11:30 A.M.	12	1	31	44
12:00 P.M.	12	0	28	40
12:30 P.M.	10	0	25	35
1:00 P.M.	10	0	26	36
1:30 P.M.	9	0	19	28
2:00 P.M.	10	0	25	35
2:30 P.M.	7	0	30	37
3:00 P.M.	7	0	33	40
3:30 P.M.	5	0	17	22
4:00 P.M.	5	0	15	20
4:30 P.M.	3	0	9	12
5:00 P.M.	3	0	7	10
5:30 P.M.	3	0	6	9
6:00 P.M.	3	0	0	3

TOTAL YMCA PARKING DEMAND
26
31
46
65
67
61
64
73
63
64
55
48
41
36
34
28
34
36
42
46
40
45
38

CUMULATIVE PROJECT TRIP GENERATION WORKSHEET

Associated Transportation Engineers #16033
Trip Generation Worksheet - With In/Out Splits

CUMULATIVE PROJECT TRIP GENERATION

Land Use	Size	Multi-Trip	ADT		A.M.						P.M.					
			Rate	Trips	Rate	Trips	In %	Trips	Out %	Trips	Rate	Trips	In %	Trips	Out %	Trips
1. Valley Club (SFD)	1	1.00	9.57	10	0.75	1	25%	0	75%	1	1.01	1	63%	1	37%	0
Valley Club (Duplex)	2	1.00	5.81	12	0.44	1	16%	0	84%	1	0.52	1	67%	1	33%	0
2. Rautiola Lot Split	3	1.00	9.57	29	0.75	2	25%	1	75%	1	1.01	3	63%	2	37%	1
3. Hammett Lot Split	2	1.00	9.57	19	0.75	2	25%	1	75%	1	1.01	2	63%	1	37%	1
4. Crail Lot Split	2	1.00	9.57	19	0.75	2	25%	1	75%	1	1.01	2	63%	1	37%	1
5. Garner Lot Split	2	1.00	9.57	19	0.75	2	25%	1	75%	1	1.01	2	63%	1	37%	1
6. Miramar Hotel (ATE #10045)				1,890		138	61%	84	39%	54		153	53%	81	47%	72
7. Danielson Group TPM	4	1.00	9.57	38	0.75	3	25%	1	75%	2	1.01	4	63%	3	37%	1
8. Klink As Built	1	1.00	9.57	10	0.75	1	25%	0	75%	1	1.01	1	63%	1	37%	0
9. Gunner Commercial	5,344	1.00	44.32	237	1.33	7	53%	4	47%	3	2.71	14	44%	6	56%	8
10. Crane School (New Students)	145	1.00	1.19	173	0.90	131	60%	79	40%	52	0.18	26	41%	11	59%	15
11. YMCA Master Plan - New members	441	1.00	1.31	578	0.00	0	55%	0	45%	0	0.03	0	54%	0	44%	0
12. Casa Dorinda	19			100		6	60%	4	40%	2		8	40%	3	60%	5
13. Loiacono Lot Split	1	1.00	9.57	10	0.75	1	25%	0	75%	1	1.01	1	63%	1	37%	0
Cumulative Total:				3,144		297		176		121		218		113		105

INTERSECTION LEVEL OF SERVICE CALCULATION WORKSHEETS

Reference 1 - San Ysidro Road/Santa Rosa Road
Reference 2 - San Ysidro Road/MFYMCA Project Driveway

MONTECITO FAMILY YMCA MASTER PLAN (#19052) **REF:** 01 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***5/12/2016***

TIME PERIOD: ***PM PEAK HOUR***

N/S STREET: ***SAN YSIDRO ROAD***

E/W STREET: ***DRIVEWAY 2***

CONTROL TYPE: ***SIGNAL***

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND L	T	R	SOUTH BOUND L	T	R	EAST BOUND L	T	R	WEST BOUND L	T	R
(A) EXISTING:	**0**	**181**	**0**	**0**	**432**	**2**	**2**	**0**	**4**	**0**	**0**	**0**
(B) PROJECT-ADDED:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND L T	SOUTH BOUND T R	EAST BOUND LR	WEST BOUND

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

LEVEL OF SERVICE CALCULATIONS

TURNING MOVEMENT	# OF LANES	CAPACITY	SCENARIO VOLUMES 1	2	SCENARIO V/C RATIOS 1	2				
NBL	1	1600	0	0	0.000 *	0.000 *				
NBT	1	1600	181	181	0.113	0.113				
NBR	0	0	0	0	-	-				
SBL	0	0	0	0	-	-				
SBT	1	1600	432	432	0.270 *	0.270 *				
SBR	1	1600	2	2	0.001	0.001				
EBL	0	0	2	2	-	-				
EBT	1	1600	0	0	0.004 *	0.004 *				
EBR	0	0	4	4	-	-				
WBL	0	0	0	0	-	-				
WBT	0	0	0	0	-	-				
WBR	0	0	0	0	-	-				
				LOST TIME:	0.100 *	0.100 *				
				TOTAL INTERSECTION CAPACITY UTILIZATION	**0.374**	**0.374**				
				SCENARIO LEVEL OF SERVICE:	A	A				
				CHANGE IN V/C:		**0.000**				

NOTES:

Printed: 10/30/2019 14:46

MONTECITO FAMILY YMCA MASTER PLAN (#19052) **REF:** 01 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: ***5/12/2016***

TIME PERIOD: ***A.M. PEAK HOUR***

N/S STREET: ***SAN YSIDRO ROAD***

E/W STREET: ***DRIVEWAY SANTA ROSA ROAD***

CONTROL TYPE: ***SIGNAL***

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A) EXISTING:	**36**	**445**	**0**	**0**	**331**	**22**	**4**	**0**	**54**	**0**	**0**	**0**
(B) PROJECT-ADDED:	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T	T R	LR	

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

LEVEL OF SERVICE CALCULATIONS

TURNING MOVEMENT	# OF LANES	CAPACITY	SCENARIO VOLUMES 1	SCENARIO VOLUMES 2	SCENARIO V/C RATIOS 1	SCENARIO V/C RATIOS 2
NBL	1	1600	36	36	0.023	0.023
NBT	1	1600	445	445	0.278 *	0.278 *
NBR	0	0	0	0	-	-
SBL	0	0	0	0	-	-
SBT	1	1600	331	331	0.207	0.207
SBR	1	1600	22	22	0.014	0.014
EBL	0	0	4	4	-	-
EBT	1	1600	0	0	0.036 *	0.036 *
EBR	0	0	54	54	-	-
WBL	0	0	0	0	-	-
WBT	0	0	0	0	-	-
WBR	0	0	0	0	-	-
			LOST TIME:		0.100 *	0.100 *
			TOTAL INTERSECTION CAPACITY UTILIZATION		**0.414**	**0.414**
			SCENARIO LEVEL OF SERVICE:		**A**	**A**
			CHANGE IN V/C:			**0.000**

NOTES:

Printed: 10/30/2019 14:46

HCS7 Two-Way Stop-Control Report

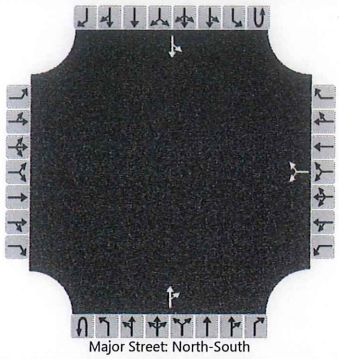
General Information

Analyst	SAS
Agency/Co.	MONTECITO
Date Performed	10/29/2019
Analysis Year	2019
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	MFYMCA MASTER PLAN

Site Information

Intersection	SAN YSIDRO/YMCA DRIVEWAY
Jurisdiction	SB COUNTY
East/West Street	YMCA DRIVEWAY
North/South Street	SAN YSIDRO ROAD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						7		8			439	32		12	348	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							16							13		
Capacity, c (veh/h)							405							1048		
v/c Ratio							0.04							0.01		
95% Queue Length, Q_{95} (veh)							0.1							0.0		
Control Delay (s/veh)							14.3							8.5		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.3								0.4		
Approach LOS						B										

HCS7 Two-Way Stop-Control Report

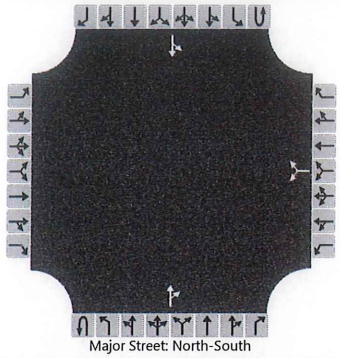
General Information

Analyst	SAS
Agency/Co.	MONTECITO
Date Performed	10/29/2019
Analysis Year	2019
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	MFYMCA MASTER PLAN

Site Information

Intersection	SAN YSIDRO/YMCA DRIVEWAY
Jurisdiction	SB COUNTY
East/West Street	YMCA DRIVEWAY
North/South Street	SAN YSIDRO ROAD
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						7		10			148	6		6	413	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							18							7		
Capacity, c (veh/h)							626							1404		
v/c Ratio							0.03							0.00		
95% Queue Length, Q_{95} (veh)							0.1							0.0		
Control Delay (s/veh)							10.9							7.6		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)					10.9								0.2			
Approach LOS					B											

#19052 MONTECITO FAMILY YMCA MASTER PLAN PROJECT
TRIP GENERATION WORK SHEET

EXISTING TRIP GENERATION

	TOTAL TRIPS	CHILD CARE	YMCA MEMBER TRIPS	EXISTING MEMBERSHIP	TRIP RATE PER MEMBER
EXISTING ADT:	2140	-147	1993	1507	1.32
EXISTING A.M. PEAK HOUR TRIPS:	127	-34	93	1507	0.062
EXISTING P.M. PEAK HOUR TRIPS:	99	-42	57	1507	0.038

MASTER PLAN MEMBERSHIP GROWTH

Existing Membership:	1,509
Future Membership:	1,950
Growth:	**441**

MASTER PLAN TRIP GENERATION

	Size		Rate	Trips
Project Added ADT:	441	x	1.32	583
Project-Added A.M. Trips:	441	x	0.062	27
Project-Added P.M. Trips	441	x	0.038	17

CHILDCARE TRIPS

ADT:	CHILDCARE	36	x	4.09	147
	TOTAL:				**147**
A.M.		17	x	2	34
P.M.		21	x	2	42

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January 6, 2023 19052L02

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VMT ANALYSIS FOR THE MONTECITO FAMILY YMCA MASTER PLAN PROJECT – MONTECITO

Associated Transportation Engineers has prepared the following is the Vehicle Miles Traveled (VMT) analysis Montecito Family YMCA Master Plan Project (the "Project"). It is understood that the VMT analysis will be used for the Project's environmental analysis.

