1837½ El Camino de la Luz Residence

Draft

Environmental Impact Report

SCH No. 2005041031

Prepared For

City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, California 93101
Staff Contact: Victoria Greene, Project Planner 564-5470

Prepared By

Rodriguez Consulting, Inc.
2111 Monterey Street
Santa Barbara, California 93101

November 2006

CITY OF SANTA BARBARA

1837½ EL CAMINO DE LA LUZ RESIDENCE PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT

Section — Page

1.0 Introduction 1-1
- 1.1 Project Overview 1-1
- 1.2 Purpose and Legal Authority for this Document 1-1
- 1.3 Scope and Content of this EIR 1-3
- 1.4 Lead Agency 1-4
- 1.5 Environmental Impact Report Process 1-4

2.0 Summary 2-1
- 2.1 Project Location 2-1
- 2.2 Project Description 2-1
- 2.3 Summary of Impacts and Mitigation Measures 2-1
- 2.4 Alternatives 2-3
- 2.5 Areas of Controversy/Issues to be Resolved 2-3

3.0 Project Description 3-1
- 3.1 Project Applicant 3-1
- 3.2 Project Location 3-1
- 3.3 Project Characteristics 3-1
- 3.4 Required Approvals 3-10
- 3.5 Project Objectives 3-10

4.0 Environmental Setting 4-1
- 4.1 Project Area Setting 4-1
- 4.2 Project Site Setting 4-1
- 4.3 Cumulative Development 4-5

5.0 Environmental Impacts and Mitigation Measures 5-1
- 5.1 Aesthetics 5.1-1
- 5.2 Geology 5.2-1

6.0 Plans and Policy Analysis 6-1
- 6.1 Zoning Ordinance Requirements 6-1
- 6.2 Coastal Act and Local Coastal Plan Policies 6-1

6.3 General Plan Policies 6-4
6.4 Single Family Residence Design Guidelines 6-5

7.0 Growth Inducing Impacts 7-1

8.0 Alternatives 8-1
8.1 No Project Alternative 8-2
8.2 Alternative Design Concept No. 1 8-2
8.3 Alternative Design Concept No. 2 8-30

9.0 References and Preparers 9-1
9.1 References 9-1
9.2 Contacts 9-1
9.3 EIR Preparers 9-1

FIGURES

Figure 1.1-1 Regional Location 1-2
Figure 3.2-1 Regional Topography 3-2
Figure 3.2-2 Project Location 3-3
Figure 3.3-1 Site Plan 3-4
Figure 3.3-2 North and South Elevations 3-7
Figure 3.3-3 East and West Elevations 3-8
Figure 3.3-4 Floor Plans 3-9
Figure 4.2-1 Project Area 4-3
Figure 4.3-1 Cumulative Project Locations 4-6
Figure 5.1-1 View Corridor Picture Locations 5.1-5
Figure 5.1-2 Existing Views Towards the Project Site from La Mesa Park ... 5.1-7
Figure 5.1-3 Existing Views Towards the Project Site from Other View Corridor Locations 5.1-11
Figure 5.1-4 Existing Conditions: La Mesa Park "Benches" Area 5.1-19
Figure 5.1-5 Proposed Project Photo-Simulation: La Mesa Park "Benches" Area 5.1-21
Figure 5.1-6 Existing Conditions: La Mesa Park Southern Lawn Area 5.1-25
Figure 5.1-7 Proposed Project Photo-Simulation: La Mesa Park Southern Lawn Area 5.1-27
Figure 5.1-8 Existing Conditions: Eastern End of the Lighthouse Creek Bridge 5.1-29
Figure 5.1-9 Proposed Project Photo-Simulation: Eastern End of the Lighthouse Creek Bridge 5.1-31
Figure 8.2-1 Alternative Design Concept No. 1- Site Plan 8-3
Figure 8.2-2 Alternative Design Concept No. 1- View From the Northeast .. 8-4
Figure 8.2.3 Alternative Design Concept No. 1- View from the Southeast ... 8-5

Figure 8.2-4 Alternative Design Concept No. 1- Floor Plans.....8-6
Figure 8.2-5 Alternative Design Concept No. 1- Floor Plans.....8-7
Figure 8.2-6 Alternative Design Concept No. 1- Cross Section.....8-8
Figure 8.2-7 Alternative Design Concept No. 1- Photo-Simulation: La Mesa Park "Benches" Area.....8-11
Figure 8.2.8 Alternative Design Concept No. 1- Photo-Simulation: La Mesa Park Southern Lawn Area 8-15
Figure 8.2-9 Alternative Design Concept No. 1- Photo-Simulation: Eastern End of the Lighthouse Creek Bridge.....8-17
Figure 8.3-1 Alternative Design Concept No. 2- Site Plan.....8-31
Figure 8.3-2 Alternative Design Concept No. 2- View From the Northeast..8-32
Figure 8.3.3 Alternative Design Concept No. 2- View from the Southeast ...8-33
Figure 8.3-4 Alternative Design Concept No. 2- Floor Plans.....8-34
Figure 8.3-5 Alternative Design Concept No. 2- Cross Section.....8-35
Figure 8.3-6 Alternative Design Concept No. 2- Photo-Simulation: La Mesa Park "Benches" Area.....8-39
Figure 8.3.7 Alternative Design Concept No. 2- Photo-Simulation: La Mesa Park Southern Lawn Area 8-41
Figure 8.3-8 Alternative Design Concept No. 2- Photo-Simulation: Eastern End of the Lighthouse Creek Bridge.....8-43

TABLES

Table 2.3-1 Impacts and Proposed Mitigation Measures.....2-5
Table 3.3-1 Project Site and Proposed Residence Size Summary.....3-5
Table 4.2-3 Adjacent Land Uses.....4-5
Table 8.2-1 Alternative Design Concept No. 1 Residence Size Summary.....8-9
Table 8.3-1 Alternative Design Concept No. 2 Residence Size Summary.....8-30
Table 8.4-1 Proposed Project and Alternatives Mitigation Requirement Summary 8-58
Table 8.4-2 Alternatives Impact Comparison Summary 8-58

TECHNICAL APPENDICES

Appendix A: Initial Study
Appendix B: Notice of Preparation and Responses
Appendix C: Mitigation Monitoring and Reporting Plan

1.0 INTRODUCTION

This document is an Environmental Impact Report (EIR) and has been prepared to evaluate the potential for the 1837½ El Camino de la Luz Residence project to result in significant impacts to the environment. This EIR has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

1.1 PROJECT OVERVIEW

The proposed project site is located at 1837½ El Camino de la Luz, Santa Barbara, California. The site is within the West Mesa neighborhood in the southern portion of the City (Figure 1.1-1).

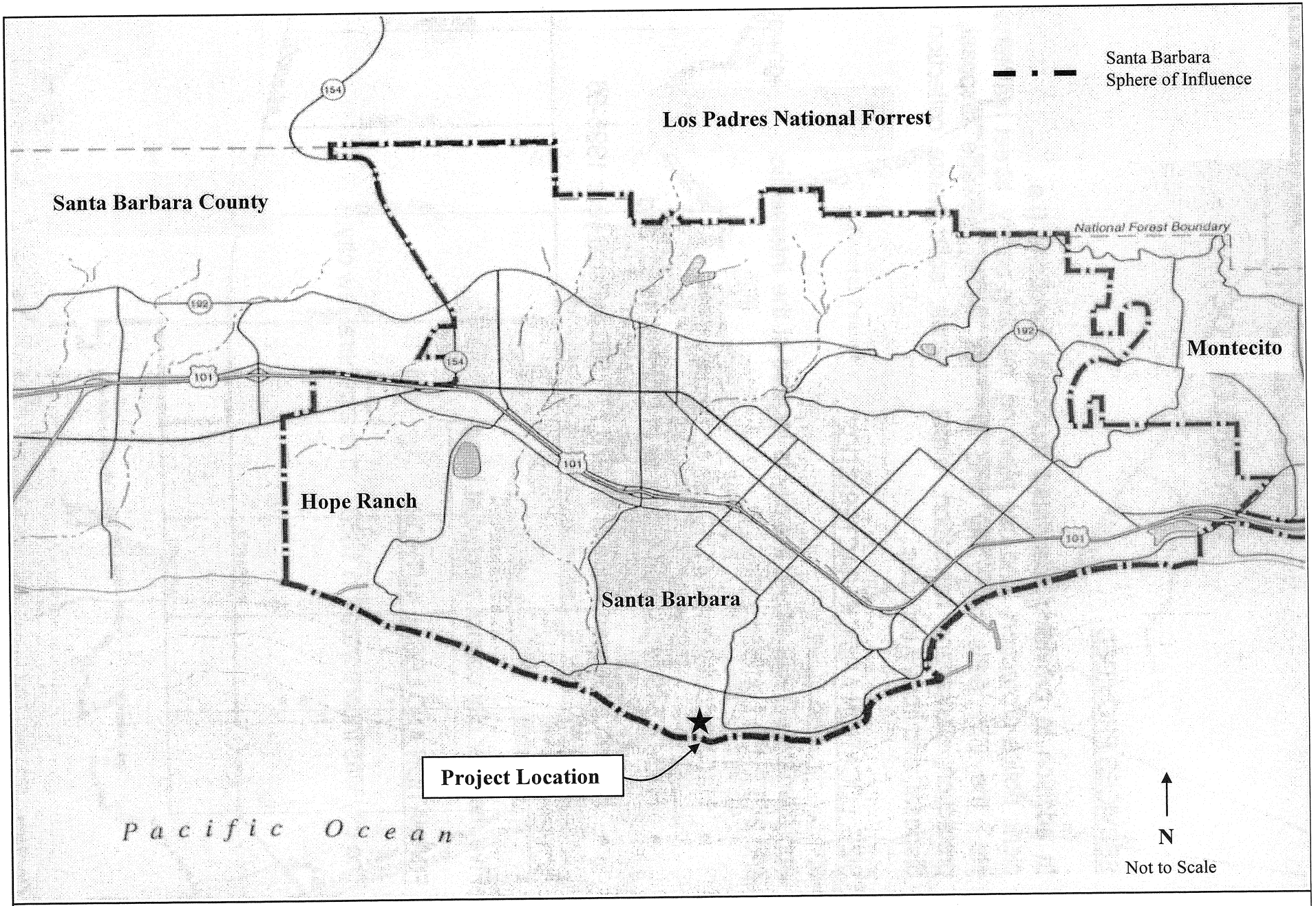
The proposed project is a request to construct a new 2-story single-family residence that would provide 1,499 square feet of livable floor area. The project site is a vacant 23,885 square foot bluff-top lot located north of and adjacent to the Pacific Ocean, south of La Mesa Park, and west of Lighthouse Creek. Access to the project site would be provided along private easements extending south from the terminus of El Camino de la Luz, which is a public street. Due to the project site's location adjacent to La Mesa Park, concerns have been expressed by the public regarding the potential for the proposed residence to adversely effect views of the ocean that are provided from the park and surrounding areas.

Discretionary approvals required for the proposed project include a Coastal Development Permit and a Modification to allow construction of the project on an existing lot that does not provide the required 60 feet of frontage along a public street. In addition to the required discretionary approvals, the proposed project will also require review and approval by the Architectural Board of Review.

1.2 PURPOSE AND LEGAL AUTHORITY FOR THIS DOCUMENT

The proposed project requires discretionary approvals by the City, and is therefore subject to the environmental review requirements of the California Environmental Quality Act (CEQA).

In accordance with section 15121(a) of the *CEQA Guidelines,* the purpose of an EIR is to serve as an information document that "*...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project...*" This EIR has been prepared as a "Project EIR" pursuant to section 15161 of the *CEQA Guidelines.* This section states that "*...this type of EIR should focus on the changes in the environment that would result from the development. The EIR shall examine all aspects of the project, including planning, construction and operation.*"



City of Santa Barbara

1837½ El Camino de la Luz

Figure 1.1-1
Regional Location

Impacts evaluated by this EIR were identified as being potentially significant environmental impacts by the Revised Initial Study prepared for the project. *CEQA Guidelines* section 15143 indicates that "*an EIR shall focus on the significant effects on the environment. The significant effects should be discussed with emphasis in proportion to their severity and probability of occurrence. Effects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study.*"

The *CEQA Guidelines* also provide guidance regarding the standards of adequacy for an EIR. Section 15151 of the *Guidelines* states: *An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and good faith effort at full disclosure.*"

1.3 SCOPE AND CONTENT OF THIS EIR

Impact Evaluation. After circulating a Draft Negative Declaration for the 1837½ El Camino de la Luz Residence project, the Planning Commission determined that an EIR would be required to evaluate project-related aesthetic impacts. Following this determination, the Santa Barbara Planning Division prepared a Revised Initial Study for the proposed project (EIR Appendix A). The Initial Study concluded that the project would have the potential to result in significant aesthetic impacts, resulting primarily from the potential for project-related changes to existing views of the Pacific Ocean that are provided from La Mesa Park and surrounding areas. This EIR also includes a project-specific level of detail assessment of potential aesthetic impacts that could result from the development of two alternative design concepts on the project site. Since the development of an alternative project design on the bluff-top project site would have the potential to result in significant geologic impacts, this EIR also evaluates the potential for the project and the design alternatives to result in significant geologic hazard impacts.

Alternatives Analysis. The Alternatives section of this EIR (Section 8.0) has been prepared in accordance with the requirements of section 15126.6 of the *CEQA Guidelines* and focuses on alternatives capable of eliminating or reducing significant adverse environmental effects associated with the project while feasibly attaining most of the objectives of the project. The alternatives to the proposed project that were assessed in this EIR include:

- **No Project.** This alternative assumes that the project site would remain in its present condition and the proposed residence would not be developed.

- **Alternative Design Concept No. 1.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project with a similar amount of building area as the proposed project.

- **Alternative Design Concept No. 2.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project design that is smaller than the proposed project.

1.4 LEAD AGENCY

The 1837½ El Camino de la Luz Residence project requires permit approvals by the Santa Barbara Planning Commission, and review by the Architectural Board of Review, City Public Works Department, and the Community Development Department Building and Safety Division. The City of Santa Barbara Community Development Department, Planning Division, is the Lead Agency responsible for the completion of this EIR and the environmental review of the proposed project. The California Department of Fish and Game will require the issuance of a Streambed Alteration Agreement for the proposed new stormwater discharge that would be located within the channel of Lighthouse Creek. The Regional Water Quality Control Board may also require a permit/permit waiver for proposed stormwater discharges to Lighthouse Creek.

1.5 ENVIRONMENTAL IMPACT REPORT PROCESS

The procedural requirements for the preparation, review and adoption of an EIR are outlined below.

1. **Notice of Preparation (NOP).** After determining that an EIR is required for a project, the Lead Agency files a NOP soliciting input on the EIR scope to "Responsible," "Trustee," and any involved federal agencies. The NOP is also distributed to the State Clearinghouse if one or more state agencies is a responsible or trustee agency, and to parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP is posted in the County Clerk's office for 30 days. A scoping meeting to solicit public input on the issues to be assessed in the EIR is required under City CEQA Guidelines. For the project, the NOP was circulated for agency and public review and comment from August 31 to October 3, 2006. The Santa Barbara Planning Commission conducted a public environmental scoping hearing on June 16, 2005. A copy of the NOP and the written comments that were submitted are provided in Appendix B.

2. **Draft Environmental Impact Report (DEIR).** The DEIR must provide the following information:

   - Table of Contents
   - Summary
   - Project Description
   - Environmental Setting
   - Significant Environmental Impacts (direct; indirect; cumulative; growth-inducing; and unavoidable impacts)
   - Mitigation Measures
   - Alternatives to the proposed project

3. **Public Notice and Review.** A Lead Agency prepares a Public Notice of Availability of an EIR. The Notice is placed in the County Clerk's office for a minimum of 30 days (Public Resources Code Section 21092). The Lead Agency sends a copy of its Notice to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability is given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. A 45-day public review period has been provided for the 1837½ El Camino de la Luz Residence project.

4. **Notice of Completion.** A Lead Agency files a Notice of Completion with the State Clearinghouse after it completes a DEIR.

5. **Final EIR (FEIR).** A FEIR must provide the following information:

   - The DEIR
   - Copies of comments received during the public review of the DEIR
   - A list of persons and entities commenting on the DEIR
   - Responses to comments received on the DEIR

6. **Certification of FEIR.** The Lead Agency certifies that: a) the FEIR has been completed in compliance with CEQA; b) the FEIR was presented to the decision-making body of the Lead Agency; and c) the decision-making body reviewed and considered the information in the FEIR prior to approving a project (*CEQA Guidelines* Section 15090).

7. **Lead Agency Project Decision.** A Lead Agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).

8. **Findings/Statement of Overriding Considerations**. For each significant impact of the project identified in the EIR, the Lead or Responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible *(CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision that the significant impacts are acceptable in this case due to the overriding benefits of the project.

9. **Mitigation Monitoring/Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a monitoring or reporting program that verifies the implementation of the mitigation measures that were adopted or made conditions of project approval to mitigate significant effects. A copy of the proposed Mitigation Monitoring and Reporting Program is provided in Appendix C of this EIR.

10. **Notice of Determination.** A local agency files a Notice of Determination with the County Clerk after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). The Notice is posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167[c]).

2.0 SUMMARY

2.1 PROJECT LOCATION

The proposed project site is located at 1837½ El Camino de la Luz, Santa Barbara, California. The site is within the West Mesa neighborhood in the southern portion of the City. The project site is identified as Assessor's Parcel 045-100-065.

2.2 PROJECT DESCRIPTION

The proposed project is a proposal construct a 1,499 square foot (livable area), 2-story single family residence with an attached 443 square foot garage on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of El Camino de la Luz.

The proposed development would require approval of the following discretionary applications:

1. A Coastal Development Permit to allow construction of a new residence in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.090); and
2. A Modification to allow construction of the new residence on a lot without the required 60-foot frontage on a public street (SBMC §28.15.080).
3. Architectural Board of Review approval (SBMC §22.68.040).

2.3 SUMMARY OF IMPACTS AND MITIGATION MEASURES

A Revised Initial Study was prepared for the El Camino de la Luz residence project to evaluate the potential for the project to result in significant environmental impacts (see Appendix A). The Revised Initial Study determined that the proposed project would have the potential to result in significant adverse aesthetic impacts. Based on that determination, an EIR was required for the proposed project.

The Revised Initial Study determined that the El Camino de la Luz residence project would have the potential to result in significant adverse impacts related to the environmental issue areas listed below. It was also determined that with the implementation of proposed mitigation measures, the identified impacts would be reduced to a less than significant level. Therefore, no further analysis of the following issues areas was required by the EIR.

- Biological Resources
- Hazards
- Transportation (access)
- Water Resources (water quality)

The evaluation of potential aesthetic impacts provided by this EIR also includes a project-specific level of detail assessment of alternative design concepts for the development of a single-family residence on the project site. Since the development of an alternative project design on the bluff-top project site would have the potential to result in significant geologic impacts, this EIR also evaluates the potential for the project and the design alternatives to result in significant geologic hazard impacts. A summary table depicting the proposed aesthetic and geologic hazard impact mitigation measures that would be applicable to the proposed project and design alternatives is provided in Section 8.0 (Alternatives) of this EIR. Table 2.3-1 provides a summary of mitigation measures identified by this EIR and the Revised Initial Study to reduce identified aesthetic, geologic hazard, and other environmental impacts of the proposed project to a less than significant level.

2.3.1 Significant Unavoidable Impacts (Class I)

The proposed project would not result in any significant and unavoidable environmental impacts.

2.3.2 Impacts That Can be Reduced to a Less Than Significant Level (Class II)

The Revised Initial Study and EIR prepared for the El Camino de la Luz residence project identified short- and long-term environmental impacts that would result from the proposed project, but could be reduced to a less than significant level with the implementation of proposed mitigation measures. The proposed mitigation measures are summarized on Table 2.3-1.

For each significant impact identified by Initial Study and EIR, the Lead Agency must make findings required by section 15091 of the *CEQA Guidelines*. Based on substantial evidence, the Lead Agency must determine that either:

1. The project has been changed to avoid or substantially reduce the magnitude of the identified impacts;

2. Changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or,

3. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the final EIR.

2.3.3 Less Than Significant Impacts (Class III)

The Initial Study prepared for the El Camino de la Luz Residence EIR determined that the air quality, cultural resources, noise, population and housing, public services, transportation (construction traffic), recreation, and water resources (drainage system maintenance) impacts of the project would not be significant.

2.4 ALTERNATIVES

The EIR evaluated the following alternatives to the proposed project.

- **No Project.** This alternative assumes that the project site would remain in its present condition and the proposed residence would not be developed.

- **Alternative Design Concept No. 1.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project with a similar amount of building area as the proposed project.

- **Alternative Design Concept No. 2.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project design that is smaller than the proposed project.

Alternative Design Concept No. 2 was determined to be the environmentally superior alternative that would at least partially implement the applicant's objectives for the proposed residence project. This alternative would have the least effect on existing ocean views as seen from important view locations in the project area, and visual impacts of this alternative could be reduced to a less than significant level by making relatively minor changes to the alternative design concept.

2.5 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Input regarding the environmental review of the proposed project was received from the public and interested agencies in responses to the Notice of Preparation that was prepared for the project. In addition, a public hearing was held on June 16, 2005, for the Draft Mitigated Negative Declaration originally prepared for the project. Comments that were received generally focused on the following major issue areas.

- Project-related impacts to views from La Mesa Park and surrounding areas.
- Access to the project site.
- Impacts to biological resources of Lighthouse Creek.
- Potential slope stability and other geologic impacts.

Table 2.3–1

1837½ El Camino de la Luz Residence EIR Impacts and Proposed Mitigation Measures

Significant and Unavoidable (Class I) Impacts

No significant and unavoidable environmental impacts have been identified

Significant but Mitigable (Class II) Impacts

Aesthetics

AES-1. As presently designed, the proposed residence would have the potential to substantially obstruct existing ocean views provided from important public view points, including views provided from the "benches" area of La Mesa Park and the eastern end of the Lighthouse Creek footbridge.

AES-1a. Revised Project Design. Revised project design plans shall be provided to the Architectural Board of Review for review and approval. The revised project plans shall implement the following design measures:

1a.1. The residence shall have a flat roof to minimize the overall maximum building height.

1a.2. The maximum height of the structure's east elevation shall not exceed 25 feet, as measured from existing grade.

1a.3. The maximum height of the structure's west elevation shall not exceed 15 feet measured from existing grade.

1.a.4 The proposed residence design shall be revised to substantially reduce or eliminate the use of understory walls.

AES-2. The use of bright colors or contrasting combinations of colors would have the potential to degrade important public scenic views.

AES-2a. Color Approval. Proposed paint and material colors to be used on the residence shall be approved by the Architectural Board of Review (ABR). Building colors shall consist of neutral or earth-tone colors. Subsequent color changes proposed for the residence shall be approved by the ABR.

Table 2.3–1

1837½ El Camino de la Luz Residence EIR Impacts and Proposed Mitigation Measures

AES-3 Landscaping used at the project site has the potential to obtain a mature height that would result in additional obstruction of important public scenic views.

AES-3a. Landscape Plan Review. Proposed landscape planting materials shall be approved by the Architectural Board of Review. Proposed landscaping trees and shrubs shall consist of drought-tolerant species that when mature, will not attain a height that exceeds the height of the residence.

Biological Resources

Proposed construction activities have the potential to disturb vegetation within and adjacent to Lighthouse Creek.

BIO-1 Habitat Restoration. Areas between the proposed building site and Lighthouse creek disturbed by project grading and construction of the drainage system shall be replanted with native plants appropriate to coastal riparian and upland areas. Iceplant, oleander, yucca, castor bean, English ivy, German ivy, and other invasive, non-native species shall be removed from this area using hand and chemical methods. Vegetation removal shall be by hand and dragged upslope to the building pad. All vegetation removal and initial site grading shall be under the supervision of a qualified habitat restoration biologist. Removed material shall be disposed of in a manner that will not result in further spread of these species. Native material used for replanting may include ~~western sycamore, coast live oaks~~, encelia, California blackberry, California sage, California fuchsia, saltbush, coast goldenbush, elderberry, and lemonadeberry. Plans shall include the use of erosion control blankets and seeding of bare slopes to prevent short-term erosion The replanting plan shall be developed by a qualified botanist or landscape architect and shall include provisions for installation and maintenance until plantings are established. This plan shall be provided to the Community Development Department Staff and the Architectural Board of Review for review and approval prior to issuance of building permits. The plan shall be implemented prior to issuance of the Certificate of Occupancy and plantings maintained for the life of the project.

BIO-2 Appropriate Plants/Hardscape on Bluff. Special attention shall be paid to the appropriateness of the existing and proposed plant material, and to the sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion. Plant material to be removed shall be replaced with native, drought tolerant, low water using vegetation that requires only a temporary irrigation system to establish the plantings. Replacement vegetation shall be consistent with the recommendations of the biologist's report, dated January-February 2006. The landscape plan shall be provided to the Community Development Department Staff and the Architectural Board of Review for review and approval prior to issuance of building permits. The plan shall be implemented prior to issuance of the Certificate of Occupancy and plantings maintained for the life of the project.

Table 2.3–1

1837½ El Camino de la Luz Residence EIR
Impacts and Proposed Mitigation Measures

BIO-3 **Irrigation System**. The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after two full seasons of plant growth.

BIO-4 **Erosion Control/Water Quality Plan**. An Erosion Control/Water Quality Plan shall be developed for construction activities to maintain all sediment on-site and out of the drainage system. The plan shall include Best Management Practices approved by the City and Regional Water Quality Control Board, and shall include, at a minimum, the following:

1. Minimize the area of bare soil exposed at one time (phased grading).
2. Install silt fence, sand bag, hay bale or silt devices where necessary around the project site to prevent offsite transport of sediment.
3. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction.
4. Construction entrances should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
5. During construction of the homes, the contractor and/or property owner shall protect the storm drain inlets from sediment-laden runoff.
6. Erosion control materials (i.e. sandbags, strawbales, and silt fencing) shall be used to trap and filter sediment before entering the storm drain.
7. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff.
8. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents should not be discharged into sanitary or storm sewer systems. Washout from concrete trucks should be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water.

BIO-5 **Streambed Alteration Agreement.** The applicant shall obtain a Streambed Alteration Agreement from the Department of Fish and Game, prior to submittal of a building permit, for grading and installation of drainage devices within the banks of Lighthouse Creek.

Geologic Hazards

GEO-1 **Inadequate drainage systems on the project site have the potential to contribute to slope instability and failure impacts.**

GEO-1a. **Surface Drainage.** All surface drainage from the site shall be intercepted as soon as possible, collected, and conveyed (using impervious facilities designed to minimize infiltration into site soils) to the ravine east of the parcel or the beach. Landscaping shall be designed to use native species that do not require irrigation except for their

Table 2.3–1

1837½ El Camino de la Luz Residence EIR Impacts and Proposed Mitigation Measures

propagation. Limited areas of non-native plants may be used if long-term irrigation is not required.

GEO-2 The proposed project has the potential to be affected by potentially significant subsidence and expansive soil impacts.

GEO-2a Foundation Design Approval. The location and design of structural foundations on the site shall be approved by a licensed Engineering Geologist or Geotechnical Engineer.

GEO-3 An on-site geological feature identified by previous evaluations of the project site may have the potential to result in a significant slope stability impact.

GEO-3a. Building Pad Inspection. Prior to the issuance of a grading permit, ground cover vegetation in the area of the proposed building pad shall be removed to facilitate the observation of the suspected asphaltum bed/bedding plane fracture. If vegetation removal does not allow adequate evaluation of the feature, a trench to bedrock shall be constructed across the proposed building site to facilitate additional evaluation of the feature. Based on the results of the visual inspection, additional slope stability analysis may also be required. Should the additional analysis determine that the proposed project has the potential to result in a significant slope stability impact, project design recommendations to reduce potential impacts to a less than significant level shall be prepared by a structural engineer and be submitted to the City for review and approval. Approved measures to reduce potential slope stability impacts shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit.

Mitigation Measure GEO-4a would only apply to the implementation of an alternative building design concept.

GEO-4 If the alternative design residence were to weigh more than the material excavated from the project site, the alternative project would have the potential to result in a significant slope stability impact.

GEO-4a. Slope Stability Analysis. Proposed grading and building plans for a project that implements Alternative Design Concept Nos. 1 or 2 shall include estimates of the weight of excavated foundation material and the weight of the proposed structure. If the alternative design building would weigh more than the excavated material, a supplemental slope stability evaluation shall be prepared that evaluates post-development conditions. If necessary, building and grading plans shall be revised to reduce potential slope stability impacts to a less than significant level.

Table 2.3–1

1837½ El Camino de la Luz Residence EIR Impacts and Proposed Mitigation Measures

Hazards

The proposed project has the potential to result in a significant fire safety impact.

H-1 **Automatic Fire Sprinklers.** New structures shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. The automatic fire sprinkler system shall be submitted to the City Fire Department for review and approval under separate permit.

H-2 **Monitored Fire Alarm System.** A monitored fire alarm system shall be designed and installed throughout the new structure as approved by the Fire Department. The fire alarm system shall be submitted under separate permit.

H-3 **Compliance with High Fire Construction Requirements.** The new residence shall be build in accordance with the City's High Fire Construction requirements.

H-4 **Fire Protection System Maintenance.** The property owner shall enter into a written agreement, binding on the owner and all successors, that requires continual maintenance of the automatic fire sprinkler system and monitoring of the fire alarm system.

Transportation

The proposed use of existing driveway easements for project site ingress/egress has the potential to result in a significant access-related impact.

T-1 **Evidence of Adequate Access.** Provide evidence, satisfactory to the City Engineer and City Attorney, that the owner of the subject parcel substantially possesses the required amount of legal access that formed the basis of the original lot split.

Water Resources

The proposed project has the potential to result in significant short- and long-term water quality impacts.

W-1 **Drainage and Water Quality.** Project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project.

Table 2.3–1

1837½ El Camino de la Luz Residence EIR Impacts and Proposed Mitigation Measures

Less Than Significant (Class III) Impacts
(Recommended Mitigation Measures)

Air Quality

The proposed project would result in dust and criteria pollutant emissions during construction operations.

AQ-1 **Construction Dust Control - Watering.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

AQ-2 **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin.

AQ-3 **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads.

AQ-4 **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:

1. Seeding and watering until grass cover is grown;
2. Spreading soil binders;
3. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
4. Other methods approved in advance by the Air Pollution Control District.

AQ-5 **Construction Dust Control – Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-6 **Construction Equipment Requirements.** The following shall be adhered to during project grading and construction to reduce NOx and particulate emissions from construction equipment:

Table 2.3–1

1837½ El Camino de la Luz Residence EIR
Impacts and Proposed Mitigation Measures

1. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.
2. Clean diesel fuel (Ultra-Low Sulfur Diesel) fuel shall be used.
3. The engine size of construction equipment shall be the minimum practical size.
4. 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.
5. Construction equipment shall be maintained in tune per the manufacturer specifications.
6. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.
7. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
8. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
9. Diesel powered equipment shall be replaced by electric equipment whenever feasible.
10. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.

Cultural Resources

Ground disturbing operations at the project site have the potential to adversely affect previously undetected archaeological resources.

CR-1 **Discovery Procedures and Mitigation.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts.

If during any grading or construction on the site such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the

Table 2.3–1

1837½ El Camino de la Luz Residence EIR
Impacts and Proposed Mitigation Measures

findings are potentially significant, further analysis and/or other mitigation shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission, and implemented by the project. Work in the area may only proceed after the Environmental Analyst grants authorization.

If prehistoric or other Native American remains are encountered, a Native American representative shall be consulted, and the archaeologist and Native American representative shall monitor all further subsurface disturbances in the area of the find.

If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of final City permits.

Noise

Project-related construction activities have the potential to result in a short-term increase in noise levels adjacent to the project site.

N-1 **Construction Notice.** At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site.

N-2 **Construction Hours.** Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays: New Year's Day (January 1st); Martin Luther King Jr.'s Birthday (3rd Monday in January); President's Day (3rd Monday in February); Memorial Day (Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning (per Section 9.16.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays. In the event of such night work

Table 2.3–1

1837½ El Camino de la Luz Residence EIR
Impacts and Proposed Mitigation Measures

approval, the applicant shall provide written notice to all property owners and residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays.

N-3 **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

Public Services

The proposed project would result in the short-term generation of construction and demolition waste.

PS-1 **Construction Materials Recycling.** Construction-related solid waste shall be minimized through source reduction, re-use and recycling. Collection bins for these materials shall be provided on the site.

Transportation

Project-related construction activities would result in a short-term increase in traffic and parking demand in the project neighborhood.

T-2 **Construction Traffic.** The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.

T-3 **Construction Parking.** Construction parking and vehicle/equipment/materials storage shall be provided as follows:

1. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.
2. On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.

Table 2.3–1

1837½ El Camino de la Luz Residence EIR
Impacts and Proposed Mitigation Measures

Water Resources

Inadequate drainage system maintenance would have the potential to result in drainage and water quality impacts.

W-2 **Drainage System Maintenance.** The Owner shall maintain the drainage system consistent with an approved maintenance plan. The maintenance plan shall include periodic clean-out of inlets and filters and filter replacement as necessary. This plan shall be provided with the building plan submittal for review and approval by Community Development prior to approval of building permits.

3.0 PROJECT DESCRIPTION

The 1837½ El Camino de la Luz project would result in the development of one single-family dwelling on an ocean bluff lot that is approximately one-half acre in area. A detailed description of the proposed project is provided below.

3.1 PROJECT APPLICANT

Dr. Herb Barthels
1809 Cliff Drive, Suite C
Santa Barbara, CA 93109

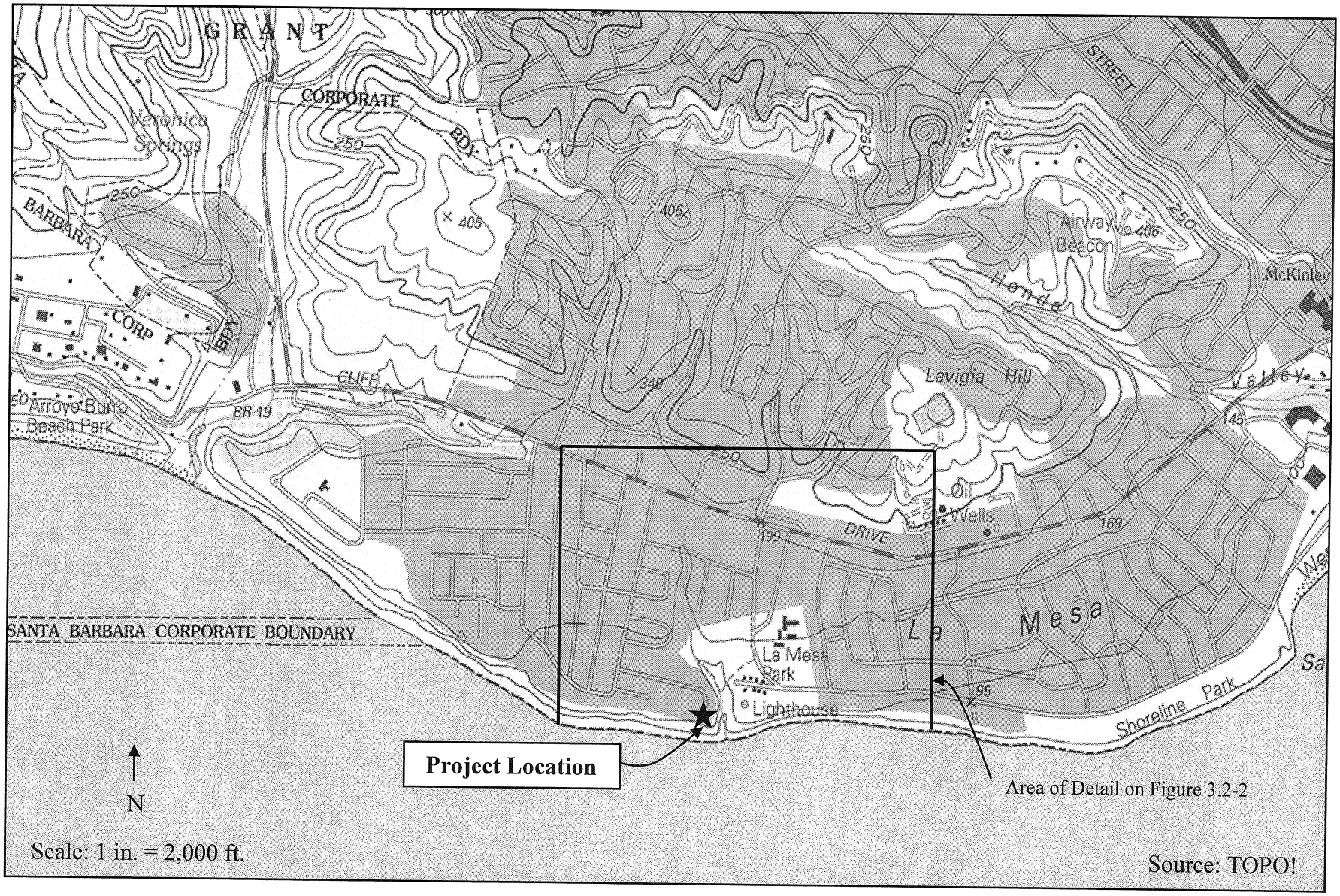
3.2 PROJECT LOCATION

The proposed project site is located at 1837½ El Camino de la Luz, which is located in the West Mesa neighborhood of the City of Santa Barbara. The 23,885 square foot (0.55-acre) project parcel is bounded by residences to the north and west, Lighthouse Creek to the east, and the Pacific Ocean to the south. The project site is approximately 550 feet southwest of the southern boundary of La Mesa Park, which is located west of and adjacent to Meigs Road. Figures 3.2-1 and 3.2-2 depict the location of the project site.

3.3 PROJECT CHARACTERISTICS

The proposed residence would be a two-story building located in the northwestern portion of the project site. Access to the residence would be provided along driveway easements of 10-15 feet in width that extend southward from El Camino de la Luz to the northwest corner of the project parcel.

The topography of the project parcel is varied. A relatively level area is provided in the northwestern corner of the site, while moderately steep slopes extend from the proposed development area eastward towards the channel of Lighthouse Creek, and southward to the top of the ocean bluff. The southern portion of the project parcel consists of a steep bluff approximately 70-90 feet in height that extends to the beach and the Pacific Ocean. The portion of the project site that would be used for the development of the proposed residence slopes gently to the east and has ground surface elevations that range from approximately 102 feet above sea level in the northwest corner to approximately 85 feet above sea level in the southeast corner. The project site access driveway, topography and the location of the proposed residence are depicted on the site plan provided on Figure 3.3-1.

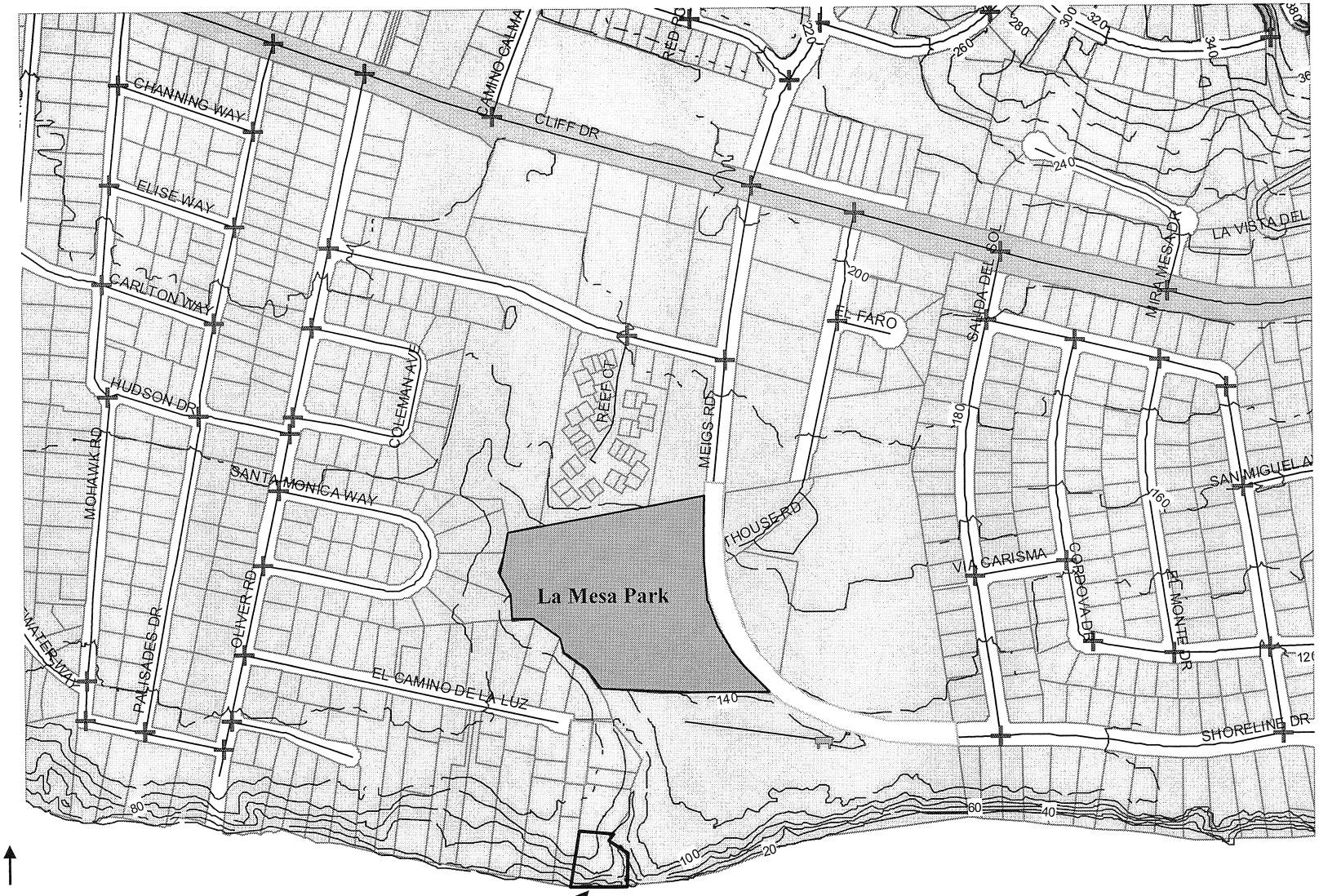


City of Santa Barbara

1837½ El Camino de la Luz

Figure 3.2-1

Regional Topography



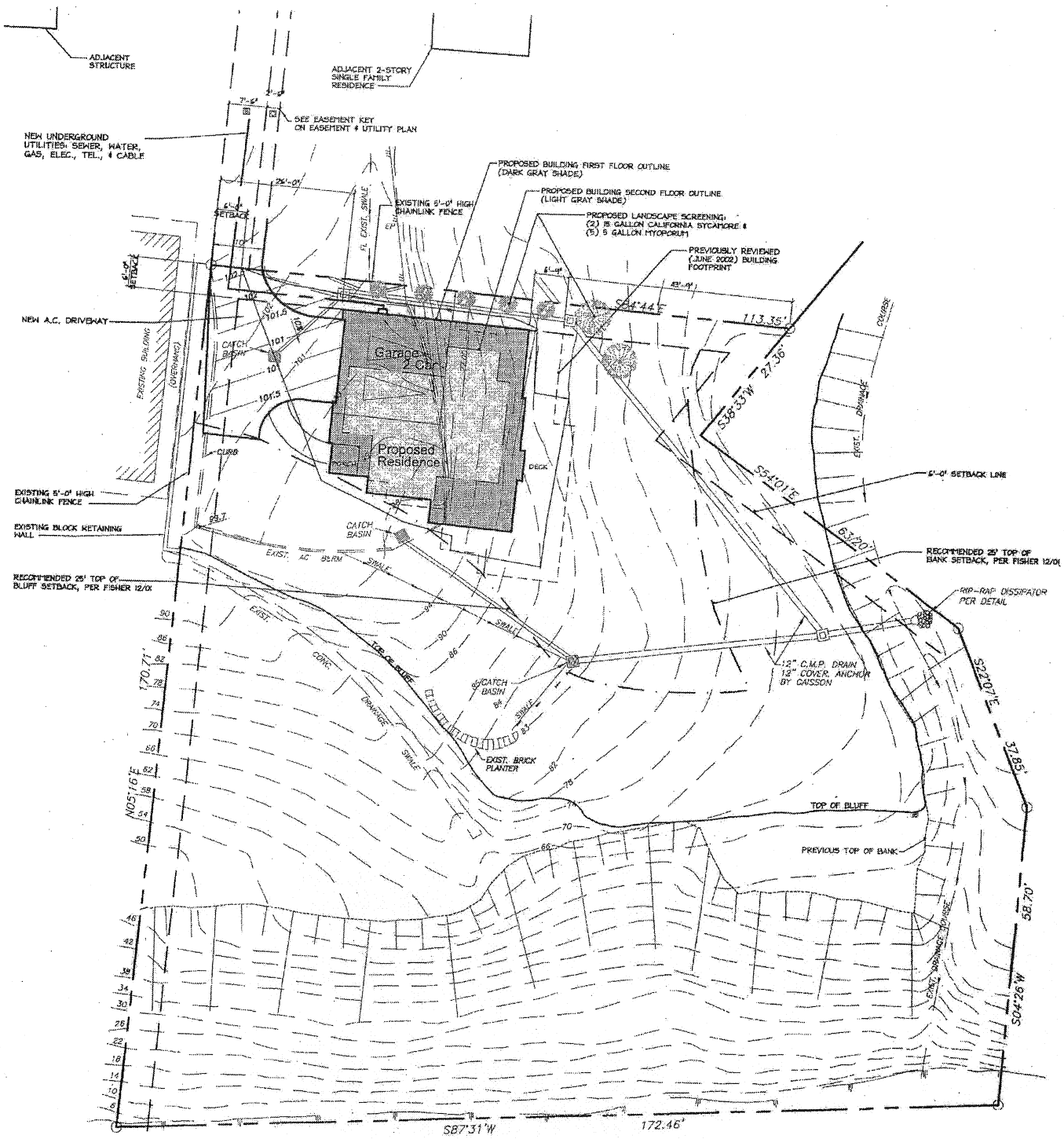
Project Site

Scale: 1 in. = approx. 600 ft.

City of Santa Barbara

1837½ El Camino de la Luz

Figure 3.2-2
Project Location



Not to Scale

Source: Peikert Group Architects

City of Santa Barbara

1837½ El Camino del la Luz

Figure 3.3-1
Site Plan

3.3.1 Structure Size

The proposed residence would provide a total building area of 1,942 square feet, consisting of 1,499 square feet of livable area and a 443 square foot two-car garage. The structure would have a total "footprint" area (first floor residence plus garage) of 1,336 square feet, and a second floor area of 606 sq. ft. Project parcel and proposed building size data is summarized on Table 3.3-1.

Table 3.3-1
1837½ El Camino de la Luz
Project Site and Proposed Residence Size Summary

Project Site	
• Parcel Size	23,885 sq. ft. (0.55 acre)
• Buildable Area (1)	Approximately 5,254 sq. ft. (22% of parcel area)
Proposed Residence	
• First Floor Livable Area	893 sq. ft.
• Second Floor Area	606 sq. ft.
• Total Liveable Area	1,499 sq. ft.
• Garage Area	443 sq. ft.
• Total Floor Area	1,942 sq. ft.
Site Coverage	
• Residence and Garage	1,336 sq. ft. (5.6% of total parcel area) (25.4% of parcel buildable area)
• Driveway	752 sq. ft. (3.1% of total parcel area) (14.3% of parcel buildable area)
• Total Development Area	2,088 sq. ft. (8.7% of total parcel area) (39.7% of parcel buildable area)
Open Area	
• Total Parcel	21,797 sq. ft. (91.3% of total parcel area)
• Buildable Area Only	3,166 sq. ft (60.3 % of parcel buildable area)

(1) The "buildable area" of the project site is that portion of the site north of the proposed setback from the top of the ocean bluff, and west of the proposed setback from the top of bank for Lighthouse Creek. The proposed "buildable area" is depicted on Figure 3.3-1.

3.3.2 Elevations

The appearance of the proposed residence is depicted on the building elevations provided on Figures 3.3-2 and 3.3-3. The western elevation of the residence would provide the primary entrance to the residence and to the garage. As measured from existing and proposed grade, the western elevation would have a maximum height of approximately 21 feet. The proposed development area slopes downward to the east, and as a result the maximum height of the northern, southern and eastern elevations would be approximately 35 feet above existing grade. Also due to the downward slope of the proposed building site, an 8- to 11-foot high understory wall would be visible along the entire eastern elevation of the residence.

3.3.3 Floor Plans

The proposed floor plan for the first story of the residence would include a two-car garage, entry, dining and living area, laundry, powder room, and an exterior deck. The second floor would provide two bedrooms, two bathrooms and small deck area. The proposed floor plans are provided on Figure 3.3-4.