PROJECT DESCRIPTION

The Montecito Family YMCA (MFYMCA) facility is located at 519 Santa Rosa Lane in the Montecito area of Santa Barbara County. The MFYMCA currently contains approximately 10,732 SF (net) of interior space in two buildings. The proposed Master Plan would increase the total interior space of the facilities to 22,545 SF, for a net increase of 11,813 SF.

VEHICLE MILES TRAVELLED ANALYSIS

Santa Barbara County adopted a new set of CEQA analysis guidelines and thresholds[1] in compliance with Senate Bill 743, which are based on a Vehicle Miles Traveled (VMT) metric rather than the traditional Level of Service (LOS) metric. Per the State's Natural Resource Agency Updated Guidelines for the Implementation of the CEQA adopted in 2018, VMT has been designated as the most appropriate measure of transportation impacts. "Vehicle Miles Traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. For land use projects, vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

VMT Screening Criteria and Thresholds of Significance

VMT Screening Criteria. The California Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA provides "screening thresholds" that lead agencies may use to determine when a land use or transportation project would typically be expected to cause a less than significant transportation impact. The County and Fehr & Peers reviewed OPR's screening thresholds for their applicability in the County. The screening criteria would apply to projects that would likely reduce VMT in the County or generate a low amount of VMT in comparison to the County VMT. A project that meets at least one of the screening criteria, absent substantial evidence to the contrary, would not require further VMT analysis.

Table 1 provides a summary of the County's VMT screening criteria for land use projects. The table contains separate rows and columns that list each project type and the applicable screening criteria. A project that meets at least one of these screening criteria would have a less than significant impact on VMT and, therefore, would not require further VMT analysis.

[1] Transportation Analysis Updates in Santa Barbara County, Santa Barbara County, Fehr & Peers, July 2020.

Table 1
Screening Criteria for Land Use Projects

SCREENING CATEGORIES	PROJECT REQUIREMENTS TO MEET SCREENING CRITERIA
Project Size	A project that generates 110 or fewer daily trips.
Local Serving Retail	A project that has locally serving retail uses that are 50,000 square feet or less, such as specialty retail, shopping center, grocery/food store, bank/financial facilities, fitness center, restaurant, or café. If a project also contains a nonlocally serving retail use(s), that use(s) must meet other applicable screening criteria
Project Located in a VMT Efficient Area	A residential or employment project that is located in an area that is already 15 percent below the county VMT (i.e., "VMT efficient area"). The County's Project Level VMT Calculator determines whether a proposed residential or employment project is located within a VMT efficient area.
Transit Proximity	A project that is located within a ½ mile of a major transit stop or within a ½ mile of a bus stop on a high-quality transit corridor (HQTC). A major transit stop is a rail station or a bus stop with two or more intersecting bus routes with service frequency of 15 minutes or less during peak commute periods. A HQTC is a corridor with fixed route bus service with frequency of 15 minutes or less during peak commute periods. However, these screening criteria do not apply if project-specific or location-specific information indicates the project will still generate significant levels of VMT. Therefore, in addition to the screening criteria listed above, the project should also have the following characteristics: • Floor area ratio (FAR) of 0.75 or greater; • Consistent with the applicable SBCAG Sustainable Communities Strategy (as determined by the County); • Does not provide more parking than required by the County's Comprehensive Plan and zoning ordinances; and • Does not replace affordable housing units (units set aside for very low income and low income households) with a smaller number of moderate or high-income housing units.
Affordable Housing	A residential project that provides 100 percent affordable housing units (units set aside for very low income and low income households); if part of a larger development, only those units that meet the definition of affordable housing satisfy the screening criteria.

As shown in Table 1 under the "Local Serving Retail" category, uses such as fitness centers are included as local serving retail uses with a screening criteria of 50,000 SF. The MFYMCA Master Plan would increase the building size of the fitness center areas by 11,813 SF, which is well below the 50,000 SF screening criteria. The Project is also local serving as it is intended for use by the local Montecito community. Therefore, the Project satisfies the screening criteria for local serving retail uses and may be presumed to result in less than significant VMT impacts in accordance with the Santa Barbara County thresholds.

This concludes ATE's VMT analysis for Montecito Family YMCA Master Plan Project.

Associated Transportation Engineers

Scott A. Schell
Principal Transportation Planner

SAS

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March 15, 2023 19052L03

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TRAFFIC, CIRCULATION AND PARKING STUDY FOR THE MONTECITO FAMILY YMCA MASTER PLAN PROJECT – UPDATED TRAFFIC COUNT DATA

Associated Transportation Engineers (ATE) prepared a traffic, circulation, and parking study in October 2019 for the Montecito Family YMCA Master Plan Project. That study was reviewed and commented upon by County Public Works staff. ATE prepared a supplemental analysis addressing the County comments in July 2021. County staff have requested additional information regarding existing traffic counts since the data contained in the 2021 study are now more than 2 years old.

TRAFFIC COUNT DATA COMPARISON

The October 2019 traffic study completed for the Project presented existing average daily traffic (ADT) volumes for San Ysidro Road adjacent to the YMCA site that were collected in 2019 and peak hour traffic volumes counted in 2016. The 2019 data shows that volumes on Santa Rosa Road went down by 12% compared to the 2016 data (8,600 ADT vs 9,760 ADT), likely due to the loss of homes that occurred as a result of the Thomas Fire and resulting debris flows. Current counts were conducted on Santa Ysidro Road in March 2023. The 2023 counts (8,850 ADT) are similar to the 2019 counts and are 9% lower than the 2016 counts. The traffic study used the 2016 traffic volumes collected at the San Ysidro Road/Santa Rosa Road intersection in order to provide a conservative analysis for the intersection operations. The analysis showed that the intersection operates at level of service (LOS) A during the AM and PM peak hours. Table 1 provides a comparison of the ADT volumes used in the various studies.

Table 1
San Ysidro Road Traffic Volume Comparison

Roadway	Year	ADT	Change From 2016
San Ysidro Rd s/o Santa Rosa Lane	2016	9,760	NA
San Ysidro Rd s/o Santa Rosa Lane	2019	8,600	-12%
San Ysidro Rd s/o Santa Rosa Lane	2023	8,850	-9%

It is also noted that the Project would result in a reduction in AM and PM peak hour traffic because the licensed pre-school program facilities located in the main building will be removed and the program will be discontinued. The peak hour trips generated by the pre-school program would no longer occur when the Master Plan is completed, thus the Project would not have the potential to generate intersection impacts during the peak hour periods.

Existing ADT volumes used in the October 2019 study for East Valley Road (State Route 192) were obtained from 2016 traffic volume data published by Caltrans. These volumes were the most currently available data at the time of the study preparation. Caltrans's current counts for State Route 192 are from 2020. The 2020 counts show lower volumes for the segment of East Valley Road west of San Ysidro Road (9,000 ADT 2016 and 6,800 ADT 2020); and slightly higher volumes for the segment of East Valley Road west of San Ysidro Road (7,200 ADT 2016 and 7,500 ADT 2020). Thus, the roadway analysis contained in the October 2019 traffic study adequately depicts current conditions and shows that the study-area roadway segments currently carry traffic volumes within the Acceptable Capacities established in the Montecito Community Plan). Table 2 provides a comparison of the Caltrans count data.

Table 2
East Valley Road Caltrans Traffic Volume Comparison

Roadway	2016 ADT	2020 ADT	Change From 2016
East Valley Road e/o San Ysidro Rd	7,200	7,500	+4%
East Valley Road w/o San Ysidro Rd	9,000	6,800	-32%

Pre-School Student Trip Generation

As noted in the October 2019 traffic study, discontinuing the YMCA's pre-school program (permitted for 36 students) will reduce traffic at the site. Trip estimates for the preschool program were developed based on traffic counts conducted at the facility and data published in the Institute of Transportation Engineers (ITE) Trip Generation Manual. The October 2019 traffic study estimated that eliminating the preschool program would result in a reduction of 34 trips during the AM peak commuter period and 42 trips during the PM peak commuter period. Supplement trip generation estimates were developed for the pre-school program based on the student check-in/check-out logs collected at the YMCA in January 2020 (January 2020 log data attached for reference). The January 2020 counts show that 48 preschool trips occurred during the AM peak commuter period and 38 preschool trips occurred during the PM peak commuter period, which confirm the trip generation estimates used in the October 2019 study.

This concludes our updated traffic count data for the Montecito Family YMCA Master Plan Project.

Associated Transportation Engineers

Scott A. Schell
Principal Transportation Planner

SAS/GOM

Attachments

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Study Start:	3/9/2023
Study End:	3/9/2023
Duration:	24 Hours
Total Vehicles:	8,845
Study Location:	San Ysidro Road S/O Santa Rosa Lane

DATE	TIME	Northbound Volume	Southbound Volume	Total Volume
3/9/2023	0:00	6	3	9
3/9/2023	1:00	8	5	13
3/9/2023	2:00	3	4	7
3/9/2023	3:00	4	1	5
3/9/2023	4:00	8	2	10
3/9/2023	5:00	37	12	49
3/9/2023	6:00	280	50	330
3/9/2023	7:00	488	147	635
3/9/2023	8:00	582	300	882
3/9/2023	9:00	384	265	649
3/9/2023	10:00	349	328	677
3/9/2023	11:00	355	360	715
3/9/2023	12:00	360	389	749
3/9/2023	13:00	354	344	698
3/9/2023	14:00	325	387	712
3/9/2023	15:00	313	485	798
3/9/2023	16:00	197	420	617
3/9/2023	17:00	146	350	496
3/9/2023	18:00	146	214	360
3/9/2023	19:00	83	75	158
3/9/2023	20:00	50	67	117
3/9/2023	21:00	47	52	99
3/9/2023	22:00	18	22	40
3/9/2023	23:00	8	12	20
Total		**4,551**	**4,294**	**8,845**

#19052 MONTECITO FAMILY YMCA MASTER PLAN PROJECT
STUDENT IN & OUT WORK SHEET JANUARY 2020

DAY	DATE	STUDENTS IN AM	STUDENTS OUT PM	STUDENTS IN OTHER TIMES	STUDENTS OUT OTHER TIMES	TOTAL STUDENTS
Monday	1/6/2020	22	20	2	4	48
Tuesday	1/7/2020	25	17	1	9	52
Wednesday	1/8/2020	25	20	6	11	62
Thursday	1/9/2020	26	18	5	13	62
Friday	1/10/2020	26	19	2	9	56
Monday	1/13/2020	24	22	5	7	58
Tuesday	1/14/2020	27	19	2	10	58
Wednesday	1/15/2020	26	25	5	6	62
Thursday	1/16/2020	27	24	3	6	60
Friday	1/17/2020	21	22	7	6	56
Monday	1/20/2020	14	13	3	4	34
Tuesday	1/21/2020	23	19	5	9	56
Wednesday	1/22/2020	24	18	4	10	56
Thursday	1/23/2020	23	19	6	10	58
Friday	1/24/2020	21	18	6	9	54
Monday	1/27/2020	25	19	5	11	60
Tuesday	1/28/2020	27	20	4	11	62
Wednesday	1/29/2020	27	23	4	8	62
Thursday	1/30/2020	22	16	4	10	52
Friday	1/31/2020	20	17	3	6	46
AVERAGE		24	19	4	8	56

AM TRIP GENERATION: 24 x 2 = 48 Trips
PM TRIP GENERATION: 19 x 2 = 38 Trips
DAILY TRIP GENERATION: 56 x 2 = 112 Trips
Note: Historical Trips were higher when Pre-School program has 36 students.