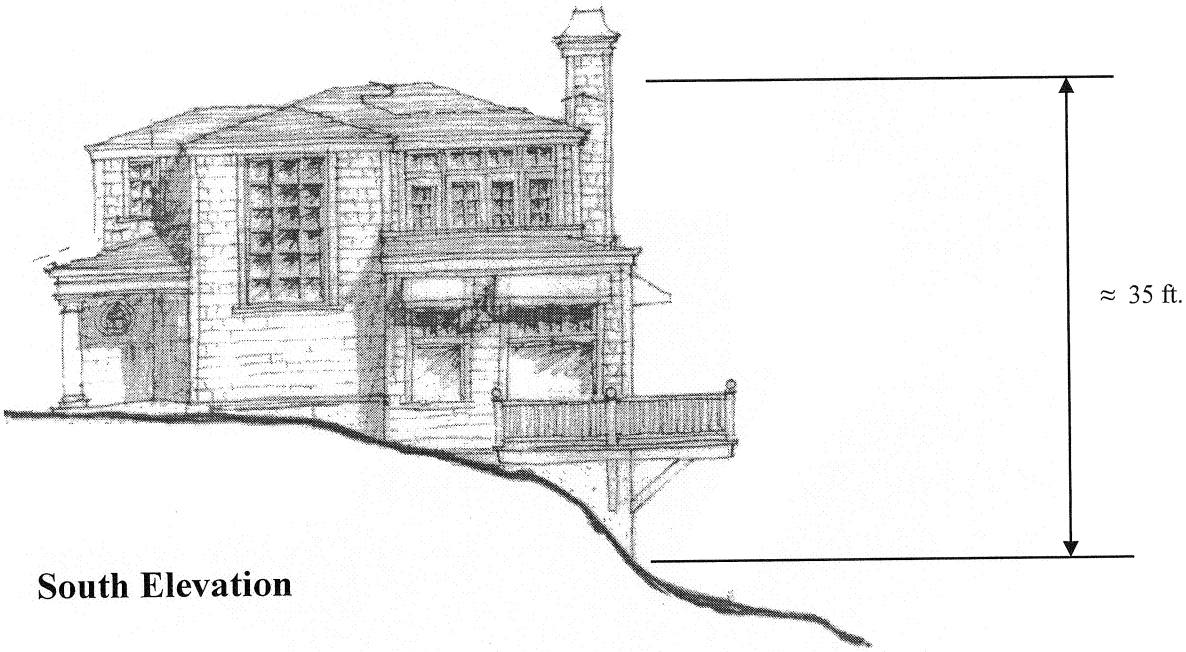
3.3.4 Setbacks

The proposed residence would be located six feet from the northern property line of the project parcel, and 26 feet from the western property line. For slope stability and habitat protection purposes, a 25-foot setback from the top of the ocean bluff and the top of bank for Lighthouse Creek has been proposed. The portion of the project parcel located west of the creek setback line and north of the ocean bluff setback line comprises the developable portion of the project site. The proposed residence would be zero to 13 feet north of the proposed top of bluff setback line, and approximately 32 feet west of the top of creek bank setback line. The locations of all setback areas are depicted on Figure 3.3-1.

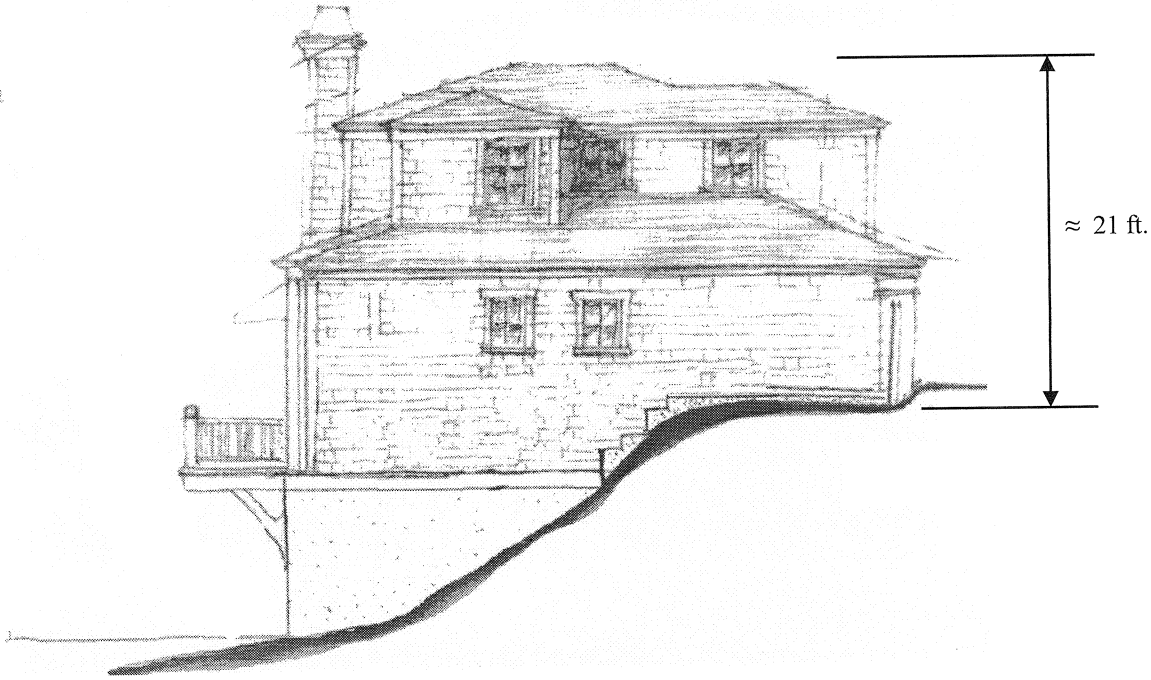
3.3.5 Grading

The existing ground surface elevations in the proposed development area of the project site range from approximately 102 feet in the northwest corner to approximately 85 feet in the southeast corner. The finished floor elevation of the garage and entry would be at 99 feet, and the finished floor elevation of the remainder of the first floor would be 95.5 feet. The proposed project plans indicate that no cut or fill would be required to construct the proposed residence, however, it is anticipated that minor earthwork would be required to construct the proposed driveway and to prepare the building foundation.

Storm water runoff from the project site would be collected by a series of proposed swales and catch basins. The collected runoff water would be conveyed by new



South Elevation



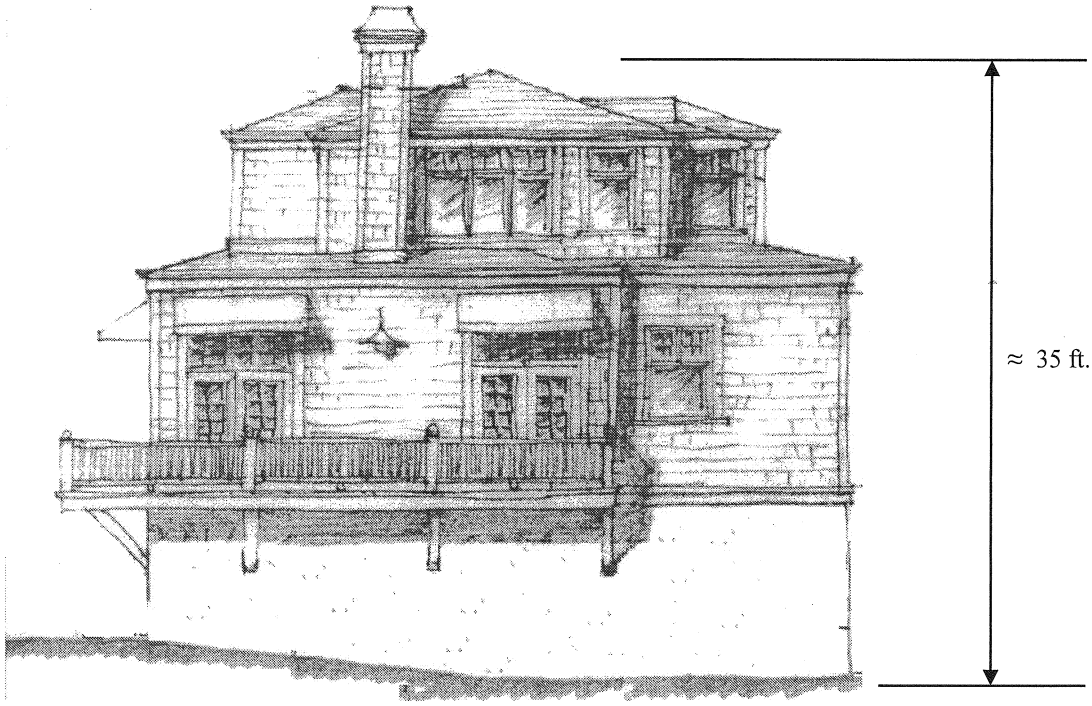
North Elevation

Not to Scale Source: Peikert Group Architects

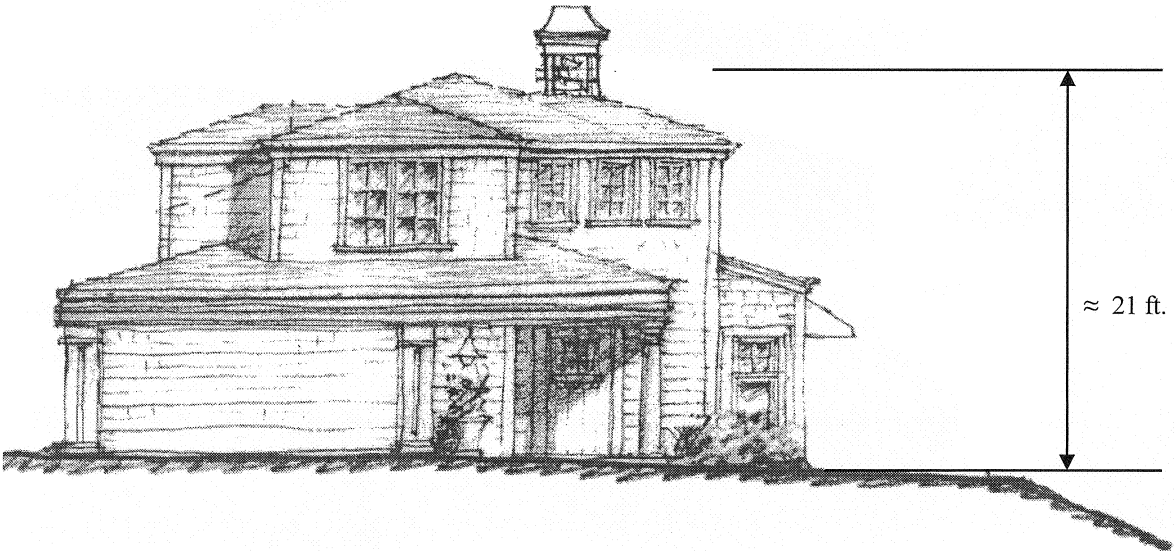
City of Santa Barbara

1837½ El Camino del la Luz

Figure 3.3-2
North and South Elevations



East Elevation



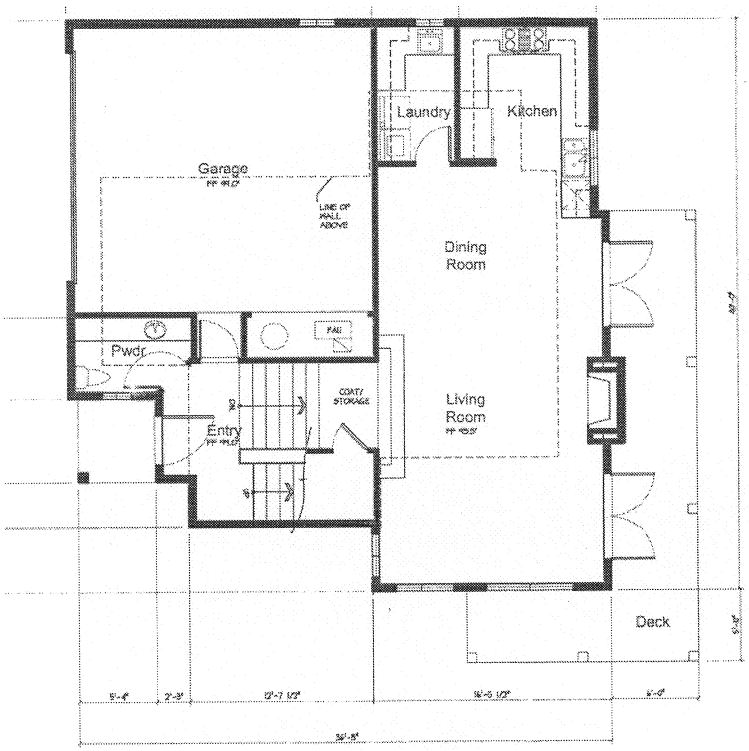
West Elevation

Not to Scale Source: Peikert Group Architects

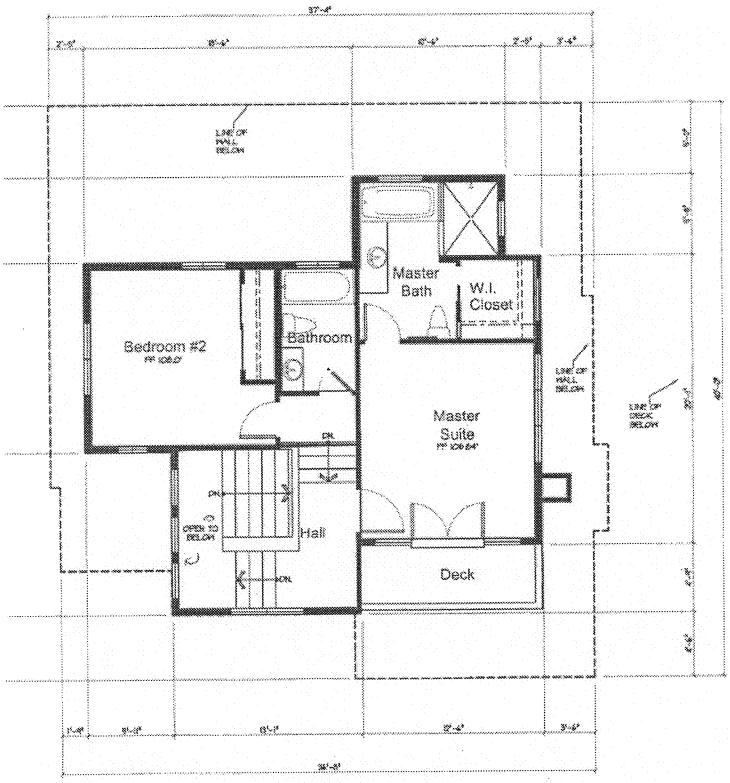
City of Santa Barbara

1837½ El Camino del la Luz

Figure 3.3-3
East and West Elevations



First Floor



Second Floor

Not to Scale Source: Peikert Group Architects

City of Santa Barbara

1837½ El Camino del la Luz

Figure 3.3-4
Floor Plans

underground drains and discharged to Lighthouse Creek. Energy dissipating rip rap would be placed in the creek at the proposed discharge location to minimize the potential for erosion-related impacts. The proposed project site drainage system is depicted on the Figure 3.3-1

3.3.6 Landscaping

Landscaping would be provided along the northern perimeter of the project parcel to screen views of the residence from viewing locations to the north. The proposed landscape screen would include five 5-gallon myoporum bushes and two 15-gallon California sycamore trees.

3.3.7 Other Site Development Elements

Utilities for the proposed residence, including sewer, water, gas, electricity, telephone and cable would be extended underground to the project site.

3.4 REQUIRED APPROVALS

The proposed project would require approvals of the following discretionary permit applications:

1. A Coastal Development Permit to allow construction of a new residence in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.090); and
2. A Modification to allow construction of the new residence on a lot without the required 60-foot frontage on a public street (SBMC §28.15.080).Architectural
3. Architectural Board of Review approval (SBMC §22.68.040).

3.5 PROJECT OBJECTIVES

For the purposes of this environmental review, it was assumed that the objectives of the proposed project are to develop a residence on the project site that will:

1. Provide a reasonable use of the developable portion of the project site.
2. Minimize environmental impacts related to slope stability and other geological hazards and process.
3. Minimize environmental impacts related to the obstruction of scenic vistas.

4.0 ENVIRONMENTAL SETTING

This section provides a brief description of the conditions that exist on the proposed project site and in the project area.

4.1 PROJECT AREA SETTING

The 1837½ El Camino de la Luz Residence project site is located in the southwestern portion of the City of Santa Barbara in the West Mesa neighborhood. This neighborhood is developed primarily with single-family residences, however, multi-family units and commercial uses are also provided. The area near the proposed project site is developed primarily with single-family residences. From locations throughout the West Mesa neighborhood, views of the Santa Ynez Mountains to the north, and the Pacific Ocean to the south are provided.

4.2 PROJECT SITE SETTING

4.2.1 Existing Conditions

The proposed project site is a bluff-top lot bordered by the Pacific Ocean to the south and Lighthouse Creek to the east. The bluff-top area is characterized by an average slope of approximately 25%. The seacliff portion of the property includes several sections with varying slopes, ranging from approximately 65-94%. The eastern portion of the site includes slopes of approximately 25% to the top of the bank of Lighthouse Creek, which is deeply incised.

The project site is currently vacant. Previous improvements to the site include an asphalt parking area, concrete drainage swales, and a brick planter. Access to the site is provided by private easements extending south from the El Camino de la Luz cul-de-sac.

Vegetation on the project site is primarily comprised of non-native species typical of disturbed areas. Native plants include California blackberry, poison oak, California sage brush and California fuchsia. Wildlife observed or expected on this site includes those species typical of urbanized areas and the urban fringe.

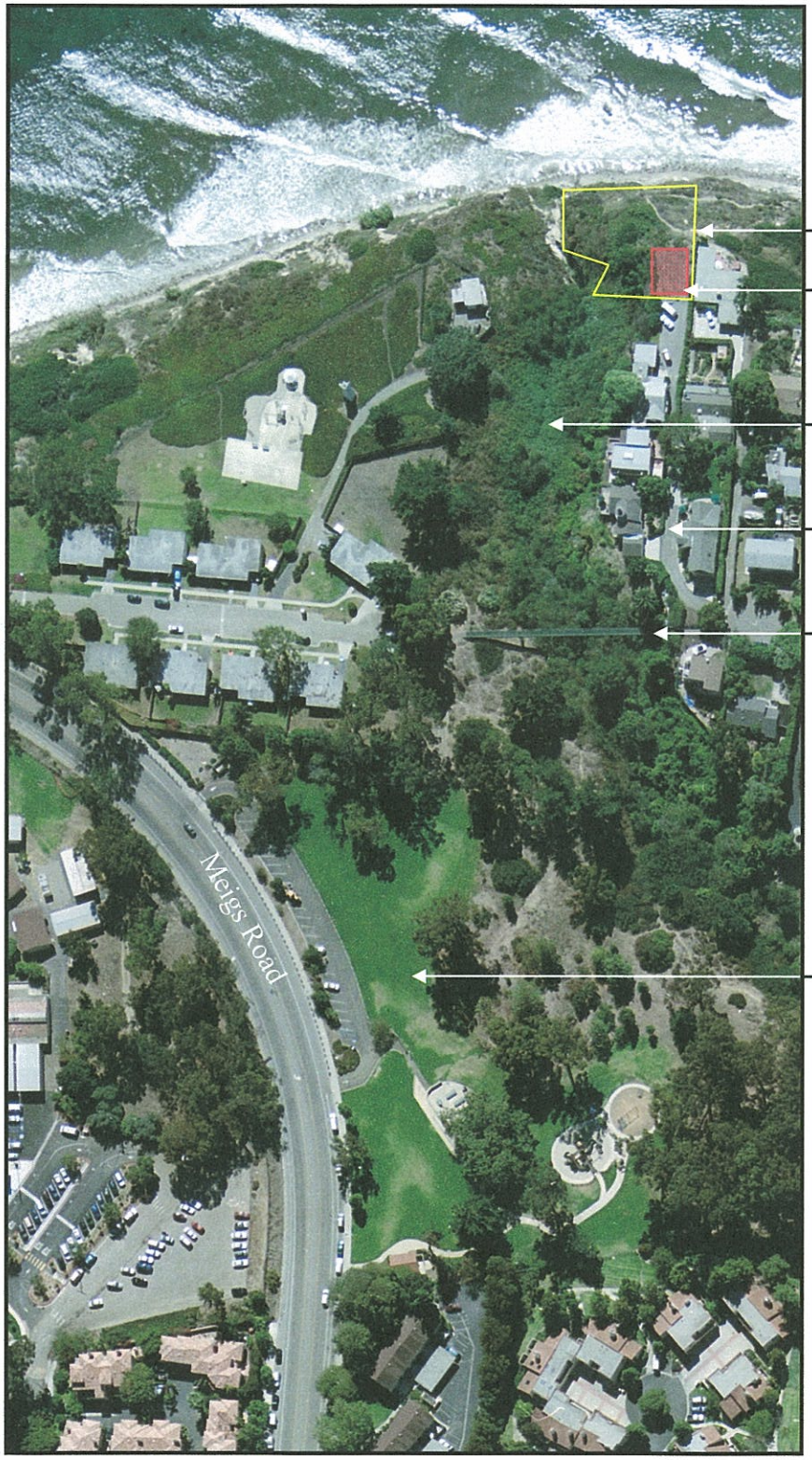
4.2.2 Zoning and Land Use Designations

The General Plan land use designation of the project site is "Residential, 5 units per acre." The project site is in the "E-3" (One-Family Residence) Zone, SD-3 (Coastal Overlay) Zone, and Hillside Design District.

4.2.3 Surrounding Land Uses

Land uses in the vicinity of the project site are generally described on Table 4.2-1 and depicted on Figure 4.2-1.

This Page Intentionally Left Blank



City of Santa Barbara

1837½ El Camino del la Luz

Figure 4.2-1
Project Area

This Page Intentionally Left Blank

Table 4.2-3
Adjacent Land Uses

Direction	Land Uses
North	The project site is bordered by a single-family residence to the north. Other residences are also located north of the project site along El Camino de la Luz. The residential areas adjacent to the project site are zoned "E-3/SD-3". The southern boundary of La Mesa Park is located approximately 550 feet north of the project parcel. The Park is zoned "Parks and Recreation/SD-3."
South	The Pacific Ocean is adjacent to the project site to the south.
East	Lighthouse Creek borders the project site to the east. East of the creek is a U.S. Coast Guard facility that provides a lighthouse and housing. The area to the east of the project site is zoned "Parks and Recreation/SD-3."
West	The project site is bordered by another bluff-top single-family residence to the west. Other residences are also located west of the project site in an area zoned "E-3/SD-3".

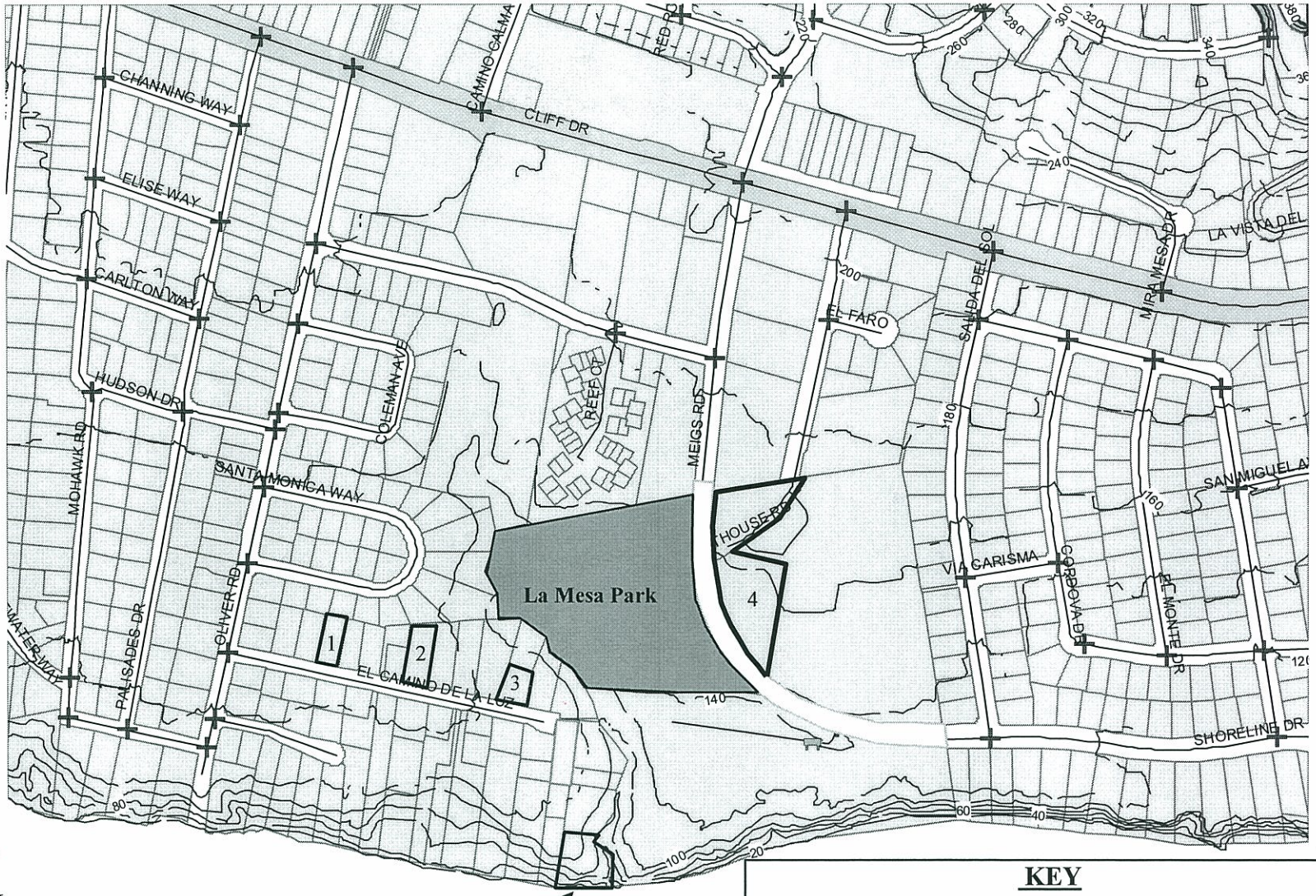
4.3 CUMULATIVE DEVELOPMENT

Other proposed development projects located in the vicinity of the proposed project site were identified by the City of Santa Barbara and are described below.

The largest proposed project is a residential development located at 210-216 Meigs Road (southeast and adjacent to Washington Elementary School). This project received Planning Commission approval, but that approval is pending on appeal before City Council. A revised project has been submitted to the City that consists of a lot line adjustment, General Plan/Local Coastal Plan Amendment from "Major Public and Institutional" to "Residential, 5 units per acre," a rezone from "P-R/S-D-3" to "E-3/S-D-3" (for 216 Meigs Road only), a five lot single-family residential subdivision, and a reconfiguration of the Washington Elementary School parking lot.

Several other minor remodel projects located along El Camino de la Luz have also been proposed and are awaiting final permit approval. These projects are described below. The location of cumulative development project in the vicinity of the 1837½ El Camino de la Luz Residence project are depicted on Figure 4.3-1.

Project Location	Proposed Project	Status
1910 El Camino de la Luz	Demolition of a carport and the construction of a new garage	Building permit issued
1936 El Camino de la Luz	Garage conversion and second story addition resulting in a 2,812 sq. ft. residence	Pending Coastal Development Plan approval
2020 El Camino de la Luz	First and second floor addition of 1,590 sq. ft., resulting in 3,050 sq. ft. residence	Coastal Development Plan approved



Scale: 1 in. = approx. 600 ft.

KEY

1. 2020 El Camino de la Luz
2. 1936 El Camino de la Luz
3. 1910 El Camino de la Luz
4. 210 Meigs Road

City of Santa Barbara

1837½ El Camino de la Luz

Figure 4.3-1

Cumulative Project Locations

5.0 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

This section provides an evaluation of the potentially significant environmental effects of the 1837½ El Camino de la Luz Residence project that were identified by the Revised Initial Study. The term "significant effect" is defined by section 15382 of the *CEQA Guidelines* as "*a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.*"

In addition to determining that the El Camino de la Luz Residence project has the potential to result in significant environmental impacts, the Revised Initial Study identified potentially significant project-related environmental effects that can be reduced to a less than significant level by implementing proposed mitigation measures. A summary of the mitigation measures identified by the Revised Initial Study to reduce the identified impacts is provided in the Summary (Section 2.0) of this EIR. A Mitigation and Monitoring and Reporting Plan for the mitigation measures recommended by the Initial Study and this EIR is provided in Appendix C.

To aid in the description of project-related environmental impacts, four types of impacts may be identified by the EIR impact analysis:

Class I. Significant and Unavoidable: An impact whose effect cannot be reduced below significance through the implementation of reasonably available and feasible mitigation measures. For such an impact, section 15093 of the *CEQA Guidelines* requires that the Lead Agency adopt a Statement of Overriding Considerations if the project is approved.

Class II. Potentially Significant but Mitigable: An impact that can be reduced to below a level of significance by implementing reasonably available and feasible mitigation measures. For such an impact, section 15091 of the *CEQA Guidelines* requires the Lead Agency to adopt findings that the impact has been reduced to a less than significant level if the project is approved.

Class III. Less Than Significant: A project may result in environmental impacts that are adverse, however, the effect of the impact does not exceed the applicable threshold of significance. These impacts are considered to be "less than significant" and mitigation measures to reduce the impact are not required by CEQA. However, in some instances, mitigation measures are recommended that would minimize these effects and their contribution to cumulative impacts.

Class IV. Beneficial: An effect that would reduce existing environmental problems or hazards may be referred to as a "beneficial" impact.

5.1 AESTHETIC IMPACTS AND MITIGATION MEASURES

The Revised Initial Study (ENV 2002-00214) prepared for the 1837½ El Camino de la Luz project determined that the development of the proposed residence would have the potential to result in a potentially significant aesthetic impact. This conclusion was based on the determination that views of the Pacific Ocean and Santa Cruz Island are provided from La Mesa Park and the footbridge that crosses Lighthouse Creek south of the park. The ocean and Channel Islands are depicted by the City's Local Coastal Plan "Visual Resources in the Coastal Zone" map as being significant visual resources. The Revised Initial Study also concluded that views of the ocean provided across La Mesa Park from the southbound lane of Meigs Road are only briefly available from passing cars. However, the brief ocean view to motorists, and more extended views provided to pedestrians and bicyclists were considered to be an important public scenic views.

This section evaluates the potential for the proposed project to result in significant impacts to identified important visual resources, specifically views of the Pacific Ocean and Channel Islands that are provided from La Mesa Park, the Lighthouse Creek footbridge and Meigs Road. The evaluation of potential aesthetic impacts has focused on changes to existing ocean views because such views are generally considered to be scenic and desirable, and contain important visual resources. To assist in this evaluation, photo-simulations depicting conditions that would exist after the development of the proposed project have been prepared for selected important public views provided from La Mesa Park and the Lighthouse Creek footbridge. Due to the very brief ocean views that are generally provided from the southbound lane of Meigs Road, project-related photo-simulations of views provided from the roadway were not prepared for this EIR.

Conclusions regarding the potential for the proposed project to result in significant impacts to important public scenic views were made by comparing project-related changes to existing visual conditions to a predetermined set of visual resource threshold criteria. Project-specific impact evaluations are provided for each significance criterion. The evaluation of potential visual impacts also considers a reasonable range of design alternatives for the proposed project. The evaluation of project alternatives is provided in Section 8.0 (Alternatives) of this EIR.

This section of the EIR uses a variety of terms to describe and evaluate the visual conditions of the project area. Definitions of these terms are provided below:

- **Views**. Anything that can be seen.
- **Public views**. Views experienced from public places.
- **Visual resources**. Items such as natural features, trees, landscaping, or buildings within a view.
- **Important visual resources**. Items within a view deemed to be important.

- **View corridor**. A view almost completely framed on both sides by existing development (including landscaping), large enough to provide a sense of contrast between the urban area in the foreground and important visual resources in the background.
- **Important public scenic views**. Public views that contain important visual resources, have scenic qualities, and are visible from heavily visited viewing areas.
- **Viewpoint**. The vantage point or location from which a view is experienced.
- **Visual context.** The visual resources that are associated with and comprise a particular physical setting. The visual context changes from one location to another. The basis of the visual context stems from both the existing physical setting and the aesthetic expectations as described in existing plans and policies.

5.1.1 Setting

Project Site Conditions. The project site is a bluff-top property located at the southern end of El Camino de la Luz. The northwestern portion of the project parcel is the proposed building site for the new residence. The project development area is partially paved, and unpaved areas support sparse coverage by mostly weedy plant species. The northeastern portion of the project parcel is covered by mostly non-native/ornamental shrubs. The northern portion of the site slopes moderately, then steeply towards the Lighthouse Creek channel along the eastern perimeter of the project parcel. Lighthouse Creek is an ephemeral creek that contains water for short periods after rainfall events. The central portion of the project parcel slopes southward and contains a mix of native and non-native shrubs. The southern portion of the parcel is a steeply sloping ocean bluff that is sparsely covered with native and non-native plants.

The proposed building area has been extensively disturbed by previous uses on the project site and portions of the project property adjacent to the proposed building area to the east and south are overgrown with vegetation. The project site does not provide unique or important visual qualities. The site does, however, provide extensive views of the Pacific Ocean to the south.

Surrounding Conditions. The project parcel is located in an urbanized area developed with generally small- to moderately- sized one and two story homes. The parcel west of and adjacent to the project site is occupied by a single story residence, and the adjacent parcel to the north contains one- and two-story structures. A U.S. Coast Guard facility is located on the east side of Lighthouse Creek, and the Pacific Ocean borders the project property to the south. Including the residences adjacent to the project site to the west and north, there are six one- and two-story houses located along the southward extension of El Camino de la Luz.

The southern boundary of La Mesa Park is located approximately 550 feet north of the project parcel. La Mesa Park is a City-owned park that provides picnic facilities, play equipment, and grass-covered areas for active and passive recreation. The park is bounded by Meigs Road to the east, Lighthouse Creek to the west, residential uses to the north, and Lighthouse Creek and U.S. Coast Guard property to the south. A pathway in the southern portion of the Park leads to the footbridge that crosses Lighthouse Creek.

Important Public Scenic Views. The Revised Initial Study prepared for the proposed project identified three important public scenic views that would be affected by the proposed project. Existing visual conditions for each of the identified views are described below. Pictures of the identified important public scenic views have also been provided. Figure 5.1-1 depicts the viewpoint location from which the representative view pictures were taken.

La Mesa Park. Views of the proposed project site and Pacific Ocean are provided from locations throughout the southern half of this public park. From the northern half of the park, views of the project site and ocean are generally obscured by trees and other vegetation. Public views provided from representative locations throughout the park are described below.

"Benches" Area. The most prominent locations in La Mesa Park that provide important public scenic views of the project site and Pacific Ocean are located in the very southern portion of the park where several benches have been provided to take advantage of the ocean views. From the "benches" area, foreground views consist of the Lighthouse Creek footbridge, vegetation in Lighthouse Creek, and the three existing residences located on the east side of El Camino de la Luz. Since there is presently no structural development on the project site, the property is not generally distinguishable from the surrounding open space area to the east. From the "benches" area, background views are dominated by the Pacific Ocean and when atmospheric conditions allow, Santa Cruz Island can be seen. Due to topographic differences, views of the beach are not provided from this view point. A representative view of the visual resources that can be seen from one of the benches located in the southern portion of La Mesa Park is provided on Figure 5.1-2.

From the "benches" area, a view corridor oriented towards the ocean and Santa Cruz Island is framed to the west by the houses located along the east side of El Camino de la Luz. The western edge of the view corridor is also partially defined by a landscape tree that is seen as projecting above the horizon. Views of the ocean are framed to the east by dense vegetation. This vegetation also serves to screen views of structures located on the adjacent Coast Guard property.

The importance of the view corridor provided from the "benches" area is increased due to the location of the viewing area in a public park. The southern portion

This Page Intentionally Left Blank

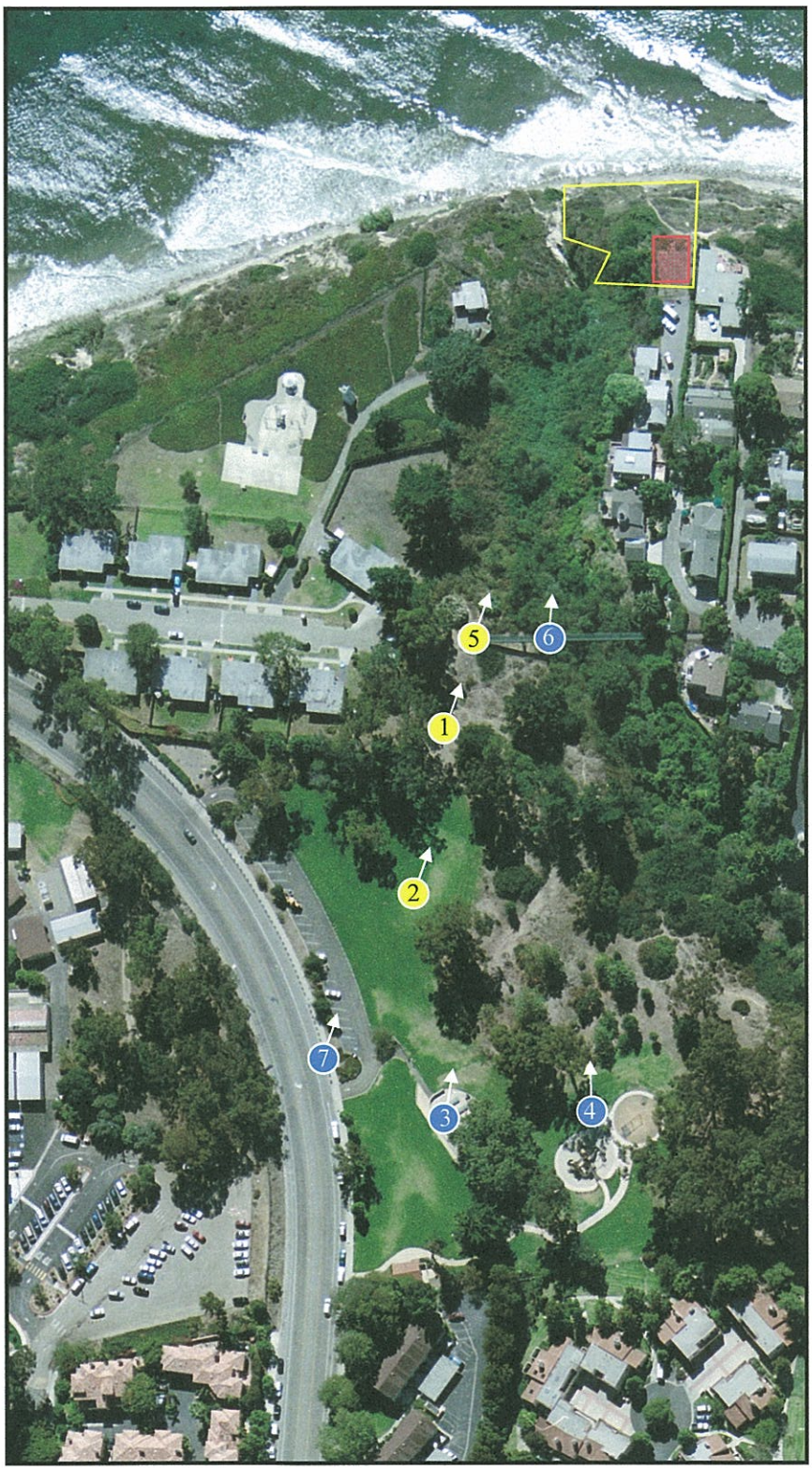


Photo Location

Photo and Visual Simulation Location

1 **La Mesa Park "Benches" Area**

2 **La Mesa Park Southern Lawn Area**

3 **La Mesa Park Picnic Area**

4 **La Mesa Park Playground**

5 **Lighthouse Creek Bridge – East End**

6 **Lighthouse Creek Bridge – Center**

7 **Meigs Road**

N

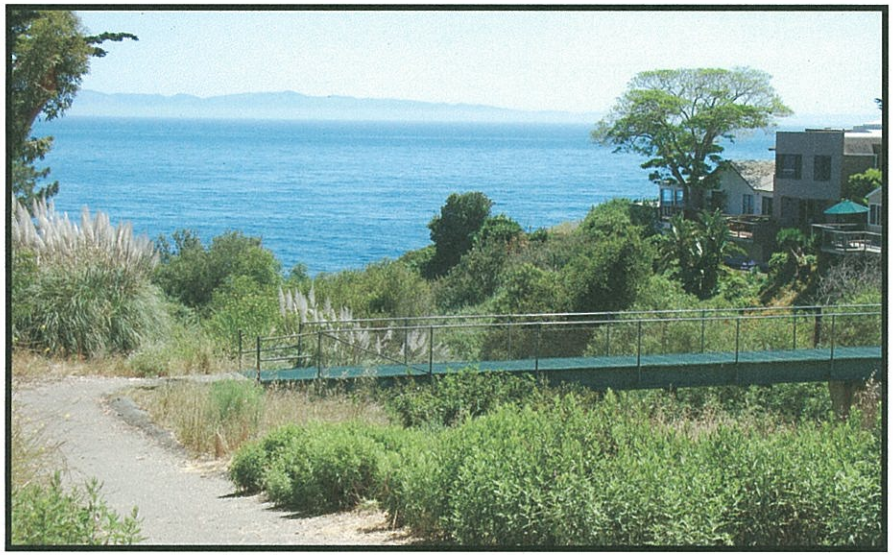
1 inch = approximately 185 feet

City of Santa Barbara

1837½ El Camino del la Luz

Figure 5.1-1
View Corridor Picture Locations

This Page Intentionally Left Blank



1 - View From the "Benches" Area

2 - View From the Southern Lawn Area

3 - View From the Picnic Area

4 - View From the Playground

See Figure 5.1-1 for Photo Location Key

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-2

Existing Views Towards the Project Site from La Mesa Park

This Page Intentionally Left Blank

of La Mesa Park, which primarily provides passive recreation opportunities, allows park users to experience this important public scenic view for extended periods of time.

Southern Lawn Area. Areas located throughout the southern portion of La Mesa Park also provide important public scenic views of the ocean, Santa Cruz Island when atmospheric conditions allow, and limited views of the project site. Views of the ocean are provided from the southern lawn area, but the view corridor is limited in extent by dense vegetation to the east and west. From the southern lawn area, the proposed project site and homes located on the east side of El Camino de la Luz are only faintly visible as they are obscured by the trees and shrubs located on the west side of the view corridor. A representative view of the ocean as seen from the southern lawn area view corridor is provided on Figure 5.1-2. The importance of this important public scenic view is also increased due to its location in a public park and the passive recreation uses that may occur in this area that allow park users to experience the view for extended periods of time.

Picnic Area. The northern areas of La Mesa Park provide active recreation facilities, including a large group picnic area. Views towards the project site and ocean from the picnic area are generally obscured by existing vegetation. Figure 5.1-2 provides a representative view to the south from the small stage that is provided in the picnic area. From the picnic area, only isolated and somewhat vague ocean views are provided through the vegetation and the project site cannot be seen. Therefore, important public scenic views are not provided from this portion of La Mesa Park.

Playground. Another active recreation facility provided in the northern portion of La Mesa Park is the playground, which is located west of the picnic area. Similar to the views provided from the picnic area, views from the playground towards the project site and ocean are generally obscured by existing vegetation. Figure 5.1-2 provides a representative view to the south from the playground. As depicted by the Figure, only isolated and somewhat vague ocean views are provided through the vegetation and the project site cannot be seen. Therefore, important public scenic views are not provided from this portion of La Mesa Park.

Lighthouse Creek Footbridge. The footbridge located south of La Mesa Park crosses the Lighthouse Creek channel and offers a variety of views of the project site and surrounding areas. The most prominent view of the project site is provided from the eastern end of the bridge. From this view point, fore- to mid- ground views are dominated by vegetation in Lighthouse Creek and three existing residences located on the east side of El Camino de la Luz. The location of the project site can be clearly discerned, but it is not visually prominent due to existing vegetation and the absence of structural development. Background views as seen from the bridge include the Pacific Ocean, and when atmospheric conditions allow, Santa Cruz Island. Similar to views provided from the "benches" area, views of the ocean are framed to the east by vegetation, and to the west by the houses located on the east side of El Camino de la Luz.

Due to topographic differences, views of the beach are not provided from the bridge. Figure 5.1-3 provides a representative view from eastern portion of the footbridge.

As a viewer moves closer to the center of the bridge, vegetation in Lighthouse creek still dominates fore-ground views, and background views of the ocean are provided. Views of the project site and ocean are not provided from the western end of the bridge because of intervening vegetation and the housing along the east side of El Camino de la Luz. A representative view toward the ocean as seen from the central portion of the footbridge is provided on Figure 5.1-3.

As shown on Figure 5.1-3, public views provided from the center of the bridge provide a slight increase in the amount of ocean area that can be seen when compared to views from the "benches" area. However, from the center of the bridge, existing houses to the west and vegetation to the east frame the view corridor. Although prominent important public scenic views of the ocean are provided from the footbridge, the importance of those views is diminished slightly due to the utilitarian function of the bridge to provide pedestrian and bicycle circulation. Although ocean views are provided, it is not the primary purpose of the bridge to provide such views and users of the bridge may, but would generally not be inclined, to experience the views that are provided for extended periods of time. Regardless, views provided from the bridge are considered to be an important public scenic view.

Meigs Road. Meigs Road is a north-south, two-lane arterial roadway with bike lanes and sidewalks provided on the east and west sides of the road. South of La Mesa Park, the roadway bends to the east and becomes Shoreline Drive. Meigs Road has not been designated as a scenic roadway by the City.

A representative view toward the project site as seen from the edge of the southbound lane of Meigs Road is provided in Figure 5.1-3. This public view consists of three distinct zones: foreground views of the La Mesa Park parking lot; mid-ground views of the lawn area in the southern portion of the Park; and background views of dense vegetation and the ocean. Views towards the project site are not provided from the northbound lane of Meigs Road. Views toward the project site from Meigs Road are only briefly available to southbound motorists and bicyclists due to travel speed and the upcoming curve in the road. Pedestrians, however, may take the opportunity to experience the view for long periods of time. The importance of the ocean views provided from the southbound lane of Meigs road is diminished by the brief duration of the view that is generally provided, and visual distractions that occur in the La Mesa Park parking lot, such as the automobile depicted in Figure 5.1-3. Despite these constraints, views provided from Meigs Road are considered to be an important public scenic view.

Other Views. From the beach located south of and adjacent to the project property, views towards the project site are primarily of the steep ocean bluff. The neighboring residence to the west of the project site is partially visible. Due to the proximity of the steep sea cliff to the beach, views of the Santa Ynez Mountains are not

5 – View from East End of Lighthouse Creek Bridge

6 – View from Center of Lighthouse Creek Bridge

7 – View from Meigs Road

See Figure 5.1-1 for Photo Location Key

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-3

Existing Views Towards the Project Site from Other View Corridor Locations

This Page Intentionally Left Blank

provided from the beach. Since the project site is only marginally visible as seen from the adjacent beach area, public views of the project site as seen from the beach are not an important public scenic view.

There are six existing homes on the southern extension of El Camino de la Luz. The homes adjacent to the project site to the north and west have views of the ocean. Ocean views from other homes located along El Camino de la Luz may be provided from second stories or balconies that extend over the Lighthouse Creek channel.

5.1.2 Impact Significance Thresholds

CEQA indicates that a project would result in a significant environmental effect when it would result in "a substantial, or potentially substantial, adverse change in the environment." Determining when changes to existing environmental changes are "substantial" and "adverse" for issue areas such as aesthetics and visual resources can be subjective and subject to personal preferences. To provide an objective evaluation of the proposed project's potential to impact visual resources, project-related changes to existing visual conditions were compared to a set of predetermined significance criteria. The criteria used to evaluate the proposed project include:

The proposed project would result in a significant aesthetic impact if it would:

A. Conflict with the applicable vista protection standards, scenic resource protection requirements, or design criteria of the City, or if it would alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by:

   A–1. Substantially degrading an important public scenic view.

   A–2. Substantially blocking an important public scenic view corridor.

   A–3. Substantially impairing the visual context of the area.

B. Result in substantial light and/or glare that poses a hazard or substantial annoyance to adjacent land uses and sensitive receptors.

For criterion "A," potential project-related "conflicts with the applicable vista protection standards, scenic resource protection requirements, or design criteria of the City" are evaluated in EIR Section 6.0, Plans and Policies Analysis.

Potential lighting-related impacts under criterion "B" were evaluated by the Initial Study prepared for the proposed project. That evaluation concluded:

> "Development of the proposed residence would result in additional lighting. Any exterior lighting would be subject to compliance with the requirements of SBMC §22.75, the City's Outdoor Lighting and Design Ordinance, and reviewed by the

ABR. The ordinance provides that exterior lighting be shielded and directed to the site such that no undue lighting or glare would affect surrounding residents, roads or habitat areas. Project impacts on lighting and glare would be *less than significant*."

Therefore, potential lighting-related impacts of the proposed project would not be significant and no additional evaluation of threshold of significance criterion "B" is required.

Impacts to important public scenic views as seen from the public view points identified in Section 5.1.1 are described in terms of factors such as the extent of view obstruction, and the compatibility of project-related components with surrounding visual resources that comprise the existing visual context. In general, the extent of view obstruction may range from a determination that project-related features would be easily overlooked by an observer, to a conclusion that a substantial amount of an existing important public scenic view would be obscured. Visual compatibility considers whether the proposed development would appear to be out of place or inconsistent when viewed in the context of existing development.

5.1.3 Impact Evaluation

The potential for the proposed project to result in significant aesthetic impacts to the three important public scenic views identified in EIR Section 5.1.1 (ocean views from La Mesa Park, the Lighthouse Creek footbridge, and Meigs Road) is evaluated below. The analysis is arranged to consider the potential for significant impacts relative to each of the significance criteria provided in Section 5.1.2. A similar analysis of proposed alternatives to the proposed project is provided in EIR Section 8.0.

Threshold A-1. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially degrading an important public scenic view.*

This threshold indicates that a project would result in a significant aesthetic impact if it would substantially "degrade" an important public scenic view. For the analysis of this threshold, it should not be presumed that the introduction of new development onto a project site would automatically result in a significant degradation of existing visual conditions. For example, a new residence would not necessarily be incongruous or seen as being "out of place" if the project site was located in an urban area or there were other residences that could be seen adjacent to the project site.

An important public scenic view would be degraded if the proposed project would introduce visual elements or result in environmental conditions that are visually incompatible with the project site or surrounding area. Visual "incompatibility" includes project-related characteristics such as the size or color of a proposed structure, or changes to the appearance of a project site due to grading or the removal of vegetation, that are

out of character with existing conditions in the project area. The visual impact criteria considered by threshold A-1 (i.e., building size, color and modifications to the project site) would generally have a similar effect on views provided from each of the identified important public scenic views. Meigs Road, which is the closest major roadway near the project site, has not been designated as a scenic highway by the City of Santa Barbara.

The proposed residence and driveway would be located on a building "footprint" approximately 2,088 square feet in area. The building would be located in the northwestern corner of the project parcel and would occupy approximately 8.7% of the 23,885 square foot project parcel. The proposed building and driveway "footprint" would also occupy approximately 39.7% of the portion of the project parcel that is considered to be buildable. The proposed residence would have two stories and would provide 1,499 square feet of livable area. Including a garage of 443 square feet, the total proposed building floor area would be 1,942 square feet. Based on field observations, the size of the proposed residence would be similar to other one- and two-story residences located along El Camino de la Luz. **Therefore, the size of the proposed residence would not be out of character with the surrounding neighborhood and the three important public scenic view corridors in the project area would not be substantially degraded as a result of the size of the proposed residence (Class III).**

As depicted by the proposed building elevations (Figures 3.3-2 and 3), the proposed residence would be provided with a wood shingle exterior surface. Simulations prepared for the proposed project (interacta, 2004) indicate that the shingles would have a natural wood finish. The natural wood color of the shingles would not be out of character with surrounding development, and would be consistent with other elements located in the three important public scenic views provided in the vicinity of the project site. Subsequent changes to the color of the residence that could be made in the future, however, such as the use of bright colors or contrasting combinations of colors, could have the potential to degrade views provided from the three important project area view corridors. **Potentially significant impacts to the three important public scenic views in the project area that may be caused by proposed or future color changes to the proposed residence could be reduced to a less than significant level by requiring Architectural Board of Review (ABR) approval of proposed colors and future building color changes (Class II).**

As depicted by the proposed building elevations (Figures 3.3-2 and 3), the north and east elevations of the proposed residence would have relatively large understory walls. These walls facilitate the development of the proposed residence on the sloping project site. As described in the analysis for Significance Threshold A-2, the north and east elevations of the proposed residence would be visible from several important public scenic view points, including the "benches" area of La Mesa Park and the eastern end of the Lighthouse Creek footbridge. Although the understory walls could ultimately be screened with landscaping, their inclusion in the proposed project's design would contribute to a substantial degradation of existing scenic views by increasing the overall structure height and views of the walls that may remain after project site landscaping

matures. **This significant impact would be reduced to a less than significant level by providing a revised project design that does not rely on the use of understory walls. The use of understory walls could be eliminated from the project's design by excavating the structure footprint to place the lower levels of the structure below existing grade (Class II).**

The development of the proposed residence would require only a minimal amount of grading for foundation preparation, driveway construction, and the installation of the proposed on-site drainage system. Grading required to construct the proposed house would not substantially alter the appearance of the project parcel as seen from off-site public viewing locations. After construction activities are complete, no ground disturbance areas would be visible. Vegetation located in the proposed 2,088 square foot building pad area, and adjacent to the building pad, consists primarily of weedy plant species. The removal of those plants would not result in a substantial alteration to the appearance of the project site. **Therefore, grading and vegetation removal required to develop the proposed project would not substantially degrade important public scenic views provided from the three important public view points in the project area (Class III).**

Threshold A-2. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially blocking an important public scenic view corridor.*

This threshold indicates that the proposed project would result in a significant aesthetic impact if it would substantially "block" views provided from one or more of the important public scenic view points described above. For the analysis of this threshold, blocking an existing important public scenic view could result from the introduction of one or more project-related elements that substantially reduces or interferes with an existing view of important visual resources (i.e., ocean views). The degree of view obstruction may range from a determination that the project-related feature(s) would be easily overlooked by an observer, to a conclusion that an important public view would be substantially affected.

To assist in the evaluation of the potential for the proposed residence to substantially block an existing important public scenic view, computer-generated photo-simulations were prepared by Hochhauser Blatter Architecture and Planning (2006) that depict the effects the proposed project would have on existing important public scenic views. Visual simulations of the proposed residence were prepared to evaluate potential impacts to important public scenic views as seen from the La Mesa Park "benches" and the southern lawn areas, and the eastern end of the Lighthouse Creek footbridge. The location of visual simulation view points are depicted on Figure 5.1-1.

<u>La Mesa Park.</u> Areas of La Mesa Park that provide views of the proposed project site and ocean are evaluated in this section to determine if the proposed project would have the potential to result in a significant visual impact. As described in Section 5.1.1,

these areas of include the "benches" area near the southern end of the park, and the southern portion of the park's lawn area.

"Benches" Area. A photo providing a representative view of existing visual conditions as seen from the "benches" area is provided on Figure 5.1-4, and a simulation of post-project development visual conditions as would be seen from the "benches" area is provided on Figure 5.1-5. The proposed residence would be located approximately 50 feet directly south of the residence that is currently the southern-most structure on the east side of El Camino de la Luz (see Figure 4.2-1). However, due to the view perspective provided from the "benches" area, most of the northern and eastern elevations of the proposed residence would be visible to persons in the "benches" area of the park (see Figure 5.1-5). This view perspective places the proposed residence prominently into the western portion of the view corridor provided from the "benches" area, and approximately 10 percent of the existing view of ocean water would be blocked.

A determination whether a 10 percent loss of existing ocean views would result in a "substantial" view reduction is subject to personal interpretation. However, due to the view angle provided from the "benches" area towards the project site, the proposed residence would be seen as a prominent visual feature within the existing view corridor.

The adverse visual effects of the proposed residence would also be increased due to the passive recreation opportunities provided by the "benches" area, as this portion of La Mesa Park provides ocean views that could be indefinite in duration. Although the proposed residence would be similar in size to other homes located along El Camino de la Luz, the amount of new structural development that would be placed into the important public scenic view corridor would be substantial. As a result, the proposed project would substantially block existing ocean views provided from the "benches" area, resulting in a significant visual impact.

The proposed project's significant visual impact could be minimized by providing a revised project design that reduces the visual prominence of the residence within the view corridor. Moving the house footprint to the west on the project site would reduce its encroachment into the view corridor, however, the ability to implement this design change is limited by the need to provide a driveway that serves the residence and that provides adequate project site ingress and egress. Another design modification option would be to reduce the height and/or overall size of the house so that it becomes less visually prominent within the view corridor. Such a change could be feasibly implemented by revising the design of the residence so that:

- The structure provides a flat roof to minimize the overall building height.
- The maximum height of the structure's eastern elevation (the down-slope side of the residence that would extend furthest into the view corridor) does not exceed 25 feet measured from existing grade. A 25-foot structure height is the

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-4

Existing Conditions: La Mesa Park "Benches" Area

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-5

Proposed Project Photo-Simulation: La Mesa Park "Benches" Area

This Page Intentionally Left Blank

minimum height typically required for the development of a two-story residence.

- The maximum height of the structure's west elevation (the uphill portion of the proposed building site) does not exceed 15 feet measured from existing grade. A 15-foot structure height is the minimum height typically required for the development of a one-story residence.

The 15- and 25-foot building height limitations accommodate the existing sloping conditions of the project site by allowing the eastern (downslope) elevation of the residence to be taller than the western (upslope) elevation. The proposed height limitations would require a 10-foot reduction of the proposed structure's eastern elevation, and a 5-foot reduction of the structure's western elevation. Reducing the building height would minimize the structure's encroachment into the important public scenic view provided from the "benches" area and would substantially reduce the visual prominence of the structure within the view corridor. Additional analysis of the feasibility and effectiveness of the proposed design modifications is provided in the Alternatives section of this EIR. The analysis of Alternative 2 indicates that a new residence on the project site that substantially complies with the suggested design criteria would reduce view obstruction impacts to the "benches" area view corridor to a less than significant level. This impact reduction results from a reduction in the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Alternative 2 would still require a slight modification to the depicted design to lower the height of the western elevation to 15 feet. **Therefore, potentially significant visual impacts to the important public scenic view provided by the "benches" area view corridor could feasibly be reduced to a less than significant level (Class II).**

The proposed project plans indicate that landscaping would be provided along the northern property line of the project site. The purpose of the landscaping would be to screen views of the proposed residence from the "benches" area, as well as other important public viewing locations in the project area. Proposed landscaping would include five 5-gallon myoporum bushes and two 15-gallon sycamore trees.

Myoporum bushes can achieve a height of up to 30 feet, and sycamore trees can reach a mature height of 50 -100 feet. While the proposed shrubs and trees would make an effective landscape buffer, they would also obtain mature heights that would result in additional blockage of existing views through the "benches" area view corridor. Therefore, the proposed project landscaping would have the potential to result in a significant visual impact. **Potentially significant landscape-related visual impacts could feasibly be reduced to a less than significant level by requiring that landscape screen materials be provided that would not reach a mature height that exceeds the height of the proposed residence (Class II).**

Southern Lawn Area. A photo providing a representative view of existing public views as seen from the southern lawn areas of La Mesa Park is provided on Figure 5.1-6, and a simulation of post-project development visual conditions as would be seen from the southern lawn area of La Mesa Park is provided on Figure 5.1-7. As seen from the southern lawn area, the proposed residence would block approximately seven (7) percent of the existing ocean water view that is presently provided. The proposed structure would be visible from the southern lawn area, but would not dominate or appear to prominently extend into the existing view corridor. **Therefore, as seen from the southern lawn area of the park, the proposed project would not result in a significant visual impact to an existing important public scenic view (Class III).** After the implementation of the design revisions identified for impacts to visual conditions as seen from the "benches" area, view impacts to the southern lawn area would be even further reduced.

The photo-simulation provided on Figure 5.1-7 indicates that the potentially significant visual impacts resulting from the proposed residence diminish as the distance from the proposed project site is increased. In this instance, the southern lawn area view location is approximately 200 feet north of the "benches" area view location.

Similar to the "benches" area, landscape screening proposed by the project would have the potential to block existing ocean views as it matures. **Potentially significant landscape-related visual impacts could be reduced to a less than significant level by requiring the use of landscape materials that would not reach a mature height that exceeds the height of the proposed residence (Class II).**

Lighthouse Creek Footbridge. A photo providing a representative view of existing visual conditions as seen from a viewpoint at the eastern end of the Lighthouse Creek footbridge is provided on Figure 5.1-8, and a simulation of post-project development visual conditions as would be seen from the eastern end of the footbridge is provided on Figure 5.1-9. As seen from the eastern end of the footbridge, the proposed residence would be prominently visible in the western portion of the view corridor and approximately 15 percent of the existing ocean water view that is currently provided would be blocked. In addition, the second story of the proposed residence and the proposed chimney would be seen as slightly extending above the horizon (the apparent intersection of the ocean and sky).

From the eastern end of the bridge, the northern and eastern elevations of the proposed residence would be seen as encroaching into the view corridor, and the proposed residence would be a very prominent visual feature. The second story of the house would be seen as extending above the horizon, which would adversely increase the visual prominence of the structure. Although it is not the primary purpose of the bridge to provide scenic views or passive recreation opportunities, views of the proposed residence as seen from the bridge could be extended in duration. Therefore, the proposed project would substantially block an existing important public scenic view provided from the eastern end of the Lighthouse Creek footbridge, resulting in a significant visual

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-6

Existing Conditions: La Mesa Park Southern Lawn Area

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-7

Proposed Project Photo-Simulation: La Mesa Park Southern Lawn Area

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-8

Existing Conditions: Eastern End of the Lighthouse Creek Bridge

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 5.1-9

Proposed Project Photo-Simulation: Eastern End of the Lighthouse Creek Bridge

This Page Intentionally Left Blank

impact. **Similar to views of the project site as seen from the "benches" area, potentially significant visual impacts to the important public scenic view provided from the eastern end of the footbridge could be feasibly reduced to a less than significant level by requiring project-related design changes that minimize the structure's encroachment into the view corridor (Class II).**

From the center of the bridge, the location of the proposed residence would appear to be more aligned with the existing residences along the east side of El Camino de la Luz. Although the structure would be visible in the western portion of the view corridor, it would not appear to prominently extend into the corridor (interacta, 2004)[1]. Existing vegetation located between the bridge and the project site would also act to screen views of the residence. **Therefore, as seen from the center portion of the footbridge, the proposed project would not result in a significant impact to an important public scenic view (Class III).**

Similar to the "benches" area, landscape screening proposed by the project would have the potential to block existing ocean views as it matures. **Potentially significant landscape-related visual impacts could be reduced to a less than significant level by requiring the use of landscape materials that would not reach a mature height that exceeds the height of the proposed residence (Class II).**

Meigs Road. Views of the project site provided from the southbound lane of Meigs Road are generally limited in terms of site visibility and duration. A visual simulation of the proposed residence as would be seen from Meigs Road at a view point located near the entrance drive to La Mesa Park (interacta, 2004) indicates that the proposed structure would be visible from Meigs Road, but would not prominently extend into the ocean view corridor that is provided across the park[2]. As a result, the proposed structure could be overlooked by automobile passengers and would not substantially block ocean views as seen by automobile passengers, bicyclists or pedestrians. **Therefore, the proposed project would not result in a significant visual impact to an important public scenic view as seen from Meigs Road (Class III).**

Other Views. A visual simulation of the proposed residence as would be seen from the beach located south of and adjacent to the project property (interacta, 2004) indicates that the upper portions of the proposed structure would be partially visible. However, the visible portions of the structure would be outlined against the sky and

[1] A photo-simulation of the proposed project as seen from the center of the Lighthouse Creek footbridge is attached to the Revised Initial Study (ENV2002-00214) prepared for the El Camino de la Luz project (Appendix A). Photo-simulation "WB2 - Bridge 2" provides a simulated view from the center of the footbridge.

[2] A photo-simulation of the proposed project as seen from Meigs Road is attached to the Revised Initial Study (ENV2002-00214) prepared for the El Camino de la Luz project (Appendix A). Photo-simulation "MP1 – Entrance to Parking Lot" provides the simulated view from Meigs Road.

would not block an important public scenic view[3]. **Therefore, the proposed project would not result in a significant visual impact as seen from other public viewing locations in the project area (Class III).**

Development of the proposed residence would have the potential to impair existing ocean views that are presently available to the house directly north of the project site. It is likely, however, that ocean views from the interior of the house would continue to be provided to the southeast, and ocean views would continue to be provided from deck areas that extend over Lighthouse Creek. Ocean views that are presently available to the home that is west of and adjacent to the project site would not be affected by the proposed project. **Therefore, the proposed project would not result in a significant visual impact as seen from other viewing locations in the project area (Class III).**

Threshold A-3. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially impairing the visual context of the area.*

The visual context of the project site is a somewhat degraded vacant parcel located in a predominantly built-out residential neighborhood. The project site is zoned "E-3/SD-3," which allows the development of single-family residences. Existing residential development in the project area consists of one- and two-story single-family homes that are generally moderate in size. The eastern portion of the project site is presently overgrown with vegetation, which results in the appearance that the project site is part of the open space area provided by the adjacent channel of Lighthouse Creek.

For the comparison of the proposed project to this significance threshold, the project would have the potential to substantially impair the visual context of the area if the proposed development would introduce development features that are incongruous or that seem "out of place" when viewed from surrounding viewing locations. Examples of development that would seem "out of place" may include a proposed land use that has otherwise not been established in the project area, a residence that is demonstrably larger than other nearby homes, or architectural styles that are not typically found in residential neighborhoods.

The proposed residence is a land use allowed by the existing project site zoning, and the structure would be developed consistent with most zoning regulation requirements. A modification to allow construction of a new residence on a lot without the required 60-foot frontage on a public street would be required, however, such a modification would not impair the visual context of the project area.

[3] Photo-simulations of the proposed project as seen from the beach are attached to the Revised Initial Study (ENV2002-00214) prepared for the El Camino de la Luz project. Photo-simulations "B1, B2 and B3" provide the simulated views from the beach area south of the project site.

The proposed project would result in the development of a new residence on a presently vacant parcel, and the residence would be visible within view corridors provided from the three view point locations identified by EIR (the "benches area and southern lawn area of La Mesa Park, and the footbridge over Lighthouse Creek). As depicted on Figures 5.1-4 through 5.1-9, the affected view corridors include important visual resources such as the Pacific Ocean and Santa Cruz Island. Other visual resources in the view corridors include the houses located along the east side of El Camino de la Luz, although the visibility of the houses in each of the three corridors varies. The existing houses are prominently visible from the "benches" area and the Lighthouse Creek footbridge. From the southern lawn area of La Mesa Park, however, the existing houses are predominately screened from view by dense vegetation. Views of the proposed new residence from the "benches" area and from the footbridge would be consistent with the visual context of the surrounding area because other houses are clearly visible from those view points. Although the existing homes are generally screened from public views provided from the southern lawn area of La Mesa Park, views of the proposed residence from the lawn area would be consistent with the urban context of the project area. Therefore, the use of the project site to develop a new residence would be consistent with other land uses adjacent to and in the vicinity of the project site. The size of the proposed residence would generally be similar to other residences located along El Camino de la Luz, and the proposed architectural style would be compatible with the surrounding neighborhood. **As a result, the proposed project would not substantially impair the visual context of existing important public scenic views (Class III).**

5.1.4 Cumulative Impacts

Other proposed development projects located in the project area include a five-unit residential development located adjacent to Washington Elementary School, and three residential remodel projects located along El Camino de la Luz. The proposed 5-unit residential development would convert a relatively small vacant parcel to an urban use, however, the project would not have the potential to adversely affect the important public scenic views associated with the El Camino de la Luz residential project. The proposed El Camino de la Luz remodel projects would not substantially affect the visual characteristics of the project area or affect the important public scenic views associated with the El Camino de la Luz residential project. **Therefore, cumulative development in the project area would not substantially contribute to cumulative aesthetic impacts and no mitigation measures are required (Class III).**

5.1.5 Mitigation Measures and Residual Impacts

Implementation of the following mitigation measures would reduce the aesthetic impacts of the proposed project to a less than significant level.

AES-1. As presently designed, the proposed residence would have the potential to substantially obstruct existing ocean views provided from important public view points, including views provided from the "benches" area of La Mesa Park and the eastern end of the Lighthouse Creek footbridge.

AES-1a. Revised Project Design. Revised project design plans shall be provided to the Architectural Board of Review for review and approval. The revised project plans shall implement the following design measures:

1a.1. The residence shall have a flat roof to minimize the overall maximum building height.

1a.2. The maximum height of the structure's east elevation shall not exceed 25 feet, as measured from existing grade.

1a.3. The maximum height of the structure's west elevation shall not exceed 15 feet measured from existing grade.

1.a.4 The proposed residence design shall be revised to substantially reduce or eliminate the use of understory walls.

AES-2. The use of bright colors or contrasting combinations of colors would have the potential to degrade important public scenic views.

AES-2a. Color Approval. Proposed paint and material colors to be used on the residence shall be approved by the Architectural Board of Review (ABR). Building colors shall consist of neutral or earth-tone colors. Subsequent color changes proposed for the residence shall be approved by the ABR.

AES-3 Landscaping used at the project site has the potential to obtain a mature height that would result in additional obstruction of important public scenic views.

AES-3a. **Landscape Plan Review.** Proposed landscape planting materials shall be approved by the Architectural Board of Review. Proposed landscaping trees and shrubs shall consist of drought-tolerant species

that when mature, will not attain a height that exceeds the height of the residence.

Implementation of mitigation measure AES-3a would also affect the selection of plant species used to revegetate disturbed areas on the project property. Proposed mitigation measure BIO-1 (see Summary Table 2.3-1) provides examples of native plants that may be used, including western sycamore and coast live oak. These tree species, however, would not comply with the requirements of measure AES-3a because they would achieve a mature height greater than the height of the proposed residence. The use of sycamore and oak trees in site revegetation efforts would have the potential to obstruct existing important public scenic views and result in a significant visual impact. Proposed mitigation measure BIO-1 has been modified to omit the use of sycamore and oak trees from the suggested plant list. These tree species do not exist on the project site and their elimination form the suggested plant list would not adversely affect the ability to adequately revegetate the project property.

5.2 GEOLOGY IMPACTS AND MITIGATION MEASURES

This evaluation of potential geologic hazards is focused on the potential for the proposed project to be adversely affected by slope stability impacts. The analysis is based on the summaries, analysis and conclusions provided in a report prepared by Dr. William Anikouchine (2005). The report is provided in its entirety as an attachment to the Initial Study prepared for the proposed project (Appendix A).

5.2.1 Setting

The 23,885 square foot project parcel is located at the top of an east-west trending bluff adjacent to the Pacific Ocean. At the project site, the height of the bluff varies from approximately 70 to 90 feet above sea level, while the proposed building site has an elevation of approximately 100 feet. The southeastern corner of the project parcel contains the Lighthouse Creek drainage channel. The banks of this incised creek channel are very steep and the bottom of the channel is approximately 15-20 feet below top of the creek's western bank. The creek discharges to the Pacific Ocean down a steep slope that cuts the bluff face.

The project site is underlain by the Monterey Shale Formation. In general, this formation is thinly bedded and can be highly fractured. Bedding planes in the formation often slope seaward, which can result in block sliding and the landward retreat of the bluff face. In the Santa Barbara area, average rates of seacliff retreat can range from approximately three to ten inches per year (City of Santa Barbara, 1979).

On February 14, 1978, a large landslide, known as the El Camino de la Luz slide, occurred along the ocean bluff west of the proposed project site. The slide affected an area approximately three acres in size and destroyed two homes. The eastern edge of the main portion of the slide was approximately 200 feet west of the proposed project parcel. The probable cause of the slide was determined to be the seaward dip of the Monterey Shale Formation strata and surface water that was allowed to permeate the ground surface in the slide area. The added weight of the water and the lubrication it provided caused the shear strength of the weakest bedding plane to be exceeded and fail (Anikouchine, 2005).

Previous Geologic Investigations. A peer review of 17 separate reports that evaluated the geologic conditions at and adjacent to the proposed project site was conducted by Dr. William Anikouchine (2005). The project-related geologic reports were prepared between 1971 and 2002 by ten different consulting firms and consulting geologists. Based on the review of the various geologic reports and field investigations, Dr. Anikouchine concluded that the reports prepared by CFG Consultants (1996) and Fisher (2001, 2002) adequately characterized the geological conditions at the project site. A summary of the on-site geological conditions as described by those reports is provided below.

The geology of the project site is described as terrace sand lying upon shale bedrock. The sand is reported to underlie the paved portion of the project site and to be five to six feet thick. Fill material occurs elsewhere on the project site. An angular unconformity exists at the mouth of the Lighthouse Creek channel ravine in the southwest corner of the project parcel. This feature separates the steep dipping strata to the east of the project site from the more gently dipping strata found along the beachfront of the project parcel.

The seacliff at the south side of the project site has a compound slope that is generally convex upward. The base of the cliff slopes 60 to 80 degrees, and above the reach of the waves, the slope of the cliff is 40 degrees. At the top of the cliff, the slope is approximately 28 degrees.

Fisher (2001) identified the top of the bluff as defined by the California Coastal Commission[1]. The top of the bluff on the project site is identified on the proposed project site plan (Figure 3.3-1). Fisher also reported that the rate of seacliff retreat (the landward erosion of the bluff) at the project site is approximately four inches per year. This is similar to the conclusion by Norris (1988), who estimated the rate of seacliff retreat based on the review of aerial photographs taken in 1943, 1954 and 1986. Fisher also reported that based on a review of aerial photos, the erosion at the top of the slope of the bluff has been negligible over the past 65 years.

Bluff and Creek Bank Setbacks. The most commonly assumed design life for new development generally ranges from 50 to 100 years, with 75 years being a common value. Therefore, a setback from the edge of the ocean bluff that would allow a structure to exist safety for 75 years is commonly required. The reasoning behind establishing a bluff edge setback based on the design life of a structure is that by the time the bluff retreats sufficiently to threaten the structure, the structure is obsolete and ready to be demolished for reasons other than encroaching erosion (California Coastal Commission, 2003). Based on a seacliff retreat rate of four inches per year, over a period of 75 years it can be expected that the top of the bluff at the proposed project site will retreat (move northward) approximately 25 feet. Therefore, a 25-foot building setback from the current top of the bluff was recommended by Fisher. The proposed 25-foot setback line from the present bluff top is depicted on the proposed project site plan (Figure 3.3-1). A similar 25-foot setback from the top of bank for the incised Lighthouse Creek channel has also been proposed.

Geologic Hazards. Landslides involving the cliff on the project parcel are reported to have occurred in the 1970's. Soil slumps have also occurred near the edge of

[1] The Coastal Commission's definition of "bluff edge" states: "In cases where the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the bluff line or edge shall be defined as that point nearest the cliff beyond which the downward gradient of the surface increases more or less continuously unit it reaches the general gradient of the cliff. In a case where there is a step-like feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to the cliff edge…"(California Code of Regulations, Title 14, Section 13577(h)(2).

the cliff. The scarp left by one of these slumps is still visible just below the base of the wooden stairs leading to the concrete-lined swale in western portion of the project site. Another landslide at 1839 El Camino de la Luz occurred in November 1995. This slide did not alter the form of the upper edge of the cliff.

Anikouchine, along with others, identified evidence of a large landslide located in the southeast corner of the project property. It appears that the direction of movement for this slide was perpendicular to the dip (slope) of the Monterey formation strata. This failure characteristic might have been caused by the removal of lateral support by erosion in Lighthouse Creek.

Soil creep (the slow down slope movement of soil) is reported to be a minor concern at the project site. The use of caissons set into the shale bedrock and the control of runoff water have been recommended to minimize the effects of soil creep.

The peer review of the previous geologic investigations noted several disagreements between the various reports regarding conclusions pertaining to the geologic conditions of the project site. These disagreements included discrepancies regarding the reporting of the orientation (strike and dip) of the Monterey formation strata at the project site and conclusions regarding the ability of the Monterey formation at the project site to resist erosion. Another area of disagreement is in regard to the presence of an open bedding plane fissure on the project site. Smith (1980) indicated that he observed the fissure from the beach and projected it northward. The building envelope recommend by Smith is located east of the fissure where the bedrock was found to be "extremely competent and of high strength." CFG Consultants (1996) indicates that the "open bedding plane fracture" is actually a one-inch thick asphaltum bed. In his review of these reports, Anikouchine concurred with the findings by CFG Consultants, except in the matter of the existence of an open bedding plane fracture versus an asphaltum bed. Heavy vegetation prohibited examination of the ground surface at the building site, precluding the ability to confirm previous determinations.

5.2.2 Impact Significance Thresholds

A project would have the potential to cause a significant geologic hazard if it would result in:

A. Exposure to or creation of unstable earth conditions due to seismic conditions, such as earthquake faulting, groundshaking, liquefaction, or seismic sea waves.

B. Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.

C. Extensive grading on slopes exceeding 20%, substantial topographic change, destruction of unique physical features; substantial erosion of soils, overburden, or sedimentation of a water course.

Potential impacts related to seismic hazards under criterion "A" were evaluated by the Revised Initial Study prepared for the proposed project (ENV2002-00214). That evaluation concluded:

> "The property is not subject to fault rupture, seiche, or tsunami, and has minimal liquefaction potential because there are no known faults on the project site, the site is not near an enclosed body of water that could subject it to a seiche, soils at the site are not saturated sand (necessary prerequisites for liquefaction) and the site is well above the tsunami run-up area. Therefore, there would be no impacts from seiche, fault rupture, tsunami, or liquefaction. Future development on the site would be subject to requirements of the Uniform Building Code, which includes provisions to ensure that proposed structures withstand the effects of ground shaking, resulting in a *less than significant impact*."

Therefore, potential seismic hazard impacts of the proposed project would not be significant and no additional evaluation of threshold of significance criterion "A" is required.

5.2.3 Impact Evaluation

Threshold B. *Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.*

Landslides and Seacliff Retreat. As part of his review of previous geologic investigations prepared for the project site, Dr. Anikouchine conducted a slope stability analysis. This analysis evaluated the overall stability of the slope based on its topographic profile, bedding plane orientation, shear strength characteristics of the Monterey formation, and other factors. That evaluation indicated that the entire slope of undisturbed Monterey shale is stable under conditions of a severe earthquake. The results of the slope stability analysis are attached to the Revised Initial Study prepared for the proposed project (Appendix A).

The project property seacliff should be considered stable for the purpose of developing the proposed project and accommodating it over a 75-year project life period. The slope stability study also noted that small scale instabilities may occur at the toe of the seacliff, that large scale slope failures similar to the 1978 El Camino de la Luz slide could have the potential to affect the project neighborhood, and that over an extended period of time (i.e., geologic time) the stability of the site may be reduced. However, it is beyond the capability of the method of the slope stability analysis to evaluate such risks. Dr. Anikouchine also concluded that continued slope stability at the project site over the life of the project was dependent upon providing adequate conveyance of surface water from the project site to the Lighthouse Creek channel or the beach below the project site in a controlled manner. The proposed project plans are consistent with this requirement and include a series of catch basins and below ground pipes that would convey water to

the adjacent creek channel. A proposed mitigation measure also requires that project plans provide an appropriate drainage system. **With the implementation of the proposed mitigation measure, potential drainage-related slope stability impacts can be feasibly reduced to a less than significant level (Class II).**

Dr. Anikouchine also concluded that the rate of seacliff retreat in the vicinity of the project property was conservatively estimated to be four inches per year. The proposed 25-foot setback from the top of the bluff, as defined by the California Coastal Commission, would be adequate to comply with the 75-year seacliff retreat setback requirement. **Therefore, potential seacliff retreat impacts would not be significant and no mitigation measures are required (Class III).**

Due to the presence of heavy vegetation on the project site, Dr.Anikouchine was not able to locate, or determine if the on-site feature noted by two other geologists was an open bedding plane fracture as reported by Smith (1980), or an asphaltum bed as reported by CFG Consultants (1996). Observation of the feature after on-site vegetation is removed could facilitate a more precise characterization of potential slope stability impacts the feature may have on the proposed project. Proposed mitigation measure GEO-3a requires that vegetation in the vicinity of the suspected location of the feature be removed, and the area inspected by a qualified geologist. If vegetation removal does not provide adequate visibility to locate and/or assess the feature reported by Smith and CFG Consultants, an inspection trench extending down to bedrock across the proposed building pad would facilitate the assessment of the suitability of the site for the construction of a residence. If a fault or bedding plane fracture with evidence of recent movement, or a seam of material having low shear strength such as clay, asphaltum or pulverized rock is observed in an inspection trench, additional slope stability analysis using values obtained from sampling and testing of the on-site substrate materials as input parameters would be required to further assess potential slope stability impacts.

Should additional slope stability analysis determine that slopes located on the project site have a factor of safety of less than 1.5 (a ratio of the "resisting" forces that enable the slope to remain stable and the "driving" forces that could cause the slope to fail), additional building/site preparation recommendations provided by a structural engineer would be required to reduce potential slope stability impacts. If necessary, measures that may be suitable to minimize potential slope stability impacts include the use of drilled foundation caissons that extend below the identified slide plane, or slope tie backs that attach a potentially unstable portion of the slope to a stable portion. The most suitable project design/foundation preparation methods that may be used to minimize potential slope stability impacts would be identified based on factors determined by additional site investigations to evaluate the spatial orientation of the potential slide plane to the proposed building site, and material testing to assess the engineering characteristics of the material within the potential slide plane.

Should it be determined that the on-site feature has the potential to result in a significant slope stability impact, recommendations to reduce potential impacts to a less

than significant level (provide a slope stability factor of 1.5 or greater) shall be prepared for review and approved by the City. If feasible measures to reduce potential slope stability impacts can be approved by the City, such measures shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit. **Characterization of the on-site feature and, if necessary, the implementation of approved foundation preparation and/or design measures would reduce potential slope stability impacts to a less than significant level (Class II).**

Subsidence. Based on a laboratory evaluation of on-site soils conducted by Buena Engineers (1971), it was concluded that the project site is subject to soil settlement-related impacts. The report indicates that potential subsidence impacts can be adequately addressed using a properly engineered foundation design. A proposed mitigation measure requires that the proposed project provide an appropriate structure foundation. **With the implementation of the proposed mitigation measure, potential subsidence impacts can be feasibly reduced to a less than significant level (Class II).**

Expansive Soils. An evaluation of the project site conducted by Smith (1980) concluded that soils at the project site are expansive. This potentially significant impact can be reduced to a less than significant level by the use of a caisson foundation rather than footings. A proposed mitigation measure requires that the foundation for the proposed structure be approved by a licensed Engineering Geologist or Geotechnical Engineer. **With the implementation of the proposed mitigation measure, potential expansive soil impacts can be feasibly reduced to a less than significant level (Class II).**

Threshold C. *Extensive grading on slopes exceeding 20%, substantial topographic change, destruction of unique physical features; substantial erosion of soils, overburden, or sedimentation of a water course.*

Implementation of the proposed project would require only minor alterations to the topography of the project site to construct the proposed building foundation, driveway and to collect and convey runoff water. The average slope of the proposed building area is approximately 20%, however, the amount of grading that has been proposed would not be extensive. The minor amount of ground disturbance that would result from the proposed project would be relatively minor, however, due to the proximity to Lighthouse Creek, project-related ground disturbance would have the potential to result in a significant short-term erosion impact. This potential impact would be minimized by preparing and implementing an on-site erosion control plan that implements the requirements of Building and Safety Division's Erosion/Sedimentation Control Policy. Compliance with existing policy requirements would prevent short-term erosion-related impacts from becoming significant and no additional mitigation measures would be required. **Therefore, potential grading impacts would not be significant (Class III).**

Runoff water on the project site would be collected by a series of catch basins and convey by underground pipes to a proposed discharge point located in the Lighthouse Creek channel, east of and adjacent to the project site. A rip-rap energy dissipater would be provided at the proposed discharge location to minimize potential erosion impacts. **Therefore, potential long-term erosion impacts resulting from project site runoff would not be significant and no mitigation measures are required (Class III).**

5.2.4 Cumulative Impacts

Other proposed development projects located in the project area include a ten-unit residential development located adjacent to Washington Elementary School, and three residential remodel projects located along El Camino de la Luz. Each of the nearby projects would be required to comply with existing building regulations, which would reduce the potential for cumulative geologic hazard impacts to a less than significant level. The proposed 10-unit residential development would be required to implement erosion and other water quality protection best management practices in accordance with City standards. The proposed El Camino de la Luz remodel projects would not be a significant source or erosion or other water quality impacts. **Therefore, cumulative development in the project area would not result in significant cumulative geological hazard impacts and no mitigation measures are required (Class III).**

5.2.5 Mitigation Measures and Residual Impacts

Implementation of the following mitigation measures would reduce potential soil-related impacts of the proposed project to a less than significant level. In the event that additional site inspections and slope stability analyses required by proposed mitigation measure GEO-3a indicate that the proposed project could be subject to potentially significant slope stability impacts, it is reasonable to expect that a technically feasible engineering solution to reduce potential slope stability impacts to a less than significant level can be identified. However, the financial feasibility of implementing identified slope stability measures cannot be determined at this time.

GEO-1 Inadequate drainage systems on the project site have the potential to contribute to slope instability and failure impacts.

GEO-1a. Drainage System Requirements. All surface drainage from the site shall be intercepted as soon as possible, collected, and conveyed (using impervious facilities designed to minimize infiltration into site soils) to the ravine east of the parcel or the beach. Landscaping shall be designed to use native species that do not require irrigation except for their propagation. Limited areas of non-native plants may be used if long-term irrigation is not required.

GEO-2 The proposed project has the potential to be affected by potentially significant subsidence and expansive soil impacts.

GEO-2a Foundation Design Approval. The location and design of structural foundations on the site shall be approved by a licensed Engineering Geologist or Geotechnical Engineer.

GEO-3 An on-site geological feature identified by previous evaluations of the project site may have the potential to result in a significant slope stability impact.

GEO-3a. Building Pad Inspection. Prior to the issuance of a grading permit, ground cover vegetation in the area of the proposed building pad shall be removed to facilitate the observation of the suspected asphaltum bed/bedding plane fracture. If vegetation removal does not allow adequate evaluation of the feature, a trench to bedrock shall be constructed across the proposed building site to facilitate additional evaluation of the feature. Based on the results of the visual inspection, additional slope stability analysis may also be required. Should the additional analysis determine that the proposed project has the potential to result in a significant slope stability impact, project design recommendations to reduce potential impacts to a less than significant level shall be prepared by a structural engineer and be submitted to the City for review and approval. Approved measures to reduce potential slope stability impacts shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit.

6.0 PLANS AND POLICY ANALYSIS

This section provides a preliminary evaluation of the El Camino de la Luz Residence project's compliance with applicable requirements of the California Coastal Act, the City's Local Coastal Plan, General Plan, Zoning Ordinance and Single-Family Residence Design Guidelines. The Santa Barbara Planning Commission and City Council will make the final determination regarding the project's consistency with applicable plans and policies.

6.1 ZONING ORDINANCE REQUIREMENTS

The project site is located within an area zoned "E-3" (One-Family Residence), and that also has a SD-3 (Coastal Overlay) Zone and is located within the Hillside Design Overlay area. The project site conforms to the "E-3" zone minimum parcel size requirement of 7,500 square feet per lot, but does not meet the requirement for provision of a minimum of 60 feet of frontage on a public street. The applicant has requested approval of a modification to the frontage requirement. The proposed single family residence development generally conforms to Zoning Ordinance requirements and would be consistent with the site's residential land use designation.

6.2 COASTAL ACT and LOCAL COASTAL PLAN POLICIES

California Coastal Act Section 30251. *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

Potentially Consistent with Proposed Mitigation Measures. The proposed residential project would not adversely affect public views along the ocean, but the structure would encroach into existing ocean view corridors provided from several important public scenic view points, including the "benches" and lawn areas located in the southern end of La Mesa Park, and the area located along the eastern end of the Lighthouse Creek footbridge. The importance of the affected public views is increased because of their location in or association with a public park. As presently designed, the proposed project would be inconsistent with the requirements of this policy that new development be sited and designed to protect views to the ocean. Proposed mitigation measures require that the proposed residence be redesigned so that the size and height of the structure is reduced, and that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. A new residence on the project site that substantially complies with the design criteria suggested by proposed mitigation measures and evaluated as alternatives to the proposed project would reduce

view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the proposed mitigation measures would help to ensure consistency with the view protection requirements of this policy. The proposed project would not substantially alter natural landforms, or be visually incompatible with surrounding areas. The proposed project site is a vacant lot but is not located in a visually degraded area.

Policy 2.1. *Public access in the coastal bluff areas of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights.*

Potentially Consistent. The project site provides an access path down the bluff to the beach, however, the existing pathway is not a public beach access. The project has not proposed to make any alterations to the existing beach access pathway.

Policy 5.3. *New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.*

Potentially Consistent with Proposed Mitigation Measures. As described in Section 5.1.3 (Threshold A-1) of this EIR, the size and general appearance of the proposed residence would be consistent with existing development located along El Camino de la Luz. Two parking spaces would be provided on the project site consistent with zoning requirements. Therefore, the project would not overburden public on-street parking resources. The Revised Initial Study prepared for the proposed project includes proposed mitigation measure T-1, which requires that the project applicant provide evidence of adequate and legal access to the project site. Compliance with the requirements of this mitigation measure would make the proposed project consistent with the access requirements of this policy.

Policy 6.8. *The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.*

Potentially Consistent with Proposed Mitigation Measures. The proposed project would provide a 25-foot setback from the top of bank for Lighthouse Creek, which is located along the eastern perimeter of the project site. The Revised Initial Study prepared for the proposed project includes proposed mitigation measure W-1, which requires approval of project plans for grading, drainage, stormwater facilities and project development to ensure that potential construction-related and long-term runoff, erosion and other water quality impacts are reduced to a less than significant level. The implementation of adopted City standards and construction site requirements, such as the

Building and Safety Division's Erosion/Sedimentation Control Policy, would reduce the potential for project-related erosion, sedimentation and other discharges to the creek and provide consistency with the requirements of this policy.

Policy 8.1. *All new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are: 1) sized to accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines; 2) the owner of the subject property allows for the permanent drainage of those parcels through his/her property, and; 3) the drainage system is designed to be minimally visible on the bluff face.*

Potentially Consistent. Project site runoff, as well as water that flows onto the project site from the adjacent street, would be collected by a series of on-site catch basins and would be conveyed by underground pipes to a new discharge located in Lighthouse Creek. The collected water would then flow a short distance to the creek's terminus and would be discharged to the ocean. Due to the topography of the project site and the area to the north, landward drainage of project site runoff would not be feasible. The proposed project would not result any drainage structures or improvements on the bluff face.

Policy 8.2. *With the exception of drainage systems identified in Policy 8.1, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access...*

Potentially Consistent. An informal access path is located on the project site down the bluff face. The project has not proposed to make any alterations to the existing beach access pathway.

Policy 9.1. *The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.*

Potentially Consistent with Proposed Mitigation Measures. The proposed residential project would not adversely affect public views along the ocean, but the structure would encroach into existing ocean view corridors provided from several important public scenic view points, including the "benches" and lawn areas located in the southern end of La Mesa Park, and the area located along the eastern end of the Lighthouse Creek footbridge. The importance of the affected public views is increased because of their location in or association with a public park. As presently designed, the proposed project would be inconsistent with the requirements of this policy that new development be sited and designed to protect views to the ocean. Proposed mitigation measures require that the proposed residence be redesigned so that the size and height of the structure is reduced, and that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. A new residence on the project site that substantially complies with the design criteria suggested by proposed

mitigation measures and evaluated as alternatives to the proposed project would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the proposed mitigation measures would help to ensure preservation of existing scenic views.

6.3 GENERAL PLAN POLICIES

Conservation Element: Visual Resources Policy 2.0. *Development on hillsides shall not significantly modify the natural topography and vegetation.*

Potentially Consistent. Implementation of the proposed project would require only a minimal amount of grading, primarily to construct a driveway, prepare the building foundation and install the proposed drainage system. Therefore, the proposed project would not significantly alter the topography of the project site or remove a substantial amount of vegetation.

Conservation Element: Visual Resources Policy 3.0. *New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.*

Potentially Consistent with Proposed Mitigation Measures. The proposed project would substantially obstruct views to the ocean provided from several important public scenic view points, including the "benches" area located in the southern end of La Mesa Park, and the area located along the eastern end of the Lighthouse Creek footbridge. The importance of the affected public views is increased because of their location in or association with a public park. As presently designed, the proposed project would be inconsistent with the requirements of this policy that new development be sited and designed to protect views to the ocean. Proposed mitigation measures require that the proposed residence be redesigned so that the size and height of the structure is reduced, and that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. A new residence on the project site that substantially complies with the design criteria suggested by proposed mitigation measures and evaluated as alternatives to the proposed project would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the proposed mitigation measures would help to ensure consistency with this policy.

Conservation Element: Visual Resources Policy 6.0. *Ridgeline development which can be viewed from large areas of the community or by significant numbers of residents of the community shall be discouraged.*

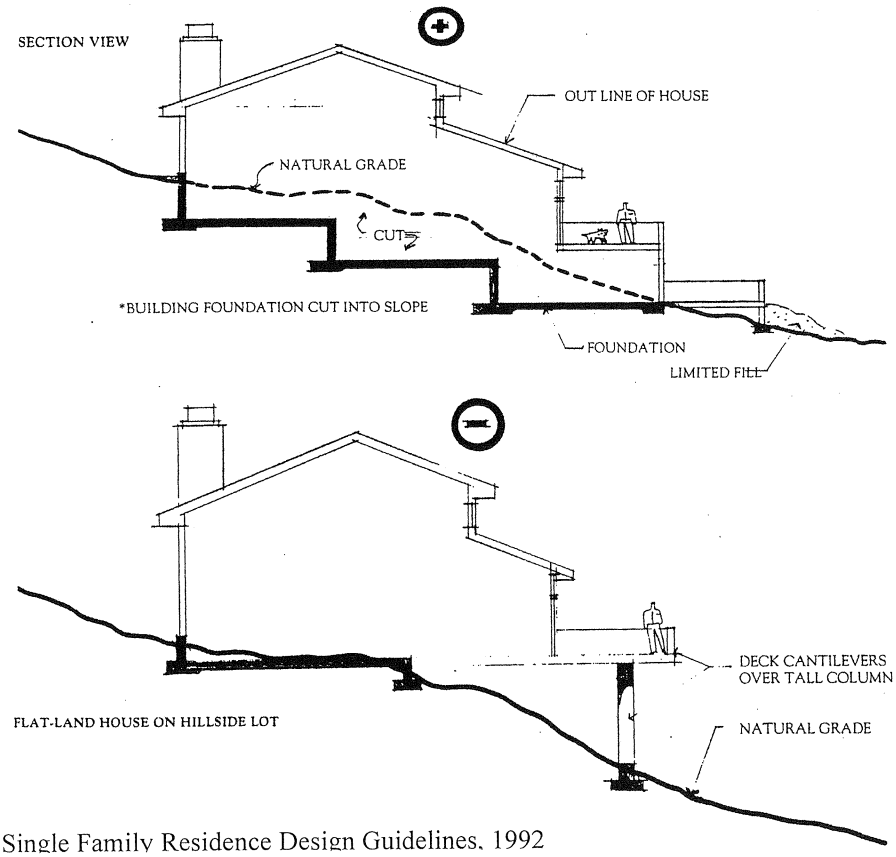
Potentially Consistent. The proposed project site is not located on a ridgeline and would not be visible from large areas of the community. As described in Section 5.1.3 of this EIR (Threshold A-2, Other Views), the proposed residence would not result in significant view-related impacts as seen from the beach area that is south of and adjacent to the project site.

6.4 SINGLE FAMILY RESIDENCE DESIGN GUIDELINES

Hillside Housing Technique No. 1.

The following design criteria are recommended for residences located in sloping areas:

- *Set buildings into hillside.*
- *Step the building(s) up or down the hill.*
- *Minimize the visual impact of grading by doing most of the cut under the building.*
- *Minimize exposed foundations and undersides of structures.*
- *Minimize the height of the building as seen from below.*
- *Use materials and colors to reduce apparent bulk.*
- *Avoid exposed underfloor areas.*
- *Avoid excessive soil removal and fill.*
- *Avoid large downhill cantilevers.*
- *Avoid tall support columns for overhanging areas.*
- *Select colors that are compatible with the neighborhood.*
- *Fit in with hillside topography and background.*
- *Avoid interrupting the natural ridgelines.*
- *Avoid using fill to hide downhill foundations.*



Source: Single Family Residence Design Guidelines, 1992

Potentially Consistent with Proposed Mitigation Measures. As depicted on Figures 3.3-2 and 2 (proposed residence elevations), the proposed project design would be inconsistent with several Design Guideline recommendations for residences located on sloping (hillside) lots. Specifically, the proposed project design would not set the structure into the sloping portion of the proposed building area; the proposed residence would not be stepped up or down the building slope area; the undersides of deck areas would be visible, although support columns for the decks would not be required; and the height of the structure has not been minimized to the extent feasible.

The implementation of proposed mitigation measures and alternative project designs would facilitate the development of a residence on the project site that would be consistent with the above design criteria by minimizing the size and height of the residence; placing the lower levels of the residence below grade, stepping the building down the existing slope; and conducting most site grading under the structure. In addition, the alternative designs evaluated in Section 8.0 of this EIR would place decks that extend out from the structure on-grade or just above grade, thereby eliminating the potential for views of the underside of deck areas.

7.0 GROWTH INDUCING IMPACTS

Section 15126.2(d) of the CEQA Guidelines requires an EIR to "*discuss the ways in which the project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth...*" In general terms, a project may result in a significant growth inducing impact if it individually or cumulatively with other projects results in any of the actions described in the following examples:

- The project removes an obstacle to growth, such as: the establishment of an essential public service, the provision of new access to an area, or a change in zoning or general plan designation.

- The project results in economic expansion, population growth or the construction of additional housing occurs in the surrounding environment in response to the project, either directly or indirectly.

The El Camino de la Luz residence project would be served by sewer, water and other utility services that have been established in the project area. Access to the project site would be provided by an existing substandard-sized easement. No road improvements would be required to obtain access to the project site. Therefore, the proposed project would not require an extension of public services that have the potential to result in or facilitate unplanned growth in the project area.

The proposed project would result in the development of one single-family residence. The project could generate short-term construction employment opportunities, but would not result in substantial population growth in the project region. Therefore, the proposed project would not result in significant growth inducing impacts.