Attachment 6: Tier 4 Stormwater Control Plan

Stormwater Control Plan
for
Montecito Family YMCA

November 13, 2019

Montecito YMCA
Mr. Michael Yamasaki, Executive Director
591 Santa Rosa Ln.
Santa Barbara, CA 93108
(805) 969-3288

prepared by:

Craig Steward, P.E, CFM
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Santa Barbara, CA 93101
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Table of Contents

Tables

Figures

Attachments

Stormwater Control Plan Exhibits

- SCM Locations
- DMA Definitions
- Pre-Project Impervious
- Post-Project Impervious
- New/Replaced Impervious

Stormwater Control Measures Sizing Calculator (submit Excel file)

Summary Calculations

NRCS Soil Type Report

This Stormwater Control Plan was prepared using the template dated January 2017.

I. Project Data

Table 1. Project Data

Project Name/Project Case Number	Montecito Family YMCA
Project Location	Street Address: 591 Santa Rosa Ln, Santa Barbara, CA 93108 Property Address: 390 San Ysidro Rd, Santa Barbara, CA 93108 APN 007-270-005
Project Phase No.	NA
Project Type and Description	Remodel of existing community recreational activity center
New Impervious Surface Area (sf)	9200
Replaced Impervious Surface Area (sf)	46343
Pre-Project Impervious Surface Area (sf)	67748.19
Post-Project Impervious Surface Area (sf)	61398.54
"Net Impervious" Area, if applicable	NA (not SFH project)
Watershed Management Zone(s)	[See Central Coast RWQCB Post-Construction Requirements for WMZ map]
Tier	Tier 4
Design Storm Frequency Used (85^{th} or 95^{th} percentile) and Design Storm Depth (in)	95^{th} percentile
Urban Sustainability Area, if applicable	NA

II. Setting

II.A. Project Location and Description

The Montecito YMCA is located at 591 Santa Rosa Ln, Santa Barbara, CA 93108 in Montecito, near the intersection of San Ysidro Road and Santa Rosa Lane. The parcel is divided by Oak Creek with parking on the easterly side of the creek and the recreational facilities on the west side of the creek and access provided by a pedestrian bridge across the creek. The parcel occupies 4.37 acres and is includes two buildings, a swimming pool, a running track, paved outside court areas, and childcare

facilities. The project proposes to remove most of the structures and construct the facilities with indoor recreational courts, new swimming pool, and childcare facilities. In addition, improved parking and access will be provided off of San Ysidro Road. The existing parking lot will be renovated while largely maintaining the same line and grade as the existing design. Pedestrian paths separate from the parking and recreational facilities are being provided.

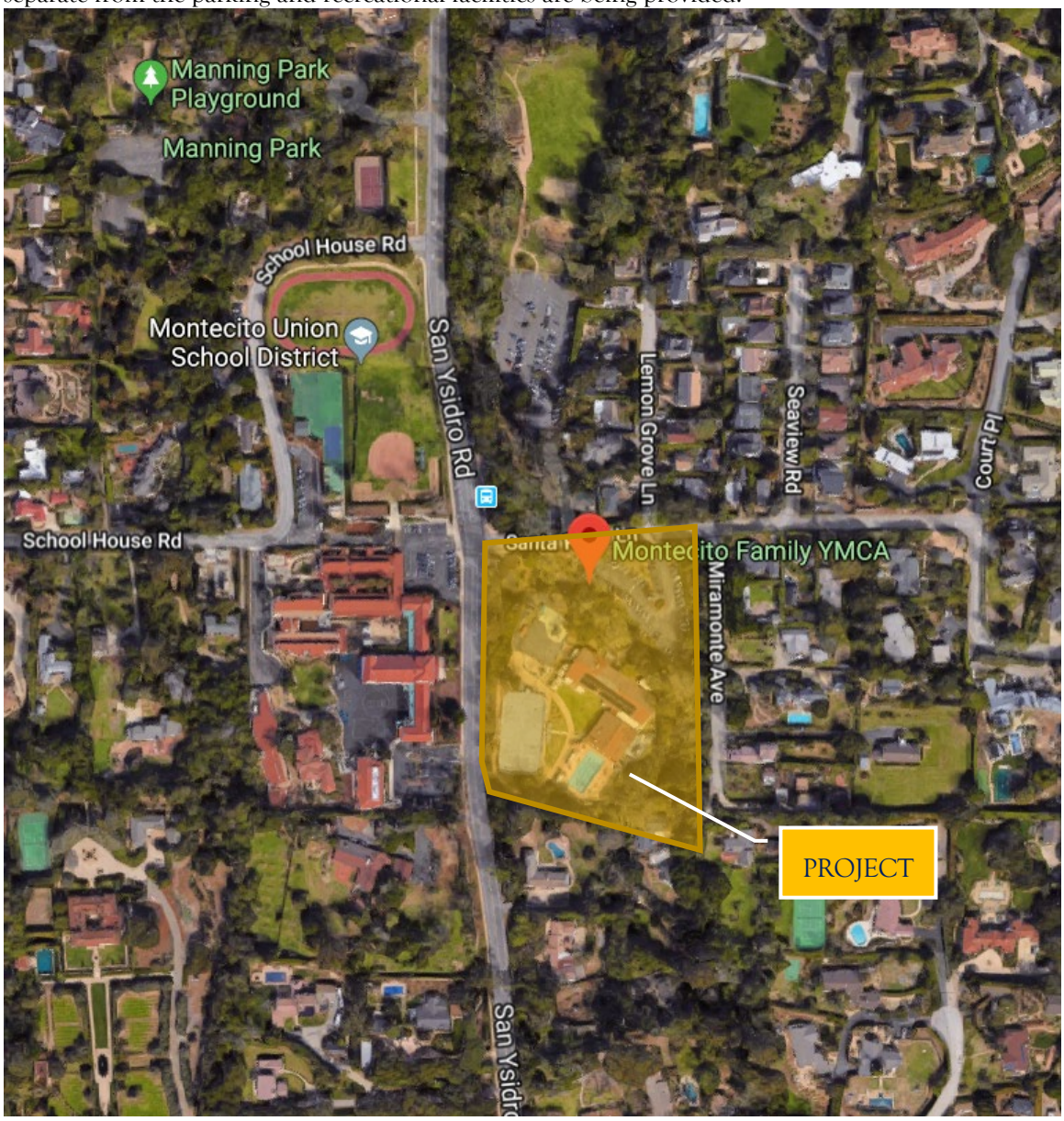


Figure A - Vicinity Map

II.B. Existing Site Features and Conditions

The site is roughly rectangular bounded by San Ysidro Road on the west, Santa Rosa Lane on the north, and Miramonte Avenue on the east. Oak Creek divides the parcel roughly in half. The existing recreational buildings and parking areas are situated on the overbanks, outside of the 100-year floodplain. Flow in the creek enters the site through a culvert under Santa Rosa Lane and

discharges in the open channel to downstream properties. Soils are generally pervious alluvial soils, rated as Type A HSG by the Natural Resource Conservation Service. The site was not materially affected by the Montecito debris flow of 2018. Surrounding slopes and banks are vegetated with native oaks and other vegetation.

II.C. Opportunities and Constraints for Stormwater Control

The developable areas of the parcel are already well developed with the parking on the east overbank of Oak Creek and the recreational facilities on the western overbank. However, with the proposed development, a significant amount of impervious area is being removed and being replaced with more a more compact recreational environment. Given the already good percolation on the site, these newly opened areas are available for bioretention of on-site runoff. However, it is important to limit the amount of infiltration immediately adjacent to the creek so that creek banks don't become saturated and unstable.

Off-site waters discharging from Santa Rosa Lane to the existing parking lot will be diverted directly to the creek which will allow collection and treatment of stormwater from the parking lot prior to discharge to Oak Creek.

II.D. Summary of Design Approach for Meeting the Post-Construction Requirements

The design approach on the westerly side of the creek is to divert non-contaminated water away from the development and treat the rest of the stormwater runoff using five bioretention basins strategically located throughout the site. These basins will treat the 95th percentile runoff through infiltration.

The easterly side of the site improvements are considered pavement maintenance. The line and grade of the current configuration are generally being maintained. Off-site water from Santa Rosa Lane which currently runs through the parking lot and discharges to Oak Creek will be diverted via storm drain and inlet directly to Oak Creek. The YMCA is offering to collect stormwater runoff from the parking lot and treat it with a proprietary device (not yet determined) prior to discharge to Oak Creek. This treatment will exceed the standard requirements for normal pavement maintenance.

Therefore, with the proposed Best Management Practices, the proposed site will meet and exceed post construction stormwater quality requirements for the County of Santa Barbara. Because the site imperviousness will be reduced from 61 percent to 55 percent, intuitively, there will be no increase in the 2-year, 5-year, 10-year, 25-year, 50-year and 100-year peak runoff from the project site.