8.0 ALTERNATIVES

Section 15126.6(a) of the *CEQA Guidelines* states that "*an EIR shall describe a range of reasonable alternatives to the project or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives*." The EIR is to consider a "reasonable range" of alternatives to foster informed decision-making and public participation. Section 15126.6(b) of the *CEQA Guidelines* indicates that the EIR "*shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly*."

Three alternatives to the El Camino de la Luz residence project have been evaluated by this EIR:

- **No Project.** This alternative assumes that the project site would remain in its present condition and the proposed residence would not be developed.

- **Alternative Design Concept No. 1.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project design with a similar amount of building area as the proposed project.

- **Alternative Design Concept No. 2.** The objective of this alternative is to minimize project-related aesthetic impacts by considering a revised project design for a new residence that is smaller than the proposed project.

To provide City decision-makers with flexibility to consider and possibly approve a design alternative to the proposed project, this EIR has evaluated Alternative Design Concepts 1 and 2 at a level of detail that is similar to the analysis of the proposed project. This has been done, in part, by developing alternative designs for the development of the project site, and preparing post-development photo-simulations for those designs. The alternative designs are intended to be conceptual studies of potential site development options, and are not meant to impose specific design requirements, architectural styles, or building colors. Rather, the alternative designs are intended to evaluate a range of potential building locations, configurations and massing options that have the potential to reduce aesthetic impacts that would result from the development of a residence on the project site. Building elevations, floor plans and cross-sections have been developed to facilitate the analysis of potential aesthetic impacts, and architectural details such as windows, decks and railings are depicted on the alternative designs only to provide visual clarity and to convey a sense of scale and design feasibility.

Alternative locations for the development of a new single-family home exist in the City of Santa Barbara. However, alternative locations were not evaluated as they would not meet the project objective of developing a new residence on the project site.

Developing an alternative use on the project site was not considered to be a feasible alternative due to the land use requirements of the project site's existing residential (E-3) zoning designation.

8.1 NO PROJECT ALTERNATIVE

CEQA Guidelines Section 15126.6(e) requires that an EIR evaluate a "No Project" alternative. The purpose of this alternative is to "*allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.*" This alternative analysis compares the environmental effects of the project site remaining in its existing condition against environmental effects that would occur if the proposed project were approved.

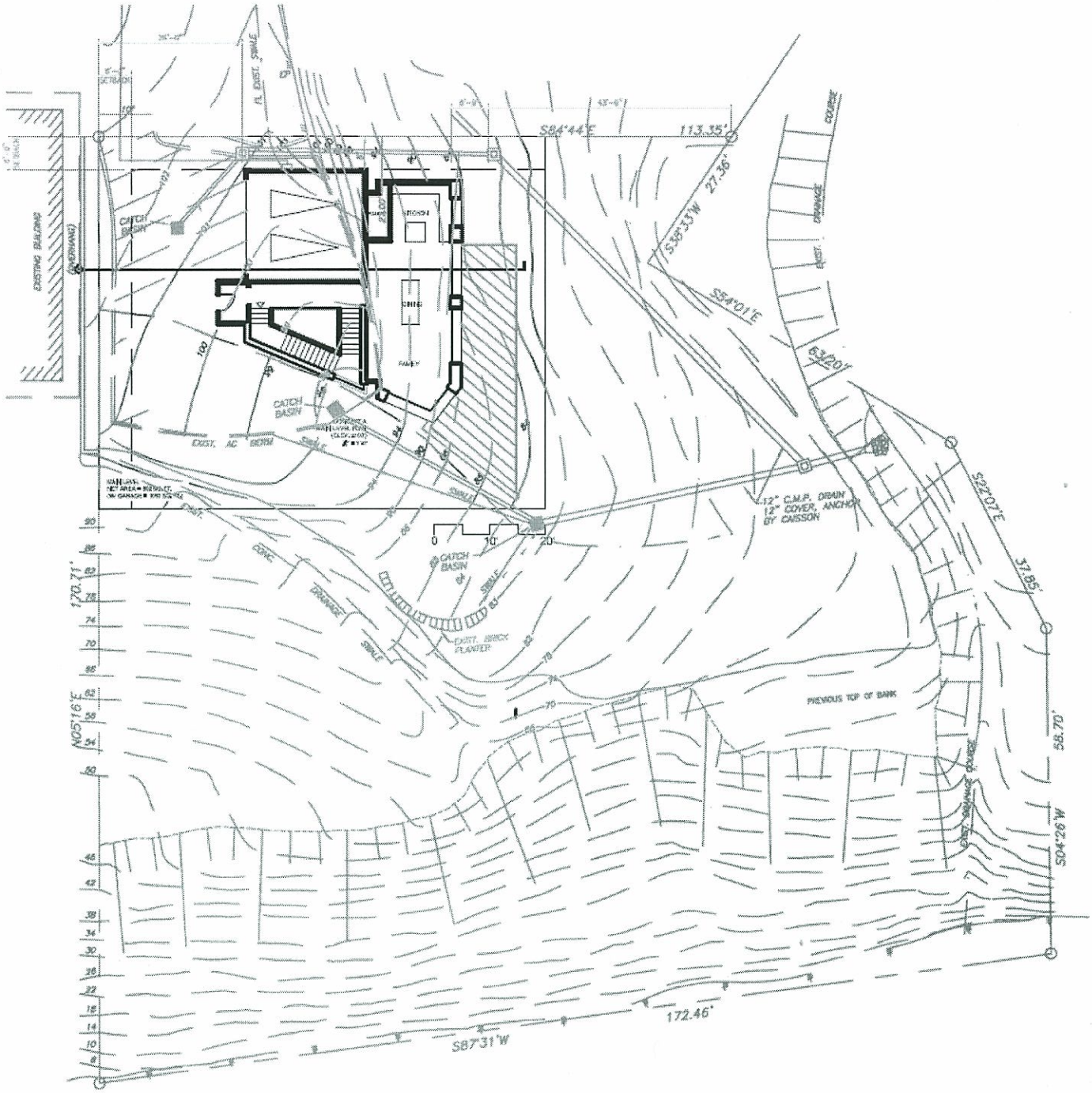
The "No Project" alternative would result in the project site being maintained in its current vacant condition, and no new structures would be developed on the property. Implementation of this alternative would avoid the potential for significant aesthetic and geologic impacts associated with development of the proposed project. Implementation of this alternative, however, would not be required to reduce the proposed project's aesthetic and geologic impacts to a less than significant level. Implementation of the "No Project" alternative would avoid the potential environmental impacts of the proposed project, but would not achieve the objectives of the project.

8.2 ALTERNATIVE DESIGN CONCEPT No. 1

8.2.1 Alternative Description

It is the objective of Alternative Design Concept No. 1 to provide a residence with a similar amount of livable floor area as would be provided by the proposed project, while also attempting to minimize impacts to important public scenic views provided from La Mesa Park and the Lighthouse Creek footbridge. Design concepts used by this alternative to minimize aesthetic impacts include lowering the finished floor elevation of the structure's bottom level by excavating the building footprint area, and reducing the size of the structure's upper level by only providing floor area over the western half of the building footprint.

A site plan for Alternative Design Concept No. 1 is provided on Figure 8.2-1, and design concept elevations depicting the proposed residence are provided on Figures 8.2-2 and 3. Conceptual floor plan layouts and a cross section through the residence are provided on Figures 8.2-4, 5 and 6. Alternative Design Concept No. 1 would be a three-level residence that provides approximately 2,237 square feet of livable floor area. The square footage provided on each floor level is summarized on Table 8.2-1.



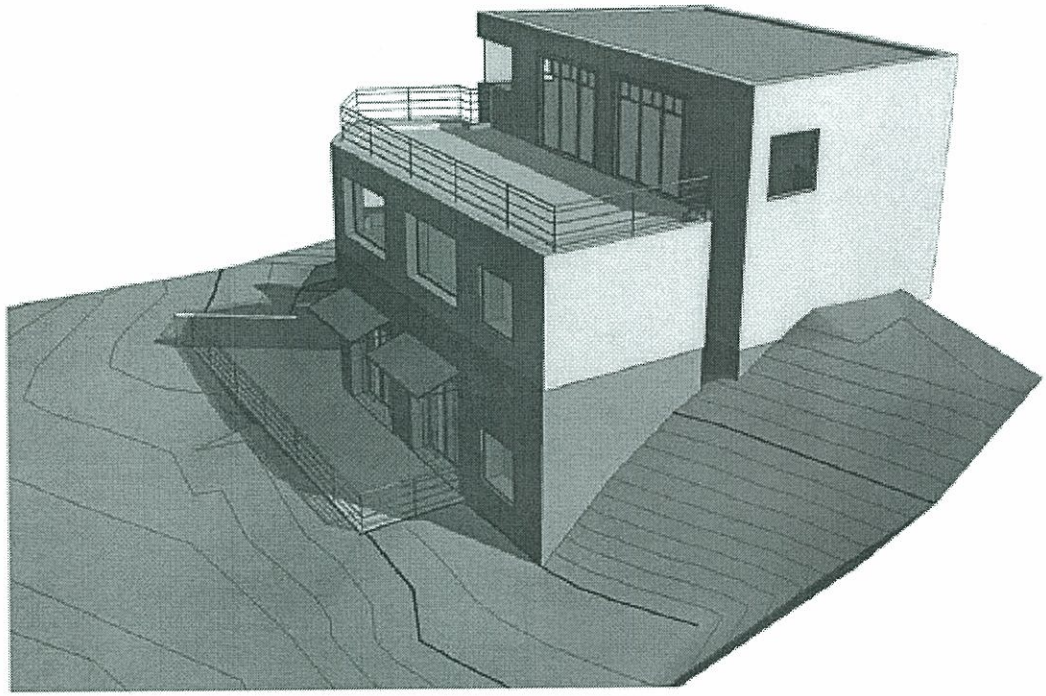
Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino del la Luz

Figure 8.2-1

Alternative Design Concept No. 1 – Site Plan



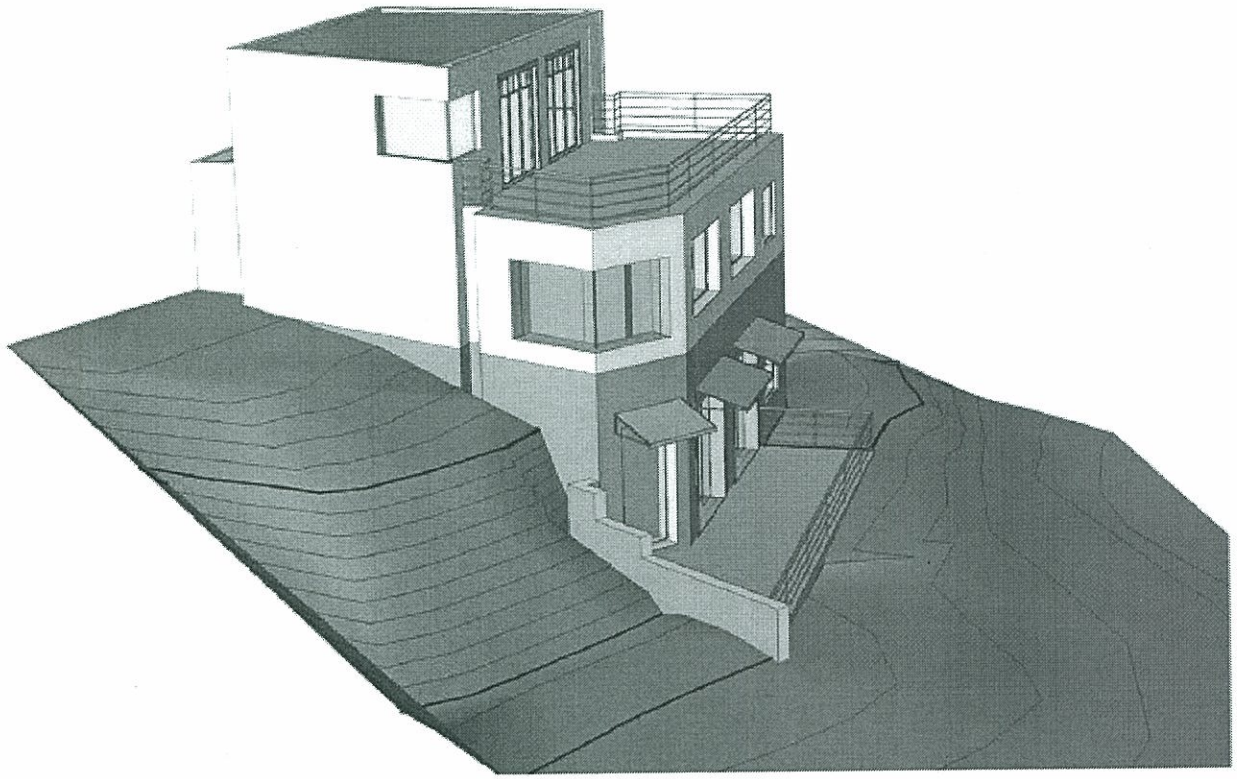
Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.2-2

Alternative Design Concept No. 1 – View From the Northeast



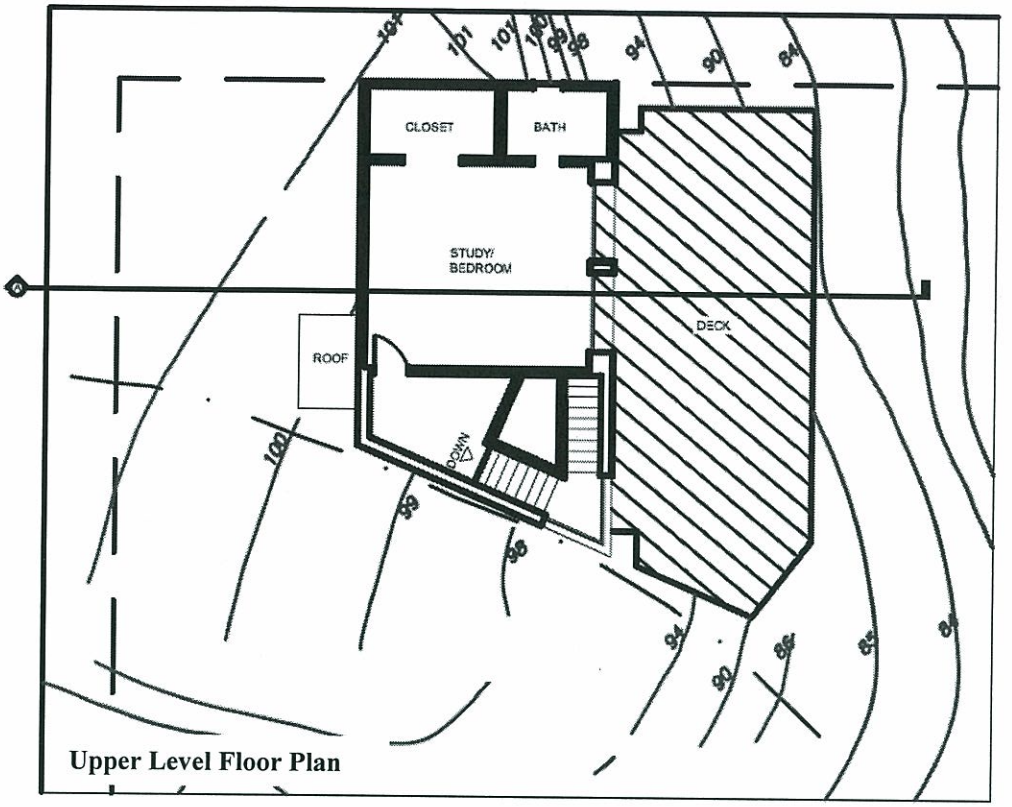
Source: Hochhauser Blatter, 2006

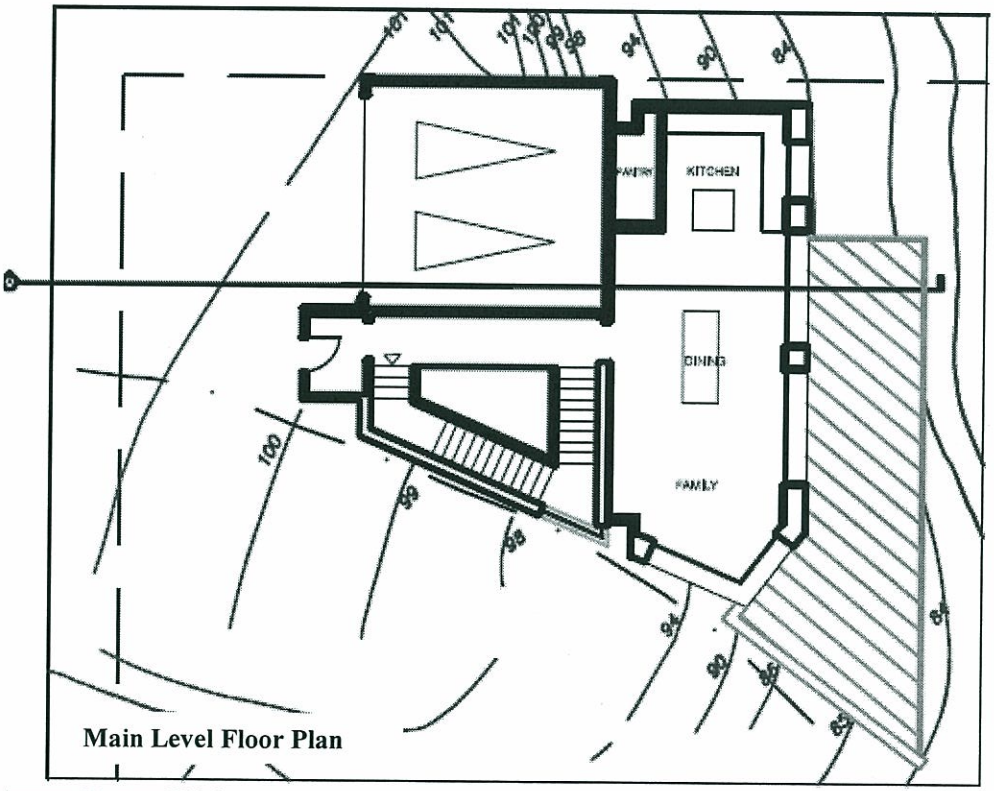
City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.2-3

Alternative Design Concept No. 1 – View From the Southeast





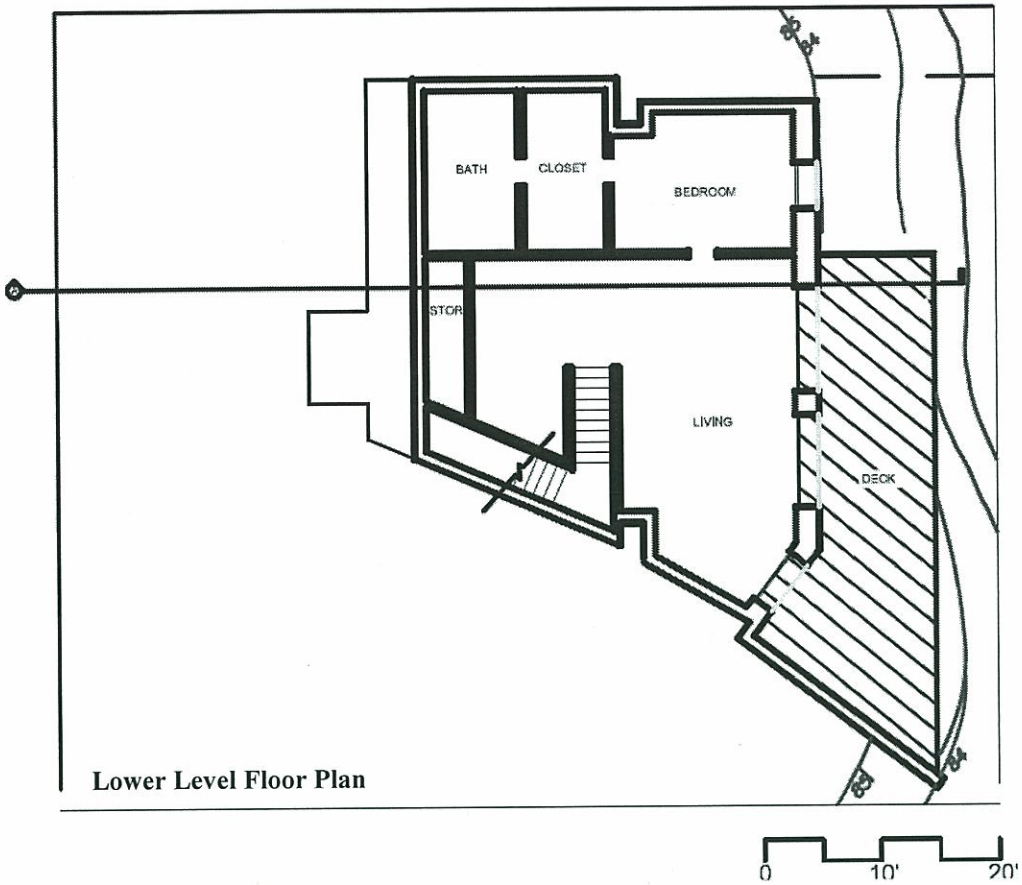
Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino del la Luz

Figure 8.2-4

Alternative Design Concept No. 1 – Floor Plans

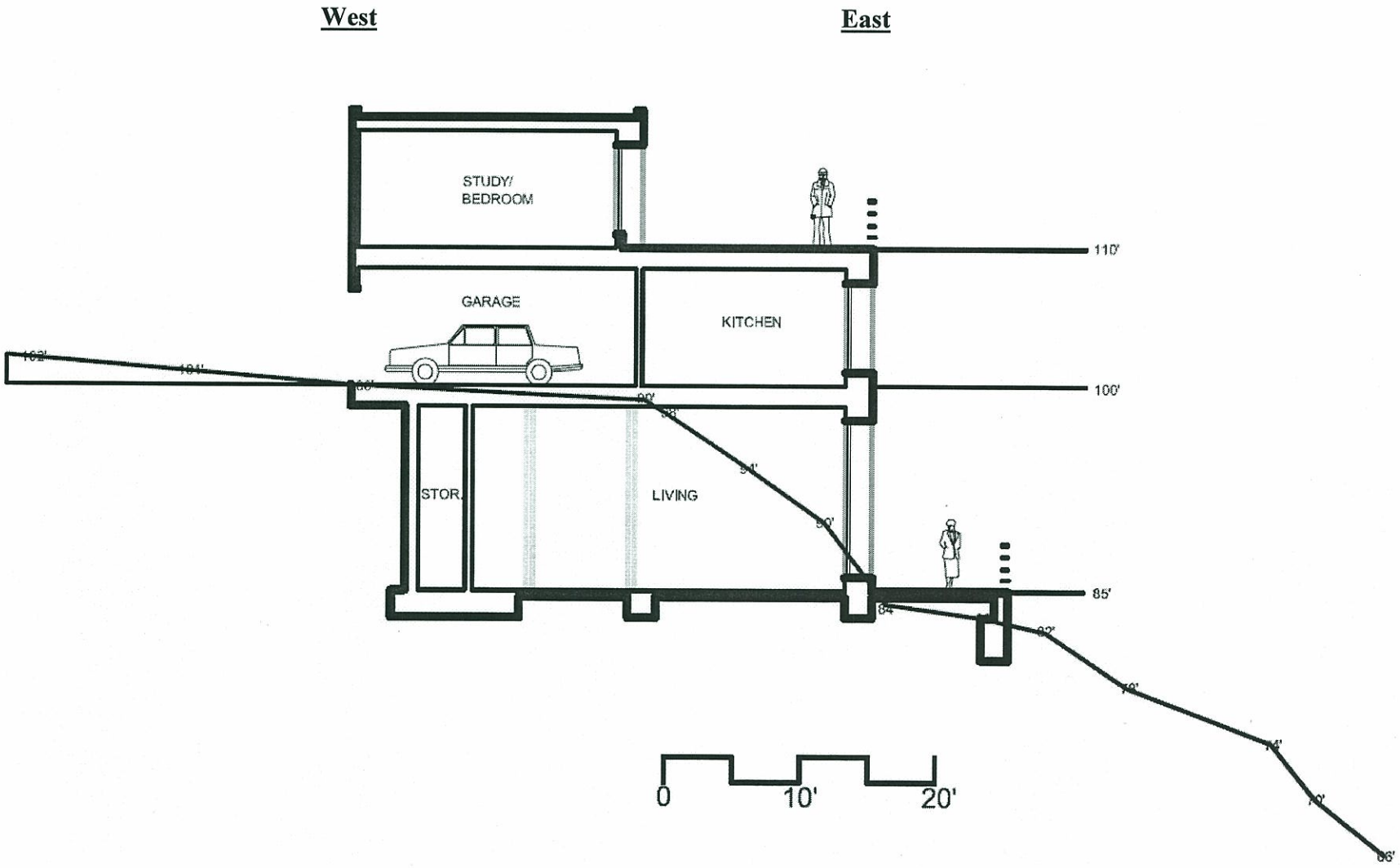


City of Santa Barbara

1837½ El Camino del la Luz

Figure 8.2-5

Alternative Design Concept No. 1 – Floor Plans



Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.2-6

Alternative Design Concept No. 1 – Cross Section

Table 8.2-1
Alternative Design Concept No. 1
Residence Size Summary

	Alternative Design Concept No. 1	Proposed Project
First Floor Livable Area	1,087	893 sq. ft
Second Floor Livable Area	692	606 sq. ft.
Third Floor Livable Area	458	NA
Total Liveable Floor Area	2,237	1,499 sq. ft.
Garage Area	400	443 sq. ft.
Total Floor Area	2,637	1,942 sq. ft

The finished floor elevation of this alternative's first floor would be developed below the existing grade of the project site. As depicted on the cross-section provided on Figure 8.2-6, the maximum depth of excavation would be approximately 15 feet. Approximately 550 cubic yards of grading would be required to implement this alternative design concept. The eastern perimeter wall of the structure would have a height of approximately 25 feet above existing grade, while the east elevation of the structure (including the third level portion of the building) would have an overall height of approximately 35 feet. The western elevation of the structure would have a height of approximately 20 feet above existing grade.

Alternative Design Concept No. 1 places the residence in the same portion of the project site as the proposed project. Setbacks from the top of the ocean bluff, top of bank for Lighthouse Creek, and from adjacent property lines would be generally similar to the setbacks provided by the proposed project.

8.2.2 Aesthetics

Threshold A-1. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially degrading an important public scenic view.*

Alternative Design Concept No. 1 would provide approximately 2,237 square feet of livable floor area, which is approximately 738 square feet larger than the proposed project. The increase in livable building area was accomplished by placing the lowest level of the structure below existing grade, which would allow the development of a three-level residence rather than the proposed two-story structure. Based on field observations, the size of this alternative design would be similar to other residences located along El Camino de la Luz, and the multi-level design would also be consistent

with existing residences. **Therefore, the size of Alternative Design Concept No. 1 would not be out of character with the surrounding neighborhood and important public scenic views in the project area would not be substantially degraded as a result of the size of the alternative project (Class III).**

The use of neutral or earth-tone colors on the exterior of the residence would minimize the potential for the structure to be out of character with surrounding development, and would be consistent with other visual elements located in the three important public scenic views in the vicinity of the project site. **Similar to the proposed project, potentially significant impacts that may result from the use of exterior colors that are incompatible with the surrounding neighborhood could be reduced to a less than significant level by requiring ABR approval of proposed colors and future building color changes (Class II).**

Alternative Design Concept No. 1 would substantially reduce the use of understory walls to facilitate the development of the residence on the sloping, building area portion of the project site. This would be accomplished by placing the lower level of the structure below existing grade. **Therefore, potentially significant visual impacts resulting from the use of understory walls would be reduced to a less than significant level and no additional mitigation measures would be required (Class III).**

The development of Alternative Design Concept No. 1 would require approximately 550 cubic yards of grading. Earthwork required to implement this alternative would not substantially alter the appearance of the project parcel as seen from off-site locations. After construction activities are complete, no ground disturbance areas would be visible. Vegetation located on the building pad area and adjacent to the building pad consists primarily of weedy plant species. The removal of those plants would not result in a substantial alteration to the appearance of the project site. **Therefore, similar to the proposed project, grading and vegetation removal required to develop the alternative design project would not substantially degrade important public scenic views in the project area (Class III).**

Threshold A-2. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially blocking an important public scenic view corridor.*

La Mesa Park. Areas of La Mesa Park that provide public views of the project site and ocean include the "benches" area near the southern end of the park, and the southern portion of the park's lawn area.

"Benches" Area. A simulation of post-development visual conditions as would be seen from the "benches" area after the development of Alternative Design Concept No. 1 is provided on Figure 8.2-7. Due to the view perspective provided from the "benches" area, most of the northern and eastern elevations of the residence would be

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.2-7

Alternative Design Concept No. 1 Photo-Simulation: La Mesa Park "Benches" Area

This Page Intentionally Left Blank

visible to persons in the "benches" area of the park. This view perspective places the alternative design residence prominently into the western portion of the view corridor provided from the "benches" area, and approximately nine (9) percent of the existing view of the ocean would be blocked. This is a slight (one percent) reduction in ocean view obstruction when compared to the proposed project. The view blockage reduction was achieved primarily by limiting the building area provided on the upper level of the residence to the western half of the building footprint. Therefore, the alternative design would provide a 738 square foot increase in livable floor space and would result in a small decrease in impacts to important public scenic views as seen from the "benches" area.

A determination if a 9 percent loss of an existing important public scenic view would result in a "substantial" view reduction is subject to personal interpretation. However, due to the view angle provided from the "benches" area towards the project site, the alternative design residence would be seen as a prominent visual feature within the view corridor. Although the alternative design concept would provide a residence that is similar in size to other homes located along El Camino de la Luz, the amount of new structural development placed into the important public scenic view corridor would be substantial. As a result, similar to the proposed project, Alternative Design Concept No. 1 would substantially obstruct important public scenic views provided from the "benches" area, resulting in a significant visual impact.

The significant visual impact of Alternative Design Concept No. 1 could be minimized by providing a design that reduces the visual prominence of the residence within the view corridor. This could be accomplished by reducing the height and overall size of the residence so that it becomes less visually prominent within the view corridor. Such a change could be feasibly implemented by revising the design so that:

- The maximum height of the structure's eastern elevation (the down-slope side of the residence that would extend furthest into the view corridor) does not exceed 25 feet measured from existing grade.

- The maximum height of the structure's west elevation does not exceed 15 feet measured from existing grade.

The 15- and 25-foot building height limitations accommodate the existing sloping conditions of the project site by allowing the eastern (downslope) elevation of the residence to be taller than the western (upslope) elevation. The proposed height limitations would require that the third level of the alternative design residence be omitted. This would reduce the livable floor area of the structure to approximately 1,743 square feet, which is still more floor area than would be provided by the proposed project. A new residence on the project site that substantially complies with the suggested design criteria would reduce view obstruction impacts to the "benches" area view corridor to a less than significant level by reducing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure

below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. **Therefore, potentially significant visual impacts to the important public scenic views provided from the "benches" area could feasibly be reduced to a less than significant level (Class II).**

Similar to the proposed project, landscape materials that could be planted in conjunction with the development of a project similar to Alternative Design Concept No. 1 would have the potential to result in significant view blockage impacts as the landscaping reaches a mature height. **Potentially significant landscape-related visual impacts could feasibly be reduced to a less than significant level by requiring that landscape screen materials be provided that would not reach a mature height that exceeds the height of the residence (Class II).**

Southern Lawn Area. A simulation of post-development visual conditions as would be seen from the southern lawn area of La Mesa Park after the development of Alternative Design Concept No. 1 is provided on Figure 8.2-8. As seen from the southern lawn area, the alternative design residence would block approximately five (5) percent of the ocean view that is presently provided. This is a slight (two percent) reduction in ocean view obstruction when compared to the proposed project. The alternative design residence would be visible from the southern lawn area, but would not dominate or appear to prominently extend into the existing view corridor. **Therefore, as seen from the southern lawn area of the park, the alternative design project would not result in a significant visual impact (Class III).** After the implementation of the design revisions identified for impacts to visual conditions as seen from the "benches" area, view impacts to the southern lawn area would be even further reduced.

Lighthouse Creek Footbridge. A simulation of post- development visual conditions as would be seen from a view point at the eastern end of the footbridge after the development of Alternative Design Concept No. 1 is provided on Figure 8.2-9. As seen from the eastern end of the footbridge, the alternative design residence would be prominently visible in the western portion of the view corridor and approximately 14 percent of the existing ocean view would be blocked. This is a slight (one percent) reduction in ocean view obstruction when compared to the proposed project. Additionally, the flat roof of the upper portion of the structure would be seen as slightly extending above the horizon.

From the eastern end of the bridge, the northern and eastern elevations of the alternative design residence would be seen as encroaching into the existing view corridor, and the residence would be a prominent visual feature. Similar to the proposed project, the upper level of the house would be seen as extending above the horizon, which would adversely increase the visual prominence of the structure. Therefore, the alternative design residence would substantially block important public scenic views provided from the eastern end of the Lighthouse Creek footbridge, resulting in a significant visual impact. **Similar to views of the project site as seen from the "benches" area, potentially significant visual impacts to the important public scenic views provided**

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.2-8

Alternative Design Concept No. 1 Photo-Simulation: La Mesa Park Southern Lawn Area

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.2-9

Alternative Design Concept No. 1 Photo-Simulation: Eastern End of the Lighthouse Creek Bridge

This Page Intentionally Left Blank

from the eastern end of the footbridge could be feasibly reduced to a less than significant level by requiring project-related design changes that minimize the structure's encroachment into the view corridor (Class II).

Meigs Road. Views of the project site provided from the southbound lane of Meigs Road are limited in term of site visibility and duration. Similar to the proposed project, the Alternative Design Concept No. 1 residence would be visible from Meigs Road, but would not prominently extend into the view corridor that is provided across the park. As a result, the proposed structure could be overlooked by automobile passengers and would not substantially block important public scenic ocean views that can be provided from this view point. **Therefore, the alternative design project would not result in a significant visual impact as seen from Meigs Road (Class III).**

Other Views. Similar to the proposed project, the upper portions of the Alternative Design Concept No. 1 residence would be partially visible from the beach area south of the project site, although it is likely that the visibility of the alternative structure would be somewhat reduced. The visible portions of the alternative structure would be outlined against the sky and would not block any important public scenic views.

Development of Alternative Design Concept No. 1 would have the potential to impair existing ocean views that are presently available to the house directly north of the project site, although the amount of view that is blocked may be slightly reduced because the upper portion of the alternative design residence would be reduced in size when compared to the upper level of the proposed project. **Therefore, the proposed project would not result in a significant visual impact as seen from other viewing locations in the project area (Class III).**

Threshold A-3. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially impairing the visual context of the area.*

The development of a residence on the project site is a land use allowed by the existing project site zoning, and the Alternative Design Concept No. 1 residence would be developed consistent with most zoning regulation requirements. Similar to the proposed project, a modification to allow construction of a new residence on a lot without the required 60-foot frontage on a public street would be required, however, such a modification would not impair the visual context of the project area.

Alternative Design Concept No. 1 would result in the development of a new residence on a presently vacant parcel, and the residence would be visible within view corridors provided from the "benches and southern lawn areas of La Mesa Park, and the footbridge over Lighthouse Creek). The existing houses located along the east side of El Camino de la Luz are prominently visible from the "benches" area and the Lighthouse Creek footbridge. From the southern lawn area of La Mesa Park, however, the houses are

predominately screened from view by dense vegetation. Views of the project site and the proposed new residence from the "benches" area and from the footbridge would be consistent with the visual context of the surrounding area because other houses are clearly visible from those view points. Although the existing homes are generally screened from public views provided from the southern lawn area of La Mesa Park, views of the proposed residence from the lawn area would be consistent with the urban context of the project area. Therefore, the use of the project site to develop a new residence would be consistent with other land uses adjacent to and in the vicinity of the project site. The size of the proposed residence would generally be similar to other residences located along El Camino de la Luz, and the proposed architectural style would be compatible with the surrounding neighborhood. **As a result, the Alternative 1 would not substantially impair the visual context of existing important public scenic views (Class III).**

The use of the project site to develop the alternative design residence would be consistent with other land uses adjacent to and in the vicinity of the project site. The size of the alternative design residence would generally be similar to other residences located along El Camino de la Luz, and the development of a residence with a configuration that is generally similar to the structure evaluated by this alternative would be compatible with the surrounding neighborhood. **As a result, a structure that is consistent with the design parameters evaluated by Alternative Design Concept No. 1 would not substantially impair the visual context of important public scenic views (Class III).**

8.2.3 Geology

Threshold B. *Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.*

Landslides and Seacliff Retreat. As part of his review of previous geologic investigations prepared for the project site, Dr. Anikouchine conducted a slope stability analysis. This analysis evaluated the overall stability of the slope based on the topographic profile of the slope, bedding plane orientation, shear strength characteristics of the Monterey formation, and other factors. That evaluation indicated that the entire slope of undisturbed Monterey shale is stable under conditions of a severe earthquake. The results of the slope stability analysis are attached to the Revised Initial Study prepared for the proposed project (Appendix A).

The project property seacliff should be considered stable for the purpose of developing an alternative design to the proposed project and accommodating it over a 75-year project life period. The slope stability study also noted that small scale instabilities may occur at the toe of the seacliff, that large scale slope failures similar to the 1978 El Camino de la Luz slide could have the potential to affect the project neighborhood, and that over an extended period of time (i.e., geologic time) the stability of the site may be reduced. However, it is beyond the capability of the method of the slope stability

analysis to evaluate such risks. Dr. Anikouchine also concluded that continued slope stability at the project site over the life of the project was dependent upon providing adequate conveyance of surface water from the project site to the Lighthouse Creek channel or the beach below the project site in a controlled manner. The alternative project plans would be consistent with this requirement and, similar to the proposed project, include a series of catch basins and below ground pipes that would convey water to the adjacent creek channel. A proposed mitigation measure also requires that project plans provide an appropriate drainage system. **With the implementation of the proposed mitigation measure, potential drainage-related slope stability impacts can be feasibly reduced to a less than significant level (Class II).**

Dr. Anikouchine also concluded that the rate of seacliff retreat in the vicinity of the project property was conservatively estimated to be four inches per year. The proposed 25-foot setback from the top of the bluff, as defined by the California Coastal Commission, would be adequate to comply with the 75-year seacliff retreat setback requirement. **Therefore, potential seacliff retreat impacts would not be significant and no mitigation measures are required (Class III).**

Due to the presence of heavy vegetation on the project site, Dr.Anikouchine was not able to locate, or determine if the on-site feature noted by two other geologists was an open bedding plane fracture as reported by Smith (1980), or an asphaltum bed as reported by CFG Consultants (1996). Observation of the feature after on-site vegetation is removed could facilitate a more precise characterization of potential slope stability impacts the feature may have on the proposed project. Proposed mitigation measure GEO-3a requires that vegetation in the vicinity of the suspected location of the feature be removed, and the area inspected by a qualified geologist. If vegetation removal does not provide adequate visibility to locate and/or assess the feature reported by Smith and CFG Consultants, an inspection trench extending down to bedrock across the proposed building pad would facilitate the assessment of the suitability of the site for the construction of a residence. If a fault or bedding plane fracture with evidence of recent movement, or a seam of material having low shear strength such as clay, asphaltum or pulverized rock is observed in an inspection trench, additional slope stability analysis using values obtained from sampling and testing of the on-site substrate materials as input parameters would be required to further assess potential slope stability impacts.

Should additional slope stability analysis determine that slopes located on the project site have a factor of safety of less than 1.5 (a ratio of the "resisting" forces that enable the slope to remain stable and the "driving" forces that could cause the slope to fail), additional building/site preparation recommendations provided by a structural engineer would be required to reduce potential slope stability impacts. If necessary, measures that may be suitable to minimize potential slope stability impacts include the use of drilled foundation caissons that extend below the identified slide plane, or slope tie backs that attach a potentially unstable portion of the slope to a stable portion. The most suitable project design/foundation preparation methods that may be used to minimize potential slope stability impacts would be identified based on factors determined by

additional site investigations to evaluate the spatial orientation of the potential slide plane to the proposed building site, and material testing to assess the engineering characteristics of the material within the potential slide plane.

Should it be determined that the on-site feature has the potential to result in a significant slope stability impact, recommendations to reduce potential impacts to a less than significant level (provide a slope stability factor of 1.5 or greater) shall be prepared for review and approved by the City. If feasible measures to reduce potential slope stability impacts can be approved by the City, such measures shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit. **Characterization of the on-site feature and, if necessary, the implementation of approved foundation preparation and/or design measures would reduce potential slope stability impacts to a less than significant level (Class II).**

Dr. Anikouchine also reviewed the alternative building plans to assess the potential for the alternative designs to result in potentially significant geologic impacts. Dr. Anikouchine indicated that to avoid a potentially significant slope stability impact, the weight of the alternative design house must be less than the weight of the material excavated from the project site. Based on the cross-sections prepared for the alternative, it appears that the residence would not exceed the weight of the excavated material, however, it would be necessary to verify this by conducting appropriate cut and fill calculations. If the alternative residence would be heavier than the excavated material, a slope stability analysis would be required to confirm that the residence does not compromise the stability of the bluff.

Subsidence. Based on a laboratory evaluation of on-site soils conducted by Buena Engineers (1971), it was concluded that the project site is subject to soil settlement-related impacts. The report indicates that potential subsidence impacts can be adequately addressed using a properly engineered foundation design. A proposed mitigation measure requires that the alternative design project provide an appropriate structure foundation. **Similar to the proposed project, with the implementation of a proposed mitigation measure, potential subsidence impacts can be feasibly reduced to a less than significant level (Class II).**

Expansive Soils. An evaluation of the project site conducted by Smith (1980) concluded that soils at the project site are expansive. This potentially significant impact can be reduced to a less than significant level by the use of a caisson foundation rather than footings. A proposed mitigation measure requires that the foundation for the alternative design structure be approved by a licensed Engineering Geologist or Geotechnical Engineer. **Similar to the proposed project, with the implementation of a proposed mitigation measure, potential expansive soil impacts can be feasibly reduced to a less than significant level (Class II).**

Threshold C. *Extensive grading on slopes exceeding 20%, substantial topographic change, destruction of unique physical features; substantial erosion of soils, overburden, or sedimentation of a water course.*

Implementation of Alternative Design Concept No. 1 would require approximately 550 cubic yards of grading to implement the building design. The average slope of the proposed building area is approximately 20%, however, the amount of grading that has been proposed would not be extensive. The grading that would be required to implement Alternative Design Concept No. 1 would, however, occur adjacent to Lighthouse Creek, therefore, the required ground disturbance would have the potential to result in a significant short-term erosion impact. This potential impact would be minimized by preparing and implementing an on-site erosion control plan that implements the requirements of Building and Safety Division's Erosion/Sedimentation Control Policy. Compliance with these policy requirements would reduce potential short-term erosion-related impacts and no additional mitigation measures would be required. **Therefore, potential grading impacts would not be significant (Class III).** The narrow driveway leading to the project site would constrain the ability to remove excess soil excavated from the project site, but it is anticipated that soil could be removed using trucks that can transport approximately five cubic yards of soil per load.

It is anticipated that similar to the proposed project, runoff water on the project site would be collected by a series of catch basins and convey by underground pipes to a proposed discharge point located in the Lighthouse Creek channel. A rip-rap energy dissipater would be provided at the proposed discharge location to minimize potential erosion impacts. **Therefore, potential long-term erosion impacts resulting from project site runoff would not be significant and no mitigation measures are required (Class III).**

8.2.4 Mitigation Measures

Aesthetics

Implementation of the following mitigation measures would reduce the aesthetic impacts of a project similar to Alternative Design Concept No. 1 to a less than significant level.

AES-1. As presently designed, Alternative Design Concept No. 1 would have the potential to substantially obstruct existing ocean views provided from important public view points, including views provided from the "benches" area of La Mesa Park and the eastern end of the Lighthouse Creek footbridge.

AES-1a. Revised Project Design. Revised project design plans shall be provided to the Architectural Board of Review for review and

approval. The revised project plans shall implement the following design measures:

1a.1 The maximum height of the structure's east elevation shall not exceed 25 feet, as measured from existing grade.

1a.2. The maximum height of the structure's west elevation shall not exceed 15 feet measured from existing grade.

AES-2. The use of bright colors or contrasting combinations of colors would have the potential to degrade important public scenic views.

AES-2a. Color Approval. Proposed paint and material colors to be used on the residence shall be approved by the Architectural Board of Review (ABR). Building colors shall consist of neutral or earth-tone colors. Subsequent color changes proposed for the residence shall be approved by the ABR.

AES-3 Landscaping used at the project site has the potential to obtain a mature height that would result in additional obstruction of important public scenic views.

AES-3a. Landscape Plan Review. Proposed landscape planting materials shall be approved by the Architectural Board of Review. Proposed landscaping trees and shrubs shall consist of drought-tolerant species that when mature, will not attain a height that exceeds the height of the residence.

Geology

Implementation of the following mitigation measures would reduce potential soil-related impacts of the proposed project to a less than significant level. In the event that additional site inspections and slope stability analyses required by proposed mitigation measure GEO-3a indicate that the proposed project could be subject to potentially significant slope stability impacts, it is reasonable to expect that a technically feasible engineering solution to reduce potential slope stability impacts to a less than significant level can be identified. However, the financial feasibility of implementing identified slope stability measures cannot be determined at this time.

GEO-1 Inadequate drainage systems on the project site have the potential to contribute to slope instability and failure impacts.

GEO-1a. Drainage System Requirements. All surface drainage from the site shall be intercepted as soon as possible, collected, and conveyed (using impervious facilities designed to minimize infiltration into site soils) to the ravine east of the parcel or the beach. Landscaping shall be designed to use native species that do not require irrigation

except for their propagation. Limited areas of non-native plants may be used if long-term irrigation is not required.

GEO-2 The proposed project has the potential to be affected by potentially significant subsidence and expansive soil impacts.

GEO-2a Foundation Design Approval. The location and design of structural foundations on the site shall be approved by a licensed Engineering Geologist or Geotechnical Engineer.

GEO-3 An on-site geological feature identified by previous evaluations of the project site may have the potential to result in a significant slope stability impact.

GEO-3a. Building Pad Inspection. Prior to the issuance of a grading permit, ground cover vegetation in the area of the proposed building pad shall be removed to facilitate the observation of the suspected asphaltum bed/bedding plane fracture. If vegetation removal does not allow adequate evaluation of the feature, a trench to bedrock shall be constructed across the proposed building site to facilitate additional evaluation of the feature. Based on the results of the visual inspection, additional slope stability analysis may also be required. Should the additional analysis determine that the proposed project has the potential to result in a significant slope stability impact, project design recommendations to reduce potential impacts to a less than significant level shall be prepared by a structural engineer and be submitted to the City for review and approval. Approved measures to reduce potential slope stability impacts shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit.

GEO-4 If the alternative design residence were to weigh more than the material excavated from the project site, the alternative project would have the potential to result in a significant slope stability impact.

GEO-4a. Slope Stability Analysis. Proposed grading and building plans for a project that implements Alternative Design Concept No. 1 shall include estimates of the weight of excavated foundation material and the weight of the proposed structure. If the alternative design building would weigh more than the excavated material, a supplemental slope stability evaluation shall be prepared that evaluates post-development conditions. If necessary, building and grading plans shall be revised to reduce potential slope stability impacts to a less than significant level.

8.2.5 Plans and Policies Analysis

Coastal Act and Local Coastal Plan Policies

California Coastal Act Section 30251. *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

Potentially Consistent with Proposed Mitigation Measures. Alternative Design Concept No. 1 would not adversely affect public views along the ocean. This alternative would result in a slight decrease in the obstruction of important public scenic views when compared to the proposed project, but would still substantially block existing ocean views from public view points. Therefore, the alternative would be inconsistent with the requirements of this policy. Proposed mitigation measures for this alternative require that the residence design be modified so that the size and height of the structure is reduced, and that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. A new residence on the project site that substantially complies with the design criteria suggested by Alternative Design Concept No. 1 and proposed mitigation measures would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the alternative design and mitigation measures would help provide consistency with the view protection requirements of this policy.

Policy 2.1. *Public access in the coastal bluff areas of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights.*

Potentially Consistent. The project site provides an access path down the bluff to the beach, however, the existing pathway is not a public beach access. Implementation of this alternative would not result in alterations to the existing beach access pathway.

Policy 5.3. *New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.*

Potentially Consistent. As described above in Section 8.2.2 (Threshold A-1), the size and general appearance of Alternative Design Concept No. 1 would be consistent with existing development located along El Camino de la Luz. Two parking spaces would be provided on the project site consistent with zoning requirements. Therefore, this alternative would not overburden public on-street parking resources. The Revised Initial Study prepared for the proposed project includes proposed mitigation measure T-1, which requires that the project applicant provide evidence of adequate and legal access to the project site. Compliance with the requirements of this mitigation measure would also make the alternative project design project consistent with the access requirements of this policy.

Policy 6.8. *The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.*

Potentially Consistent. Similar to the proposed project, Alternative Design Concept No. 1 would provide a 25-foot setback from the top of bank for Lighthouse Creek, which is located along the eastern perimeter of the project site. The Revised Initial Study prepared for the proposed project includes proposed mitigation measure W-1, which requires approval of project plans for grading, drainage, stormwater facilities and project development to ensure that potential construction-related and long-term runoff, erosion and other water quality impacts are reduced to a less than significant level. The implementation of adopted City standards and construction site requirements, such as the Building and Safety Division's Erosion/Sedimentation Control Policy, would reduce the potential for erosion, sedimentation and other discharges to the creek and provide consistency with the requirements of this policy.

Policy 8.1. *All new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are: 1) sized to accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines; 2) the owner of the subject property allows for the permanent drainage of those parcels through his/her property, and; 3) the drainage system is designed to be minimally visible on the bluff face.*

Potentially Consistent. Similar to the proposed project, site runoff and water that flows onto the project site from the adjacent street would be collected by a series of catch basins and would be conveyed by underground pipes to a new discharge located in Lighthouse Creek. The collected water would then flow a short distance to the creek's terminus and would be discharged to the ocean. Due to the topography of the project site and the area to the north, landward drainage of project site runoff would not be feasible. This alternative would not result any drainage structures or improvements on the bluff face.

Policy 8.2. *With the exception of drainage systems identified in Policy 8.1, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access...*

Potentially Consistent. An informal access path down is located on the project site down the bluff face. Alternative Design Concept No. 1 would not result in any alterations to the existing beach access pathway.

Policy 9.1. *The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.*

Potentially Consistent with Proposed Mitigation Measures. Alternative Design Concept No. 1 would not adversely affect public views along the ocean. This alternative would result in a slight decrease in the obstruction of important public scenic views when compared to the proposed project, but would still substantially block existing ocean views from public view points. Therefore, the alternative would be inconsistent with the requirements of this policy. Proposed mitigation measures for this alternative require that the residence design be modified so that the size and height of the structure is reduced, and that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. A new residence on the project site that substantially complies with the design criteria suggested by Alternative Design Concept No. 1 and proposed mitigation measures would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the alternative design and mitigation measures would help to provide consistency with the view protection requirements of this policy.

General Plan Policies

Conservation Element: Visual Resources Policy 2.0. *Development on hillsides shall not significantly modify the natural topography and vegetation.*

Potentially Consistent. The development of a residence consistent with the design parameters of Alternative Design Concept No. 1 would require approximately 550 cubic yards of grading, which would be an increase when compared to the minimal amount of grading required by the proposed project. Grading required to implement this alternative, however, would not significantly alter the topography of the project site or remove a substantial amount of vegetation. The narrow driveway leading to the project site would constrain the ability to remove excess soil excavated from the project site, but it is anticipated that soil could be removed using trucks that can transport approximately five cubic yards of soil per load.

Conservation Element: Visual Resources Policy 3.0. *New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper*

foothills and mountains viewed respectively from the beach and lower elevations of the City.

Potentially Consistent with Proposed Mitigation Measures. Alternative Design Concept No. 1 would result in decreased obstructions of ocean views from important view locations when compared to the proposed project, but would still substantially block existing ocean views. The important public scenic views of concern include the "benches" and lawn areas located in the southern end of La Mesa Park, and the area located along the eastern end of the Lighthouse Creek footbridge. Therefore, this alternative would be inconsistent with the requirements of this policy. Proposed mitigation measures require that the alternative residence design be modified so that its size and height are reduced, and that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. Implementation of the proposed mitigation measures would minimize the view obstruction associated with this alternative.

Conservation Element: Visual Resources Policy 6.0. *Ridgeline development which can be viewed from large areas of the community or by significant numbers of residents of the community shall be discouraged.*

Potentially Consistent. The project site is not located on a ridgeline and would not be visible from large areas of the community. As described above in Section 8.2.2 (Threshold A-2, Other Views), Alternative Design Concept No. 1 would not result in significant view-related impacts as seen from the beach area that is south of and adjacent to the project site.

Single Family Residence Design Guidelines: Hillside Housing Technique No. 1.

The following design criteria are recommended for residences located in sloping areas:

- *Set buildings into hillside.*
- *Step the building(s) up or down the hill.*
- *Minimize the visual impact of grading by doing most of the cut under the building.*
- *Minimize exposed foundations and undersides of structures.*
- *Minimize the height of the building as seen from below.*
- *Use materials and colors to reduce apparent bulk.*
- *Avoid exposed underfloor areas.*
- *Avoid excessive soil removal and fill.*
- *Avoid large downhill cantilevers.*
- *Avoid tall support columns for overhanging areas.*
- *Select colors that are compatible with the neighborhood.*
- *Fit in with hillside topography and background.*
- *Avoid interrupting the natural ridgelines.*
- *Avoid using fill to hide downhill foundations.*

Potentially Consistent. As depicted on Figures 8.2-2 and 3 (Alternative Design Concept No. 1 building elevations), the alternative design would implement many of the Design Guideline recommendations for residences located on sloping (hillside) lots. Specifically, the alternative project design would set the structure into the sloping portion of the proposed building area; the building would be stepped down the building area slope; the height of the upper level of the structure would be minimized, most site grading would occur under the structure; and proposed decks that extend from the structure would be located on-grade or near the ground surface to minimize views of the underside of the deck.

8.3 ALTERNATIVE DESIGN CONCEPT No. 2

8.3.1 Alternative Description.

It is the objective of Alternative Design Concept No. 2 to minimize project-related aesthetic impacts by considering a revised project design for a new residence that is smaller than the proposed project. Design concepts used by this alternative include lowering the finished floor elevation of the structure's bottom level by excavating the building footprint area, and reducing the size of the structure.

A site plan for Alternative Design Concept No. 2 is provided on Figure 8.3-1, and design concept elevations depicting the proposed residence are provided on Figures 8.3-2 and 3. Conceptual floor plan layouts and a cross section through the residence are provided on Figures 8.3-4 and 5. Alternative Design Concept No. 2 would be a two-level residence that provides approximately 1,204 square feet of livable floor area. The square footage provided on each floor level is summarized on Table 8.3-1.

Table 8.3-1
Alternative Design Concept No. 2
Residence Size Summary

	Alternative Design Concept No. 2	Proposed Project
Garage Level Livable Area	0	893 sq. ft
Lower Level Livable Area	1,204	606 sq. ft.
Total Liveable Floor Area	1,204	1,499 sq. ft.
Garage Area	400	443 sq. ft.
Total Floor Area	1,604	1,942 sq. ft

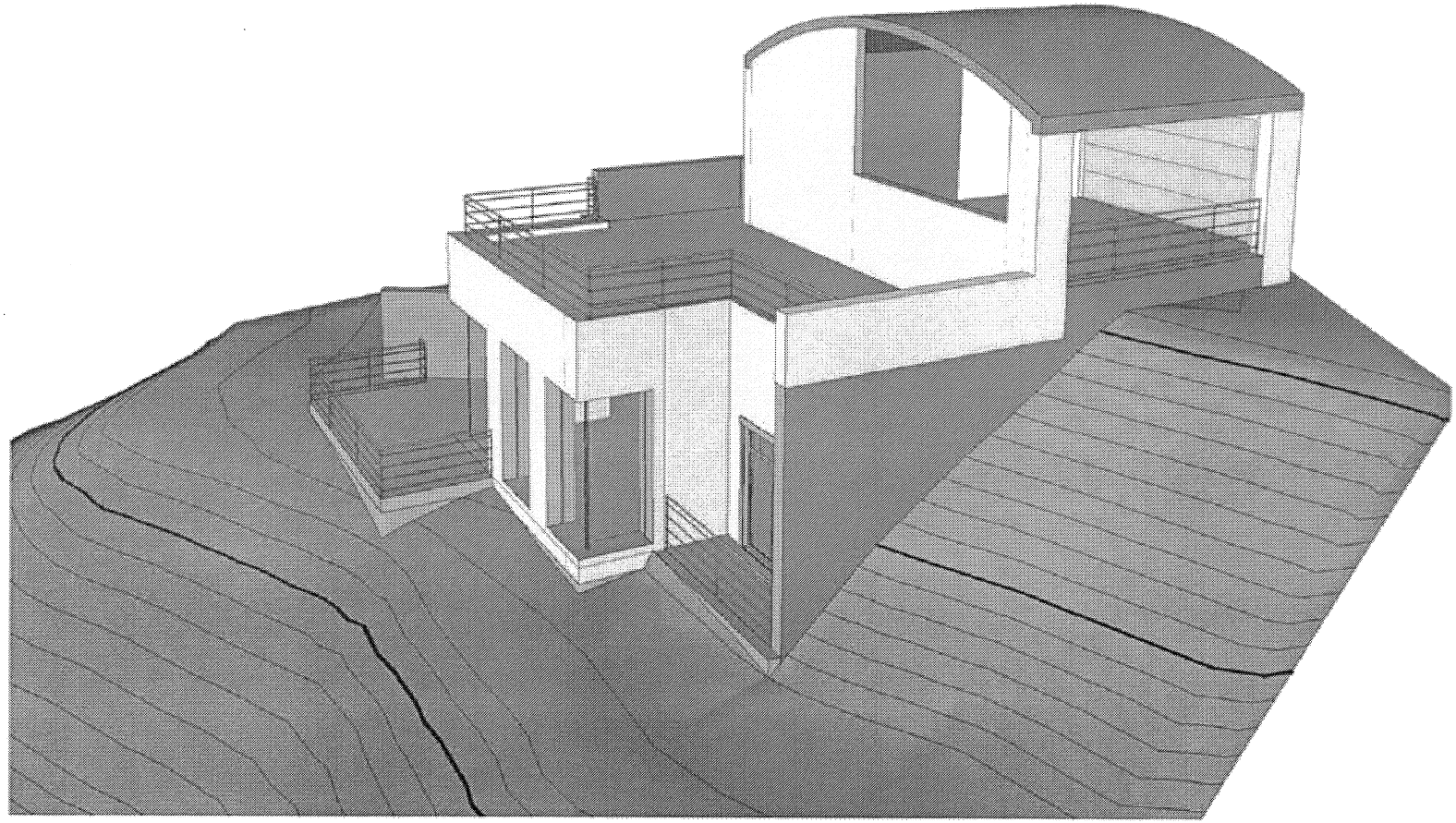
Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino del la Luz

Figure 8.3-1

Alternative Design Concept No. 2 – Site Plan



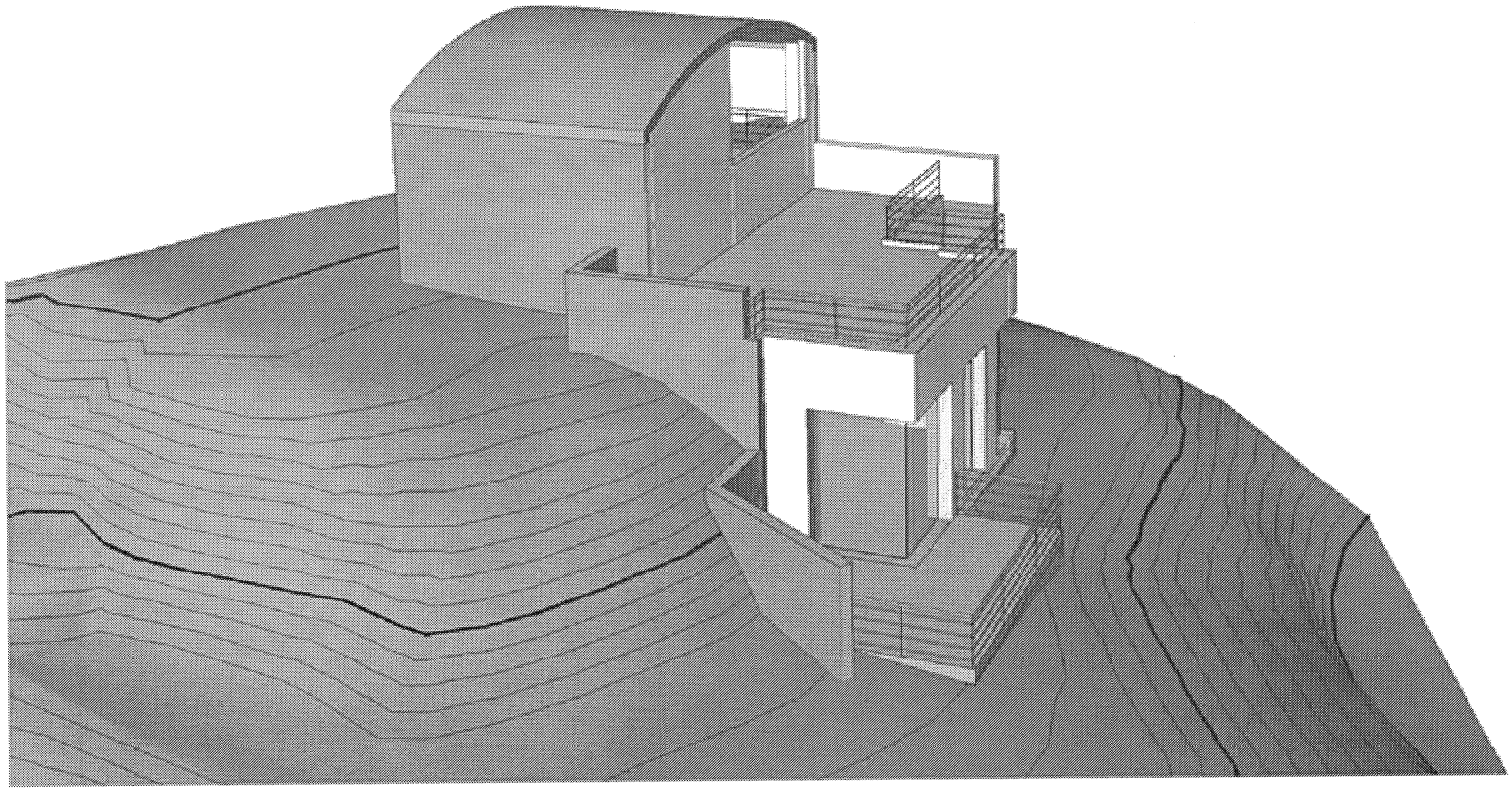
Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.3-2

Alternative Design Concept No. 2 – View From the Northeast



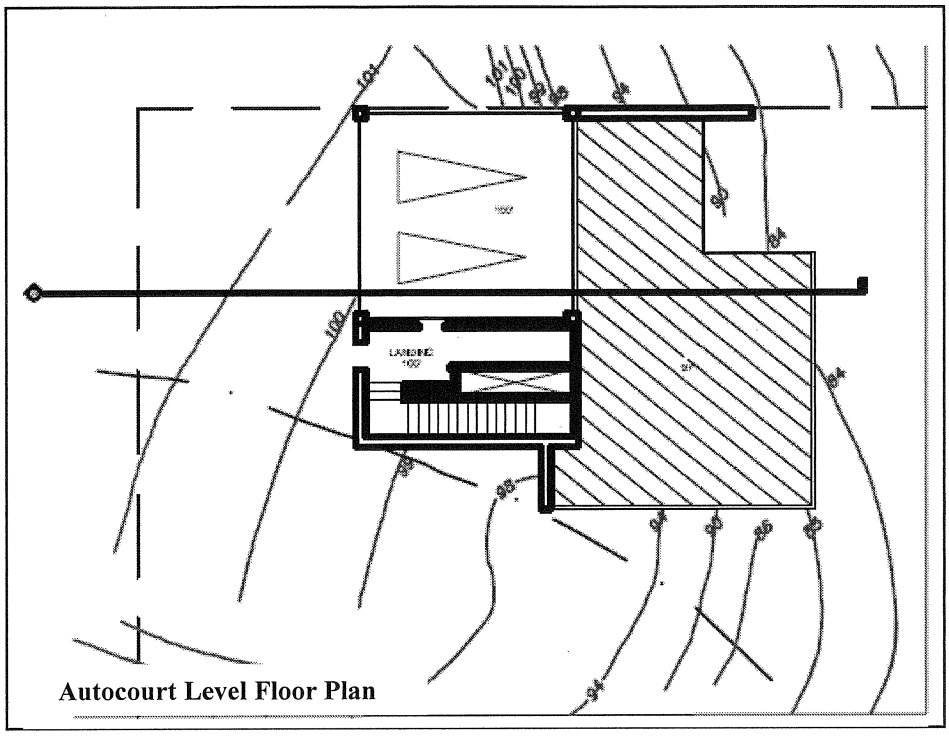
Source: Hochhauser Blatter, 2006

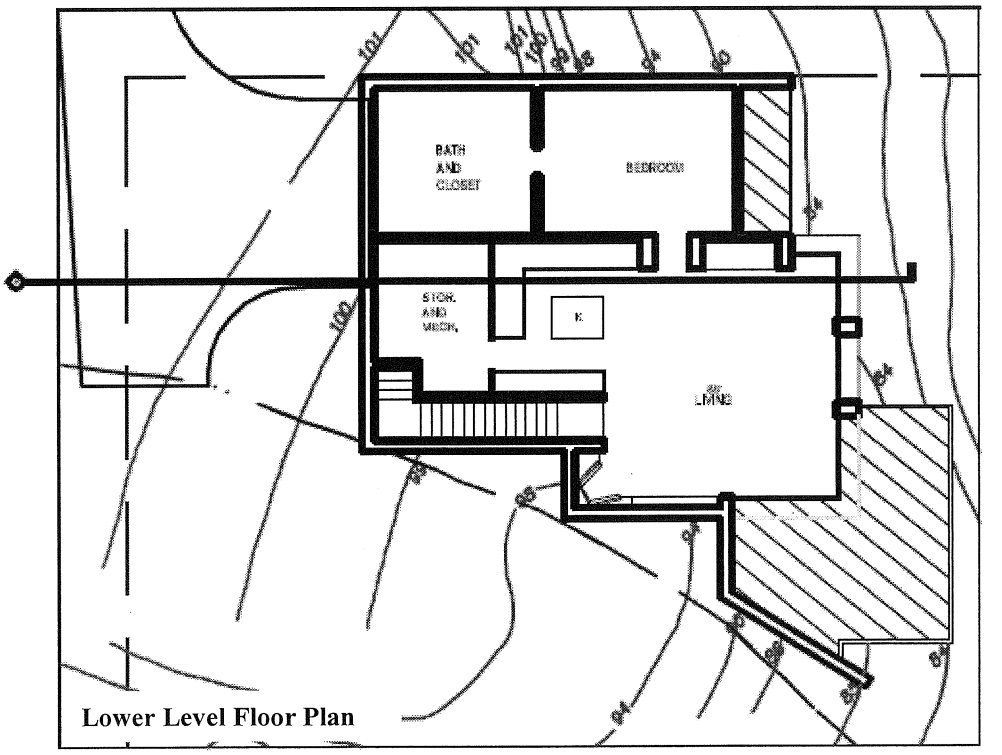
City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.3-3

Alternative Design Concept No. 2 – View From the Southeast





0 10' 20'

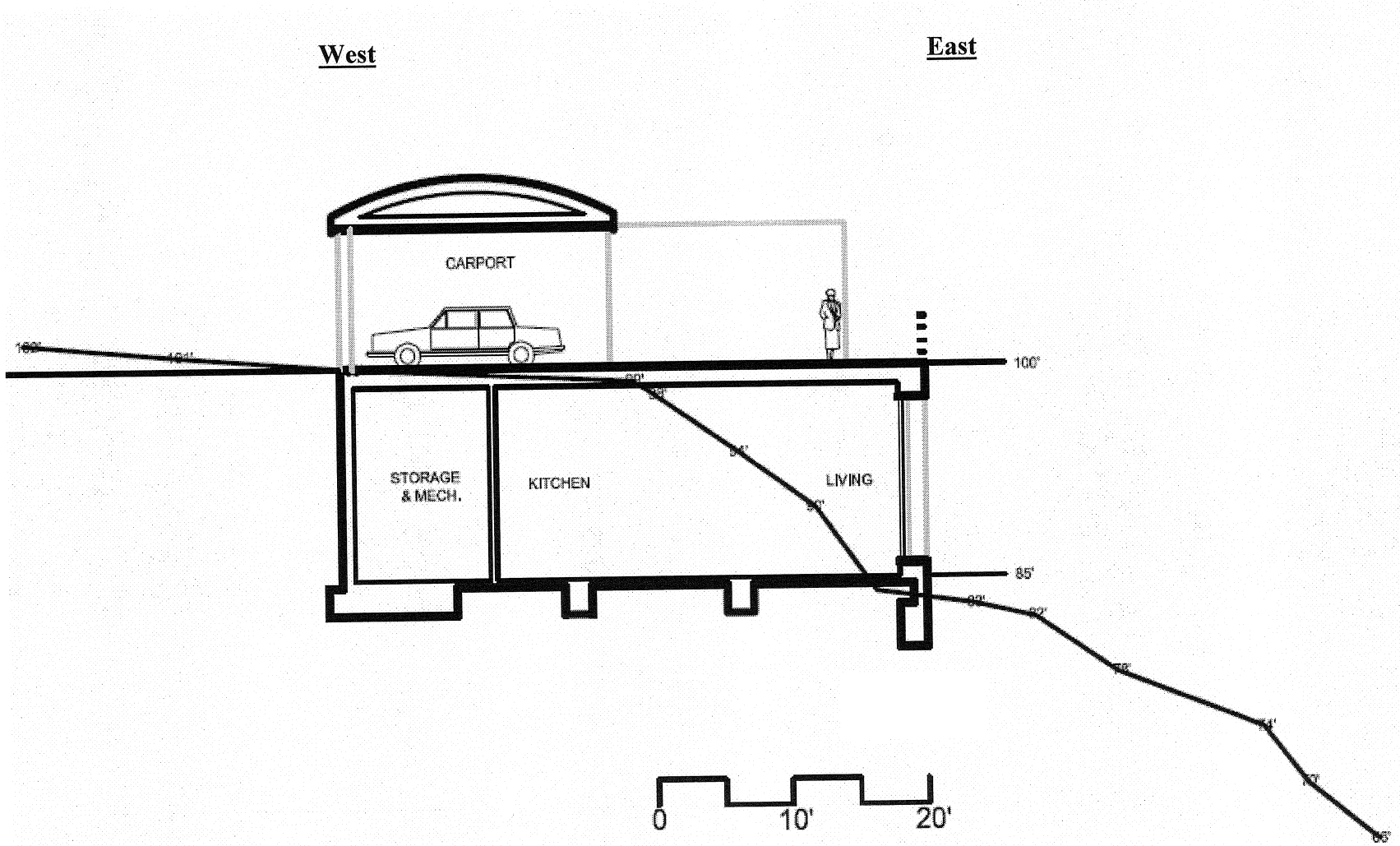
Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino del la Luz

Figure 8.3-4

Alternative Design Concept No. 2 – Floor Plans



Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.3-5

Alternative Design Concept No. 2 – Cross Section

The finished floor elevation of the structure's lower level would be developed below the existing grade of the project site. As depicted on the cross-section provided by Figure 8.3-5, the maximum depth of excavation would be approximately 15 feet. Approximately 500 cubic yards of grading would be required to implement this alternative design concept. The eastern perimeter wall of the structure would have a height of approximately 15 feet above existing grade, while the east elevation of the structure would have a total height of approximately 28 feet. The western elevation of the structure would have a height of approximately 13 feet above existing grade.

The concept drawings for Alternative No. 2 show the parking level of the structure as providing a carport with an arched roof. The alternative could also be implemented with an enclosed garage. Providing the carport/garage with a flat roof could reduce the overall height of the eastern and western elevations to 25 and 10 feet, respectively.

Alternative Design Concept No. 2 places the residence in the same portion of the project site as the proposed project. Setbacks from the top of the ocean bluff, top of bank for Lighthouse Creek, and from adjacent property lines would be generally similar to the setbacks provided by the proposed project.

8.3.2 Aesthetics

Threshold A-1. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially degrading an important public scenic view.*

Alternative Design Concept No. 2 would provide approximately 1,204 square feet of livable floor area, which is approximately 295 fewer square feet than the proposed project. The decrease in livable building area resulted from a reduction in the amount of development above existing grade, and providing the liveable square footage area on the structure's lowest level. Based on field observations, the size of the alternative design residence would be similar to other residences located along El Camino de la Luz, and the multi-level design would also be consistent with existing residences. **Therefore, the size of Alternative Design Concept No. 2 would not be out of character with the surrounding neighborhood and the three important public scenic views in the project area would not be substantially degraded as a result of the size of alternative project (Class III).**

The use of neutral or earth-tone colors on the exterior of the residence would minimize the potential for the structure to be out of character with surrounding development, and would be consistent with other visual elements located in the three important public scenic views in the vicinity of the project site. **Potentially significant impacts that may result from the use of exterior colors that are incompatible with the surrounding neighborhood could be reduced to a less than significant level by**

requiring ABR approval of proposed colors and future building color changes (Class II).

Alternative Design Concept No. 2 would substantially reduce the use of understory walls to facilitate the development of the residence on the sloping, building area portion of the project site. This would be accomplished by placing the lower level of the structure below existing grade. **Therefore, potentially significant visual impacts resulting from the use of understory walls would be reduced to a less than significant level and no additional mitigation measures would be required (Class III).**

The development of Alternative Design Concept No. 2 would require approximately 500 cubic yards of grading. Earthwork required to implement this alternative would not substantially alter the appearance of the project parcel as seen from off-site locations. After construction activities are complete, no ground disturbance areas would be visible. Vegetation located on the building pad area and adjacent to the building pad consists primarily of weedy plant species. The removal of those plants would not result in a substantial alteration to the appearance of the project site. **Therefore, similar to the proposed project, grading and vegetation removal required to develop the alternative design project would not substantially degrade views provided from the three important public scenic view points in the project area (Class III).**

Threshold A-2. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially blocking an important public scenic view corridor.*

La Mesa Park. Areas of La Mesa Park that provide public views of the project site and ocean include the "benches" area near the southern end of the park, and the southern portion of the park's lawn area.

"Benches" Area. A simulation of post-development visual conditions as would be seen from the "benches" area after the development of Alternative Design Concept No. 2 is provided on Figure 8.3-6. Due to the view perspective provided from the "benches" area, most of the northern and eastern elevations of the residence would be visible to persons in the "benches" area of the park. However, due to the reduced size and height of the structure, the residence would not be seen as a prominent visual feature in the "benches" area view corridor. With this alternative design, approximately five (5) percent of the existing view of the ocean water would be blocked, which is approximately one-half of the ocean water view obstruction that would result from the proposed project. Therefore, the alternative design would provide a 295 square foot decrease in livable floor space and would result in a substantial decrease in impacts to ocean views as seen from the "benches" area.

A determination if a 5 percent loss of an existing important public scenic view would result in a "substantial" view reduction is subject to personal interpretation. However, due to the reduced amount of building area that would be visible within the view corridor, this alternative has resulted in a considerable reduction in the visibility of the structure within the view corridor. The visibility of the structure could be further reduced by providing a flat roof over the carport/garage portion of the structure. Using a flat roof would also provide consistency with the requirement of a proposed mitigation measure that requires the building's east elevation be reduced to a height that does not exceed 25 feet. A new residence on the project site that substantially complies with the suggested design criteria would reduce view obstruction impacts to the "benches" area view corridor to a less than significant level by reducing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. **Therefore, with the implementation of proposed mitigation, Alternative Design Concept No. 2 would not substantially obstruct important public scenic views provided from the "benches" area, and would not result in a significant aesthetic impact (Class II).**

Similar to the proposed project, landscape materials that could be planted in conjunction with the development of a project similar to Alternative Design Concept No. 2 would have the potential to result in significant view blockage impacts as the landscaping reaches a mature height. **Potentially significant landscape-related visual impacts could feasibly be reduced to a less than significant level by requiring that landscape screen materials be provided that would not reach a mature height that exceeds the height of the residence (Class II).**

Southern Lawn Area. A simulation of post-development visual conditions as would be seen from the southern lawn area of La Mesa Park after the development of Alternative Design Concept No. 2 is provided on Figure 8.3-7. As seen from the southern lawn area, the alternative design residence would block approximately three (3) percent of the ocean view that is presently provided, which is less than one-half of the ocean water view obstruction that would result from the proposed project. The alternative design residence would be visible from the southern lawn area, but would not dominate or appear to prominently extend into the existing view corridor. **Therefore, as seen from the southern lawn area of the park, the proposed project would not result in a significant visual impact (Class III).**

<u>Lighthouse Creek Footbridge.</u> A simulation of post- development visual conditions as would be seen from a view point at the eastern end of the footbridge after the development of Alternative Design Concept No. 2 is provided on Figure 8.3-8. As seen from the eastern end of the footbridge, the alternative design residence would be visible in the western portion of the view corridor, however, the project would only block approximately six (6) percent of the existing ocean view that is currently provided. This would be less than one-half of the view obstruction that would result from the proposed

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.3-6

Alternative Design Concept No. 2 Photo-Simulation: La Mesa Park "Benches" Area

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.3-7

Alternative Design Concept No. 2 Photo-Simulation: La Mesa Park Southern Lawn Area

This Page Intentionally Left Blank

Source: Hochhauser Blatter, 2006

City of Santa Barbara

1837½ El Camino de la Luz

Figure 8.3-8

Alternative Design Concept No. 2 Photo-Simulation: Eastern End of the Lighthouse Creek Bridge

This Page Intentionally Left Blank

project. In contrast to the proposed project and Alternative Design Concept No. 1, the roof of the upper portion of this alternative design structure would not be seen as extending above the horizon. The visibility of the alternative design structure would be further reduced with the implementation of proposed mitigation measures that require the structure provide a flat roof to minimize the overall building height and that the total height of the eastern elevation not exceed 25 feet. **Therefore, with the implementation of proposed mitigation, Alternative Design Concept No. 2 would not substantially obstruct the existing important public scenic views provided from the "benches" area, and would not result in a significant visual impact (Class II).**

Meigs Road. Views of the project site provided from the southbound lane of Meigs Road are limited in term of site visibility and duration. Similar to the proposed project, the Alternative Design Concept No. 2 residence would be visible from Meigs Road, but would not prominently extend into the ocean view corridor that is provided across the park. As a result, the structure could be overlooked by automobile passengers and would not substantially block important public scenic ocean views that can be provided from this view point. **Therefore, the proposed project would not result in a significant visual impact as seen from Meigs Road (Class III).**

Other Views. The Alternative Design Concept No. 2 residence would have a maximum height above existing grade of approximately 15 feet, which would be substantially lower than the 35-foot maximum height of the proposed project. Therefore, visibility of the alternative design structure as seen from the beach area south of the project site would be reduced, and it is likely that the structure would not be visible from the beach.

Development of Alternative Design Concept No. 2 would have the potential to impair existing ocean views that are presently available to the house directly north of the project site, although the amount of view that is blocked would be reduced by this alternative because the upper portion of the alternative design residence would be reduced in size when compared to the upper level of the proposed project. **Therefore, the proposed project would not result in a significant visual impact as seen from other viewing locations in the project area (Class III).**

Threshold A-3. *Alter or obstruct existing public viewsheds from or across the project site, including scenic features associated with designated scenic highways, by substantially impairing the visual context of the area.*

The development of a residence on the project site is a land use allowed by the existing project site zoning, and the Alternative Design Concept No. 2 residence would be developed consistent with most zoning regulation requirements. Similar to the proposed project, a modification to allow construction of a new residence on a lot without the required 60-foot frontage on a public street would be required, however, such a modification would not impair the visual context of the project area.

Alternative Design Concept No. 2 would result in the development of a new residence on a presently vacant parcel, and the residence would be visible within view corridors provided from the "benches area and southern lawn area of La Mesa Park, and the footbridge over Lighthouse Creek). The existing houses located along the east side of El Camino de la Luz are prominently visible from the "benches" area and the Lighthouse Creek footbridge. From the southern lawn area of La Mesa Park, however, the houses are predominately screened from view by dense vegetation. Views of the project site and the proposed new residence from the "benches" area and from the footbridge would be consistent with the visual context of the surrounding area because other houses are clearly visible from those view points. Although the existing homes are generally screened from public views provided from the southern lawn area of La Mesa Park, views of the proposed residence from the lawn area would be consistent with the urban context of the project area. Therefore, the use of the project site to develop a new residence would be consistent with other land uses adjacent to and in the vicinity of the project site. The size of the proposed residence would generally be similar to other residences located along El Camino de la Luz, and the proposed architectural style would be compatible with the surrounding neighborhood. **As a result, the Alternative 2 would not substantially impair the visual context of existing important public scenic views (Class III).**

The use of the project site to develop the alternative design residence would be consistent with other land uses adjacent to and in the vicinity of the project site. The alternative design residence would generally appear to be smaller than other residences located along El Camino de la Luz, and the development of a residence with a configuration that is generally similar to the structure evaluated by this alternative would be compatible with the surrounding neighborhood. **As a result, a structure that is consistent with the design parameters evaluated by Alternative Design Concept No. 2 would not substantially impair the visual context of the views presently provided from the important view corridors and other project site viewing locations in the project area (Class III).**

8.3.3 Geology

Threshold B. *Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.*

Landslides and Seacliff Retreat. As part of his review of previous geologic investigations prepared for the project site, Dr. Anikouchine conducted a slope stability analysis. This analysis evaluated the overall stability of the slope based on the topographic profile of the slope, bedding plane orientation, shear strength characteristics of the Monterey formation, and other factors. That evaluation indicated that the entire slope of undisturbed Monterey shale is stable under conditions of a severe earthquake. The results of the slope stability analysis are attached to the Revised Initial Study prepared for the proposed project (Appendix A).

The project property seacliff should be considered stable for the purpose of developing an alternative design to the proposed project and accommodating it over a 75-year project life period. The slope stability study also noted that small scale instabilities may occur at the toe of the seacliff, that large scale slope failures similar to the 1978 El Camino de la Luz slide could have the potential to affect the project neighborhood, and that over an extended period of time (i.e., geologic time) the stability of the site may be reduced. However, it is beyond the capability of the method of the slope stability analysis to evaluate such risks. Dr. Anikouchine also concluded that continued slope stability at the project site over the life of the project was dependent upon providing adequate conveyance of surface water from the project site to the Lighthouse Creek channel or the beach below the project site in a controlled manner. The alternative project plans would be consistent with this requirement and, similar to the proposed project, include a series of catch basins and below ground pipes that would convey water to the adjacent creek channel. A proposed mitigation measure also requires that project plans provide an appropriate drainage system. **With the implementation of the proposed mitigation measure, potential drainage-related slope stability impacts can be feasibly reduced to a less than significant level (Class II).**

Dr. Anikouchine also concluded that the rate of seacliff retreat in the vicinity of the project property was conservatively estimated to be four inches per year. The proposed 25-foot setback from the top of the bluff, as defined by the California Coastal Commission, would be adequate to comply with the 75-year seacliff retreat setback requirement. **Therefore, potential seacliff retreat impacts would not be significant and no mitigation measures are required (Class III).**

Due to the presence of heavy vegetation on the project site, Dr.Anikouchine was not able to locate, or determine if the on-site feature noted by two other geologists was an open bedding plane fracture as reported by Smith (1980), or an asphaltum bed as reported by CFG Consultants (1996). Observation of the feature after on-site vegetation is removed could facilitate a more precise characterization of potential slope stability impacts the feature may have on the proposed project. Proposed mitigation measure GEO-3a requires that vegetation in the vicinity of the suspected location of the feature be removed, and the area inspected by a qualified geologist. If vegetation removal does not provide adequate visibility to locate and/or assess the feature reported by Smith and CFG Consultants, an inspection trench extending down to bedrock across the proposed building pad would facilitate the assessment of the suitability of the site for the construction of a residence. If a fault or bedding plane fracture with evidence of recent movement, or a seam of material having low shear strength such as clay, asphaltum or pulverized rock is observed in an inspection trench, additional slope stability analysis using values obtained from sampling and testing of the on-site substrate materials as input parameters would be required to further assess potential slope stability impacts.

Should additional slope stability analysis determine that slopes located on the project site have a factor of safety of less than 1.5 (a ratio of the "resisting" forces that

enable the slope to remain stable and the "driving" forces that could cause the slope to fail), additional building/site preparation recommendations provided by a structural engineer would be required to reduce potential slope stability impacts. If necessary, measures that may be suitable to minimize potential slope stability impacts include the use of drilled foundation caissons that extend below the identified slide plane, or slope tie backs that attach a potentially unstable portion of the slope to a stable portion. The most suitable project design/foundation preparation methods that may be used to minimize potential slope stability impacts would be identified based on factors determined by additional site investigations to evaluate the spatial orientation of the potential slide plane to the proposed building site, and material testing to assess the engineering characteristics of the material within the potential slide plane.

Should it be determined that the on-site feature has the potential to result in a significant slope stability impact, recommendations to reduce potential impacts to a less than significant level (provide a slope stability factor of 1.5 or greater) shall be prepared for review and approved by the City. If feasible measures to reduce potential slope stability impacts can be approved by the City, such measures shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit. **Characterization of the on-site feature and, if necessary, the implementation of approved foundation preparation and/or design measures would reduce potential slope stability impacts to a less than significant level (Class II).**

Dr. Anikouchine also reviewed the alternative building plans to assess the potential for the alternative designs to result in potentially significant geologic impacts. Dr. Anikouchine indicated that to avoid a potentially significant slope stability impact, the weight of the alternative design house must be less than the weight of the material excavated from the project site. Based on the cross-sections prepared for the alternative, it appears that the residence would not exceed the weight of the excavated material, however, it would be necessary to verify this by conducting appropriate cut and fill calculations. If the alternative residence would be heavier than the excavated material, a slope stability analysis would be required to confirm that the residence does not compromise the stability of the bluff.

Subsidence. Based on a laboratory evaluation of on-site soils conducted by Buena Engineers (1971), it was concluded that the project site is subject to soil settlement-related impacts. The report indicates that potential subsidence impacts can be adequately addressed using a properly engineered foundation design. A proposed mitigation measure requires that the alternative design project provide an appropriate structure foundation. **Similar to the proposed project, with the implementation of a proposed mitigation measure, potential subsidence impacts can be feasibly reduced to a less than significant level (Class II).**

Expansive Soils. An evaluation of the project site conducted by Smith (1980) concluded that soils at the project site are expansive. This potentially significant impact can be reduced to a less than significant level by the use of a caisson foundation rather

than footings. A proposed mitigation measure requires that the foundation for the alternative design structure be approved by a licensed Engineering Geologist or Geotechnical Engineer. **Similar to the proposed project, with the implementation of a proposed mitigation measure, potential expansive soil impacts can be feasibly reduced to a less than significant level (Class II).**

Threshold C. *Extensive grading on slopes exceeding 20%, substantial topographic change, destruction of unique physical features; substantial erosion of soils, overburden, or sedimentation of a water course.*

Implementation of Alternative Design Concept No. 2 would require approximately 500 cubic yards of grading to implement the building design. The average slope of the proposed building area is approximately 20%, however, the amount of grading that has been proposed would not be extensive. The grading that would be required to implement Alternative Design Concept No. 2 would, however, occur adjacent to Lighthouse Creek, therefore, the required ground disturbance would have the potential to result in a significant short-term erosion impact. This potentially significant impact could be reduced to a less than significant level by preparing and implementing an on-site erosion control plan that implements the requirements of Building and Safety Division's Erosion/Sedimentation Control Policy. Compliance with these requirements would reduce potential short-term erosion-related impacts to a less than significant level and no additional mitigation measures would be required. **Therefore, potential grading impacts would not be significant (Class III).** The narrow driveway leading to the project site would constrain the ability to remove excess soil excavated from the project site, but it is anticipated that soil could be removed using trucks that can transport approximately five cubic yards of soil per load.

It is anticipated that runoff water on the project site would be collected by a series of catch basins and be conveyed by underground pipes to a proposed discharge point located in the Lighthouse Creek channel. A rip-rap energy dissipater would be provided at the proposed discharge location to minimize potential erosion impacts. **Therefore, potential long-term erosion impacts resulting from project site runoff would not be significant and no mitigation measures are required (Class III).**

8.3.4 Mitigation Measures

Aesthetics

Implementation of the following mitigation measures would reduce the aesthetic impacts of a project similar to Alternative Design Concept No. 2 to a less than significant level.

AES-1. As presently designed, Alternative Design Concept No. 2 would have the potential to substantially obstruct existing ocean views provided from important public points, including views provided from the "benches" area of La Mesa Park and the eastern end of the Lighthouse Creek footbridge.

AES-1a. Revised Project Design. Revised project design plans shall be provided to the Architectural Board of Review for review and approval. The revised project plans shall implement the following design measures:

1a.1 The maximum height of the structure's east elevation shall not exceed 25 feet measured from existing grade.

1a.2 The residence shall have a flat roof to minimize the overall maximum building height.

AES-2. The use of bright colors or contrasting combinations of colors would have the potential to degrade important public scenic views.

AES-2a. Color Approval. Proposed paint and material colors to be used on the residence shall be approved by the Architectural Board of Review (ABR). Building colors shall consist of neutral or earth-tone colors. Subsequent color changes proposed for the residence shall be approved by the ABR.

AES-3 Landscaping used at the project site has the potential to obtain a mature height that would result in additional obstruction of important public scenic views.

AES-3a. Landscape Plan Review. Proposed landscape planting materials shall be approved by the Architectural Board of Review. Proposed landscaping trees and shrubs shall consist of drought-tolerant species that when mature, will not attain a height that exceeds the height of the residence.

Geology

Implementation of the following mitigation measures would reduce potential soil-related impacts of the proposed project to a less than significant level. In the event that additional site inspections and slope stability analyses required by proposed mitigation measure GEO-3a indicate that the proposed project could be subject to potentially significant slope stability impacts, it is reasonable to expect that a technically feasible engineering solution to reduce potential slope stability impacts to a less than significant

level can be identified. However, the financial feasibility of implementing identified slope stability measures cannot be determined at this time.

GEO-1 Inadequate drainage systems on the project site have the potential to contribute to slope instability and failure impacts.

GEO-1a. Drainage System Requirements. All surface drainage from the site shall be intercepted as soon as possible, collected, and conveyed (using impervious facilities designed to minimize infiltration into site soils) to the ravine east of the parcel or the beach. Landscaping shall be designed to use native species that do not require irrigation except for their propagation. Limited areas of non-native plants may be used if long-term irrigation is not required.

GEO-2 The proposed project has the potential to be affected by potentially significant subsidence and expansive soil impacts.

GEO-2a Foundation Design Approval. The location and design of structural foundations on the site shall be approved by a licensed Engineering Geologist or Geotechnical Engineer.

GEO-3 An on-site geological feature identified by previous evaluations of the project site may have the potential to result in a significant slope stability impact.

GEO-3a. Building Pad Inspection. Prior to the issuance of a grading permit, ground cover vegetation in the area of the proposed building pad shall be removed to facilitate the observation of the suspected asphaltum bed/bedding plane fracture. If vegetation removal does not allow adequate evaluation of the feature, a trench to bedrock shall be constructed across the proposed building site to facilitate additional evaluation of the feature. Based on the results of the visual inspection, additional slope stability analysis may also be required. Should the additional analysis determine that the proposed project has the potential to result in a significant slope stability impact, project design recommendations to reduce potential impacts to a less than significant level shall be prepared by a structural engineer and be submitted to the City for review and approval. Approved measures to reduce potential slope stability impacts shall be incorporated into the project's final grading and building plans prior to the issuance of a grading and/or building permit.

GEO-4 If the alternative design residence were to weigh more than the material excavated from the project site, the alternative project would have the potential to result in a significant slope stability impact.

GEO-4 If the alternative design residence were to weigh more than the material excavated from the project site, the alternative project would have the potential to result in a significant slope stability impact.

GEO-4a. Slope Stability Analysis. Proposed grading and building plans for a project that implements Alternative Design Concept No. 2 shall include estimates of the weight of excavated foundation material and the weight of the proposed structure. If the alternative design building would weigh more than the excavated material, a supplemental slope stability evaluation shall be prepared that evaluates post-development conditions. If necessary, building and grading plans shall be revised to reduce potential slope stability impacts to a less than significant level.

8.3.5 Plans and Policies Analysis

Coastal Act and Local Coastal Plan Policies

California Coastal Act Section 30251. *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*

Potentially Consistent with Proposed Mitigation Measures. Alternative design Concept No. 2 would not adversely affect views along the ocean. This alternative would result in a considerable decrease in the obstruction of ocean views as seen from important view locations when compared to the proposed project. The amount of view obstruction resulting from this alternative could feasibly be reduced to a less than significant level by modifying the design of the residence so that the roof over the carport/garage complies with a proposed mitigation measure that requires the eastern elevation of the structure not exceed a maximum height of 25 feet. Similar to the proposed project, mitigation measures also applicable to this alternative would require that proposed building colors and landscape materials be reviewed and approved by the Board of Architectural Review. A new residence on the project site that substantially complies with the design criteria suggested by Alternative Design Concept No. 2 and proposed mitigation measures would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the alternative design and mitigation measures would help provide consistency with the view protection requirements of this policy.

Policy 2.1. *Public access in the coastal bluff areas of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights.*

Potentially Consistent. The project site provides an access path down the bluff to the beach, however, the existing pathway is not a public beach access. Implementation of this alternative would not result in alterations to the existing beach access pathway.

Policy 5.3. *New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.*

Potentially Consistent. As described above in Section 8.3.2 (Threshold A-1), the size and general appearance of Alternative Design Concept No. 2 would be consistent with existing development located along El Camino de la Luz. Two parking spaces would be provided on the project site consistent with zoning requirements. Therefore, this alternative would not overburden public on-street parking resources. The Revised Initial Study prepared for the proposed project includes proposed mitigation measure T-1, which requires that the project applicant provide evidence of adequate and legal access to the project site. Compliance with the requirements of this mitigation measure would also make the alternative project design project consistent with the access requirements of this policy.

Policy 6.8. *The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.*

Potentially Consistent. Similar to the proposed project, Alternative Design Concept No. 2 would provide a 25-foot setback from the top of bank for Lighthouse Creek, which is located along the eastern perimeter of the project site. The Revised Initial Study prepared for the proposed project includes proposed mitigation measure W-1, which requires approval of project plans for grading, drainage, stormwater facilities and project development to ensure that potential construction-related and long-term runoff, erosion and other water quality impacts are reduced to a less than significant level. The implementation of adopted City standards and construction site requirements, such as the Building and Safety Division's Erosion/Sedimentation Control Policy, would reduce the potential for erosion, sedimentation and other discharges to the creek and provide consistency with the requirements of this policy.

Policy 8.1. *All new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are: 1) sized to*

accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines; 2) the owner of the subject property allows for the permanent drainage of those parcels through his/her property, and; 3) the drainage system is designed to be minimally visible on the bluff face.

Potentially Consistent. Similar to the proposed project, site runoff and water that flows onto the project site from the adjacent street would be collected by a series of catch basins and would be conveyed by underground pipes to a new discharge located in Lighthouse Creek. The collected water would then flow a short distance to the creek's terminus and would be discharged to the ocean. Due to the topography of the project site and the area to the north, landward drainage of project site runoff would not be feasible. This alternative would not result any drainage structures or improvements on the bluff face.

Policy 8.2. *With the exception of drainage systems identified in Policy 8.1, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access...*

Potentially Consistent. An informal access path is located on the project site bluff face. Alternative Design Concept No. 2 would not result in any alterations to the existing beach access pathway.

Policy 9.1. *The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.*

Potentially Consistent with Proposed Mitigation Measures. Alternative Design Concept No. 2 would not adversely affect views along the ocean. This alternative would result in a considerable decrease in the obstruction of ocean views as seen from important view points when compared to the proposed project. The amount of view obstruction resulting from this alternative could feasibly be reduced to a less than significant level by modifying the design of the residence so that the roof over the carport/garage complies with a proposed mitigation measure that requires the eastern elevation of the structure not exceed a maximum height of 25 feet. A new residence on the project site that substantially complies with the design criteria suggested by Alternative Design Concept No. 2 and proposed mitigation measures would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the alternative design and mitigation measures would help provide consistency with the view protection requirements of this policy.

General Plan Policies

Conservation Element: Visual Resources Policy 2.0. *Development on hillsides shall not significantly modify the natural topography and vegetation.*

Potentially Consistent. The development of a residence consistent with the design parameters of Alternative Design Concept No. 2 would require approximately 500 cubic

yards of grading, which would be an increase when compared to the minimal amount of grading required by the proposed project. Grading required to implement this alternative, however, would not significantly alter the topography of the project site or remove a substantial amount of vegetation. The narrow driveway leading to the project site would constrain the ability to remove excess soil excavated from the project site, but it is anticipated that soil could be removed using trucks that can transport approximately five cubic yards of soil per load.

Conservation Element: Visual Resources Policy 3.0. *New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.*

Potentially Consistent with Proposed Mitigation Measures. When compared to the proposed project, Alternative Design Concept No. 2 would result in a considerable decrease in ocean view obstructions as seen from important view locations. The view corridors of concern include the "benches" and lawn area located in the southern end of La Mesa Park, and the area located along the eastern end of the Lighthouse Creek footbridge. The design of this alternative could feasibly be revised to make the project consistent with the requirements of this policy by modifying the design of the roof over the carport/garage portion of the structure so that it complies with a proposed mitigation measure that requires the eastern elevation of the structure be reduced to a maximum height of 25 feet. Similar to the proposed project, mitigation measures for this alternative would also require that proposed building colors and landscape materials be reviewed and approved by the Architectural Board of Review. A new residence on the project site that substantially complies with the design criteria suggested by Alternative Design Concept No. 2 and proposed mitigation measures would reduce view obstruction impacts by minimizing the size and height of the residence, reducing the apparent size of the building by placing a portion of the structure below existing grade, and by shifting proposed building mass to the west towards the perimeter of the view corridor. Implementation of the alternative design and mitigation measures would help provide consistency with the view protection requirements of this policy.