III. Low Impact Development Design Strategies

III.A. Site Design and Runoff Reduction (Performance Requirement No.1)

III.A.1. Limit disturbance to creeks and natural drainage features, if applicable

The disturbance of the creek banks will be the discharge coming from the bioretention and treatment facilities. Existing outlets to the creek will be used whenever possible. Discharge from multiple bioretention basins will be combined to a single creek outlet wherever feasible. Development on the creek banks is limited to walking paths and some bioretention basins. Structures, to the extent possible will be constructed over previously developed terrain.

III.A.2. Minimize compaction of highly permeable soils, if applicable

Most of the construction for this project will entail, removal and demolition of existing buildings and pavement areas with reconstruction over those same areas. There will be a net decrease in impermeable areas on the site.

III.A.3. Limit of clearing and grading of native vegetation to minimum area needed, if applicable

As described in III.A.1 and III.A.2, the development is being largely constrained to the current limits with some reduction of impervious areas. Native vegetation disturbance will be minimal. Grading on the creek banks will be minimized to bioretention basins and their outlet facilties.

III.A.4. Apply setbacks from creeks, wetlands, and riparian habitats, if applicable

The proposed replacement construction will not encroach towards Oak Creek any further than the current construction.

III.A.5. Minimize stormwater runoff using one or more of the following site design measures

To the extent feasible, runoff is maintained on the surface and allowed to sheet flow across vegetated surfaces prior to entering a bioretention basin or in the cases where treatment is not required, to the Creek. Water is directed away from building foundations in all cases.

III.A.6. Consideration of drainage as a design element within the project

Since stormwater runoff is maintained on the surface and treatment facilities will be within view of walking paths and public facilities, these treatments areas become a focus of the landscaping and signage.

III.A.7. Tier 3 projects must include:

As this is a renovation/redevelopment project focused on already-developed areas, the development envelope is already established with very minimal amounts of work exceeding that envelope. Oak Creek will be protected to the greatest extent possible from discharges from the project. The project will result in 6 percent less impervious coverage than the current condition.

III.B. Site Constraints

III.B.1. Limitation of development envelope due to site constraints including:

Site constraints of the development envelope include disturbance of specimen trees and grading in or around the creek banks.

III.C. Dispersal of Runoff to Pervious Areas

III.C.1. Reduce amount of runoff for which Structural Control Measures are required.

Three DMAs were established from which drainage was diverted around the proposed development to minimize contact with stormwater pollutants. These are DMAs W, X, Y, and Z which are considered self-treating.

IV. Documentation of Drainage Design

IV.A. Descriptions of each Drainage Management Area

Table 2. Drainage Management Areas

DMA Name	DMA Type	Area (sf)	Surface type	Drains to
A-roof	Drains to SCM	8604	roof	SCM-A
A-landscape	Drains to SCM	8798	landscape	SCM-A
B-roof	Drains to SCM	4747	Roof, paving	SCM-B
B-landscape	Drains to SCM	1640	landscape	SCM-B
C-pavement	Drains to SCM	4020	pavement	SCM-C
C-landscape	Drains to SCM	277	landscape	SCM-C
D-roof	Drains to SCM	15202	Roof, paving	SCM-D
D-landscape	Drains to SCM	4096	landscape	SCM-D
E-pavement	Drains to SCM	3838	pavement, roof	SCM-E
E-landscape	Drains to SCM	1069	landscape	SCM-E
F-pavement	Drains to SCM	16589	pavement, roof	SCM-F
F-landscape	Drains to SCM	2372	landscape	SCM-F
G-pavement	Drains to SCM	2104	pavement, roof	SCM-G
G-landscape	Drains to SCM	604	landscape	SCM-G
W	Self-Treating	6790	landscape	NA
X	Self-Treating	11650.53	landscape	NA
Y	Self-Treating	11923.69	landscape	NA
Z	Self-Treating	7763.95	landscape	NA

Drainage Management Area Narrative Descriptions

DMA A-roof, totaling 8064 square feet, drains roof areas. DMA A-roof drains to SCM-A].

DMA A-landscape, totaling 8798 square feet, drains landscaping. DMA A-landscape drains to SCM-A.

DMA B-roof, totaling 4747 square feet, drains roof and pavement areas. DMA B-roof drains to SCM-B.

DMA B-landscape, totaling 1640 square feet, drains roof areas. DMA B-landscape drains to SCM-B.

DMA C-pavement, totaling 4020 square feet, drains pavement areas. DMA C-pavement drains to SCM-C.

DMA C-landscape, totaling 277 square feet, drains landscape areas. DMA C-landscape drains to SCM-C.

DMA D-roof, totaling 15202 square feet, drains roof and pavement areas. DMA D-roof drains to SCM-D.

DMA D-landscape, totaling 4096 square feet, drains landscape areas. DMA D-landscape drains to SCM-D.

DMA E-pavement, totaling 3838 square feet, drains roof and pavement areas. DMA E-pavement drains to SCM-E.

DMA E-landscape, totaling 1069 square feet, drains landscape areas. DMA E-landscape drains to SCM-E.

DMA F-pavement, totaling 16589 square feet, drains roof and pavement areas. DMA F-pavement drains to SCM-F.

DMA F-landscape, totaling 2372 square feet, drains landscape areas. DMA F-landscape drains to SCM-F.

DMA G-pavement, totaling 2104 square feet, drains roof and pavement areas. DMA G-pavement drains to SCM-G.

DMA G-landscape, totaling 604 square feet, drains landscape areas. DMA G-landscape drains to SCM-G.

DMA W, is self-treating, totaling 6790 square feet, drains landscaping. DMA X drains to Oak Creek through a concrete swale.

DMA X, is self-treating, totaling 11651 square feet, drains landscaping. DMA X drains to Oak Creek.

DMA Y, is self-treating, totaling 11924 square feet, drains landscaping. DMA Y drains to Oak Creek. DMA Y includes a small margin of area in San Ysidro Road right of way, outside of the project limits.

DMA Z, is self-treating, totaling 7764 square feet, drains landscaping. DMA Z drains to Oak Creek.

IV.B.Description of each Stormwater Structural Control Measure

SCMs A through G are standard bioretention basins of varying sizes, designed to treat and retain the stormwater quality volume of the 95th percentile storm runoff.

SCM-A totaling 706 square feet, is a bioretention basin and located near the northeastern corner of the Multipurpose Building. SCM-A treats/retains runoff from DMA-A-roof and DMA-A-landscape. Treated water and high flow bypass discharges to Oak Creek via storm drain.

SCM-B, totaling 347 square feet, is a bioretention basin, and located in the main courtyard west of the main building and pool. SCM-B treats/retains runoff from DMA-B-roof and DMA B-landscape. Treated water and high flow bypass discharge to Oak Creek via storm drain.

SCM-C, totaling 278 square feet, is a bioretention basin, and located near the southwest corner of the pool. SCM-C treats/retains runoff from DMA-C-pavement and DMA C-landscape. Treated water and high flow bypass discharge to Oak Creek via storm drain.

SCM-D, totaling 702 square feet, is a bioretention basin, and located east of the lockeroom. SCM-D treats/retains runoff from DMA-D-roof and DMA D-landscape. Treated water and high flow bypass discharge to Oak Creek via storm drain.

SCM-E, totaling 205 square feet, is a bioretention basin, and located at the southeast corner of the main building. SCM-E treats/retains runoff from DMA-E-pavement and DMA E-landscape. Treated water and high flow bypass discharge to Oak Creek via storm drain.

SCM-F, totaling 1085 square feet, is a bioretention basin, and located mid-site. SCM-F treats/retains runoff from DMA-F-pavement and DMA F-landscape. Treated water and high flow bypass discharge to Oak Creek via storm drain.

SCM-G, totaling 137 square feet, is a bioretention basin, and located south of SCM-F in the center of the site. SCM-G treats/retains runoff from DMA-G-pavement and DMA G-landscape. Treated water and high flow bypass discharge to Oak Creek via storm drain.

IV.C. Tabulation and Sizing Calculations for Structural Control Measures

See attached Calculation results

The following notes will be included on final construction plan:

LID facilities shall be protected during construction from sediment and erosion. Heavy machinery will not compact soils in areas of infiltration. If any sediment discharges into LID facility, contractor shall restore to performance design specifications as verified by civil engineer. Contractor shall notify grading or building inspector 24-hours prior to installation of gravel and bioretention soil to verify material quality.

V. Source Control Measures

V.A. Site activities and potential sources of pollutants

Site activities and potential sources of pollutants for this parcel will likely involve motor vehicle parking, trash, and debris.

V.B. Source Control BMPs Table

Table 3. Source Control BMPs

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
Refuse areas	Refuse containers will be covered and rainfall runoff from refuse area will be collected and treated.	NA
Fire Sprinkler Test Water	Architect will provide the means to drain fire sprinkler test water to the sanitary sewer.	NA

Condensate drain lines	NA	Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.
Plazas, sidewalks, and parking lots.	NA	Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

VI. Stormwater Facility Maintenance

LID Measures	Location	Task	Frequency
Bioretention Basins (SCMs A through G)	See attached plan	Clear litter and debris	At least monthly
Bioretention Basins (SCMs A through G)	See attached plan	Replace top mulch	Every 2 years or as needed
Bioretention Basins (SCMs A through G)	See attached plan	Check inspection portal	After each major rain
Stormwater Treatment Device (SCM H)	See attached plan	To be determined	To be determined
Refuse areas	See attached plan	Clean and pick up trash around enclosure	Weekly
Condensate drain lines	Not yet defined	Check operation	Monthly
Plazas, sidewalks, and parking lots.	See attached plan	Sweep and pick up	As needed