Conservation Element: Visual Resources Policy 6.0. *Ridgeline development which can be viewed from large areas of the community or by significant numbers of residents of the community shall be discouraged.*

Potentially Consistent. The project site is not located on a ridgeline and would not be visible from large areas of the community. As described above in Section 8.3.2 (Threshold A-2, Other Views), Alternative Design Concept No. 2 would not result in significant view-related impacts as seen from the beach area that is south of and adjacent to the project site.

Single Family Residence Design Guidelines: Hillside Housing Technique No. 1. The following design criteria are recommended for residences in sloping areas:

- *Set buildings into hillside.*
- *Step the building(s) up or down the hill.*
- *Minimize the visual impact of grading by doing most of the cut under the building.*
- *Minimize exposed foundations and undersides of structures.*
- *Minimize the height of the building as seen from below.*
- *Use materials and colors to reduce apparent bulk.*
- *Avoid exposed underfloor areas.*
- *Avoid excessive soil removal and fill.*
- *Avoid large downhill cantilevers.*
- *Avoid tall support columns for overhanging areas.*
- *Select colors that are compatible with the neighborhood.*
- *Fit in with hillside topography and background.*
- *Avoid interrupting the natural ridgelines.*
- *Avoid using fill to hide downhill foundations.*

Potentially Consistent. As depicted on Figures 8.3-2 and 3 (Alternative Design Concept No. 2 building elevations), the alternative design would implement many of the Design Guideline recommendations for residences located on sloping (hillside) lots. Specifically, the alternative project design would set the structure into the sloping portion of the proposed building area; the building would be stepped down the building area slope; the overall height of the structure as measured from existing grade has been substantially reduced; most site grading would occur under the structure; and proposed decks that extend from the structure would be located on-grade or near the ground surface to minimize views of the underside of the deck area.

8.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 8.4-1 provides a summary of proposed mitigation measures that would be required to reduce aesthetic and geologic hazard impacts that would result from the proposed project and the alternative project design concepts to a less than significant level. Table 8.4-2 summarizes the potential for each alternative evaluated by this EIR to avoid, or result in reduced, similar or increased environmental impacts when compared to the respective impacts of the proposed project.

Under the "No Project" alternative, the project site would remain in a vacant condition and the potential environmental impacts associated with the proposed project would be avoided. Therefore, the "No Project" alternative is the environmentally superior alternative. However, the "No Project" alternative would not attain any of the proposed projects' objectives. CEQA Guidelines Section 15126.6(e)(2) indicates that *"if the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."*

The development of a project similar to Alternative Design Concept No. 1 would incrementally reduce aesthetic impacts that would result from the placement of a new

structure within important view corridors and the partial obstruction of existing ocean views. The design of this alternative would minimize aesthetic impacts by placing the lower level of the residence below existing grade and reducing the amount structural development on the upper level of the building. However, similar to the proposed project, mitigation measures to reduce the height of the structure's west elevation to 15 feet and the east elevation to 25 feet would still be required. Implementation of these mitigation measures would require the removal of the structure's upper level. Also similar to the proposed project, mitigation measures to review and approve building colors and landscape materials would also be required. Implementation of the recommended mitigation measures would reduce potential aesthetic impacts to a less than significant level.

Similar to the proposed project, implementation of Alternative Design Concept No. 1 would require a determination if there is an asphaltum bed or bedding plane fracture on the proposed building site. Grading would be increased under this alternative, but also similar to the proposed project, potential erosion and sedimentation impacts to Lighthouse Creek could be reduced to less than significant level. In the unlikely event that it is determined that the alternative residence would weigh more than the material excavated from the project site, a supplemental slope stability analysis would be required for this alternative.

The development of a project similar to Alternative Design Concept No. 2 would provide the greatest reduction in potential viewshed obstruction and view corridor impacts. The reduction in aesthetic impacts is accomplished by reducing the overall size and height of the structure. Placing a portion of the lower level of the residence below existing grade would reduce the amount of ocean views provided from the residence when compared to the proposed project, however, the alternative design would achieve the project objective of developing a residence on the project site. Similar to the proposed project, a mitigation measure to reduce the height of the structure's eastern elevation to 25 feet would still be required, but the implementation of this mitigation measure would only require a modification to the roof over the carport/garage portion of the residence, and would not result in a reduction in livable square footage. Also similar to the proposed project, mitigation measures to review and approve building colors and landscape materials would also be required. Implementation of the recommended mitigation measures would reduce potential aesthetic impacts to a less than significant level. Therefore, Alternative Design Concept No. 2 would be the environmentally superior project alternative for the reduction of potential aesthetic impacts.

Similar to the proposed project, implementation of Alternative Design Concept No. 2 would require a determination if there is an asphaltum bed or bedding plane fracture on the proposed building site. Grading would be increased under this alternative, but also similar to the proposed project, potential erosion and sedimentation impacts to Lighthouse Creek could be reduced to less than significant level. In the unlikely event that it is determined that the alternative residence would weigh more than the material

excavated from the project site, a supplemental slope stability analysis would be required for this alternative.

Table 8.4-1
Proposed Project and Alternatives - Mitigation Requirement Summary

Mitigation Measure	Proposed Project	"No Project" Alternative	Alt. Design Concept No. 1	Alt. Design Concept No. 2
Aesthetics				
AES 1a. Revised Project Design.				
Use a flat roof to reduce building height	●			●
Reduce eastern elevation to 25 ft.	●		●	●
Reduce western elevation to 15 ft.	●		●	
Eliminate/Reduce use of understory walls	●			
AES 2a. Color Approval	●		●	●
AES 3a. Landscape Plan Approval	●		●	●
Geology				
GEO 1a. Drainage System Requirements	●		●	●
GEO 2a. Foundation Design Approval	●		●	●
GEO 3a. Building Pad Inspection	●		●	●
GEO 4a. Slope Stability Analysis			●	●

KEY
● This mitigation measure is required to reduce identified impacts to a less than significant level.

Table 8.4-2
Alternatives Impact Comparison Summary

Threshold	No Project	Alt. 1	Alt. 2
Aesthetics			
A-1. Substantially Degrade an Important Scenic View	Avoided	Similar	Similar
A-2. Substantially Block an Important Public Scenic View Corridor	Avoided	Reduced	Reduced
A-3. Substantially Impair the Visual Context of the Area	Avoided	Similar	Similar
Geology			
B. Exposure to Unstable Earth Conditions	Avoided	Similar	Similar
C. Extensive Grading or Erosion Impacts	Avoided	Increased but not Significant	Increased but not Significant

KEY
Avoided = The impacts associated with this threshold would not occur under this alternative. This alternative, however, would not implement any of the objectives of the proposed project.
Reduced = This alternative's impacts would be reduced when compared to the impacts of the proposed project and/or the need for project-related design changes would be minimized.
Similar = This alternative would result in impacts similar to the impacts of the proposed project.
Increased but No Significant = This alternative would have an increased potential to result in impacts, however, identified impacts can be feasibly reduced to a less than significant level.

9.0 REFERENCES and PREPARERS

9.1 REFERENCES

Anikouchine, William, 2006, *Geologic Review - 1837½ El Camino De La Luz EIR.*

California Coastal Commission, January 16, 2003, *Establishing development setbacks from coastal bluffs*, Mark Johnsson, Staff Geologist.

City of Santa Barbara Coastal Plan, July 1994.

City of Santa Barbara General Plan, August, 1979, *Seismic Safety-Safety Element.*

City of Santa Barbara, 1992, *Single Family Residence Design Guidelines.*

City of Santa Barbara, 2005, *Revised Initial Study – ENV2002-00214, 1837½ El Camino De La Luz.*

interacta, 2004, *Barthels Residence Photo Simulations, 1837½ El Camino De La Luz.*

9.2 CONTACTS

Debra Andaloro, City of Santa Barbara Planning Division
Victoria Greene, City of Santa Barbara Planning Division

9.3 EIR PREPARERS

This Environmental Impact Report was prepared by Rodriguez Consulting, Inc., under contract to the City of Santa Barbara. The evaluation of potential geologic impacts that would have the potential to result from the project design alternatives is based on an assessment provided by Mr. William Anikouchine, Ph.D. The alternative project design concepts and photo-simulations were provided by Hochhauser Blatter Architecture and Planning.

Appendix A

Revised Initial Study ENV2002-00214
1837½ El Camino de la Luz

CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
REVISED INITIAL STUDY – ENV2002-00214

On April 6, 2005, the Community Development Department released a Draft Mitigated Negative Declaration evaluating potential impacts associated with the development of a single family residence at **1837 ½ El Camino de la Luz**. The Draft Mitigated Negative Declaration was prepared pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date.

An environmental hearing to receive comments on the Draft Mitigated Negative Declaration was held before the City Planning Commission on June 16, 2005. At that time, the Planning Commission determined that the preparation of a Focused Environmental Impact Report (EIR) was required to fully evaluate the significance of project impacts on public views to the ocean.

In order to proceed with preparation of a Focused EIR, the Community Development Department ~~has~~ prepared ~~this~~ a revised initial study. The ~~revised~~ August 31, 2005 initial study included~~s~~ revisions to address the public comments received on the Draft Mitigated Negative Declaration. The biological resources section of the August 31, 2005 initial study has been further revised to address comments received in response to the Notice of Preparation. This October 16, 2006 revised initial study ~~would also~~ will be incorporated into the Focused EIR and serve to analyze all issue areas with the exception of aesthetics/visual resources and geologic resources.

CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

INITIAL STUDY/ ENVIRONMENTAL CHECKLIST MST2002-00214

PROJECT: 1837½ El Camino de la Luz

~~April 4August 31, 2005~~ October 16, 2006

This Initial Study has been completed for the project described below because the project is subject to review under the California Environmental Quality Act (CEQA) and was determined not to be exempt from the requirement for the preparation of an environmental document. The information, analysis and conclusions contained in this Initial Study are the basis for deciding whether a Negative Declaration (ND) is to be prepared or if preparation of an Environmental Impact Report (EIR) is required to further analyze impacts. Additionally, if preparation of an EIR is required, the Initial Study is used to focus the EIR on the effects determined to be potentially significant.

APPLICANT/ PROPERTY OWNER

Applicant/Owner: Dr. Herb Barthels, 1851 Cliff Drive, Santa Barbara, CA 93109

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

PROJECT ADDRESS/LOCATION (See **Exhibit A-Vicinity Map**)

The subject property is located at 1837 ½ El Camino de la Luz, an ocean bluff-top property located approximately 370 feet south of the terminus of the public street, in the West Mesa neighborhood of the City. Lighthouse Creek borders the property to the east and La Mesa Park is located to the northeast. The site is 23,885 square feet (0.55 acres) in size and approximately 95 feet above sea level.

PROJECT DESCRIPTION (See **Exhibit B-Project Plans**)

The project consists of the construction of a 1,499 square foot, 2-story single family residence with an attached 443 square foot garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of the paved public road (El Camino de la Luz). The proposed development would require the following discretionary applications:

1. A Coastal Development Permit to allow construction of a new residence in the appealable jurisdiction of the City's Coastal Zone (SBMC §28.45.090); and
2. A Modification to allow construction of the new residence on a lot without the required 60-foot frontage on a public street (SBMC §28.15.080).

ENVIRONMENTAL SETTING

Existing Site Characteristics

Topography: The project site is a bluff-top lot bordered by the Pacific Ocean to the south and Lighthouse Creek to the east. The bluff-top area is characterized by an average slope of approximately 25%. The seacliff portion of the property includes several sections with varying slopes, ranging from approximately 65-94%. The eastern portion of the site includes slopes of approximately 25% to the top of the bank of Lighthouse Creek, which is deeply incised.

Seismic/Geologic Conditions: The project site is subject to low level hazards associated with seismic activity and minimal liquefaction potential. The project site is located in an area of historically active landslides with high potential for erosion.

Biological Resources: The project site is currently vacant. There is evidence of past improvements including an asphalt parking area, and brick planter and concrete drainage swales near the bluff edge. Vegetation is primarily comprised of non-native species typical of disturbed areas. Native plants include California blackberry, poison oak, California sage brush and California fuchsia. Wildlife observed or expected on this site includes those species typical of urbanized areas and the urban fringe. Trees on-site and in the area are used for roosting and nesting by native raptors.

Archaeological Resources: The project site is located in the Prehistoric Sites and Watercourses area of potential archaeological sensitivity as identified on the City's Master Environmental Assessment map. A Phase I archaeological investigation was performed in February 1996 by Larry Wilcoxon. No resources were identified on the site.

Existing Land Use

Existing Facilities and Uses: The project site is currently vacant. Past improvements to the site include an asphalt parking area, concrete drainage swales, and a brick planter. Access to the site is via private easements extending south from the El Camino de la Luz cul-de-sac.

PROPERTY CHARACTERISTICS

Assessor's Parcel Number:	045-100-065	**General Plan Designation:**	Residential, 5 units per acre
Zoning:	E-3/SD-3	**Parcel Size:**	23,885 square feet
Existing Land Use:	Vacant	**Proposed Land Use:**	Residential
Slope:	25% in upland area to the south and east; 65-94% on bluff faces to the south		
SURROUNDING LAND USES:			
North:	Residential		
South:	Pacific Ocean		
East:	Lighthouse Creek, La Mesa Park, Coast Guard Station		
West:	Residential		

PLANS AND POLICY DISCUSSION

Land Use and Zoning Designations: The project site has a General Plan land use designation of Residential, 5 units per acre. The site is in the E-3 (One-Family Residence) Zone and SD-3 (Coastal Overlay) Zone. The project site conforms to the minimum parcel size requirement of 7,500 square feet per lot, but does not meet the requirement for provision of a minimum of 60 feet of frontage on a public street. The applicant has requested approval of a modification to the frontage requirement. Development of a single family residence as proposed generally conforms to Zoning Ordinance requirements and would be consistent with the site's residential land use designation.

Local Coastal Plan (LCP) Policies: The project site is located in the West Mesa neighborhood, which is primarily developed with single family residences. The major coastal issues in this area are hazards of sea cliff retreat and flooding; maintaining and providing access, both vertically and laterally, along the bluffs; protection of archaeological resources; and maintenance of existing coastal views and open space. The following LCP policies are applicable to this project:

> *Policy 2.1 – Public access in the coastal bluff areas of the City shall be maximized consistent with the protection of natural resources, public safety, and private property rights.*
>
> *Policy 2.5 - Vista points shall be provided and maintained in areas where such use by the public has been established.*
>
> *Policy 5.3 - New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted.*
>
> *Policy 6.8 – The riparian resources, biological productivity, and water quality of the City's coastal zone creeks shall be maintained, preserved, enhanced, and, where feasible, restored.*
>
> *Policy 6.10 – The City shall require a setback buffer for native vegetation between the top of the bank and any proposed project. This setback will vary depending upon the conditions of the site and the environmental impact of the proposed project.*
>
> *Policy 8.1 – All new development of bluff top land shall be required to have drainage systems carrying run-off away from the bluff to the nearest public street or, in areas where the landform makes landward conveyance of drainage impossible, and where additional fill or grading is inappropriate or cannot accomplish landward drainage, private bluff drainage systems are permitted if they are: 1) sized to accommodate run-off from all similarly drained parcels bordering the subject parcel's property lines; 2) the owner of the subject property allows for the permanent drainage of those parcels through his/her property, and; 3) the drainage system is designed to be minimally visible on the bluff face.*

Policy 8.2 – With the exception of drainage systems identified in Policy 8.1, no development shall be permitted on the bluff face except for engineered staircases or accessways to provide public beach access...

Policy 9.1 – The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced.

General Plan Policies: The following General Plan policies are applicable to this project:

Conservation Element: Visual Resources Policy 2.0 – Development on hillsides shall not significantly modify the natural topography and vegetation.

Conservation Element: Visual Resources Policy 3.0 – New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City.

Conservation Element: Visual Resources Policy 6.0 – Ridgeline development which can be viewed from large areas of the community or by significant numbers of residents of the community shall be discouraged.

For purposes of CEQA review, the project may be found consistent with applicable policies ~~of the LCP~~ through adherence to the identified project design and mitigation measures, such that potential significant adverse impacts to the City's environmental resources are avoided and minimized to the maximum extent feasible. Potential inconsistencies with policies related to effects on ocean views may result from the project. The Focused EIR will evaluate potential visual resource policy inconsistencies in the assessment of aesthetic impacts. Additionally, a complete analysis of the project's consistency with the LCP and other applicable City policies will be provided in the Planning Commission Staff Report for the project for final consistency determination by decision-makers.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A draft Mitigation Monitoring and Reporting Program ~~has~~ will be~~en~~ prepared for the project in compliance with Public Resources Code §21081.6~~. The draft MMRP is attached here as ***Exhibit C***.~~ as part of the Environmental Impact Report.

ENVIRONMENTAL CHECKLIST

The following checklist contains questions concerning potential changes to the environment that may result if this project is implemented. If no impact would occur, **NO** should be checked. If the project might result in an impact, check **YES** indicating the potential level of significance as follows:

Significant: Known substantial environmental impacts. Further review needed to determine if there are feasible mitigation measures and/or alternatives to reduce the impact.

Potentially Significant: Unknown, potentially significant impacts that need further review to determine significance level and whether mitigable.

Potentially Significant, Mitigable: Potentially significant impacts that can be avoided or reduced to less than significant levels with identified mitigation measures agreed-to by the applicant.

Less Than Significant: Impacts that are not substantial or significant.

1. AESTHETICS Could the project:	NO	YES *Level of Significance*
a) Affect a public scenic vista or designated scenic highway or highway/roadway eligible for designation as a scenic highway?		Potentially Significant~~, Mitigable~~
b) Have a demonstrable negative aesthetic effect in that it is inconsistent with Architectural Board of Review or Historic Landmarks Guidelines or guidelines/criteria adopted as part of the Local Coastal Program?		Less than Significant
c) Create light or glare?		Less Than Significant

Visual Aesthetics - Discussion

Issues: Issues associated with visual aesthetics include the potential blockage of important public scenic views, project on-site visual aesthetics and compatibility with the surrounding area, and changes in exterior lighting.

Impact Evaluation Guidelines: Aesthetic quality, whether a project is visually pleasing or unpleasing, may be perceived and valued differently from one person to the next, and depends in part on the context of the environment in which a project is proposed. The significance of visual changes is assessed qualitatively based on consideration of the proposed physical change and project design within the context of the surrounding visual setting. First, the existing visual setting is reviewed to determine whether important existing visual aesthetics are involved, based on consideration of existing views, existing visual aesthetics on and around the site, and existing lighting conditions. The importance of existing views is assessed qualitatively based on whether important visual resources such as mountains, skyline trees, or the coastline, can be seen, and the extent and scenic quality of the views. The visual changes associated with the project are then assessed qualitatively to determine whether the project would result in substantial effects associated with important public scenic views, on-site visual aesthetics, and lighting.

Significant visual aesthetics impacts may potentially result from:

- Substantial obstruction or degradation of important public scenic views, including important views from scenic highways; extensive grading and/or removal of substantial amounts of vegetation and trees visible from public areas without adequate landscaping; or substantial loss of important public open space.
- Substantial negative aesthetic effect or incompatibility with surrounding land uses or structures due to project size, massing, scale, density, architecture, signage, or other design features.
- Substantial light and/or glare that poses a hazard or substantial annoyance to adjacent land uses and sensitive receptors.

Visual Aesthetics – Existing Conditions and Project Impacts

1.a,b) Scenic Views and On-Site Aesthetics

Existing Conditions: The project site is located on a bluff-top property. There is existing single family residential development directly to the north and west of the project site. Lighthouse Creek borders the site to the east and La Mesa Park is located to the north and east of the site. La Mesa Park and the foot bridge over Lighthouse Creek (connecting El Camino de la Luz to La Mesa Park) offer public views across the project site to the Pacific Ocean. Views from the park itself include green space in the foreground with a view of the ocean and Santa Cruz Island over the creek canyon, framed by dense tree growth on the east and less dense vegetation screening residences on the west. Views from the eastbound lane of Shoreline Drive include the public parking lot, green space, and an ocean view framed by vegetation. However, bicyclists and motorists experience a fleeting view of the ocean in this area due to vehicle speeds and the approaching curve in the road. Pedestrians have the opportunity to experience a more significant ocean view from this area. Ocean views from the footbridge are more open and residences on the west side of Lighthouse Creek are more plainly visible. Views of the project site from the sandy beach below are of rocky cliff and vegetated bluff. The neighboring residence to the west of the site is partially visible against the skyline from the beach below. Otherwise, bluff top development is not visible from the beach at this section of the coast. The height of the bluffs precludes mountain views from this portion of the beach.

Ocean views from La Mesa Park and the foot bridge are considered a significant visual resource as they afford scenic public views of the ocean and Santa Cruz Island. Much of the existing development in the area is screened by vegetation, which helps to frame the ocean view from the northern portion of the park. This particular view is also the only view corridor from the park to the ocean.

Project Impacts: The proposed project would result in the construction of a 1,932 square foot, two-story structure. The proposed residence would intrude into ocean views from Shoreline Drive, La Mesa Park and the Lighthouse Creek foot bridge, as demonstrated by the visual simulations prepared by interacta and dated June 11, 2004 (see Exhibit ~~D~~C for selected views). The view from the La Mesa Park parking lot, ~~and~~ the lawn area, and benches placed at viewpoints would change from a view of green space, the ocean and Santa Cruz Island, to a view that includes a ~~significant~~ portion of the ~~first floor of the~~ proposed residence (Exhibit ~~D~~C, MP2). ~~Thus, the project's impact on scenic views from the La Mesa Park lawn area is considered a *potentially significant, mitigable impact*.~~

The loss of ocean view from ~~Shoreline Drive~~ Meigs Road would result in an adverse impact to visual resources (Exhibit ~~D~~C, MP1). A larger portion of the scenic view from this location, not already blocked by vegetation, would be blocked by the development~~, resulting in a *potentially significant, mitigable impact*~~. Although the view is fleeting for motorists, bicyclists and pedestrians have the opportunity to stop and view the ocean from this location.

The ocean view from the footbridge over Lighthouse Creek would be diminished ~~the most~~ by development of the site as proposed (Exhibit ~~D~~C, WB1). Existing residential development on the west side of Lighthouse Creek can be seen from the footbridge and the proposed residence would be highly visible from this location. Although visibility of residential development, in and of itself, is not necessarily an adverse impact, the location of the proposed residence would block a substantial portion of a significant public scenic view~~, which represents a *potentially significant, mitigable impact*~~. While installation of vegetation could soften the view of the residence, this portion of the ocean view would be lost indefinitely. ~~Mitigation Measure A-1 requires that the residence be redesigned to minimize intrusion into public views of the ocean as seen from Shoreline Drive and the Lighthouse Creek foot bridge.~~

The project's impact on scenic views available to the public from La Mesa Park, Meigs Road, and the footbridge over Lighthouse Creek is considered a *potentially significant impact*, and will be further evaluated in a Focused Environmental Impact Report (EIR).

The proposed development would also be visible on the bluff-top as viewed from the sandy beach below (Exhibit ~~D~~C, B1 and B2). This view is currently comprised of natural bluff faces, but includes some development on the property immediately west of the site. While the proposed residence would be partially visible from the beach below, other development is currently visible from the beach in this area, so it would not result in a significant change to a public view. Thus, the impact to visual resources from the beach is considered *less than significant.*

The scale and design of the proposed development is generally compatible with existing single family residential development in the immediate area. The design concept for the house has been considered by the Architectural Board of Review (ABR) on several occasions. The ABR expressed concerns regarding the visual prominence of the structure and its effect on public views. Final architectural plans would be subject to review and approval by ABR. With the exception of adverse effects on public views, the proposed design would be compatible with and would not adversely affect surrounding land uses or structures.

Cumulative Impacts: The proposed project would result in infill development of an existing legal lot adjacent to existing residences. Although site development would adversely affect public views of the ocean, substantial additional development that would further degrade ocean views in the immediate area is not anticipated. Cumulative visual impacts are considered *less than significant*.

1.c) Lighting

Development of the proposed residence would result in additional lighting. Any exterior lighting would be subject to compliance with the requirements of SBMC §22.75, the City's Outdoor Lighting and Design Ordinance, and reviewed by the ABR. The ordinance provides that exterior lighting be shielded and directed to the site such that no undue lighting or glare would affect surrounding residents, roads or habitat areas. Project impacts on lighting and glare would be *less than significant*.

Visual Aesthetics – Required Mitigation

~~**A-1 House Design.** Prior to final review and approval by the Architectural Board of Review, the residence shall be redesigned to minimize intrusion into public views of the ocean as seen from La Mesa Park, Shoreline Drive and the Lighthouse Creek foot bridge. The redesign shall consider lowering the profile of the residence by cutting the first floor into the existing grade, reducing the massing of the second story by limiting building height and locating development~~

~~further to the west. Landscaping shall be provided to soften views of the residence from public viewing areas while minimizing intrusion into existing ocean views.~~

Mitigation measures intended to minimize this impact would be identified in a Focused EIR.

Visual Aesthetics - Residual Impacts

~~With implementation of Mitigation Measure A-1, project effects on public scenic views would be *less than significant*.~~ Residual impacts would be determined upon further evaluation of the visual effects of the project and the effectiveness of proposed mitigation measures in reducing said impacts. This evaluation will be provided in a Focused EIR.

2. AIR QUALITY Could the project:		**NO**	**YES** *Level of Significance*
a)	Violate any air quality standard or contribute to an existing or projected air quality violation?		Less Than Significant
b)	Expose sensitive receptors to pollutants?		Less Than Significant
c)	Create objectionable odors?		Less Than Significant
Is the project consistent with the County of Santa Barbara Air Quality Attainment Plan? Yes			

Air Quality - Discussion

Issues. Air quality issues involve pollutant emissions from vehicle exhaust and industrial or other stationary sources that contribute to smog, particulates and nuisance dust associated with grading and construction processes, and nuisance odors.

Smog, or ozone, is formed in the atmosphere through a series of photochemical reactions involving interaction of oxides of nitrogen [NO_x] and reactive organic compounds [ROC] (referred to as ozone precursors) with sunlight over a period of several hours. Primary sources of ozone precursors in the South Coast area are vehicle emissions. Sources of particulate matter (PM_{10}) include demolition, grading, road dust, and vehicle exhaust, as well as agricultural tilling and mineral quarries.

The City of Santa Barbara is part of the South Coast Air Basin. The City is subject to the California Ambient Air Quality Standards (CAAQS), which are more stringent than the national standards, for six pollutants: photochemical ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, particulate matter, and lead. The Santa Barbara County Air Pollution Control District (SBCAPCD) provides oversight on compliance with air quality standards and preparation of the County Clean Air Plan. Presently, the County of Santa Barbara is in non-attainment with the CAAQS for ozone (O_3) and particulate matter (PM_{10}). An area is in nonattainment for a pollutant if the applicable CAAQS for that pollutant has been exceeded more than once in three years. There are also heavily congested intersections within the City that may approach the California 1-hour standard of 20 parts per million for carbon monoxide (CO) during peak traffic hours.

Impact Evaluation Guidelines. A project may create a significant air quality impact from the following:

- Exceeding an APCD pollutant threshold; inconsistency with District regulations; or exceeding population forecasts in the adopted County Clean Air Plan.
- Exposing sensitive receptors, such as children, the elderly, or sick people to substantial pollutant exposure.
- Substantial unmitigated nuisance dust during earthwork or construction operations.
- Creation of nuisance odors inconsistent with APCD regulations.

Long-Term (Operational) Impact Guidelines: The City of Santa Barbara uses the SBCAPCD thresholds of significance for evaluating air quality impacts. The APCD has determined that a proposed project will not have a significant air quality impact on the environment if operation of the project will:

- Emit (from all project sources, both stationary and mobile) less than 240 pounds per day for ROC and NO_x, and 80 pounds per day for PM_{10};
- Emit less than 25 pounds per day of ROC or NO_x from motor vehicle trips only;
- For CO, contribute less than 800 peak hour trips to an individual intersection;

- Not cause a violation of any California or National Ambient Air Quality Standard (except ozone); and not exceed the APCD health risks public notification thresholds adopted by the APCD Board; and
- Be consistent with the adopted federal and state air quality plans for Santa Barbara.

Short-Term (Construction) Impacts Guidelines: Projects involving grading, paving, construction, and landscaping activities may cause localized nuisance dust impacts and increased particulate matter (PM_{10}). Substantial dust-related impacts may be potentially significant, but are generally considered mitigable with the application of standard dust control mitigation measures. Standard dust mitigation measures are applied to projects with either significant or less than significant effects.

Exhaust from construction equipment also contributes to air pollution. As a guideline, SBCAPCD Rule 202.F.3 identifies a substantial effect associated with projects having combined emissions from all construction equipment that exceed 25 tons of any pollutant except carbon monoxide) within a 12-month period.

Cumulative Impacts and Consistency with Clean Air Plan: If the project-specific impact exceeds the significance threshold, it is also considered to have a considerable contribution to cumulative impacts. When a project is not accounted for in the most recent Clean Air Plan growth projections, then the project's impact may also be considered to have a considerable contribution to cumulative air quality impacts. The Santa Barbara County Association of Governments and Air Resources Board on-road emissions forecasts are used as a basis for vehicle emission forecasting. If a project provides for increased population growth beyond that forecasted in the most recently adopted CAP, or if the project does not incorporate appropriate air quality mitigation and control measures, or is inconsistent with APCD rules and regulations, then the project may be found inconsistent with the CAP and may have a significant impact on air quality.

Air Quality – Existing Conditions and Project Impacts

2.a-b) Air Pollutant Emissions

Long-Term (Operational) Emissions: Emissions associated with the generation of 10 average daily trips and the ongoing use of one new single family residence would not exceed established thresholds for long-term impacts. These impacts are considered *less than significant*.

Short-Term (Construction) Emissions: The proposed project would involve grading, paving and landscaping activities which could cause localized fugitive dust and an increase in particulate matter (PM_{10}). Dust related impacts are considered *less than significant*. Recommended dust control mitigation measures include sprinkling the site during earth moving activities to control dust, covering of trucks transporting soil/building materials, and stabilization of disturbed areas with seeding and watering, soil binders, etc. Mitigation Measure AQ-6 is also recommended to reduce NOx and particulate emissions from construction equipment:

Sensitive Receptors: Sensitive receptors are defined as children, elderly, or ill people that can be more adversely affected by air quality problems. Land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics. Stationary sources are of particular concern to sensitive receptors, as is construction dust and particulate matter. Nuisance dust and particulates would be reduced to a *less than significant* level through application of dust control mitigation measures. The insignificant amounts of these pollutants would result in an insignificant exposure of sensitive receptors to pollutants.

2.c) Odors

The project is limited to residential use, and would not include land uses involving odors. Smoke emitted from the proposed fireplace would result in a *less than significant impact*; however, to minimize emissions, Mitigation Measure AQ-7 is recommended.

Consistency with the Clean Air Plan: Direct and indirect emissions associated with the project are accounted for in the CAP emissions growth assumptions. Appropriate air quality mitigation measures, including construction dust suppression, would be applied to the project, consistent with CAP and City policies. The project could be found consistent with the Clean Air Plan.

Air Quality – Recommended Mitigation

AQ-1 Construction Dust Control - Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

AQ-2 **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin.

AQ-3 **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads.

AQ-4 **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:

1. Seeding and watering until grass cover is grown;
2. Spreading soil binders;
3. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
4. Other methods approved in advance by the Air Pollution Control District.

AQ-5 **Construction Dust Control – Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-6 **Construction Equipment Requirements.** The following shall be adhered to during project grading and construction to reduce NOx and particulate emissions from construction equipment:

1. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.
2. Clean diesel fuel (Ultra-Low Sulfur Diesel) fuel shall be used.
3. The engine size of construction equipment shall be the minimum practical size.
4. 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.
5. Construction equipment shall be maintained in tune per the manufacturer specifications.
6. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.
7. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
8. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
9. Diesel powered equipment shall be replaced by electric equipment whenever feasible.
10. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite.

~~**AQ-7 Fireplaces.** Wood-burning fireplaces and wood stoves shall be prohibited.~~

Air Quality - Residual Impacts

Short-term construction related impacts and long-term operational impacts would be *less than significant*. Short-term construction related impacts would be further minimized by recommended mitigation measures for dust control and equipment maintenance.

3. BIOLOGICAL RESOURCES Could the project result in impacts to:	NO	YES *Level of Significance*
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	✓	
b) Locally designated historic, Landmark or specimen trees?	✓	
c) Natural communities (e.g. oak woodland, coastal habitat, etc.).		Potentially Significant, Mitigable
d) Wetland habitat (e.g. marsh, riparian, and vernal pool)?	~~✓~~	Potentially Significant, Mitigable
e) Wildlife dispersal or migration corridors?	~~✓~~	Potentially Significant, Mitigable

Biological Resources - Discussion

Issues: Biological resources issues involve the potential for a project to substantially affect biologically-important natural vegetation and wildlife, particularly species that are protected as rare, threatened, or endangered by federal or state wildlife agencies and their habitat, native specimen trees, and designated landmark or historic trees.

Impact Evaluation Guidelines: Existing native wildlife and vegetation on a project site are qualitatively assessed to identify whether they constitute important biological resources, based on the types, amounts, and quality of the resources within the context of the larger ecological community. If important biological resources exist, project effects to the resources are qualitatively evaluated to determine whether the project would substantially affect these important biological resources. Significant biological resource impacts may potentially result from substantial disturbance to important wildlife and vegetation in the following ways:

- Elimination or substantial reduction or disruption of important natural vegetative communities and wildlife habitat or migration corridors, such as oak woodland, coastal strand, riparian, and wetlands.
- Substantial effect on protected plant or animal species listed or otherwise identified or protected as endangered, threatened or rare.
- Substantial loss or damage to important native specimen trees or designated landmark or historic trees.

Biological Resources – Existing Conditions and Project Impacts

3.a,c,d,e) Native Wildlife and Habitat

A Revised Biological Assessment dated January-February 2006 was prepared for the project applicant by Rachel Tierney (Exhibit ~~E~~D). On-site vegetation is generally characterized by non-native species in the upland areas and on the upper reaches of the slope down to Lighthouse Creek, and the lower portion of the ocean bluff face. Vegetation on the ocean bluff face includes species typical to coastal bluffs, such as lemonadeberry, salt bush and coast goldenbush. Native vegetation along the slope down to the creek includes California blackberry, poison oak, saltbush, and California fuchsia. The riparian area includes willow woodland. The lowest portion of the creek slope is exposed, steeply sloping Monterey shale.

According to the biological assessment, Lighthouse Creek provides dense, spatially variable, and moderately high quality cover and food resources for a variety of amphibians, reptiles, birds, and small mammals~~is considered to have limited habitat value due to the absence of sediment and the steepness of the rocky creek banks~~. The creek's steep drop to the beach is considered to preclude steelhead use. Wildlife expected on-site and in the adjacent creek includes urban-associated species or generalist species that can withstand high degrees of habitat disturbance and abundant ~~is limited to species typical of urban settings and appears to support rich~~ bird life. Area residents have noted the presence of a red fox den, coyotes, and frog species along the Lighthouse Creek corridor.

Protocol level surveys for California red-legged frogs (CRLF) were conducted in January and February of 2006. Other special status wildlife species and their habitat were evaluated at this time. CRLF were not observed in the area of Lighthouse Creek surveyed (from the beach to the southern end of La Mesa Park). The upper creek banks adjacent to the project site provide adequate vegetative cover for CRLF, however, pools are not of adequate depth to provide habitat adjacent to the site. The biological assessment did not identify any other endangered, threatened or rare species or

habitats that would be impacted by the proposed project. Lighthouse Creek is not considered to provide an important wildlife corridor due to the steep drop-off above the beach ~~for the reasons state above~~.

Tierney concludes that the proposed project would not adversely affect wildlife use of the creek due to the distance of the building site from the creek channel and that the steepness of the slopes and creek bank would limit human intrusion into the creek. Long-term impacts to biological resources are considered *less than significant*.

The project site is located approximately 600 feet from La Mesa monarch butterfly roost. The project would not impact this roost due to the distance from the roost and because no removal of roost or adjacent vegetation is proposed.

The proposed drainage design involves collection of site runoff in two catch basins, where it would be conveyed via underground pipes, to Lighthouse Creek. Drain pipes would be located across the steep slope down to the creek in two locations, converging above the creek bed. A rip rapped dissipater would be constructed in the creek bed at the terminus of the drainage pipe. Construction of these facilities would result in disturbance and vegetation removal on the hillside and within the creek bed. Work within the creek would require a Streambed Alteration Agreement from the California Department of Fish and Game. Impacts to native vegetation and creek habitat associated with installation of the drainage system are considered *potentially significant, mitigable*. Mitigation Measures BIO-1 through BIO-45 are required to reduce the biological impacts associated with construction activities and vegetation removal and installation to a *less than significant level*.

Project construction could result in the introduction of sediment and pollutants such as oil, paint or concrete into the creek or down the bluff face. The incorporation of erosion control measures and designation of concrete washing locations to preclude runoff into the creek would ensure that impacts remain *less than significant*.

3.b) Specimen Trees

The project would have *no impact* on any locally designated historic, Landmark or specimen trees because none are located in the project construction area.

Biological Resources – Required Mitigation

BIO-1 Habitat Restoration. Areas between the proposed building site and Lighthouse creek ~~on the creek slope, bank and channel~~ disturbed by project grading and construction of the drainage system shall be replanted with native plants appropriate to coastal riparian and upland areas. Iceplant, oleander, yucca, castor bean, English ivy, German ivy, and other invasive, non-native species shall be removed from this area using hand and chemical methods. Vegetation removal shall be by hand and dragged upslope to the building pad. All vegetation removal and initial site grading shall be under the supervision of a qualified habitat restoration biologist. Removed material shall be disposed of in a manner that will not result in further spread of these species. Native material used for replanting may include western sycamore, coast live oaks, encelia, California blackberry, California sage, California fuchsia, saltbush, coast goldenbush, elderberry, and lemonadeberry. Plans shall include the use of erosion control blankets and seeding of bare slopes to prevent short-term erosion The replanting plan shall be developed by a qualified botanist or landscape architect and shall include provisions for installation and maintenance until plantings are established. This plan shall be provided to the Community Development Department Staff and the Architectural Board of Review for review and approval prior to issuance of building permits. The plan shall be implemented prior to issuance of the Certificate of Occupancy and plantings maintained for the life of the project.

BIO-2 Appropriate Plants/Hardscape on Bluff. Special attention shall be paid to the appropriateness of the existing and proposed plant material, and to the sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion. Plant material to be removed shall be replaced with native, drought tolerant, low water using vegetation that requires only a temporary irrigation system to establish the plantings. Replacement vegetation shall be consistent with the recommendations of the biologist's report, dated ~~December 12, 2002~~January-February 2006.~~, and include: 1) Addition of native trees and shrubs along the mid point of the slope to improve habitat value; 2) Removal of iceplant, oleander, yucca, caster bean, English and German ivy; 3) Replacement with natives such as western sycamore, coast live oaks, encelia, California blackberry, California sage, California fuchsia, saltbush, coast goldenbush, elderberry, and lemonadeberry; and 4) Use of erosion control blankets and seeding on bare slopes to prevent short-term erosion~~. The landscape plan shall be provided to the Community Development Department Staff and the Architectural Board of Review for review and approval prior to issuance of building permits. The plan shall be implemented prior to issuance of the Certificate of Occupancy and plantings maintained for the life of the project.

BIO-3 Irrigation System. The irrigation system shall be designed and maintained with the most current technology to prevent a system failure, and watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after two full seasons of plant growth.

BIO-4 Erosion Control/Water Quality Plan. An Erosion Control/Water Quality Plan shall be developed for construction activities to maintain all sediment on-site and out of the drainage system. The plan shall include Best Management Practices approved by the City and Regional Water Quality Control Board, and shall include, at a minimum, the following:

1. Minimize the area of bare soil exposed at one time (phased grading).
2. Install silt fence, sand bag, hay bale or silt devices where necessary around the project site to prevent offsite transport of sediment.
3. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction.
4. Construction entrances should be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
5. During construction of the homes, the contractor and/or property owner shall protect the storm drain inlets from sediment-laden runoff.
6. Erosion control materials (i.e. sandbags, strawbales, and silt fencing) shall be used to trap and filter sediment before entering the storm drain.
7. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff.
8. Maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents should not be discharged into sanitary or storm sewer systems. Washout from concrete trucks should be disposed of at a location not subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water.

BIO-5 Streambed Alteration Agreement. The applicant shall obtain a Streambed Alteration Agreement from the Department of Fish and Game, prior to ~~approval~~ submittal of a building permit, for grading and installation of drainage devices within the banks of Lighthouse Creek.

Biological Resources - Residual Impacts

Potentially significant impacts to biological resources would be reduced to a *less than significant level* with the incorporation of the identified mitigation measures.

4. CULTURAL RESOURCES Could the project:		**NO**	**YES** ***Level of Significance***
a)	Disturb archaeological resources?		Less Than Significant
b)	Affect a historic structure or site designated or eligible for designation as a National, State or City landmark?	✓	
c)	Have the potential to cause a physical change which would affect ethnic cultural values or restrict religious uses in the project area?	✓	

Cultural Resources - Discussion

Issues: Archaeological resources are subsurface deposits dating from Prehistoric or Historical time periods. Native American culture appeared along the channel coast over 10,000 years ago, and numerous villages of the Barbareno Chumash flourished in coastal plains now encompassed by the City. Spanish explorers and eventual settlements in Santa Barbara occurred in the 1500's through 1700's. In the mid-1800's, the City began its transition from Mexican village to American city, and in the late 1800's through early 1900's experienced intensive urbanization. Historic resources are above-ground structures and sites from historical time periods with historic, architectural, or other cultural importance.

The City's built environment has a rich cultural heritage with a variety of architectural styles, including the Spanish Colonial Revival style emphasized in the rebuilding of Santa Barbara's downtown following a destructive 1925 earthquake.

Impact Evaluation Guidelines: Archaeological and historical impacts are evaluated qualitatively by archeologists and historians. First, existing conditions on a site are assessed to identify whether important or unique archaeological or historical resources exist, based on criteria specified in the State CEQA *Guidelines* and City Master Environmental Assessment *Guidelines for Archaeological Resources and Historical Structures and Sites*, summarized as follows:

- Contains information needed to answer important scientific research questions and there exists a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with an important prehistoric or historic event or person.

If important archaeological or historic resources exist on the site, project changes are evaluated to determine whether they would substantially affect these important resources.

Cultural Resources – Existing Conditions and Project Impacts

4.a) Archaeological Resources

The project site is located in the Prehistoric Sites and Watercourses area of potential archaeological sensitivity as identified on the City's Master Environmental Assessment map. A Phase I archaeological investigation was performed in February 1996 by Larry Wilcoxon to determine whether cultural resources were present on site. The survey did not locate any cultural resources and thus, impacts are considered *less than significant*. However, in the unlikely event that cultural resources are found during site preparation or construction, a recommended mitigation measure has been included for resources evaluation and impact mitigation per the Master Environmental Assessment.

4.b) Historic Resources

There are no historic resources on the project site. Development of a single family residence would have *no impact* on any historic resources in the project vicinity.

4.c) Ethnic/Religious Resources

There is no evidence that the site involves any ethnic or religious use or importance. The project would have *no impact* on historic, ethnic or religious resources.

Cultural Resources – Mitigation

CR-1 Discovery Procedures and Mitigation. Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts.

If during any grading or construction on the site such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, further analysis and/or other mitigation shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission, and implemented by the project. Work in the area may only proceed after the Environmental Analyst grants authorization.

If prehistoric or other Native American remains are encountered, a Native American representative shall be consulted, and the archaeologist and Native American representative shall monitor all further subsurface disturbances in the area of the find.

If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to the issuance of final City permits.

Residual Impacts:

Impacts to cultural resources would be *less than significant*.

5. GEOPHYSICAL CONDITIONS Could the project result in or expose people to:	***NO***	***YES*** ***Level of Significance***
a) Seismicity: fault rupture?	✓	
b) Seismicity: ground shaking or liquefaction?		Less Than Significant
c) Seismicity: seiche or tsunami?	✓	
d) Landslides or mudslides?		Potentially Significant, Mitigable
e) Subsidence of the land?		Potentially Significant, Mitigable
f) Expansive soils?		Potentially Significant, Mitigable
g) Excessive grading or permanent changes in the topography?	✓	

Geophysical Conditions - Discussion

Issues: Geophysical impacts involve geologic and soil conditions and their potential to create physical hazards affecting persons or property; or substantial changes to the physical condition of the site. Included are earthquake-related conditions such as fault rupture, groundshaking, liquefaction (a condition in which saturated soil looses shear strength during earthquake shaking); or seismic sea waves; unstable soil or slope conditions, such as landslides, subsidence, expansive or compressible/collapsible soils; or erosion; and extensive grading or topographic changes.

Impact Evaluation Guidelines: Potentially significant geophysical impacts may result from:

- Exposure to or creation of unstable earth conditions due to seismic conditions, such as earthquake faulting, groundshaking, liquefaction, or seismic waves.
- Exposure to or creation of unstable earth conditions due to geologic or soil conditions, such as landslides, settlement, or expansive, collapsible/compressible, or expansive soils.
- Extensive grading on slopes exceeding 20%, substantial topographic change, destruction of unique physical features; substantial erosion of soils, overburden, or sedimentation of a water course.

Geophysical Conditions – Existing Conditions and Project Impacts

5.a-c) Seismic and Ground Shaking/Liquefaction Hazards

The property is not subject to fault rupture, seiche, or tsunami, and has minimal liquefaction potential because there are no known faults on the project site, the site is not near an enclosed body of water that could subject it to a seiche, soils at the site are not saturated sand (necessary prerequisites for liquefaction) and the site is well above the tsunami run-up area. Therefore, there would be no impacts from seiche, fault rupture, tsunami, or liquefaction. Future development on the site would be subject to requirements of the Uniform Building Code, which includes provisions to ensure that proposed structures withstand the effects of ground shaking, resulting in a *less than significant impact*.

5.d-f) Geologic or Soil Instability

Landslides:

The project site is located on a coastal bluff in an area characterized by landslides in the recent past. The peer review of prior geological studies of the site by Dr. William Anikouchine (Exhibit ~~F~~E), included an analysis of the potential for landslides on the project site. The report concludes that the project site is stable in the short term and that there could be stability problems on the site in the long term. The City requires that geological information be provided to verify that the portion of the site including any primary structures would not erode in a 75-year period. Dr. Anikouchine also verified

the accuracy of the top of bluff identified on the plans, determined by Fisher Geologic in December 2001. The top of bluff was determined based on the California Coastal Commission's definition of "bluff edge." This definition states that, "when the top edge of the cliff is rounded away from the face of the cliff as a result of erosional processes related to the presence of the steep cliff face, the edge shall be defined as that point nearest the cliff beyond which the downward gradient of the land surface increases more or less continuously until it reaches the general gradient of the cliff. In a case where is a steplike feature at the top of the cliff face, the landward edge of the topmost riser shall be taken to be the cliff edge."

The peer review indicates that the project development would not be susceptible to slope failure during the life of the structure, provided that surface runoff is captured and conveyed away from the bluff face and use of irrigation in this area is minimized. The proposed project could result in increased runoff being directed onto the bluff face and this could cause slope failure, a *potentially significant, mitigable* impact. A mitigation measure to minimize the amount of water in the underlying soils would reduce the impact of landslides to a *less than significant level*.

Subsidence:

The Buena Engineers (1971) report found that the project site is subject to some settlement based on laboratory testing of soils from the site. The report indicates that the subsidence can be adequately addressed using a properly engineered foundation design. The potentially significant impact can be reduced to a *less than significant level* using an appropriate foundation design, included in Mitigation Measure G-2.

Expansive Soils:

According to Smith (1980) soils at the site are expansive and can be addressed by use of a caisson foundation rather than footings. Expansive soils could cause a *potentially significant, mitigable impact*. This impact can be reduced to a *less than significant level* by having the structural foundation designed by an engineering geologist.

5.g) Topography; Grading/ Erosion

As proposed, the topography of the site would be slightly modified to direct the runoff from the driveway and garage back-out area to a catch basin. Project grading is proposed to be balanced on site and construction of the residence is expected to generate a minimal amount of cut and/or fill and re-compaction of soil, resulting in a *less than significant impact*.

Geophysical Conditions – Required Mitigation

G-1 All surface drainage from the site shall be intercepted as soon as possible, collected, and conveyed (using impervious facilities designed to minimize infiltration into site soils) to the ravine east of the parcel or the beach. Landscaping shall be designed to use native species that do not require irrigation except for their ~~probogation~~ propagation. Limited areas of non-native plants may be used if long-term irrigation is not required.

G-2 The location and design of structural foundations on the site shall be approved by a licensed Engineering Geologist or Geotechnical Engineer.

Geophysical Conditions – Residual Impacts

Potentially significant impacts to geophysical conditions would be reduced to a *less than significant level* with the incorporation of the identified mitigation measures.

6. HAZARDS Could the project involve:		**NO**	**YES** ***Level of Significance***
a)	A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?		Less than Significant
b)	The creation of any health hazard or potential health hazards?	✓	
c)	Exposure of people to existing sources of potential health hazards?	✓	
d)	Increased fire hazard in areas with flammable brush, grass, or trees?		Potentially Significant, Mitigable

Hazards - Discussion

Issues: Hazardous materials issues involve the potential for public health or safety impacts from exposure of persons or the environment to hazardous materials or risk of accidents involving combustible or toxic substances.

Impact Evaluation Guidelines: Significant impacts may result from the following:

- Siting of incompatible projects in close proximity to existing sources of safety risk, such as pipelines, industrial processes, railroads, airports, etc.
- Exposure of project occupants or construction workers to unremediated soil or groundwater contamination.
- Exposure of persons or the environment to hazardous substances due to improper use, storage, or disposal of hazardous materials.
- Siting of development in a high fire hazard areas or beyond adequate emergency response time, with inadequate access or water pressure, or otherwise in a manner that creates a fire hazard

Hazards – Existing Conditions and Project Impacts

6.a,b,c) Public Health and Safety

The project site has no known contamination and is not listed on the County Fire Department Hazardous Materials parcel listings. The project site is not located close to sources of public safety or health hazards, such as pipelines. Hazardous materials use and storage would be limited to small amounts of common household, automotive, and gardening supplies, such as cleansers, paint, motor oil, and pesticides. *Less than significant impacts* due to the use of oils, paint, and cleaners during construction activities would be present during development of a single family residence on this property. Mitigation required in the Biological Resources section of this study would further reduce this impact.

6.d) Fire Hazard

The project site is located outside of the High Fire Hazard area but is located upslope from a brush covered creek channel. The development of a single family residence would not increase fire hazards in the area; however, emergency access to the site does not meet Fire Department standards. Four existing residences are accessed from the existing private driveway proposed to access the new residence at 1837½ El Camino de la Luz. Three of these residences would receive emergency access from the private driveway and conform to current fire protection standards. A fire hydrant is located within 500 feet of the rear of the proposed residence.

The vehicle access easements to the subject site from the cul-de-sac of El Camino de la Luz vary in width from 10 to 15 feet over a distance of approximately 370 feet. Fire Department standards require provision of a 20 foot wide access to within 150 feet of the furthest exterior wall of any building when that access serves four or more residences. As proposed, the development would not meet these requirements. The inability to achieve standards for the provision of emergency fire services is considered a *potentially significant impact*. Substandard access width can be compensated by installing fire sprinklers if the closest fire engine can gain adequate access to within 250 feet of the exterior of all structures. The Fire Department has stated that the northernmost portion of the existing driveway, which provides a 15-foot wide access to within 250 feet of the furthest exterior wall of the proposed building, would serve as adequate access to the subject site if the mitigation measures identified below were implemented. These measures would reduce the impact to a *less than significant level* (see the Transportation/Circulation section of this study for more information about vehicle access).

Hazards – Required Mitigation

H-1 **Automatic Fire Sprinklers.** New structures shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. The automatic fire sprinkler system shall be submitted to the City Fire Department for review and approval under separate permit.

H-2 **Monitored Fire Alarm System.** A monitored fire alarm system shall be designed and installed throughout the new structure as approved by the Fire Department. The fire alarm system shall be submitted under separate permit.

H-3 **Compliance with High Fire Construction Requirements.** The new residence shall be build in accordance with the City's High Fire Construction requirements.

H-4 **Fire Protection System Maintenance.** The property owner shall enter into a written agreement, binding on the owner and all successors, that requires continual maintenance of the automatic fire sprinkler system and monitoring of the fire alarm system.

Hazards – Residual Impacts

Potentially significant, mitigable impacts associated with fire hazards due to substandard access for emergency vehicles can be reduced to a *less than significant* level with the provision automatic fire sprinklers, a monitored fire alarm system, compliance with high fire construction requirements, and appropriate maintenance of fire protection systems.

7. NOISE Could the project result in:	**NO**	**YES** *Level of Significance*
a) Increases in existing noise levels?		Less than Significant
b) Exposure of people to severe noise levels?	✓	

Noise - Discussion

Issues: Noise issues are associated with siting of a new noise-sensitive land use in an area subject to high ambient background noise levels, siting of a noise-generating land use next to existing noise-sensitive land uses, and/or short-term construction-related noise.

The primary source of ambient noise in the City is vehicle traffic noise. The City Master Environmental Assessment (MEA) *Noise Contour Map* identifies average ambient noise levels within the City.

Ambient noise levels are determined as averaged 24-hour weighted levels, using the Day-Night Noise Level (L_{dn}) or Community Noise Equivelence Level (CNEL) measurement scales. The L_{dn} averages the varying sound levels occurring over the 24-hour day and gives a 10 decibel penalty to noises occurring between the hours of 10:00 p.m. and 7:00 a.m. to take into account the greater annoyance of intrusive noise levels during nighttime hours. Since L_{dn} is a 24-hour average noise level, an area could have sporadic loud noise levels above 60 dB(A) which average out over the 24-hour period. CNEL is similar to L_{dn} but includes a separate 5 dB(A) penalty for noise occurring between the hours of 7:00 p.m. and 10:00 p.m. CNEL and L_{dn} values usually agree with one another within 1 dB(A). The Equivalent Noise Level (L_{eq}) is a single noise level, which, if held constant during the measurement time period, would represent the same total energy as a fluctuating noise. L_{eq} values are commonly expressed for periods of one hour, but longer or shorter time periods may be specified. In general, a change in noise level of less than three decibels is not audible. A doubling of the distance from a noise source will generally equate to a change in decibel level of six decibels.

Guidance for appropriate long-term background noise levels for various land uses are established in the City General Plan Noise Element Land Use Compatibility Guidelines. Building codes also establish maximum average ambient noise levels for the interiors of structures.

High construction noise levels occur with the use of heavy equipment such as scrapers, rollers, graders, trenchers and large trucks for demolition, grading, and construction. Equipment noise levels can vary substantially through a construction period, and depend on the type of equipment, number of pieces operating, and equipment maintenance. Construction equipment generates noise levels of more than 80 or 90 dB(A) at a distance of 50 feet, and the shorter impulsive noises from other construction equipment (such as pile drivers and drills) can be even higher, up to and exceeding 100 dB(A). Noise during construction is generally intermittent and sporadic, and after completion of the initial demolition, grading and site preparation activities, tends to be quieter.

The Noise Ordinance (Chapter 9.16 of the Santa Barbara Municipal Code) governs short-term or periodic noise, such as construction noise, operation of motorized equipment or amplified sound, or other sources of nuisance noise. The ordinance establishes limitations on hours of construction and motorized equipment operations, and provides criteria for defining nuisance noise in general.

Impact Evaluation Guidelines: A significant noise impact may result from:

- Siting of a project such that persons would be subject to long-term ambient noise levels in excess of Noise Element land use compatibility guidelines as follows:
  - Residential: Normally acceptable maximum exterior ambient noise level of 60 dB(A); maximum interior noise level of 45 dB(A).
- Substantial noise from grading and construction activity in close proximity to noise-sensitive receptors for an extensive duration.

Noise – Existing Conditions and Project Impacts

7.a,b) Increased Noise Level; Exposure to High Noise Levels

Long-Term Operational Noise: The City's Master Environmental Assessment maps indicate the property is located in an area where noise levels are 60 dBA or less. The Noise Element establishes 60 dBA as the acceptable exterior noise level for residential uses. No substantial noise generation is anticipated to occur as a result of the proposed residential use. Therefore, the project site would not be subject to high noise levels, nor would the project cause high operational noise levels.

Temporary Construction Noise: Noise during construction is generally intermittent and sporadic, and after completion of initial grading and site clearing activities, tends to be quieter. Noise generated during project grading activities would result in a short-term adverse construction impact to residential receptors in the area. Construction of the residence is anticipated to result in use of heavy equipment. Construction noise is limited by City ordinance to the hours between 7:00 a.m. and 8:00 p.m. daily for noise generating activities that would increase noise levels at the nearest residential property line by 5 decibels. The project is limited in scope and the potential impact due to construction noise would be *less than significant*. However, the level of potential adverse effect would be further reduced through recommended measures below, including careful construction scheduling, further limiting construction activities to daytime hours on weekdays, and use of equipment mufflers.

Noise - Mitigation

N-1 **Construction Notice.** At least 20 days prior to commencement of construction, the contractor shall provide written notice to all property owners and residents within 450 feet of the project area. The notice shall contain a description of the proposed project, a construction schedule including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site.

N-2 **Construction Hours.** Noise-generating construction activities (which may include preparation for construction work) shall be permitted weekdays between the hours of 8:00 a.m. and 5:00 p.m., excluding holidays observed by the City as legal holidays: New Year's Day (January 1st); Martin Luther King Jr.'s Birthday (3rd Monday in January); President's Day (3rd Monday in February); Memorial Day (Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

Occasional night work may be approved for the hours between 5 p.m. and 8 a.m. by the Chief of Building and Zoning (per Section 9.16.015 of the Municipal Code) between the hours of 5 p.m. and 8 a.m. weekdays. In the event of such night work approval, the applicant shall provide written notice to all property owners and residents within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of any. Night work shall not be permitted on weekends and holidays.

N-3 **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

Noise – Residual Impact

Impacts associated with long and short term noise sources are considered *less than significant*. Recommended mitigation measures would minimize the nuisance associated with construction noise.

8. POPULATION AND HOUSING Could the project:		**NO**	**YES** **Level of Significance**
a)	Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?		Less Than Significant
b)	Displace existing housing, especially affordable housing?	✓	

Population and Housing - Discussion

Impact Evaluation Guidelines: Issues of potentially significant population and housing impacts may involve:

- Growth inducement, such as provision of substantial population or employment growth or creation of substantial housing demand; development in an undeveloped area, or extension/ expansion of major infrastructure that could support additional future growth.
- Loss of a substantial number of housing units, especially loss of more affordable housing.

Population and Housing – Existing Conditions and Project Impacts

8.a) Growth-Inducing Impacts

The project would not involve a substantial increase in major public facilities such as extension of water or sewer lines or roads that would facilitate other growth in the area. The project would not involve substantial employment growth that would increase population and housing demand. Growth-inducing impacts would be *less than significant*.

8.b) Housing Displacement

The project would not involve any housing displacement. *No impact* would result from the project.

Population and Housing - Mitigation

No mitigation is required.

Population and Housing – Residual Impact

Project effects on population and housing would be *less than significant*.

9. PUBLIC SERVICES Could the project have an effect upon, or result in a need for new or altered services in any of the following areas:		**NO**	**YES** ***Level of Significance***
a)	Fire protection?		Less than Significant
b)	Police protection?		Less than Significant
c)	Schools?		Less than Significant
d)	Maintenance of public facilities, including roads?		Less than Significant
e)	Other governmental services?		Less than Significant
f)	Electrical power or natural gas?		Less than Significant
g)	Water treatment or distribution facilities?		Less than Significant
h)	Sewer or septic tanks?		Less than Significant
i)	Water distribution/demand?		Less than Significant
j)	Solid waste disposal?		Less than Significant

Public Services - Discussion

Issues: This section evaluates project effects on fire and police protection services, schools, road maintenance and other governmental services, utilities, including electric and natural gas, water and sewer service, and solid waste disposal.

Impact Evaluation Guidelines: The following may be identified as significant public services and facilities impacts:

- Creation of a substantial need for increased police department, fire department, road maintenance, or government services staff or equipment.
- Generation of substantial numbers of students exceeding public school capacity where schools have been designated as overcrowded.
- Inadequate water, sewage disposal, or utility facilities.

- Substantial increase in solid waste disposal to area sanitary landfills.

Public Services – Existing Conditions and Project Impacts

9.a,b) Fire and Police Protection

The property is served by City Fire and Police Departments. Project development would result in construction and habitation of a residence that would not generate a substantial demand for increased police services, but is in a location that does not have adequate access for emergency services. In order to compensate for inadequacies in emergency services access, the installation of a monitored fire alarm system would be required. The increased service demand associated with monitoring the alarm system for this project alone is considered *less than significant*.

9.c) Schools

The project site is served by the Santa Barbara Elementary and High School Districts. The project would provide a net increase of one residential unit, which could generate additional students. None of the school districts in the South Coast have been designated "overcrowded" as defined by California State law. School impact fees would be applied to the project in accordance with State law. Project impacts to schools would be *less than significant*.

9.d,e,f) Public Facilities/Roads/Governmental Service/ Utilities

The proposed project would not significantly impact public facilities, roads, government services or utilities as these services are adequate to accommodate an additional single family residence. Project impacts would be *less than significant.*

9.g,h,i) Water and Sewer

Water

The City of Santa Barbara's water supply comes from the following sources, with the actual share of each determined by availability and level of customer demand: Cachuma Reservoir and Tecolote Tunnel, Gibraltar Reservoir and Mission Tunnel, 300 Acre Feet per Year (AFY) of contractual transfer from Montecito Water District, groundwater, State Water Project entitlement, desalination, and recycled water. Conservation and efficiency improvements are projected to contribute to the supply by displacing demand that would otherwise have to be supplied by additional sources. In 1994, based on the comprehensive review of the City's water supply in the Long Term Water Supply Alternatives Analysis (LTWSAA), the City Council approved the Long Term Water Supply Program (LTWSP). The LTWSP outlines a strategy to use the above sources to meet the projected demand of 17,900 AFY (including 1,500 AFY of demand projected to be met with conservation) plus a 10 percent safety margin for a total of 19,700 AFY. Therefore, the target for the amount of water the system will actually have to supply, including the safety margin, is 18,200 AFY. The 2003 Water Supply Management Report documents an actual system demand of 13,460 AFY and a theoretical commitment of 16,170 AFY. Of the total system production, 95% was potable water and 5% was reclaimed water.

The existing development on the site receives water service from the City of Santa Barbara water supply, treatment, and distribution system. The proposed project is estimated to demand 0.74 AFY of potable water. The City's long-term water supply and existing water treatment and distribution facilities with proposed facility hook-ups for the new structures and landscaping would adequately serve the project. The potential increase in demand would constitute a *less than significant* impact to the City water supply.

Sewer

The project site is currently served by City sewer system. The project would include one new residence, which is estimated to demand 571 gallons/day or 0.64 AFY (87% of water demand). The maximum capacity of the El Estero Treatment Plant is 11 million gallons per day, with average daily flow millions of gallons per day less than the capacity. Increased sewage treatment associated by the project can be accommodated by the existing City sewer system and sewage treatment plant, and would represent a *less than significant* impact.

9.j) Solid Waste Generation/ Disposal

Most of the waste generated in the City is transported on a daily basis to seven landfills located around the County. The County of Santa Barbara, which operates the landfills, has developed impact significance thresholds related to the impacts of development on remaining landfill capacity. The County thresholds are based on the projected average solid waste generation for Santa Barbara County from 1990-2005. The County assumes a 1.2% annual increase (approximately 4000 tons per year) in solid waste generation over the 15-year period.

The County's threshold for project specific impacts to the solid waste system is 196 tons per year (this figure represents 5% of the expected average annual increase in solid waste generation [4000 tons/year]). Source reduction, recycling, and composting can reduce a project's waste stream by as much as 50%. If a proposed project generates 196 or more tons per year after reduction and recycling efforts, impacts would be considered significant and unavoidable.

Proposed projects with a project specific impact as identified above (196 tons/year or more) would also be considered cumulatively significant, as the project specific threshold of significance is based on a cumulative growth scenario. However, as landfill space is already extremely limited, any increase in solid waste of 1% or more of the expected average annual increase in solid waste generation [4000 tons/year], which equates to 40 tons per year, is considered an adverse cumulative impact.

Long-Term (Operational). The proposed project use is estimated to generate 2.38 TPY of solid waste (2.51 persons/household[1] x 1 unit x 0.95 TPY), which is a *less than significant impact*. With application of source reduction, reuse, and recycling, landfill disposal of solid waste could be reduced to 1.2 TPY.

Short-Term (Demolition and Construction). Project grading is proposed to be balanced on site. Construction-related waste generation would be short-term and *less than significant*. Application of recommended standard mitigation to reduce, re-use, and recycle construction waste to the extent feasible would minimize this effect.

Public Services - Mitigation

PS-1 Construction Materials Recycling. Construction-related solid waste shall be minimized through source reduction, re-use and recycling. Collection bins for these materials shall be provided on the site.

Public Services – Residual Impacts

Project effects on public services would be *less than significant*. A recommended mitigation measure would further reduce less than significant impacts associated with solid waste generation during construction.

10. RECREATION Could the project:		**NO**	**YES** *Level of Significance*
a)	Increase the demand for neighborhood or regional parks or other recreational facilities?		Less Than Significant
b)	Affect existing parks or other public recreational facilities?		Less Than Significant

Recreation - Discussion

Issues: Recreational issues are associated with increased demand for recreational facilities, or loss or impacts to existing recreational facilities.

Impact Evaluation Guidelines: Recreation impacts may be significant if they result in:

- Substantial increase in demand for park and recreation facilities in an area under-served by existing public park and recreation facilities.
- Substantial loss or interference with existing park space or other public recreational facilities such as hiking, cycling, or horse trails.

Recreation – Existing Conditions and Project Impacts

10.a) Recreational Demand

The development of one additional single family residence would not significantly affect demand for recreational facilities. Impacts are *less than significant*.

10.b) Existing Recreational Facilities

The project, as proposed, could significantly impact existing public views of the ocean from La Mesa Park. These adverse visual effects would diminish the public's recreational experience from the park; however, these facilities would

[1] Based on data obtained from the U.S. Census Bureau (Census 2000), the average household size of owner-occupied units in the City of Santa Barbara is 2.51 persons per household.

still remain available for public use and this impact is considered to be *less than significant*. Please refer to the Visual Aesthetics section of this document for further discussion of this issue.

Recreation - Mitigation

Please refer to the Visual Aesthetics section for proposed mitigation measures to reduce visual impacts from public viewing areas.

Recreation – Residual Impacts

Implementation of proposed mitigation measures requiring a redesign of the house to minimize intrusion into public views from La Mesa Park would further reduce this *less than significant impact*.

11. TRANSPORTATION/CIRCULATION Could the project result in:		**NO**	**YES** ***Level of Significance***
a)	Increased vehicle trips?		Less Than Significant
b)	Hazards to safety from design features (e.g. sharp curves, inadequate sight distance or dangerous intersections)?	✓	
c)	Inadequate emergency access or access to nearby uses?		Potentially Significant, Mitigable
d)	Insufficient parking capacity on-site or off-site?	✓	
e)	Hazards or barriers for pedestrians or bicyclists?	✓	

Transportation - Discussion

Issues: Transportation issues include traffic, access, circulation, safety, and parking. Vehicle, bicycle and pedestrian, and transit modes of transportation are all considered, as well as emergency vehicle access. The City General Plan Circulation Element contains policies addressing circulation, traffic, and parking in the City.

Impact Evaluation Guidelines: A proposed project may have a significant impact on traffic/ circulation/ parking if it would:

Vehicle Traffic

- Cause an increase in traffic that is substantial in relation to the existing traffic load and street system capacity (see traffic thresholds below).
- Cause insufficiency in transit system.
- Conflict with the Congestion Management Plan (CMP) or Circulation Element or other adopted plan or policy pertaining to vehicle or transit systems.

Circulation and Traffic Safety

- Create potential hazards due to addition of traffic to a roadway that has design features (e.g., narrow width, roadside ditches, sharp curves, poor sight distance, inadequate pavement structure) or that supports uses that would be incompatible with substantial increases in traffic.
- Diminish or reduce safe pedestrian and/or bicycle circulation.
- Result in inadequate emergency access on-site or to nearby uses.

Parking

- Result in insufficient parking capacity for the projected amount of automobiles and bicycles.

Traffic Thresholds of Significance: The City uses Levels of Service (LOS) "A" through "F" to describe operating conditions at signalized intersections in terms of volume-to-capacity (V/C) ratios, with LOS A (0.50-0.60 V/C) representing free flowing conditions and LOS F (0.90+ V/C) describing conditions of substantial delay. The City General Plan Circulation Element establishes the goal for City intersections to not exceed LOS C (0.70-0.80 V/C).

For purposes of environmental assessment, LOS C at 0.77 V/C is the threshold Level of Service against which impacts are measured. An intersection is considered "impacted" if the volume to capacity ratio is .77 V/C or greater.

Project-Specific Significant Impact: A project-specific significant impact results when:

(a) Project peak-hour traffic would cause a signalized intersection to exceed 0.77 V/C, or

(b) The V/C of an intersection already exceeding 0.77 V/C would be increased by 0.01 (1%) or more as a result of project peak-hour traffic.

For non-signalized intersections, delay-time methodology is utilized in evaluating impacts.

Significant Cumulative Contribution: A project would result in a significant contribution to cumulative traffic impacts when:

(a) Project peak-hour traffic together with other cumulative traffic from existing and reasonably foreseeable pending projects would cause an intersection to exceed 0.77 V/C, or

(b) Project would contribute traffic to an intersection already exceeding 0.77 V/C.

Transportation – Existing Conditions and Project Impacts

11.a) Traffic

Long-Term Traffic

The project site is located in the West Mesa neighborhood and is accessed from local roads, El Camino de la Luz and Oliver Road. Cliff Drive, located to the north of the site, is the closest arterial and provides access to Meigs Road/Carrillo Boulevard to the east and Las Positas Road to the west. With the exception of the Cliff Drive/Las Positas Road intersection, which operates at LOS F, all the nearby intersections operate at LOS A or B. The project is expected to generate approximately one p.m. peak hour trip and ten average daily trips. When these trips are added to the existing street network they would not result in significant traffic impacts.

Short-Term Construction Traffic

Based on the limited scope of the project, potential temporary construction related traffic impacts would be *less than significant*. Standard mitigation measures are recommended to minimize adverse impacts to the neighborhood. These include restrictions on the hours permitted for construction trips and approval of routes for construction traffic.

11.c) Access

The subject parcel was part of a 2-lot subdivision approved by the City in 1958. The conditions of that approval have created much confusion over the years, the most significant of which is the width of the vehicle access easement serving the property.

On May 29, 1958, the City Council approved a request for a two-lot subdivision of the property at 1837 El Camino de la Luz, resulting in the creation of the subject property and the lot directly to the north. The minutes of that Council meeting (Exhibit ~~G~~F) state that the subdivision was approved as submitted by the applicant. It is not clear, based on City records, what plan was submitted by the applicant and approved by the Council. The minutes of the City Council meeting and two previous Planning Commission hearings consistently refer to a proposed 15-foot easement serving the subject property. Yet, the plan attached as Exhibit ~~H~~G of this study represents our best understanding of what was approved, given that a Planning Commission receipt date stamp is on it, as well as a City Council approval stamp, although this stamp is not signed and dated. This plan indicates that the existing parcel (Parcel 1) was served by a 15-foot wide private easement from the end of El Camino de la Luz and the proposed parcel (Parcel 2) would be served by a 10-foot wide easement for vehicular access purposes.

In 1958, the City required the recordation of a written instrument within one year of approval to validate a lot split. This never occurred in this case. In 1963, a Grant Deed conveyed the subject parcel from Gertrude E. Eaton to Ed. R. and Joanne F. Brewer, which was illegal since the second parcel created by the lot split was never validated. Per an allowance by the Subdivision Map Act, the City issued a Conditional Certificate of Compliance (CCC) for the subject parcel, which was recorded in December 1999. The CCC allows for the property to be legally sold, leased, or financed, pursuant to the Subdivision Map Act; however, development proposed of the real property must meet the following condition of the CCC (Gov't Code §66410):

> *"Provide evidence, satisfactory to the City Engineer that the owner of the parcel described herein substantially possesses the required amount of legal access that formed the basis of the original lot split."*

The outstanding question is "the required amount of legal access that formed the basis of the original lot split." Based on the City Attorney's review of applicable materials, the required access to the subject parcel is not clearly and definitely established from a legal standpoint. Thus, any development of the subject parcel without adequate legal access to satisfy the requirement of the CCC is a *potentially significant impact*. The condition of the CCC, included as Mitigation Measure T-1, must be satisfied in order to reduce this impact to a *less than significant level*.

Adequate access must also be provided to the project site for construction equipment necessary to build the residence. Given that the owner must provide evidence of adequate access to the site for general circulation purposes, per required Mitigation Measure T-1, it is assumed that access would also be found adequate to allow for construction equipment to traverse the private easements to access the subject property, resulting in a *less than significant impact* in that regard.

11.b,d,e) Circulation/Parking/Safety

No sharp curves, inadequate sight distance or dangerous intersections are present in this area. Parking for the proposed residence would be accommodated in a proposed two-car garage on-site. *No significant impacts* to the street network or parking supply would occur.

Transportation – Required Mitigation

T-1 Evidence of Adequate Access. Provide evidence, satisfactory to the City Engineer and City Attorney, that the owner of the subject parcel substantially possesses the required amount of legal access that formed the basis of the original lot split.

Transportation – Recommended Mitigation

T-2 Construction Traffic. The haul routes for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Engineer. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.

T-3 Construction Parking. Construction parking and vehicle/equipment/materials storage shall be provided as follows:

1. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.
2. On-site or off-site storage shall be provided for construction materials, equipment, and vehicles. Storage of construction materials within the public right-of-way is prohibited.

Transportation – Residual Impact

Residual circulation impacts would be *less than significant*.

12. WATER ENVIRONMENT Could the project result in:		**NO**	**YES** ***Level of Significance***
a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		Potentially Significant, Mitigable
b)	Exposure of people or property to water related hazards such as flooding?	✓	
c)	Discharge into surface waters?		Less Than Significant
d)	Change in the quantity, quality, direction or rate of flow of ground waters?		Less Than Significant
e)	Increased storm water drainage?		Less Than Significant

Water – Discussion

Issues: Water resources issues include changes in offsite drainage and infiltration/groundwater recharge; storm water runoff and flooding; and water quality.

Impact Evaluation Guidelines: A significant impact would result from:

Water Resources and Drainage

- Substantially changing the amount of surface water in any water body or the quantity of groundwater recharge.
- Substantially changing the drainage pattern or creating a substantially increased amount or rate of surface water runoff that would exceed the capacity of existing or planned drainage and storm water systems.

Flooding

- Locating development within 100-year flood hazard areas; substantially altering the course or flow of flood waters or otherwise exposing people or property to substantial flood hazard

Water Quality

- Substantial discharge of sediment or pollutants into surface water or groundwater, or otherwise degrading water quality, including temperature, dissolved oxygen, or turbidity.

Water Resources – Existing Conditions and Project Impacts

12.a,d,e) Drainage

The majority of the upland portion of the site is currently covered by asphalt. The project site currently drains by sheet flow across the asphalt area, to the south over the ocean bluff face and to the east into Lighthouse Creek. Off-site drainage from the property to the west is conveyed in a concrete drainage swale across a portion of the subject site to the top of the ocean bluff. Off-site drainage from the private road area to the north flows across the site to the ocean bluff.

Development of the project would result in a negligible difference in impervious surface coverage, so the change in quantity of water is considered *less than significant*. The proposed drainage design would collect some flows from off-site to the north, and from the proposed residence and paved areas. This drainage would be filtered in catch basins and conveyed by underground pipes to Lighthouse Creek. This would result in a change to the direction and flow of runoff water, but would be considered an improvement to current conditions since the site is located on a sensitive bluff-top. While the changes to existing drainage patterns would be substantial, they are considered a *less than significant* environmental effect because the proposed drainage system would adequately control runoff water and reduce erosion of the sea cliff. A rip rap dissipater would be constructed in the creek channel to minimize erosion. This conceptual drainage design has been reviewed by the Building & Safety Division and generally meets City standards. Development of a final engineered design would be required prior to issuance of building permits. Mitigation Measure W-2 is recommended to ensure that the proposed drainage system continues to be maintained and functional.

12.b) Flooding

According to the FEMA Federal Flood Insurance Program Flood Insurance Rate Map for the City of Santa Barbara, the project site is not located within the 100-year floodplain or an area otherwise subject to flooding. Flooding impacts are considered *less than significant*.

12.c,d) Water Quality

Long-Term (Operational) Impacts. Site drainage would be collected, filtered and conveyed to Lighthouse Creek. The use of an appropriate filtration system coupled with a maintenance program would provide treatment of drainage waters before they reach the creek or ocean. Therefore, with adequate maintenance of the filtration system, impacts from discharge into surface waters would be *less than significant*.

Short-Term (Construction) Impacts. Grading activities and construction of the residence would result in a *potentially significant, mitigible impact* to water quality. With the implementation of an Erosion Control/Water Quality Plan (Mitigation Measure BIO-4), the potential for short-term water quality impacts due to erosion and sedimentation during grading and construction would be reduced to a *less than significant level*.

Water Resources – Required Mitigation

W-1 **Drainage and Water Quality.** Project plans for grading, drainage, stormwater facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project.

See also **Bio-4** for additional mitigation measures.

Water Resources – Recommended Mitigation

W-2 **Drainage System Maintenance.** The Owner shall maintain the drainage system consistent with an approved maintenance plan. The maintenance plan shall include periodic clean-out of inlets and filters and filter replacement as necessary. This plan shall be provided with the building plan submittal for review and approval by Community Development prior to approval of building permits.

Water Resources – Residual Impact

Implementation of the identified mitigation measures would reduce water resource impacts to a *less than significant level*.

MANDATORY FINDINGS OF SIGNIFICANCE.		*YES*	*NO*
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildfire population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓
b)	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		✓
c)	Does the project have potential 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)?		✓
d)	Does the project have potential environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		✓

INITIAL STUDY CONCLUSION

On the basis of this initial evaluation, it has been determined that the proposed project MAY have a significant effect on the environment in terms of aesthetic resources, and further study in an ENVIRONMENTAL IMPACT REPORT is required for this ~~single~~ issue area. ~~w~~With identified mitigation measures agreed-to by the applicant, potentially significant impacts in all other issue areas, would be avoided or reduced to less than significant levels. ~~A Mitigated Negative Declaration will be prepared.~~

Initial Study Preparer: Renee Brooke, AICP, Project Planner Revised 10/16/06 by Victoria Greene, Project Planner

D A Andalero — October 18, 2006

Environmental Analyst — Date

EXHIBITS:

A. Vicinity Map

B. Project Plans

~~**C.Mitigation Monitoring and Reporting Program**~~

~~D.~~C. Visual Simulations prepared by interacta, dated June 11, 2004

~~E.~~D. Biological Assessment prepared by Rachel Tierney, dated December 12, 2002

~~F.~~E. Peer Review of Geologic Analysis prepared by Dr. William Anikouchine, dated March 16, 2005

~~G.~~F. City Council Minutes dated May 29, 1958

~~H.~~G. Plan showing Proposed Division of the Property of Fred D. Eaton

LIST OF SOURCES USED IN PREPARATION OF THIS INITIAL STUDY

The following sources used in the preparation of this Initial Study are located at the Community Development Department, Planning Division, 630 Garden Street, Santa Barbara and are available for review upon request.

"Biological Assessment," prepared by Rachel Tierney (December 12, 2002 and revised January-February 2006)

California Environmental Quality Act (CEQA) & CEQA Guidelines

"Engineering Geologic Update Report," prepared by Fisher Geologic (December 1, 2001)

General Plan Circulation Element

General Plan Conservation Element

1995 Housing Element

General Plan Land Use Element

General Plan Noise Element w/appendices

General Plan Map

General Plan Seismic Safety/Safety Element

Geology Assessment for the City of Santa Barbara

Institute of Traffic Engineers Parking Generation Manual

Institute of Traffic Engineers Trip Generation Manual

Local Coastal Plan *(Main or Airport)*

Master Environmental Assessment

Parking Design Standards

"Peer Review of Geologic Analysis for a Project at 1837 1/2 El Camino de la Luz," prepared by Dr. William Anikouchine (March 16, 2005)

"Phase I Archaeological Investigation," prepared by Larry Wilcoxon (February 1996)

Santa Barbara Municipal Code & City Charter

Special District Map

Uniform Building Code as adopted by City

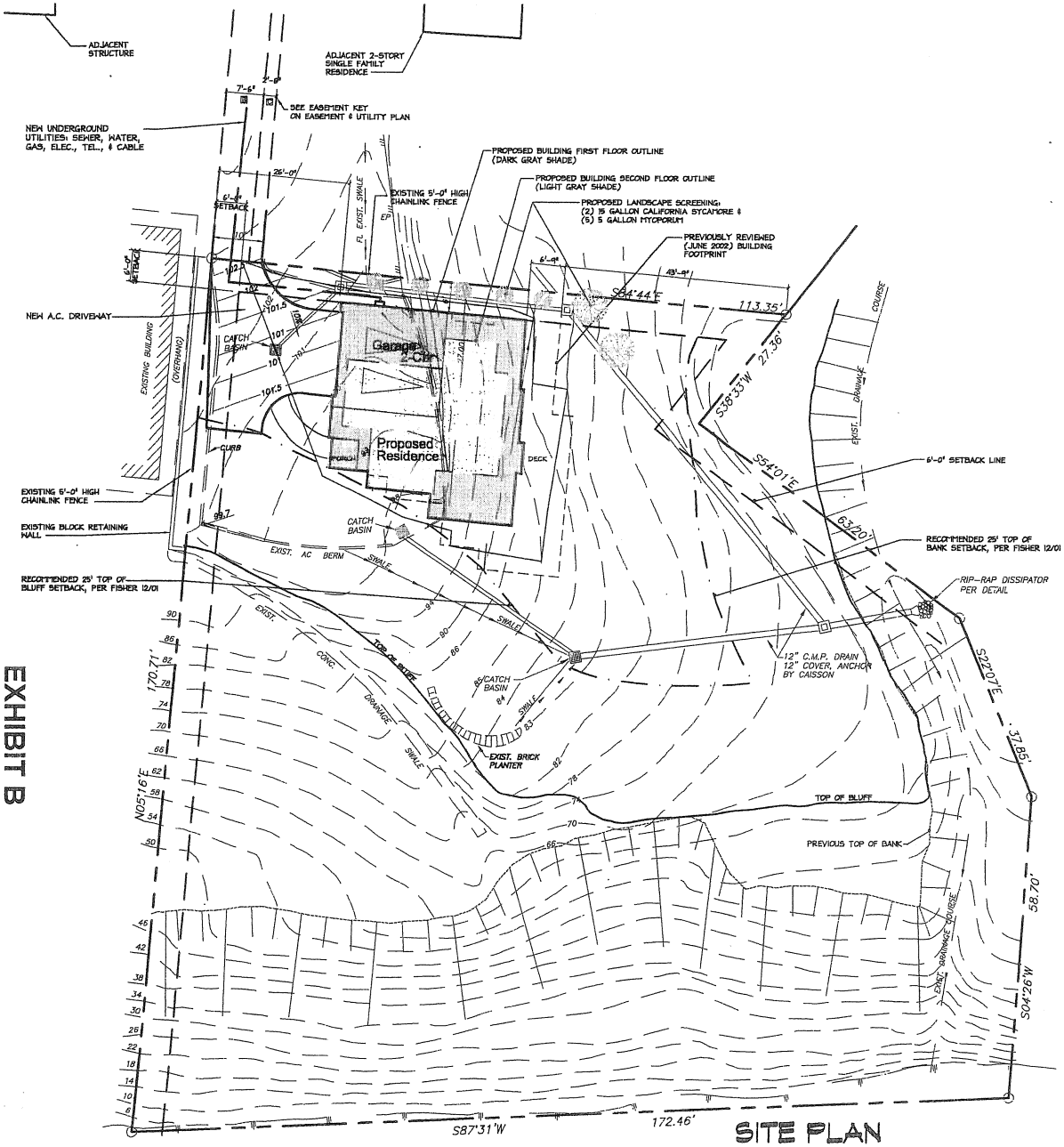
Visual Simulations, prepared by interacta, dated June 11, 2004

Zoning Ordinance & Zoning Map

F:\USERS\PLAN\Environ. Review\Initial Studies\1837.5 El Camino de la Luz Revised Initial Study 10.16.06.doc

PALISADES DR
HUDSON DR
SANTA MONICA WAY
OLIVER RD
EL CAMINO DE LA LUZ
MEIGS RD
LIGHTHOUSE RD
LIGHTHOUSE PL
SHORELINE DR
SALIDA DEL SOL

EXHIBIT B



SITE PLAN

SCALE: 1" = 10'-0"

SITE DATA

A.P.N.:	045-100-65
OWNER:	HERB BARTHELS 180 CLIFF DRIVE SANTA BARBARA, CA 93108 805.963.9213
LOT AREA:	29,065 SF
ZONING:	E-3 SPECIAL DISTRICT S- COASTAL OVERLAY ZONE
USE:	SINGLE FAMILY RESIDENCE
PARKING (PROPOSED):	2 - GARAGE SPACES
BUILDING DATA:	
FIRST FLOOR:	918 SF
SECOND FLOOR:	605 SF
TOTAL LIVING AREA:	1,523 SF
GARAGE AREA:	448 SF
AVERAGE SITE SLOPE	
ENTIRE PROPERTY:	49.7%
BUILDABLE AREA:	22%
SITE COVERAGE	
BUILDING:	1,336 SF 5%
DRIVEWAY:	752 SF 3%
OPEN SPACE:	26,777 SF 92%
SCOPE OF WORK:	(N) 2-STORY 1,488 S.F. SINGLE FAMILY RESIDENCE W/ 448 S.F. 2-CAR GARAGE, (N) A.C. DRIVEWAY.
GRADING:	0 CUT 0 FILL

SHEET #	DESCRIPTION
A.1	SITE PLAN
A.2	FLOOR PLANS
A.3	ELEVATIONS

NOTES:

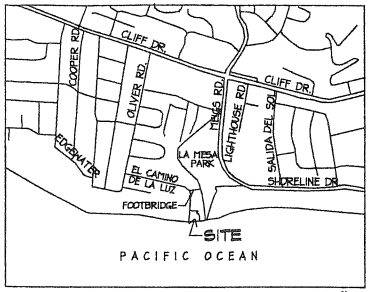
ALL ROOFS, PAVED AREAS AND YARDS, SHALL BE COLLECTED, FILTERED THEN DISSIPATED INTO LIGHTHOUSE CREEK. ANY DISCHARGE INTO LIGHTHOUSE CREEK SHALL BE DESIGNED SO AS NOT TO CAUSE EROSION. SEE RIP-RAP DISSIPATOR DETAIL.

ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE.

SEE FIRE DEPARTMENT LETTER (JULY 9, 2004) FOR FIRE PROTECTION REQUIREMENTS.

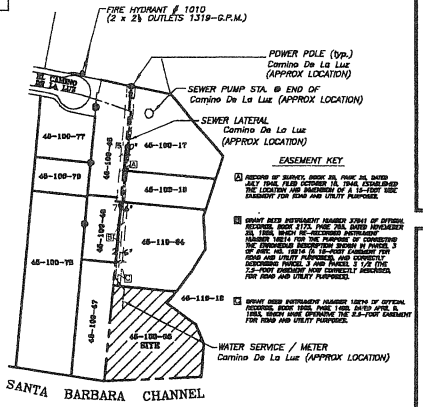
SOME REMOVAL OF NON-NATIVE LARGE BRUSH ANTICIPATED. ANY REMOVAL OF SIGNIFICANT PLANTINGS TO BE REPLACED BY RE-VEGETATION OF AREA WITH NATIVE PLANTINGS AT SOUTHEAST SIDE OF PROPOSED STRUCTURE.

PROVIDE SIDEWALK CONNECTION FROM CAMINO DE LA LUZ TO FOOTBRIDGE PER EASEMENT AND UTILITY PLAN.



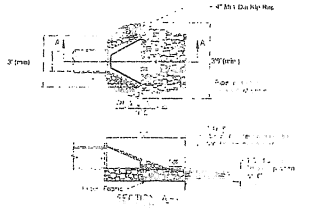
VICINITY MAP

SCALE: N.T.S.



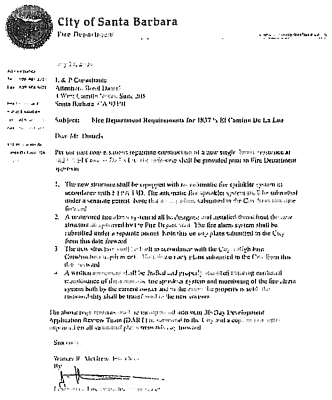
EASEMENT & UTILITY PLAN

SCALE: NTS



RIP-RAP DISSIPATOR DETAIL

SCALE: N.T.S.



City of Santa Barbara
Fire Department

Subject: Fire Department Requirements for 1837 ½ El Camino De La Luz

Dear Mr. Daniels

1. The new structure shall be equipped with an automatic fire sprinkler system in accordance with 2.1 UFC 1D. The automatic fire sprinkler system shall be submitted under a separate permit. Note that the plans submitted to the City Structure are flawed.
2. A monitored fire alarm system shall be designed and installed throughout the new structure as approved by Fire Department. The fire alarm system shall be submitted under a separate permit. Note that the plans submitted to the City from this date forward.
3. The new structure shall be built in accordance with the City of Santa Barbara Construction Ordinance. Note that the plans submitted to the City from this date forward.
4. A written agreement shall be finalized and signed, that shall ensure the installation and maintenance of the automatic fire sprinkler system and monitoring of the fire alarm system both for the current owner and for future owners. Each property is solely responsible for all maintenance costs.

The above project comments are based on information from 30-Day Development Application Review Team (DART) as approved in the City and are subject to change upon review of all additional plans submitted forward.

Sincerely,

Warren H. Mickelson, Fire Chief

DATE:	10-23-03
REVISIONS: NO: DATE:	1/14/03 8/16/04 10/13/04

Peikert Group Architects
401-C E. CARRILLO ST., SANTA BARBARA, CA 93101
PHONE: 805.963.8283 FAX: 805.963.8184

DESCRIPTION: Site Plan
PROJECT: Barthels Residence
CLIENT: 1837 1/2 Camino De La Luz
Santa Barbara, California

REGISTERED ARCHITECT ANTHONY B. PEIKERT NO. C-15008 REN. STATE OF CALIFORNIA

SHEET
A.1

interacta

Barthels Residence

Photo Simulation
1837 1/2 El Camino De La Luz

EXHIBIT C

Prepared for
L&P Consultants

Prepared by
interacta
11 June 2004

© Copyright 2004, interacta

RECEIVED
AUG 10 2004
CITY OF SANTA BARBARA
PLANNING

Table of Contents

Location Maps
- Camera Locations 3
- Camera View Corridors 4

Photo Simulations - La Mesa Park Views
- MP1 - Entrance to Parking Lot 5-6
- MP2 - Lawn 7-8
- MP3 - Bench 9-10

Photo Simulations - Walking Bridge Views
- WB1 - Bridge 1 11-12
- WB2 - Bridge 2 13-14

Photo Simulations - Beach Views
- B1 - Beach 1 15
- B2 - Beach 2 16
- B3 - Beach 3 17

Appendices
- Meta Data A
- Methodology B

Barthels Residence

© Copyright 2004 interacta

Location Map - Camera Locations

Camera Locations:

Mesa Park Views

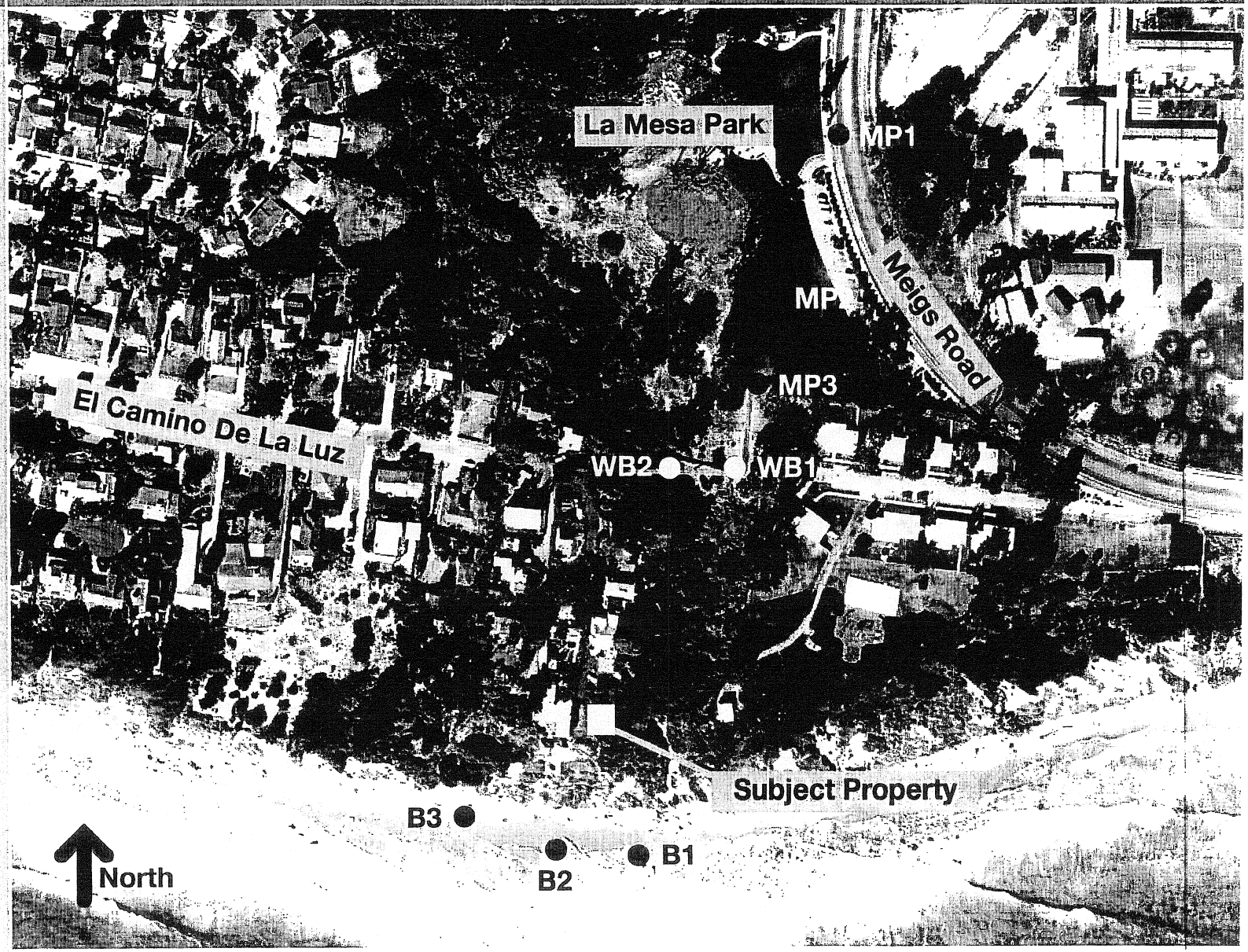
- MP1 - Entrance to Parking Lot
- MP2 - Lawn
- MP3 - Bench

Walking Bridge Views

WB1 - Bridge 1
WB2 - Bridge 2

Beach Views

- B1 - Beach 1
- B2 - Beach 2
- B3 - Beach 3



© Copyright 2004, interacta

Location Map - Camera View Corridors

Camera Locations:

Mesa Park Views

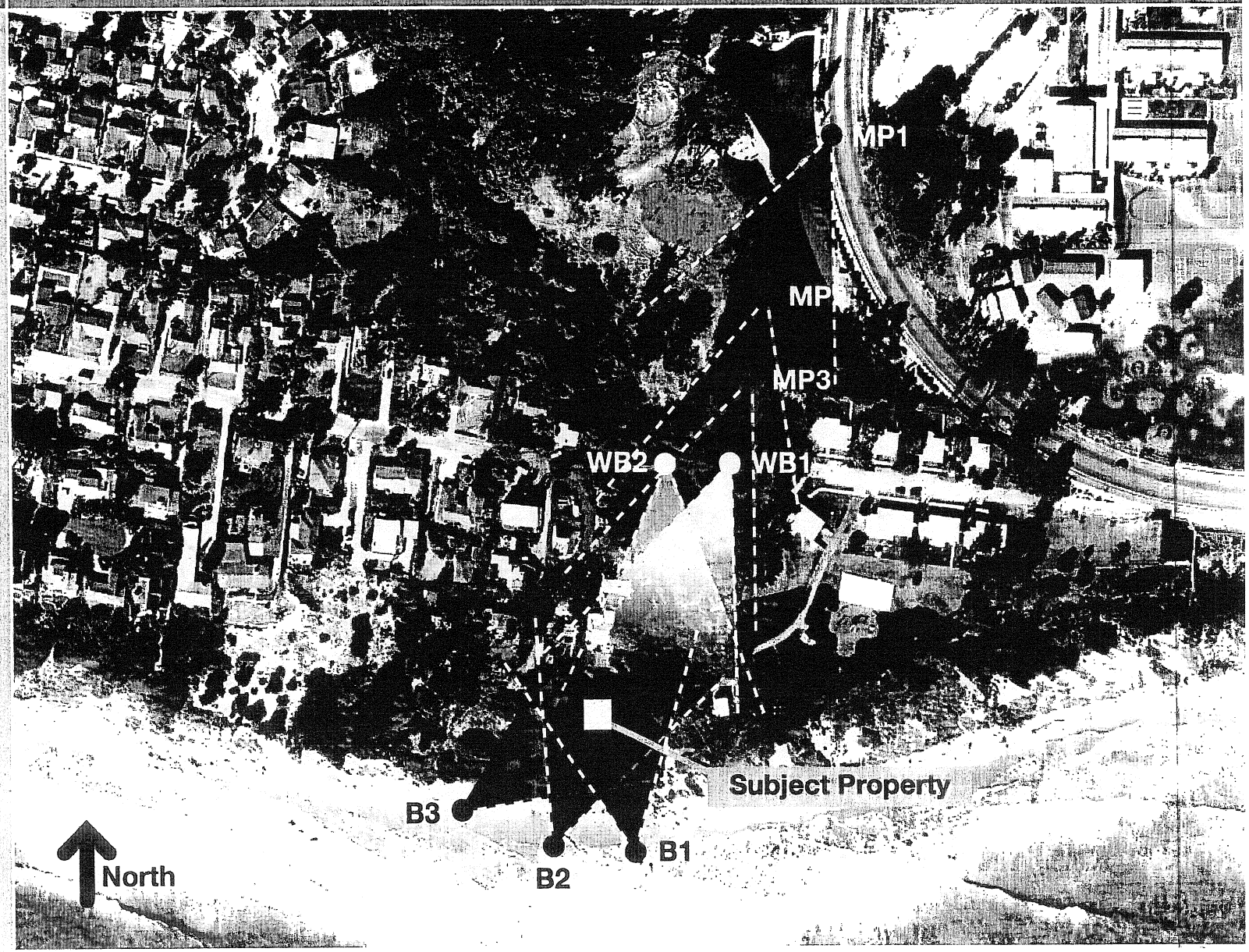
- MP1 - Entrance to Parking Lot
- MP2 - Lawn
- MP3 - Bench

Walking Bridge Views

WB1 - Bridge 1
WB2 - Bridge 2

Beach Views

- B1 - Beach 1
- B2 - Beach 2
- B3 - Beach 3



© Copyright 2004, interacta

MP1 - Entrance to Parking Lot

Location: Entrance to La Mesa Park at Meigs Road. In bike path before sidewalk.