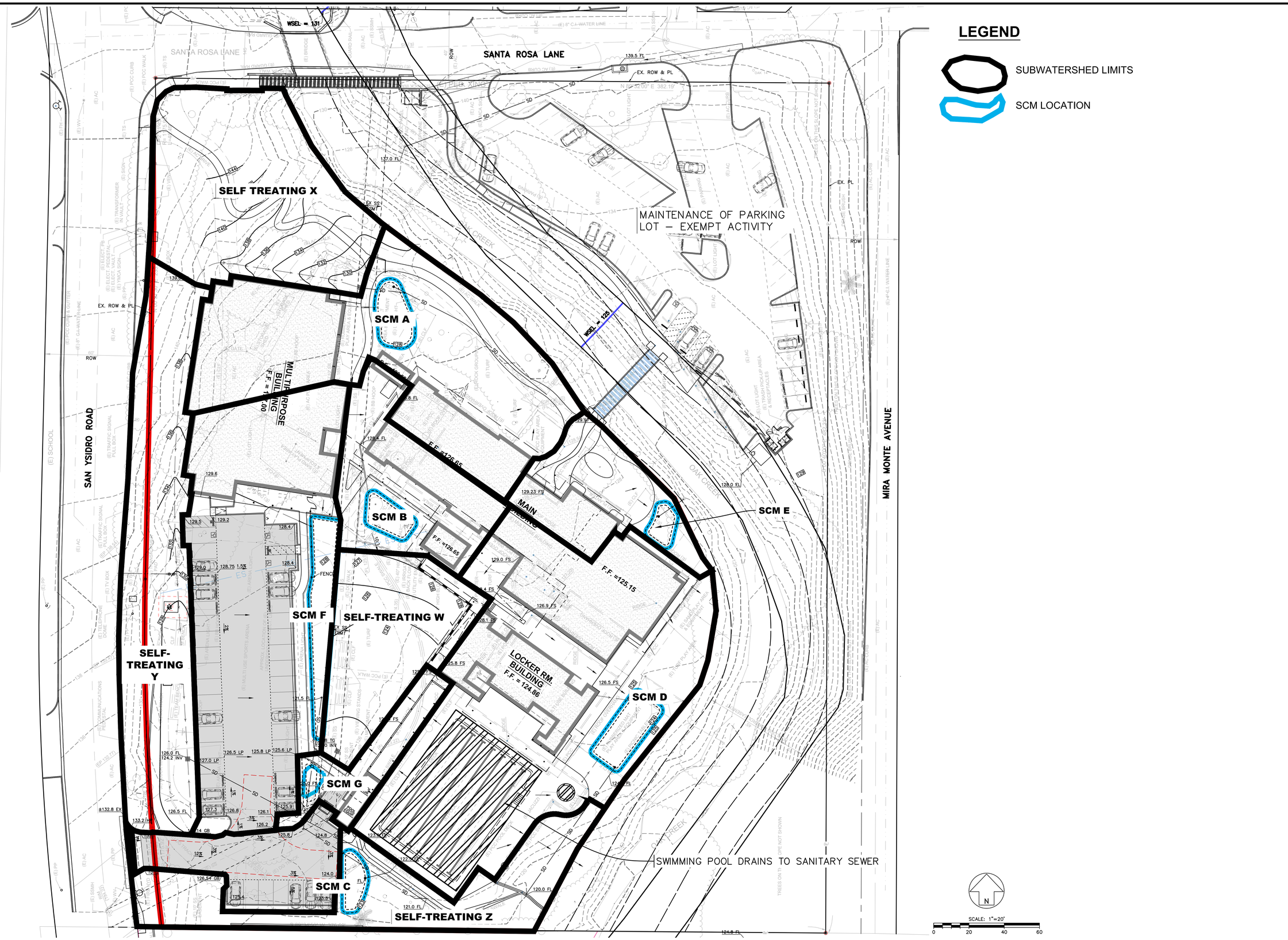
VII. Stormwater Control Plan/Construction Documents Cross-Checklist

Table 4. Stormwater Control Plan/Construction Documents Cross-Checklist

Stormwater Control Plan Page #	Source Control or LID Facility	See Plan Sheet #s
6	SCM-A	NA
6	SCM-B	NA
6	SCM-C	NA
6	SCM-D	NA
6	SCM-E	NA
6	SCM-F	NA
6	SCM-G	
7	Refuse areas	NA
7	Condensate drain lines	NA
7	Plazas, sidewalks, and parking lots.	NA

VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Santa Barbara County Project Clean Water's Stormwater Technical Guide.



LEGEND

SUBWATERSHED LIMITS

SCM LOCATION

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
STEPHEN WANG C44255 9/13/2019
PROJECT ENGINEER R.C.E. DATE

PRELIMINARY DRAINAGE REPORT
MONTECITO FAMILY YMCA
SCM LOCATIONS
MONTECITO, CALIFORNIA

STANTEC PROJECT NO. 2064183000
SHEET 1 OF 5
PLAN DATE 11/13/2019

DESIGN DESIGNED CHECKED CHECKED
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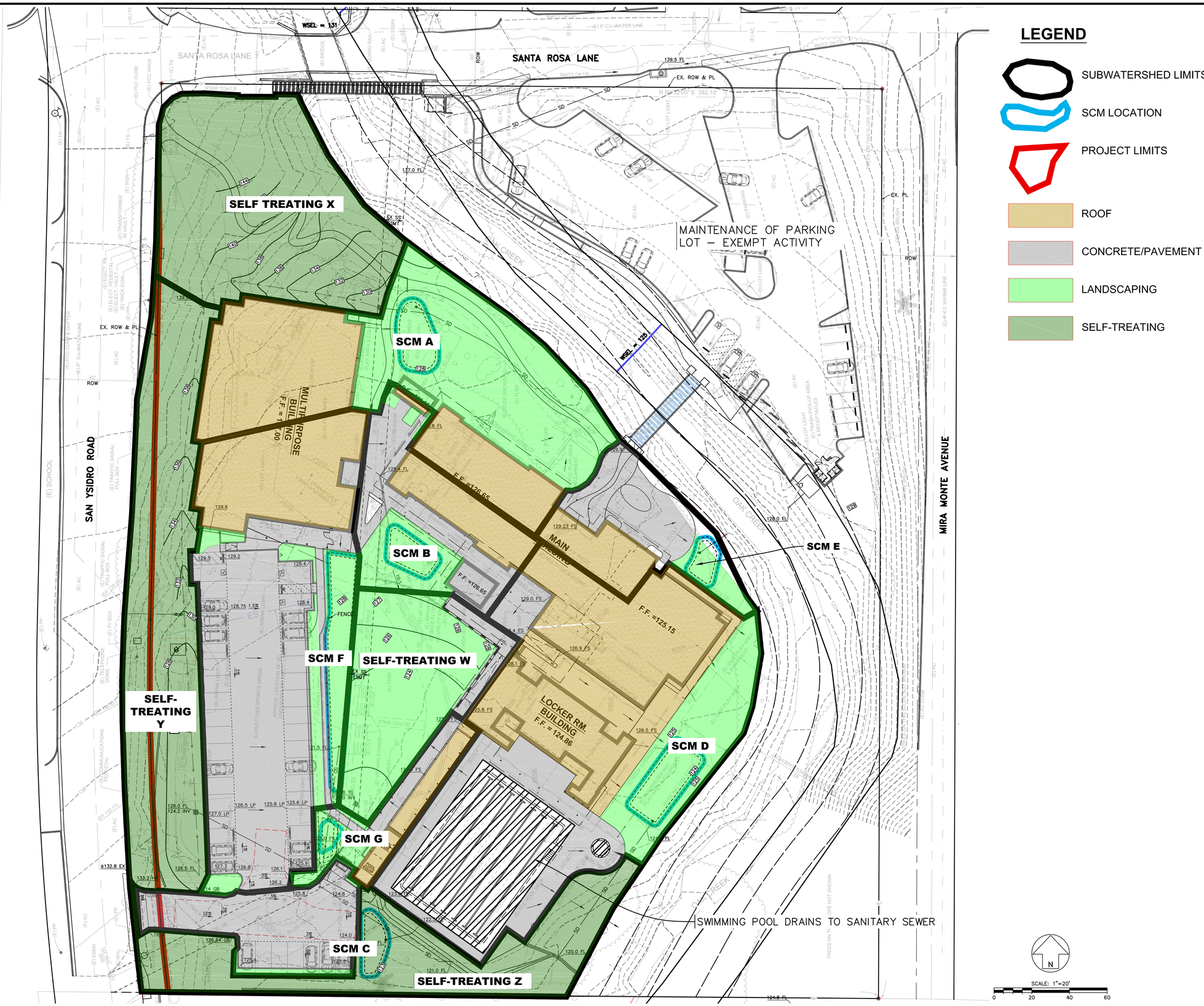

LEGEND

- SUBWATERSHED LIMITS
- SCM LOCATION
- PROJECT LIMITS
- ROOF
- CONCRETE/PAVEMENT
- LANDSCAPING
- SELF-TREATING

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
STEPHEN WANG C44255 9/13/2019
PROJECT ENGINEER R.C.E. DATE

PRELIMINARY DRAINAGE REPORT
MONTECITO FAMILY YMCA
DMA DEFINTIONS
MONTECITO, CALIFORNIA

STANTEC PROJECT NO. 2064183000
SHEET 2 OF 5
PLAN DATE 11/13/2019

DESIGN DESIGNED CHECKED CHECKED
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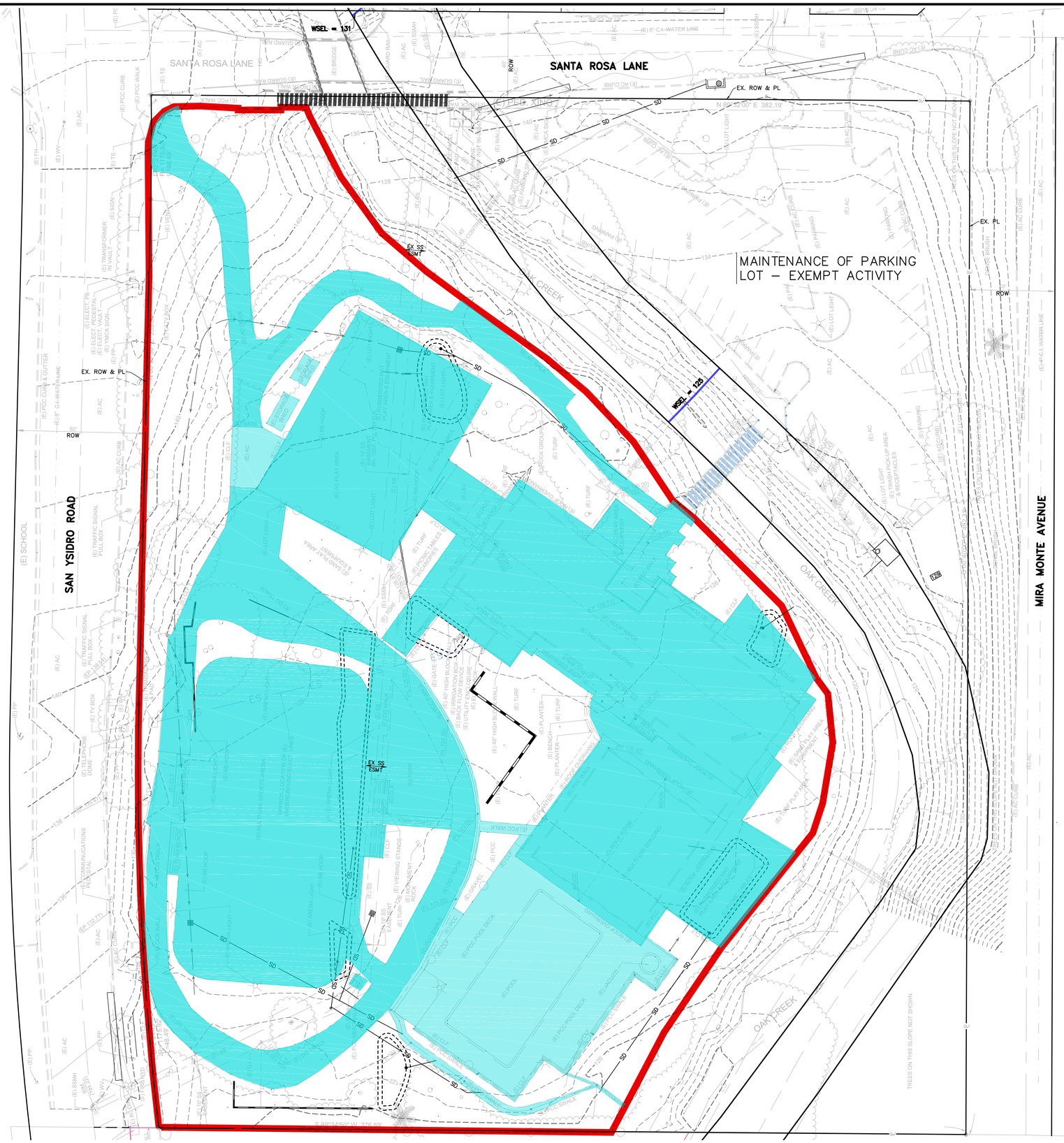

LEGEND

- SUBWATERSHED LIMITS
- SCM LOCATION
- PROJECT LIMITS
- PRE-PROJECT IMPERVIOUS SURFACES

N

SCALE: 1"=20'

0 20 40 60

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:

Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532

STEPHEN WANG C44255 9/13/2019
PROJECT ENGINEER R.C.E. DATE

PRELIMINARY DRAINAGE REPORT
MONTECITO FAMILY YMCA
PRE-PROJECT IMPERVIOUS AREAS
MONTECITO, CALIFORNIA

STANTEC PROJECT NO.
2064183000

SHEET
3 OF 5

PLAN DATE
11/13/2019

DESIGN DESIGNED CHECKED CHECKED
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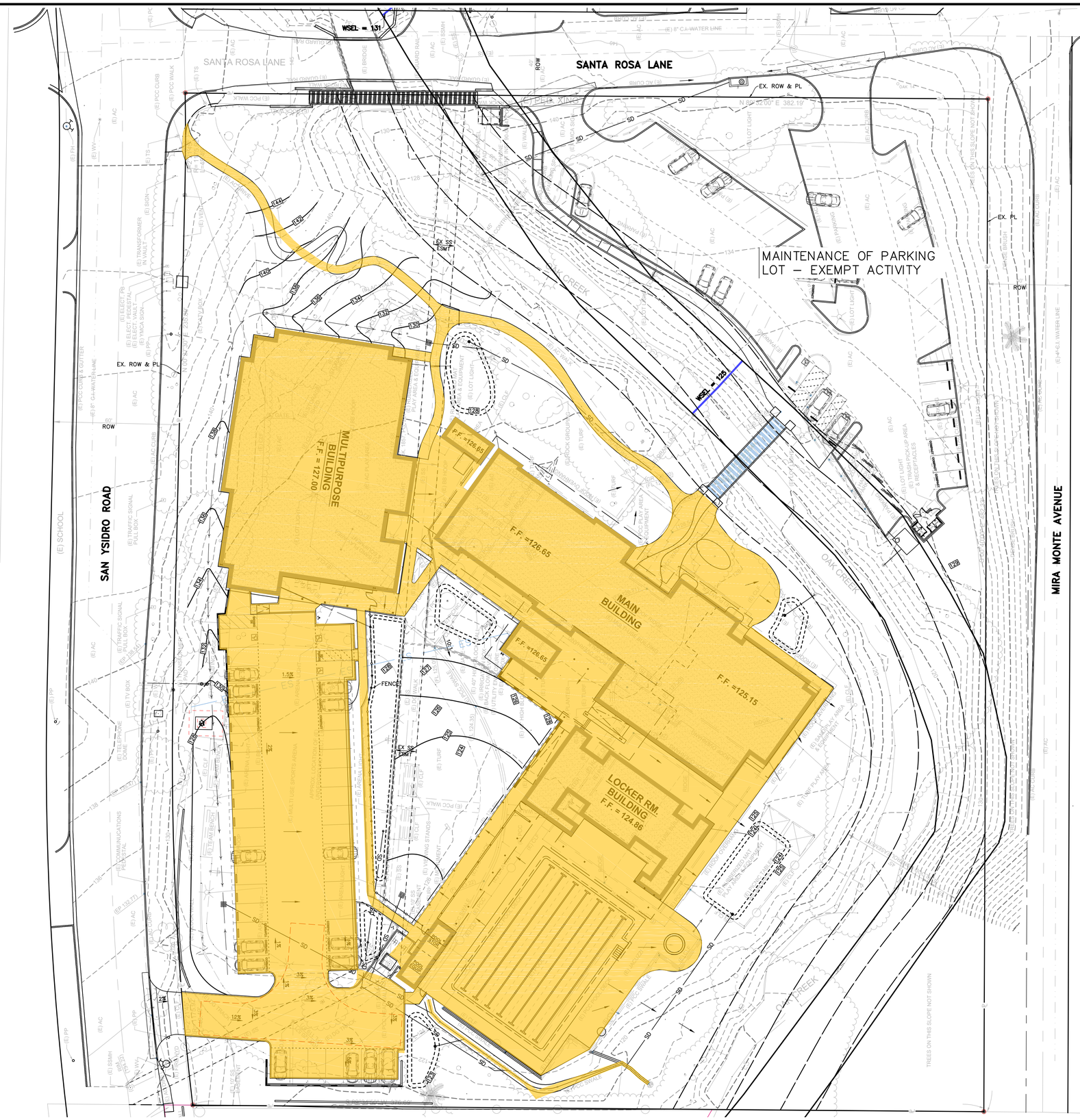

LEGEND

- SUBWATERSHED LIMITS
- SCM LOCATION
- PROJECT LIMITS
- POST-PROJECT IMPERVIOUS

N

SCALE: 1"=20'

0 20 40 60

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES

0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
STEPHEN WANG C44255 9/13/2019
PROJECT ENGINEER R.C.E. DATE

PRELIMINARY DRAINAGE REPORT
MONTECITO FAMILY YMCA
POST-PROJECT IMPERVIOUS AREAS
MONTECITO, CALIFORNIA

STANTEC PROJECT NO. 2064183000
SHEET 4 OF 5
PLAN DATE 11/13/2019

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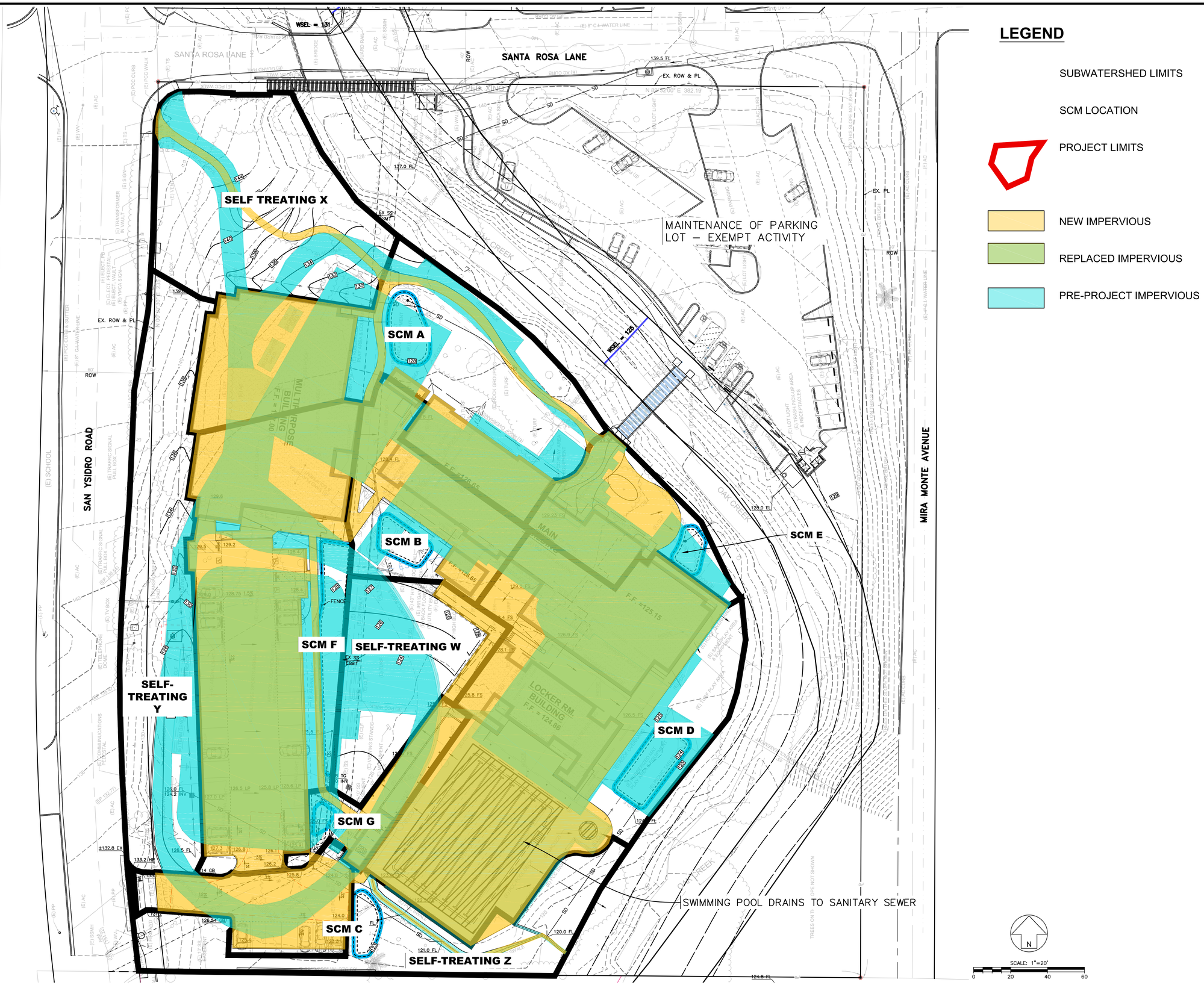

LEGEND

- SUBWATERSHED LIMITS
- SCM LOCATION
- PROJECT LIMITS
- NEW IMPERVIOUS
- REPLACED IMPERVIOUS
- PRE-PROJECT IMPERVIOUS

FOR REDUCED PLANS
ORIGINAL SCALE IN INCHES
0 1 2 3

NO.	DATE	REVISION BLOCK	APPD.

PREPARED FOR:

PREPARED BY:
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532
STEPHEN WANG C44255 9/13/2019
PROJECT ENGINEER R.C.E. DATE

PRELIMINARY DRAINAGE REPORT
MONTECITO FAMILY YMCA
NEW AND REPLACED AREAS
MONTECITO, CALIFORNIA

STANTEC PROJECT NO.
2064183000
SHEET
5 OF 5
PLAN DATE
11/13/2019

DESIGN: DESIGNED CHECKED: CHECKED
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Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM A
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	16738
Total DMA area (ft2):	16032
Total new impervious area (ft2):	1953
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	7442
Total pervious/landscape area (ft2):	6637
Total SCM area (ft2):	706

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
A-roof	Drains to SCM	1953	Roof	New	SCM-A
A-roof	Drains to SCM	7442	Roof	Replaced	SCM-A
A-landscape	Drains to SCM	6637	Landscape	Replaced	SCM-A

DMA Summary Area	
Total assigned DMA area (ft2):	16032
New impervious area (ft2):	1953
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	7442
Total pervious/landscape area (ft2):	6637

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM-A	Bioretention	1	HSG A/B	0.75	706

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM-A	497	1.76	9.6	

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM B
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	6387
Total DMA area (ft2):	6040
Total new impervious area (ft2):	475
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	4272
Total pervious/landscape area (ft2):	1293
Total SCM area (ft2):	347

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
B-roof	Drains to SCM	475	Roof	New	SCM B
B-roof	Drains to SCM	4272	Roof	Replaced	SCM B
B-landscape	Drains to SCM	1293	Landscape	Replaced	SCM B

DMA Summary Area	
Total assigned DMA area (ft2):	6040
New impervious area (ft2):	475
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	4272
Total pervious/landscape area (ft2):	1293

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM B	Bioretention	1	HSG A/B	0.75	347

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM B	200	1.44	6.1	

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM C
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	4295
Total DMA area (ft2):	4017
Total new impervious area (ft2):	1569
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	2092
Total pervious/landscape area (ft2):	356
Total SCM area (ft2):	278

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
C-pavement	Drains to SCM	1569	Roof	New	SCM C
C-pavement	Drains to SCM	2092	Roof	Replaced	SCM C
C-landscape	Drains to SCM	356	Landscape	Replaced	SCM C

DMA Summary Area	
Total assigned DMA area (ft2):	4017
New impervious area (ft2):	1569
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	2092
Total pervious/landscape area (ft2):	356

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM C	Bioretention	1	HSG A/B	0.75	278

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM C	211	1.89	9.7	

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM D
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	19298
Total DMA area (ft2):	18603
Total new impervious area (ft2):	1520
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	13689
Total pervious/landscape area (ft2):	3394
Total SCM area (ft2):	702

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
D-roof	Drains to SCM	1520	Roof	New	SCM D
D-roof	Drains to SCM	13689	Roof	Replaced	SCM D
D-landscape	Drains to SCM	3394	Landscape	Replaced	SCM D

DMA Summary Area	
Total assigned DMA area (ft2):	18603
New impervious area (ft2):	1520
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	13689
Total pervious/landscape area (ft2):	3394

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM D	Bioretention	1	HSG A/B	0.75	**702**

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM D	808	2.88	17.5	

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM E
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	4907
Total DMA area (ft2):	4702
Total new impervious area (ft2):	1919
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	1919
Total pervious/landscape area (ft2):	864
Total SCM area (ft2):	205

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
E-pavement	Drains to SCM	1919	Roof	New	SCM E
E-pavement	Drains to SCM	1919	Roof	Replaced	SCM E
E-landscape	Drains to SCM	864	Landscape	Replaced	SCM E

DMA Summary Area	
Total assigned DMA area (ft2):	4702
New impervious area (ft2):	1919
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	1919
Total pervious/landscape area (ft2):	864

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM E	Bioretention	1	HSG A/B	0.75	205

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM E	138	1.68	10.5	0.15

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM F
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	18961
Total DMA area (ft2):	17876
Total new impervious area (ft2):	1659
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	14930
Total pervious/landscape area (ft2):	1287
Total SCM area (ft2):	1085

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
E-pavement	Drains to SCM	1659	Roof	New	SCM E
E-pavement	Drains to SCM	14930	Roof	Replaced	SCM E
E-landscape	Drains to SCM	1287	Landscape	Replaced	SCM E

DMA Summary Area	
Total assigned DMA area (ft2):	17876
New impervious area (ft2):	1659
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	14930
Total pervious/landscape area (ft2):	1287

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM E	Bioretention	1	HSG A/B	0.75	1085

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM E	698	1.00	7.2	0.31

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM G
Tier 2/Tier 3:	Tier 3 - Retention
Design rainfall depth (in):	2.3
Total project area (ft2):	2708
Total DMA area (ft2):	2571
Total new impervious area (ft2):	105
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	1999
Total pervious/landscape area (ft2):	467
Total SCM area (ft2):	137

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
E-pavement	Drains to SCM	105	Roof	New	SCM E
E-pavement	Drains to SCM	1999	Roof	Replaced	SCM E
E-landscape	Drains to SCM	467	Landscape	Replaced	SCM E

DMA Summary Area	
Total assigned DMA area (ft2):	2571
New impervious area (ft2):	105
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	1999
Total pervious/landscape area (ft2):	467

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)
SCM E	Bioretention	1	HSG A/B	0.75	137

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)
SCM E	86	1.00	7.3	0.11

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

Central Coast Region Stormwater Control Measure Sizing Calculator

1. Project Information

Project name:	Montecito YMCA Concept Design
Project location:	SCM WXYZ
Tier 2/Tier 3:	Tier 2 - Treatment
Design rainfall depth (in):	2.3
Total project area (ft2):	38128.17
Total DMA area (ft2):	38128.13
Total new impervious area (ft2):	0
Total replaced impervious within a USA (ft2):	
Total replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	38128.13
Total SCM area (ft2):	0

2. DMA Characterization

Name	DMA Type	Area (ft2)	Surface Type	New, Replaced?	Connection
W	Self-Treating	6790			
X	Self-Treating	11650.53			
Y	Self-Treating	11923.69			
Z	Self-Treating	7763.95			

DMA Summary Area	
Total assigned DMA area (ft2):	38128.17
New impervious area (ft2):	0
Replaced impervious within a USA (ft2):	0
Replaced impervious not in a USA (ft2):	0
Total pervious/landscape area (ft2):	38128.17

3. SCM Characterization

Name	SCM Type	Safety Factor	SCM Soil Type	Infilt. Rate (in/hr)	Area (ft2)

4. Run SBUH Model

5. SCM Minimum Sizing Requirements

SCM Name	Min. Required Storage Vol. (ft3)	Depth Below Underdrain (ft)	Drain Time (hours)	Orifice Diameter (in)	
					Results are out of
					Click 'Launch Moc

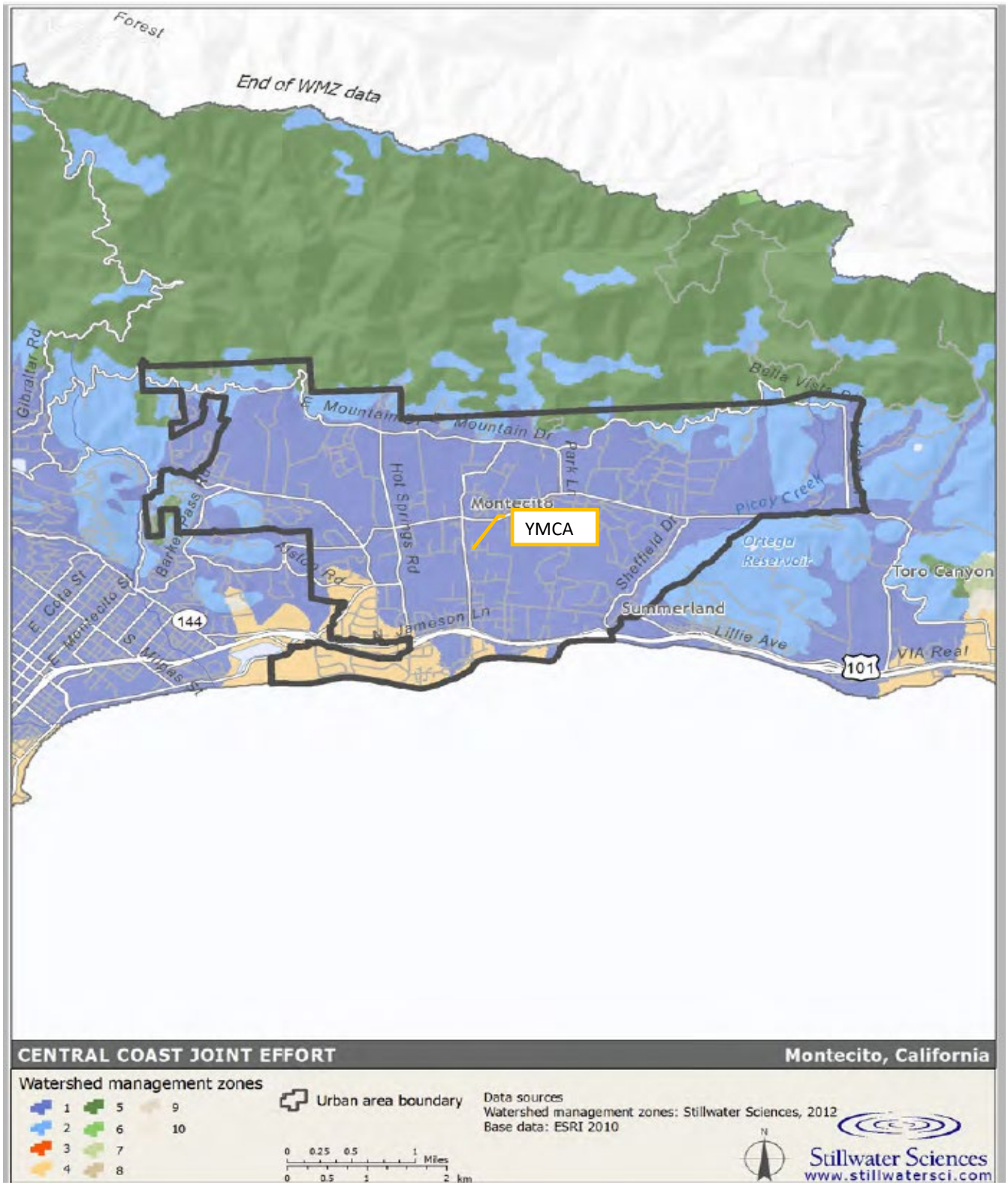
6. Self-Retaining Area Sizing Checks

Self-Retaining DMA Name	Self-Retaining DMA Area (ft2)	Tributary DMA Name(s)	Eff. Tributary DMA Area (ft2)	Effective Tributary / SRA Area Ratio

SUMMARY

SCM	Tributary Area	Basin Area	% of Trib Area	Depth Below Outlet Pipe (ft)
A	16,738	706	4%	1.76
B	6,387	347	5%	1.44
C	4,295	278	6%	1.89
D	19,298	702	4%	2.88
E	4,907	205	4%	1.68
F	18,961	1,085	6%	1.00
G	2,708	137	5%	1.00
W	6,790	NA		Self-Treating
X	11,651	NA		Self-Treating
Y	11,924	NA		Self-Treating
Z	7,764	NA		Self-Treating

WATERSHED MANAGEMENT ZONE



Development Area greater than 15,000 sf
WMZ 1
Treatment of 95th percentile rainfall

SCM DESCRIPTION

SCM Name	Area	Self-Treating	Landcape	Roof	Hardscape	Area Check
	sf	sf	sf	sf	sf	
A	16,738	-	8,798	8,064	-	16,862
B	6,387	-	1,640	2,629	2,118	6,387
C	4,295	-	277	-	4,020	4,298
D	19,298	-	4,096	10,208	4,994	19,298
E	4,907		1,069	1,861	1,978	4,907
F	18,961		2,372	4,737	11,852	18,961
G	2,708		604	1,120	984	2,708
W	6,790	6,790				
X	11,651	11,651				
Y	11,924	11,924				
Z	7,764	7,764				
Total	111,422	38,128	18,856	28,618	25,947	111,549

1.001 OK

IMPERVIOUSNESS ANALYSIS

					% Impervious
Total Project Area =			110949.4	sf	
Pre-Project Imperviousness =			67748.19	sf	61%
Post-Project Imperviousness =			61398.54	sf	55%

NEW-REPLACED IMPERVIOUS ANALYSIS

DMA	New	Replaced	Landscape	Total
A	1953	7442	7343	16738
B	475	4272	1640	6387
C	1569	2092	634	4295
D	1520	13689	4096	19298
E	1919	1919	1069	4907
F	1659	14930	2372	18961
G	105	1999	604	2708

Total 9200 46343

Map Scale: 1:1,330 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Lines

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Soil Rating Points

A
A/D
B
B/D
C
C/D
D
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Barbara County, California, South Coastal Part
Survey Area Data: Version 11, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 6, 2018—Sep 14, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChC	Cortina stony loamy sand, 2 to 9 percent slopes	A	4.9	50.8%
MeC	Milpitas-Positas fine sandy loams, 2 to 9 percent slopes	D	4.7	49.2%
Totals for Area of Interest			**9.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Attachment 7: Montecito Water Letter

MONTECITO WATER DISTRICT
CERTIFICATE OF WATER SERVICE AVAILABILITY

DEVELOPMENT/IMPROVEMENTS (EXISTING WATER SERVICE)

To the County Planning and Building Departments of Santa Barbara:

Montecito Water District (District) has received the following application for water service availability:

Date of Application	06/10/2021
Name of Applicant/Agent	DesignARC, Inc – Kevin Dumain
Name of Property Owner	Channel Island YMCA, Montecito Family YMCA Branch
Service address	390 San Ysidro Road
Assessor's Parcel Number(s) to be served	007-270-005
Parcel/property size	4.37 acres
Brief Project description	3,048 add. to (E) 7,416 sf main building, new 9,362 sf multi-purpose building, demo (E) locker room building and construct new 2,510 sf locker room building, demo (E) sport court and construct new parking lot & comprehensive landscape rehabilitation, add 2 new lanes to (E) 5 lane pool.
Permits Authorized for Approval:	_____ Zoning (Initials) _____ Building (Initials)

Based on the information provided including the application, architectural plans by DesignARC, Architect dated 04/13/2021, landscape plans and WELO Calculations by DesignARC, Landscape Architect dated 11/13/2019 the District hereby notifies the County that the District can make service available to the subject property in accordance with, and subject to, the District's current ordinances and regulations including water limitation Ordinance 89 and other conditions as specified below.

1. This Certificate pertains only to the currently proposed development or improvements specifically identified above. This Certificate does not extend to future projects, improvements, development or land use modifications. Any changes to the proposed development or improvements are subject to additional review and approval by the District.

2. The District's provision of water shall be contingent upon the property owner's completion of all obligations to the District associated with the Project identified herein and shall remain subject, at all times, to the District's ordinances, regulations and requirements. Water service shall be subject to all rules, regulations, and fees required by the District.

3. Water Use Limitation. The parcel on which the Project is being completed is subject to a water use limitation of 6.45 AFY per Ordinance 89 and is subject to future water use limitation ordinances superseding Ordinance 89. Applicant agrees to install state-of-the-art water-saving technologies both indoors and outdoors and to use no more water than is authorized under this Certificate.

4. Projects on Parcels with Existing Meters. Existing water service through the parcel's 1.5-inch meter shall supply the property and proposed Project.

OWNER / APN 007-270-005

By Michael Jamarak. Date 6/17/21

Channel Island YMCA, Montecito Family YMCA Branch, Property Owner

MONTECITO WATER DISTRICT

By _____ Date 6/17/21

Nick Turner, General Manager

DW Per

Acct No. 08-0128-00

Attachment 8: Montecito Sewer Letter

Montecito Sanitary District

1042 Monte Cristo Lane
Santa Barbara, CA 93108
General Manager: Bradley Rahrer, P.E.

A Public Service Agency

PHONE: (805) 969-4200
www.montsan.org
brahrer@montsan.org

SEWER AVAILABILITY LETTER

July 26, 2021

County of Santa Barbara
Planning and Development Department
123 East Anapamu Street, 3rd floor
Santa Barbara, CA 93101

SUBJECT: Sanitary Sewer Availability for Residential Development at **390 San Ysidro Road** (APN 007-270-005)

This letter is to notify the County of Santa Barbara that sanitary sewer service is available for the parcel located at 390 San Ysidro Road. This letter does not constitute approval of any proposed project. Construction plans for any and all proposed development on this parcel must be submitted to the District for review. Following our plan review, the District will issue a Certification Letter containing the specific requirements that the District has for the proposed project.

At this time, the District has made the following findings regarding this property:

- The property is located within the District boundaries
- The property is currently owned by Channel Islands Young Men's Christian Association
- The District is currently serving the YMCA property under connection permits A-1080 issued April 5, 1966 and A-2242 issued July 27, 1982
- The property owner has submitted plans to County Planning & Development to renovate, enhance, and expand the existing facilities. The proposed Master Plan update would increase the total interior space of the facilities to approximately 22,676 square feet (all square footages are net). The existing 7,416 square foot main building would be expanded and renovated, resulting in a structure of approximately 10,464 square feet. The main building currently houses employee offices, a pre-school program licensed for 36 children, a child watch area, and exercise rooms. The redeveloped building would accommodate workout rooms, large multi-purpose spaces, offices, a child watch area, restrooms, and the main lobby. The licensed pre-school space would be removed, and the program would be discontinued. The existing 12,797 square foot outdoor sports court would be replaced with a new, 9,362 square foot multi-purpose building. The existing 3,300 square foot locker room building would be rebuilt with a new 2,510 square foot locker room building. A new, unenclosed structure of approximately 200 square feet would house storage and pool equipment and be located adjacent to the outdoor pool.
- A water use study prepared by Harry Fowler, PE was submitted to the District on July 26, 2021 and shows the proposed YMCA Master Plan would use less water and therefore produce less sewage than the existing buildings.
- It has been confirmed there is a public sewer easement on the property for the existing 8" sewer mainline.

The following information is solely for the property owner and does not certify approval of the above mentioned project;

If the project moves forward as proposed, the District will receive a set of plans with an assigned building permit application number from the County Building & Safety Department for review.

From the preliminary review, it has been determined that the District will require the following prior to project approval:

1. Prior to demolition of the existing locker room, the District requires the private sewer lateral for the locker room to be cut and capped at an agreed upon location and reconnect at time of completion of the new locker room. District requires inspection of the capped sewer lateral.

2. The private sewer lateral for the multi-purpose building can connect to the existing private sewer lateral from the main building and does not require a separate connection to the sewer main.

3. The District requires that the property owner have a video inspection of their private sewer lateral completed from each building to the sewer main to determine its condition. The property owner will need to contact the District upon scheduling the lateral inspection as District staff will need to be onsite during the inspection.

4. A permit and payment of the following estimated fees:

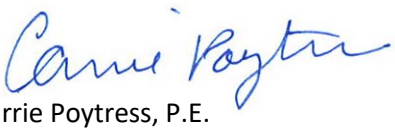
• Inspection fee for cap-off and reconnect	350
• Refundable Performance Deposit	1,150
• ESTIMATED PERMIT FEES #1	$1,500

5. If repairs/replacement of the sewer lateral is necessary, estimated permit fees would be as follows:

• Inspection Fee for the cap-off and lateral repairs	575
• Refundable Performance Deposit	2,300
• ESTIMATED PERMIT FEES #2	$ 2,875

(These fees are in accordance with District Resolution No. 2017-906; Establishing Fee Schedules)

Sincerely,



Carrie Poytress, P.E.
Engineering Manager

cc: Harry Fowler, harryfowler805@outlook.com
Brian Banks, brian@siemensplanning.com