© Copyright 2004, interacta

MP1 - Entrance to Parking Lot

Location: Entrance to La Mesa Park at Meigs Road. In bike path before sidewalk.

© Copyright 2004, interacta

MP2 - Lawn

Location: Upper portion of lower grass area oriented for maximum ocean view.

© Copyright 2004, interacta

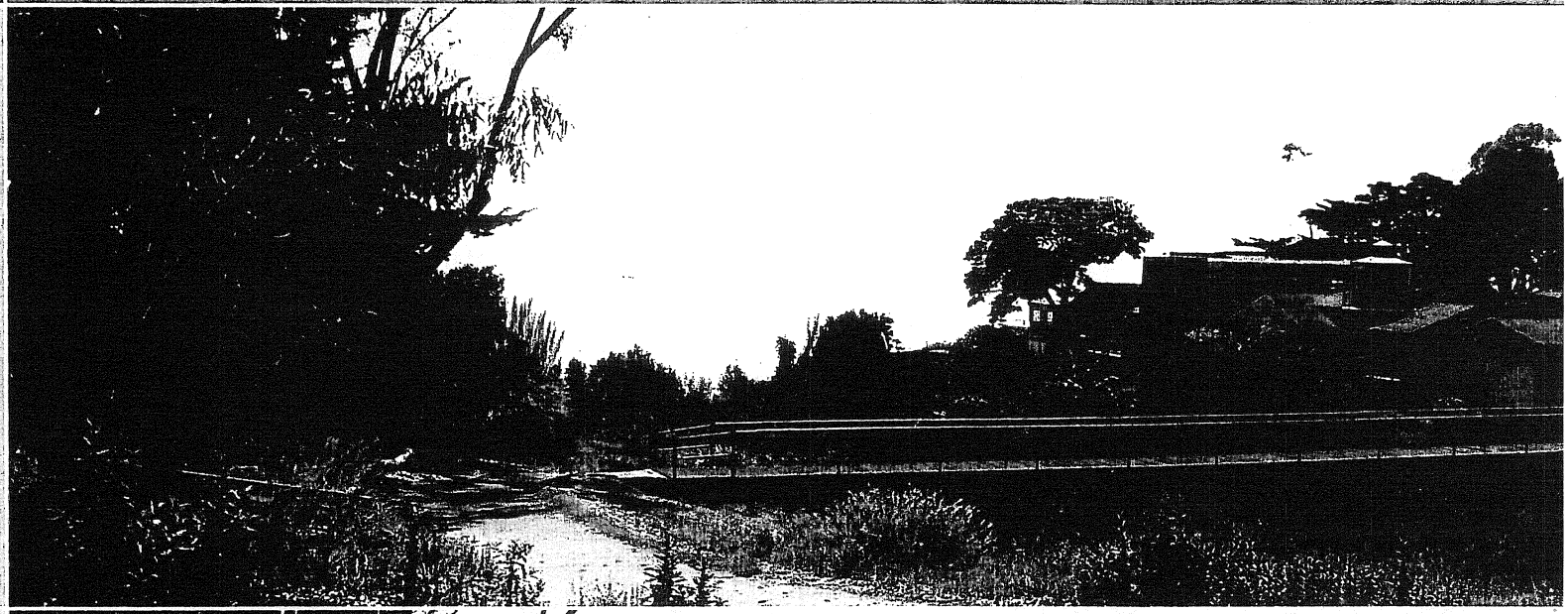
MP2 - Lawn

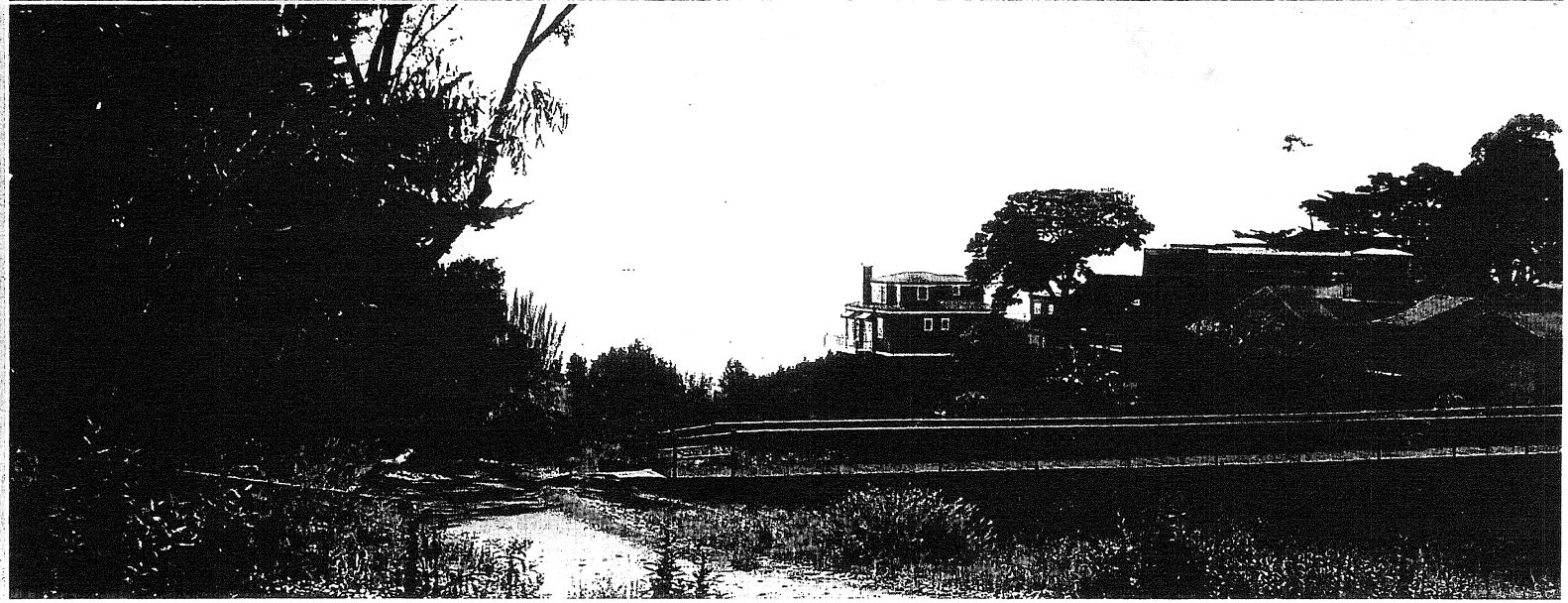
Location: Upper portion of lower grass area oriented for maximum ocean view.

© Copyright 2004, interacta

MP3 - Bench

Location: Sitting on Northerly bench in La Mesa Park at East end of bridge.

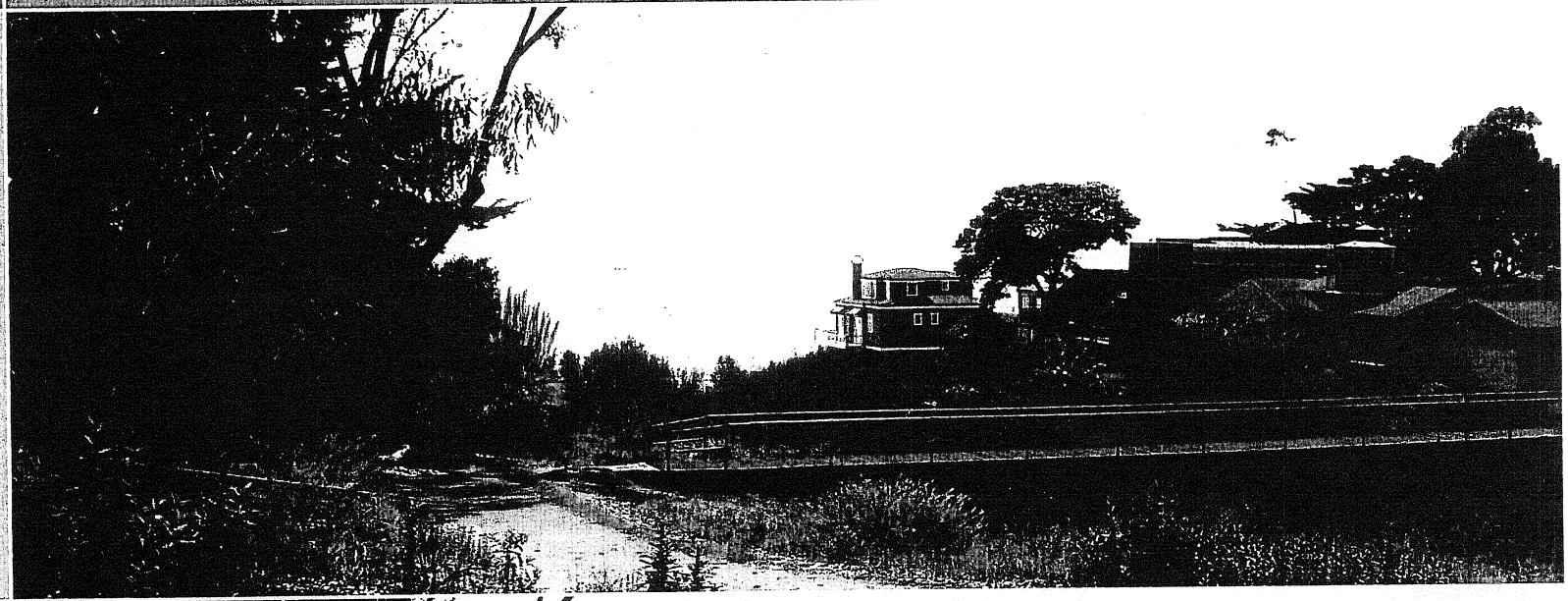


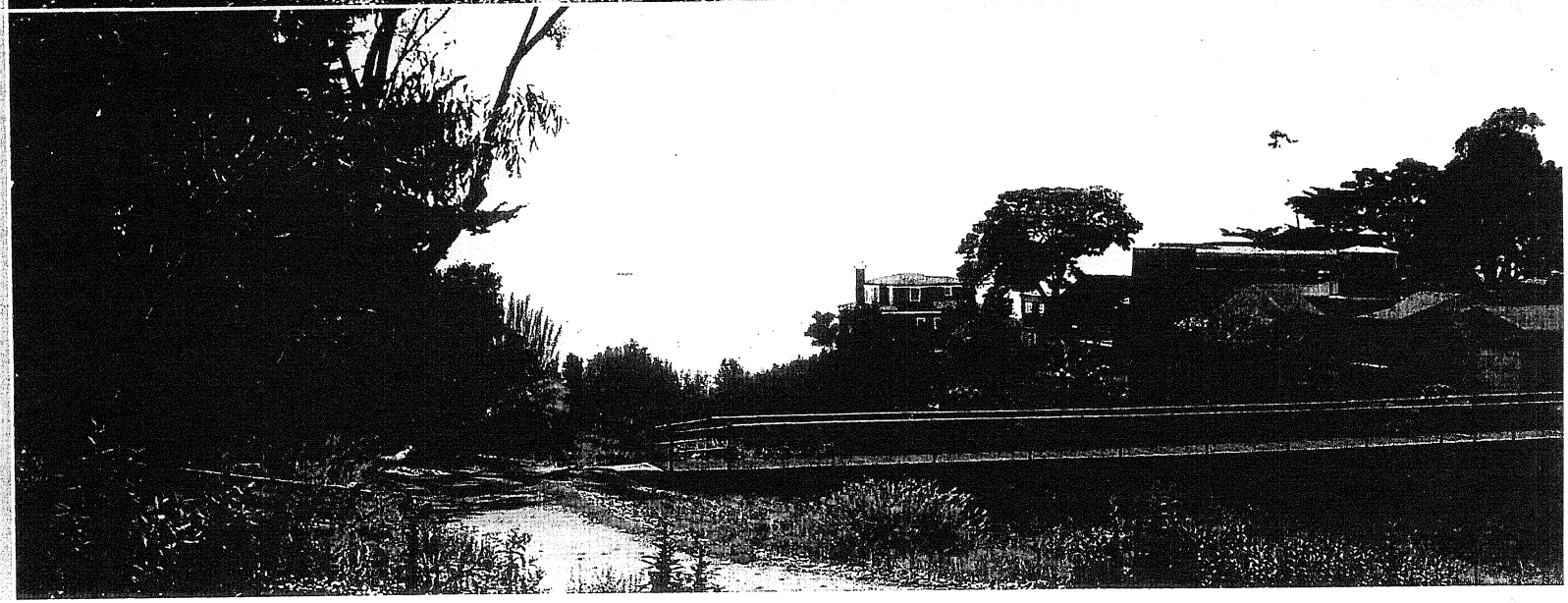


© Copyright 2004, interacta

MP3 - Bench

Location: Sitting on Northerly bench in La Mesa Park at East end of bridge.

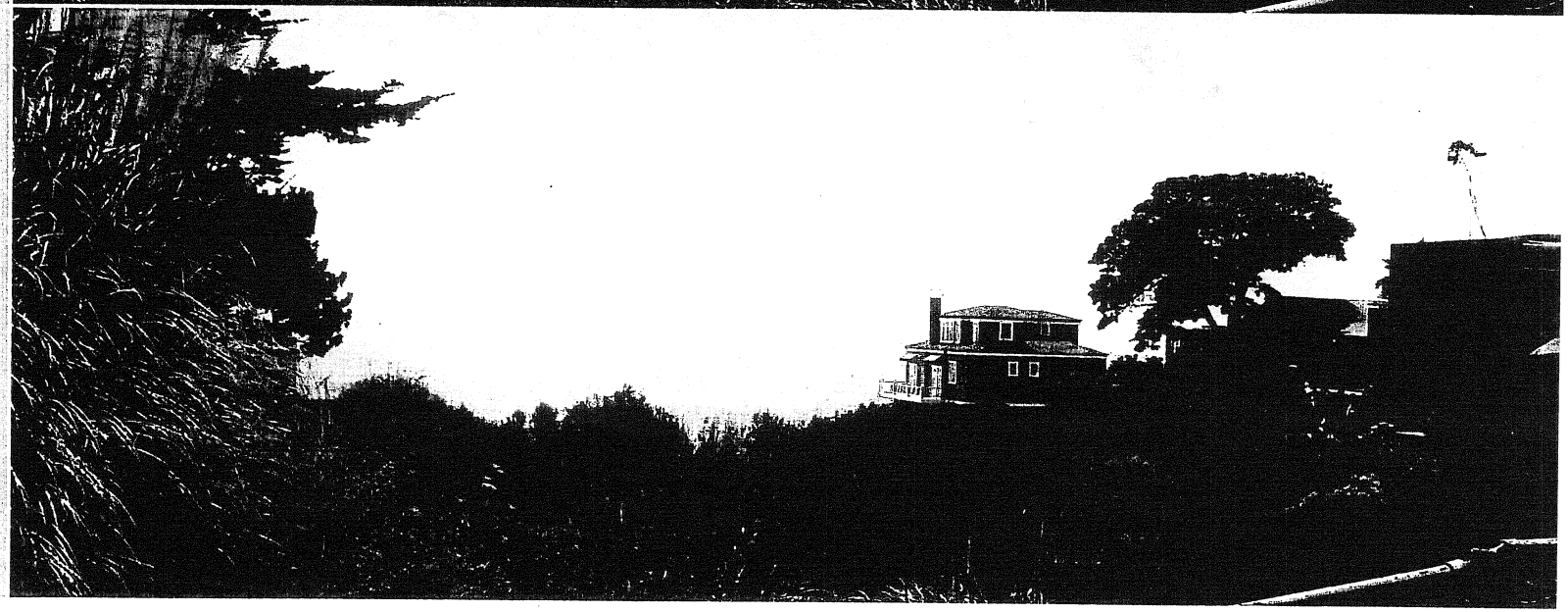




© Copyright 2004, interacta

WB1 - Bridge 1

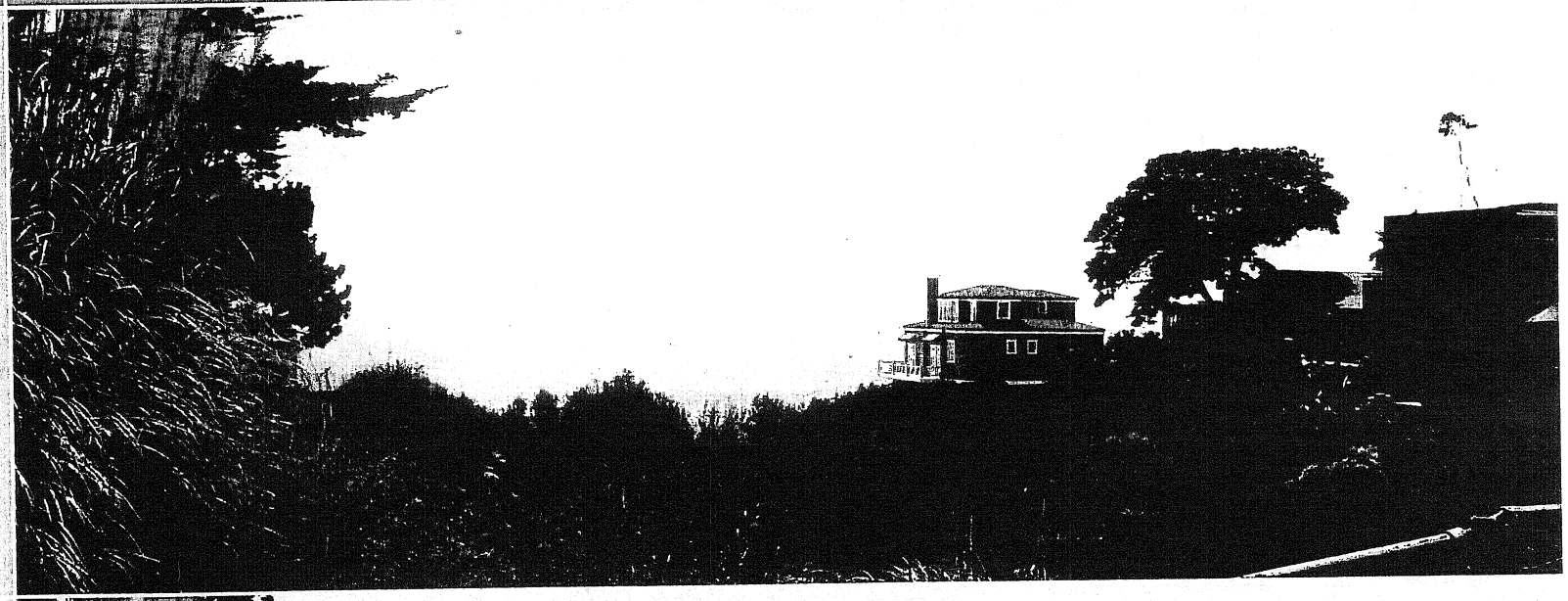
Location: East end of footbridge/bike path.

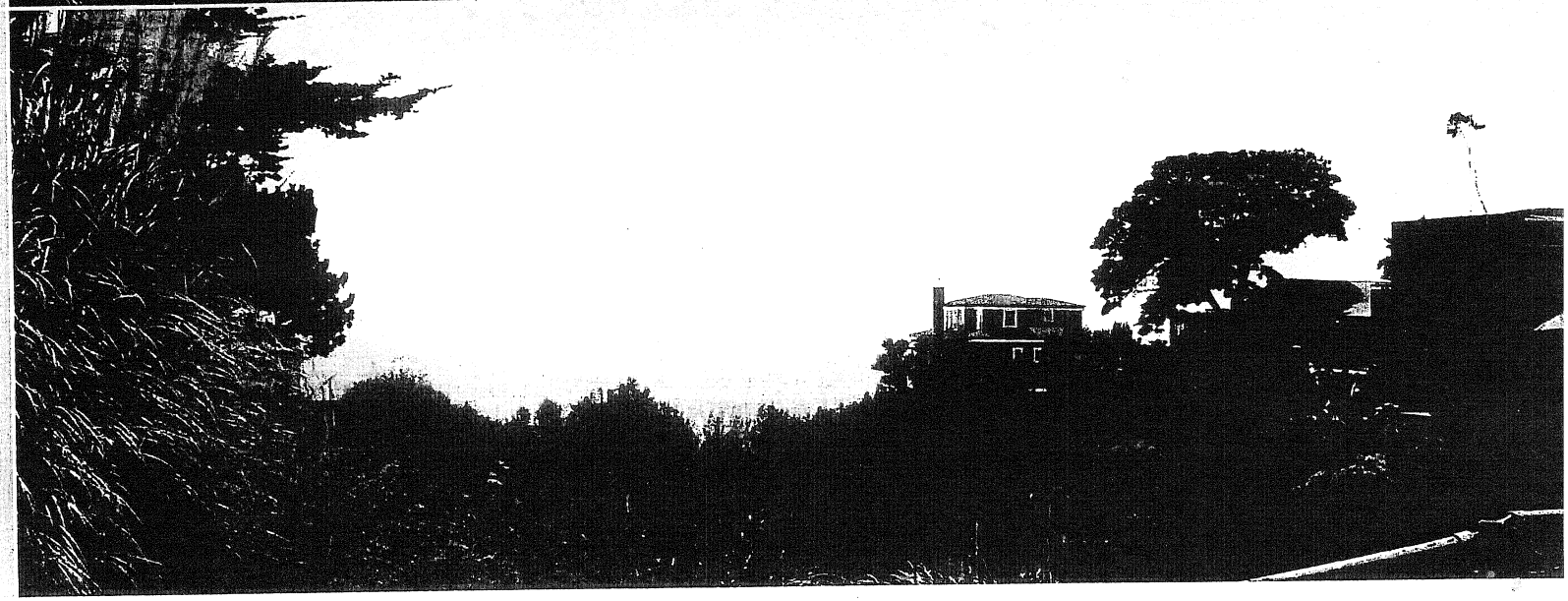


© Copyright 2004, interacta

WB1 - Bridge 1

Location: East end of footbridge/bike path.





© Copyright 2004, interacta

WB2 - Bridge 2

Location: Halfway point of footbridge/bike path.

© Copyright 2004, interacta

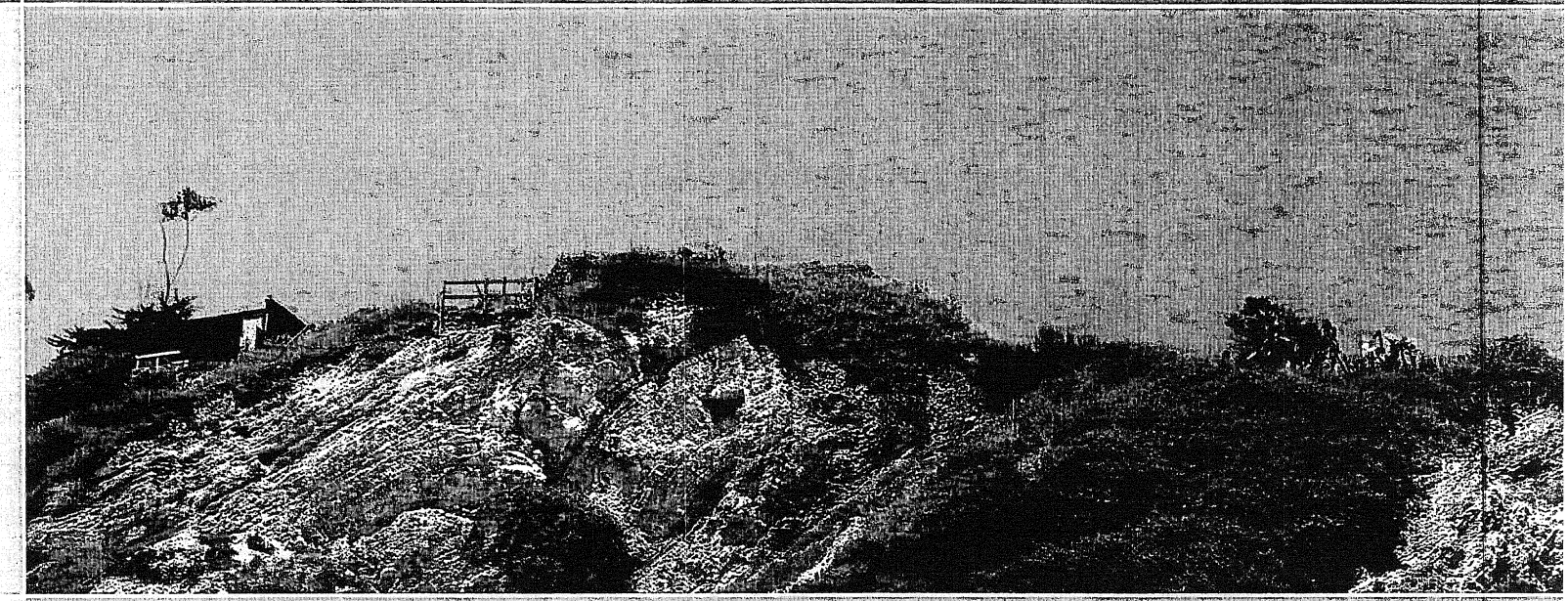
WB2 - Bridge 2

Location: Halfway point of footbridge/bike path.

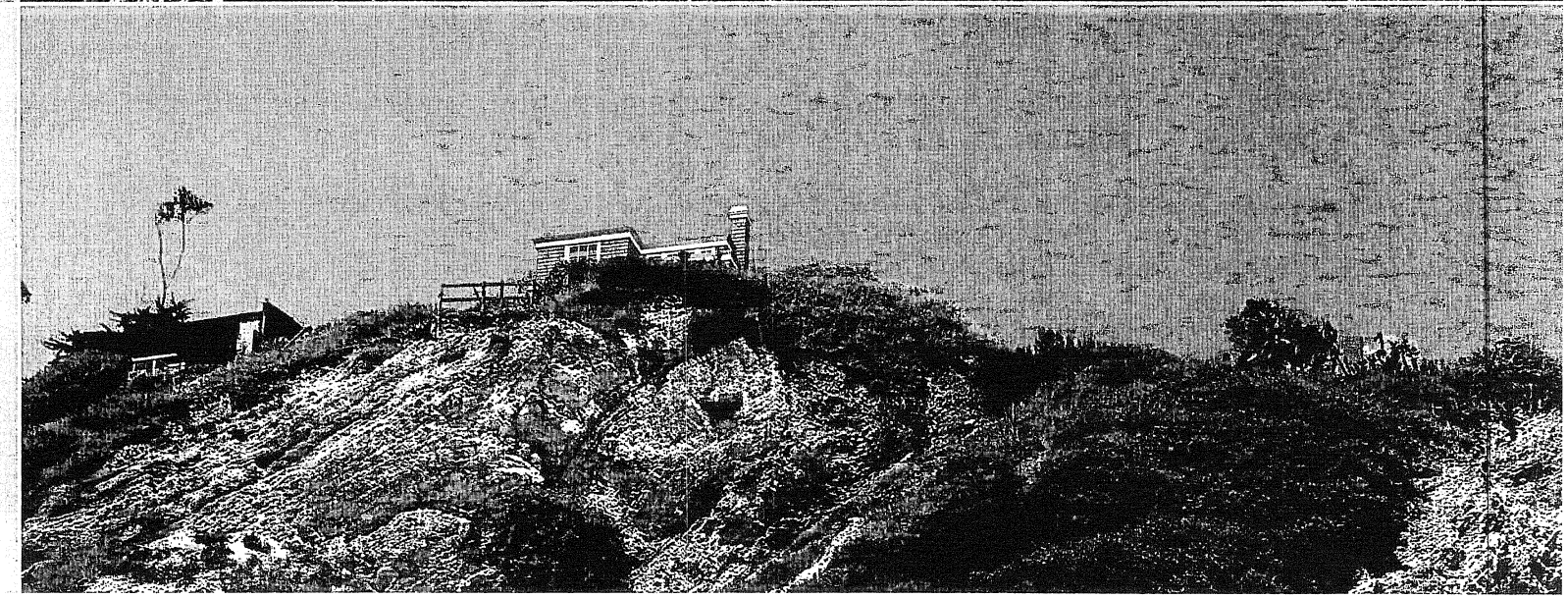
© Copyright 2004, interacta

B1 - Beach 1

Location: South East side of property, standing on beach.



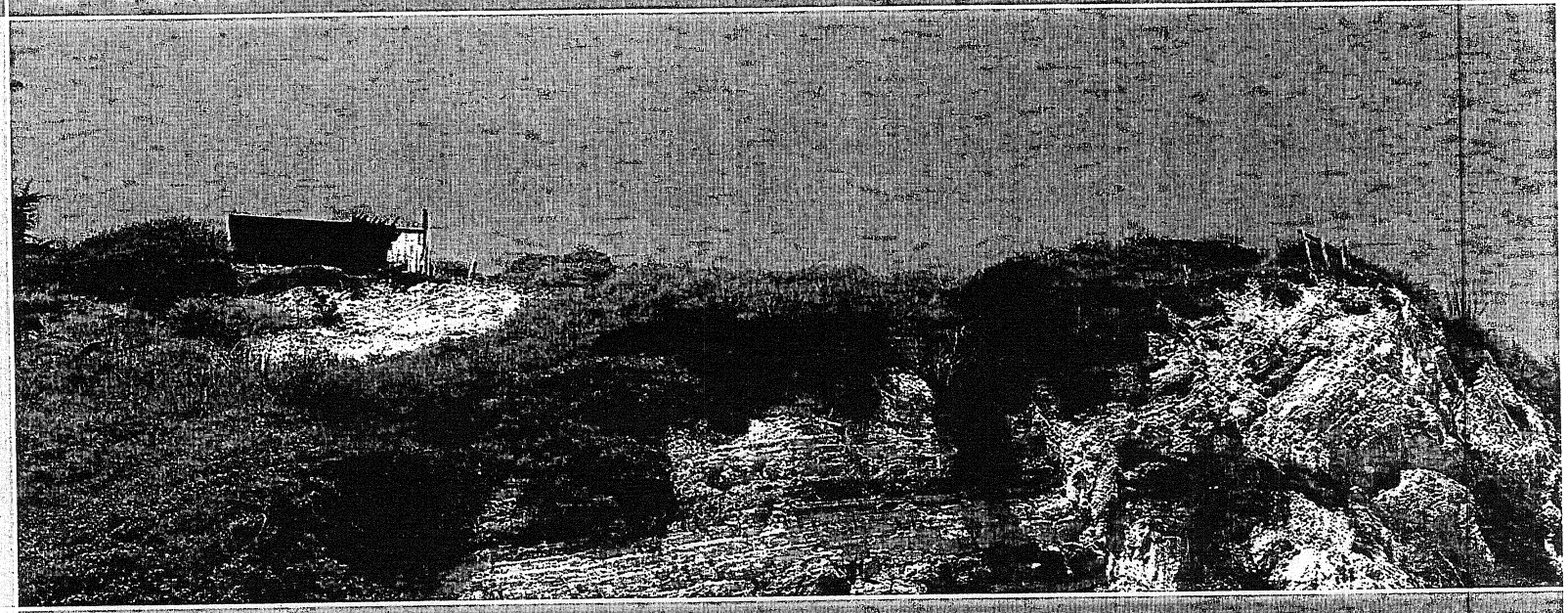
View: Upper level of structure exposed.



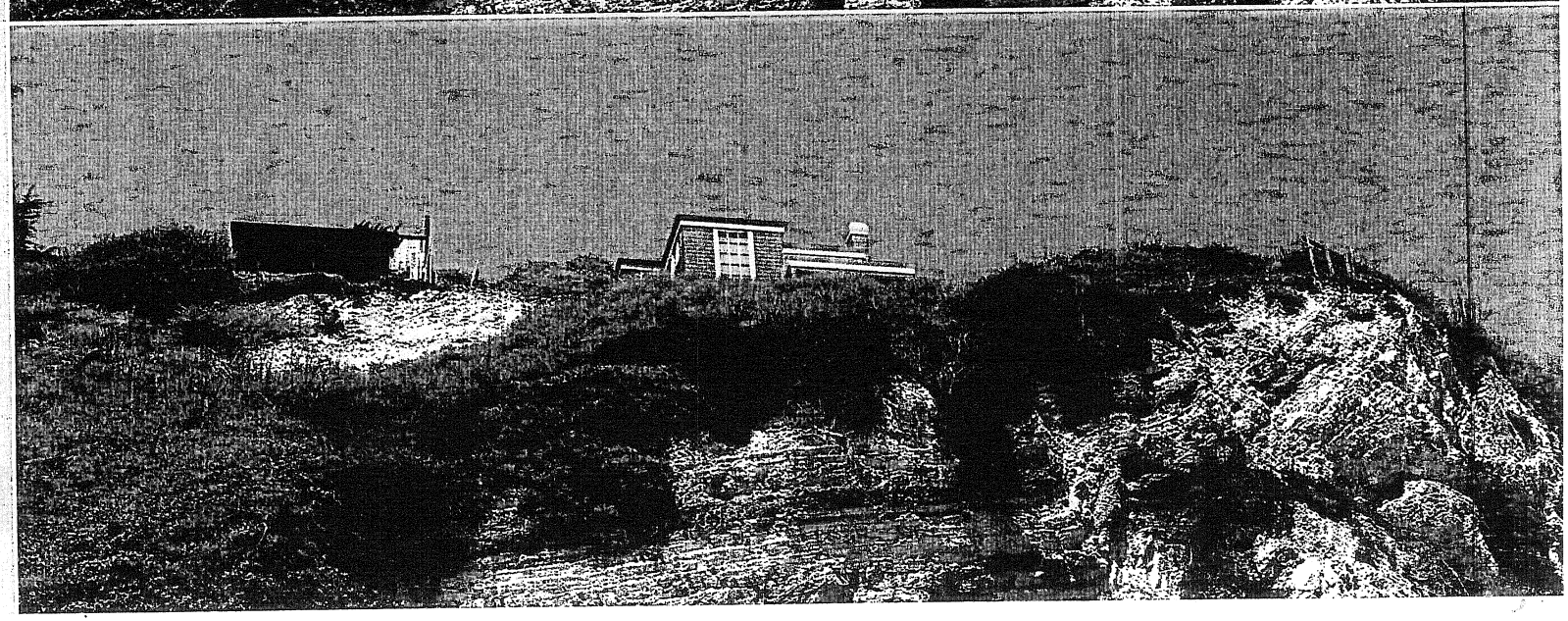
© Copyright 2004, interacta

B2 - Beach 2

Location: South West side of property, standing below project site on outcrop on beach.



View: Upper level of structure exposed.

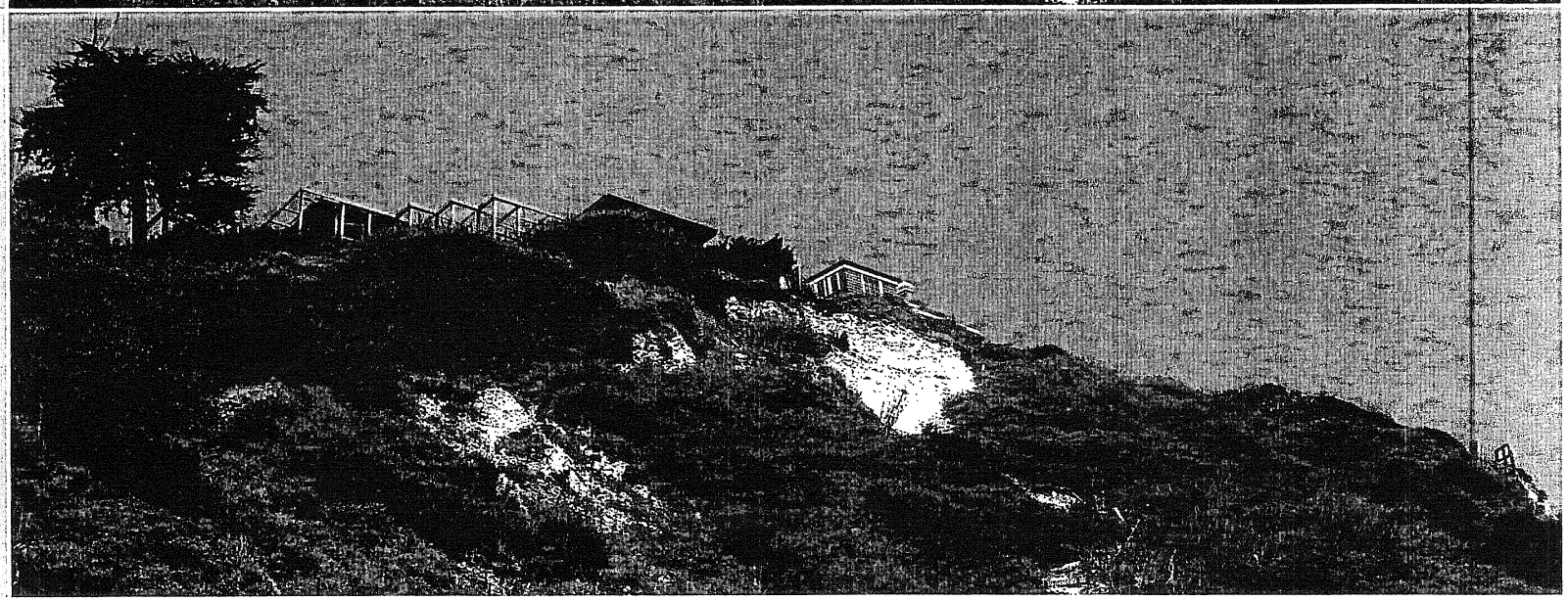


© Copyright 2004, interacta

B3 - Beach 3

Location: South West of property, standing on beach below property West of project.

View: Upper level of structure exposed.



© Copyright 2004, interacta

These photo simulations were developed using:

- Architectural CAD files from Peikert Group Architects - Dated 11/4/03
- Topo CAD file provided by L&P Consultants
- Aerial photograph provided by L&P Consultants

Landscaping:

- Screen trees in photo simulations represent California Sycamores and Myoporum hedges at approximately 5 years growth.

Disclaimer

- The photo simulations were developed using interacta's methodology process as described in appendix B.
- Interacta's methodology uses high end 3D software for generating simulated objects based on architectural CAD files, terrain surfaces based on topo data files and simulated camera locations based on actual photographs taken.
- Every effort has been made to make these photo simulations as accurate as possible based on the data provided.

© Copyright 2004, interacta

RACHEL TIERNEY

CONSULTING

Biological Assessment
1837½ El Camino de la Luz
Santa Barbara, California

August 22, 2002

Revised December 12, 2002

Revised January-February 2006

Submitted by Rachel Tierney and Lawrence Hunt

Submitted to L&P Consultants. 3 West Carrillo Street, Ste 205. Santa Barbara, CA 93101

I. Introduction 1
II. Study Methodology 1
III. Environmental Setting and Biotic Resources 2
IV. Special Studies 4
V. Project Impacts 5
VI. Recommended Mitigation Measures 6
VII. References 7
Figure 1: Biological Resources 9
Figure 2: Site Plan 10

APPENDIX A: Special-Status Biological Resources 11
Table 1 Special-Status Plants 12
Table 2 Special-Status Wildlife Species Reviewed For This Document 13

APPENDIX B: Red Legged Frog (CRLF) field data sheets 19-30
APPENDIX C: Existing Habitat Conditions (Photographs) 31-33

EXHIBIT D

Post Office Box 1113
Santa Barbara
California
93102

Tel 805.957.1100
Fax 805.957.2050

I. Introduction

The project consists of construction of a new residence on a bluff-facing parcel in the Mesa neighborhood of the City of Santa Barbara (see Figure 1). The proposed home would include a 443-square foot garage and a 1,499-square foot residence consisting of a main and lower floor. The total footprint would be 1,400 square feet. *Revisions, requested in the 30-day development application review team comments dated September 25, 2002, are in Italics. Additional information appears in Sections IV (top of bank determination); V (impacts) and VI (mitigations).*

II. Study Methodology

The site was visited by Rachel Tierney on September 14, 2001, and again on July 18, 2002 to confirm that conditions had not changed since the initial survey. The entire site was walked on foot, including the steep south- and east-facing slopes. Plant and animal species located during the site survey were identified. The quality of the existing habitat was evaluated based on size, continuity with adjacent parcels, species composition, and degree of disturbance.

In January and February 2006, Lawrence E. Hunt, wildlife biologist and herpetologist, conducted several protocol-level surveys for California red-legged frogs (CRLF) (*Rana aurora draytonii*) along Lighthouse Creek adjacent to the subject parcel. Other special-status wildlife species and their habitats also were evaluated at this time. The survey reach extended from the southern edge of La Mesa Park downstream to the mouth of the watercourse, a distance of approximately 1,000 feet. Two daytime and four nighttime surveys were conducted over a period of six weeks, according to U.S. Fish and Wildlife Service protocol (USFWS, 2005). The daytime surveys were conducted between 1300 hrs and 1600 hrs and consisted of walking the survey reach along the middle and edge of the creek and noting existing habitat conditions for amphibians in general and CRLF in particular. The nighttime surveys were conducted between 1800 hrs and 2000 hrs and used a headlamp to detect amphibian eyeshine. Binoculars were used to identify eyeshine and/or individuals to species. The survey reach was walked twice during each daytime and nighttime survey. Details on dates, times, existing habitat conditions, and wildlife observations are summarized on data sheets in Appendix 1.

Information on sensitive resources within the project area was gathered from a review of previous biological reports and an examination of the Resource Maps housed at the Santa Barbara County Division of Environmental Review. These maps contain locations of sensitive species found in the herbaria of the Santa Barbara Botanic Garden and the University of California at Santa Barbara, as well as those recorded by the Natural Diversity Data Base (a statewide computerized inventory of location information on rare species and communities). The potential occurrence of special-status species in the project area was evaluated based on existing habitat conditions and known, nearby locations.

poison oak (*Toxicodendron diversilobum*), coyote bush (*Baccharis pilularis*), California sagebrush (*Artemisia californica*), and California fuchsia (*Epilobium canum*). Native plants become more common near the upper slopes of the creek invert.

The south-facing bluff contains a similar mix of ornamentals and garden escapes. Native plants become more common towards the top of the bluff where saltbush (*Atriplex breweri* and *A. californica*), coast goldenbush (*Isocoma vernonioides* ssp. *menziesii*) and lemonadeberry (*Rhus integrefolia*) dominate. Sensitive plants potentially occurring onsite are listed in the Appendix.

Fauna. Wildlife observed or expected to frequent this parcel are composed of species that are typically found in urbanized settings dominated by ornamental and/or ruderal vegetation. Common resident birds include mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), acorn (*Melanerpes formicivorus*) and Nuttall's woodpeckers (*Picoides nuttallii*), northern flicker (*Colaptes auratus*), Pacific-slope flycatcher (*Empidonax difficilis*), northern mockingbird (*Mimus polyglottos*), western scrub-jay (*Aphelocoma californica*), American crow (*Corvus brachyrhynchos*), Bewick's (*Thryomanes bewickii*) and house wrens (*Troglodytes aedon*), Hutton's vireo (*Vireo huttoni*), European starling (*Sturnus vulgaris*), California towhees (*Pipilo crissalis*), song sparrow (*Melospiza melodia*), Brewer's blackbird (*Euphagus cyanocephalus*), house sparrow (*Passer domesticus*), lesser goldfinch (*Carduelis psaltria*), and house finch (*Carpodacus mexicanus*). Eucalyptus trees, pines, and coast live oaks near the property are used for roosting and nesting by a number of urban raptor species, including turkey vulture (*Cathartes aura*), American kestrel (*Falco sparverius*), Cooper's hawk (*Accipiter cooperi*), red-shouldered and red-tailed hawks (*Buteo linearus & B. jamaicensis*), barn owl (*Tyto alba*), and great-horned owl (*Bubo virginianus*). These trees are probably also occasionally frequented by wintering sharp-shinned hawks (*Accipiter striatus*).

Amphibian, reptile, and land mammal diversity on the subject parcel is expected to be low and comprise urban-associated species or generalist species that can withstand high degrees of habitat disturbance. Species observed (bolded entries) or expected to occur within or adjacent to the subject parcel include: black-bellied slender salamander (*Batrachoseps nigriventris*), arboreal salamander (*Aneides lugubris*), western toad (*Bufo boreas*), Pacific treefrog (*Hyla regilla*), western fence lizard (*Sceloporus occidentalis*), southern alligator lizard (*Elgaria multicarinata*), gopher snake (*Pituophis catenifer*), ring-necked snake (*Diadophis punctatus*), broad-footed mole (*Scapanus latimanus*), California ground squirrel (*Spermophilus californicus*), Botta's pocket gopher (*Thomomys bottae*), deer mouse (*Peromyscus maniculatus*), dusky-footed woodrat (*Neotoma fuscipes*), house mouse (*Mus musculus*), black rat (*Rattus rattus*), Virginia opossum (*Diadophis virginiana*), raccoon (*Procyon lotor*), and possibly red fox (*Vulpes vulpes*), and coyote (*Canis latrans*). Because of the location at the coast and the presence of large, dense eucalyptus groves nearby, a variety of species of bats are expected to inhabit the Lighthouse Creek riparian corridor on a regular or seasonal basis, however, the subject parcel itself does not provide roosting or foraging habitat for bats.

1997 and 1998. Meade (1999) recorded a maximum of 103 butterflies at this site in 1998. Butterflies still use the area for autumnal aggregation and transitory clusters. The Honda Valley site, located further east near City College between Shoreline Drive and Cliff Drive, is an autumnal site that supports the largest aggregation of butterflies within the City limits (Meade, 1999).

V. Project Impacts

Short-Term Impacts to Biological Resources: Each of the short-term impacts discussed below are considered potentially significant, but mitigable.

1. Impacts to aquatic-associated sensitive amphibians and reptiles in Lighthouse Creek: There is a low probability that CRLF inhabit Lighthouse Creek downslope of the project area, based on existing aquatic conditions. Consequently, it is unlikely that this project will affect CRLF.

   Aquatic habitat as well as upland habitat on slopes below the proposed building site is suitable for two-striped garter snake (*Thamnophis hammondii*), a California Species of Special Concern. This species could be adversely affected by grading and vegetation removal along the western slope above Lighthouse Creek and by sedimentation of the creek as a result of soil disturbance.

2. Impacts to other wildlife: The slopes below the proposed building site also support at least two species of non-regulated amphibians, including Pacific treefrog (*Hyla regilla*) and black-bellied slender salamander (*Batrachoseps nigriventris*), as well as providing foraging, roosting, and/or breeding habitat for a variety of small mammals and migratory and resident birds. The location of the proposed project on the bluff adjacent to a watercourse is particularly attractive to migratory birds, which use features such as riparian corridors along the coast as stopping points during migration. Resident species with limited dispersal abilities, such as amphibians, reptiles, and small mammals, as well as migratory species could be adversely affected by grading, vegetation removal, and soil erosion of the slopes between the proposed building pad and Lighthouse Creek.

3. Impacts to water quality in Lighthouse Creek could occur if construction debris (including soil erosion) were to be dumped or to wash into the channel.

Long-Term Impacts to Biological Resources: The following impacts are considered adverse, but insignificant.

1. Proposed development at this location will have little effect on the current habitat values of the creek or adjacent slopes, if the proposed mitigation measures are successfully implemented.
2. The creek's short stretch and outlet location high above the beach precludes its use as a fish passage.
3. The area is already heavily developed and vegetation consists entirely of invasive non-natives

breweri and *A. californica*), coast goldenbush (*Isocoma vernonioides* ssp. *menziesii*), elderberry (*Sambucus mexicana*) and lemonadeberry (*Rhus integrefolia*)..

VII. References

California Department of Fish and Game (CDFG). 2005. Special Lists: Plants, Animals and Natural Communities. Available at the CDFG web site.
http://www.dfg.ca.gov/whdab/html/lists.html

CNDDB (California Natural Diversity Data Base). 2005. Special-status plant and animal occurrences in the Carpinteria, Santa Barbara, Goleta, and Little Pine Mountain 7.5-minute quadrangles. California Dept. of Fish and Game, Sacramento, CA.

California Native Plant Society. 2001. Inventory of Rare and Endangered Vascular Plants of California. 6th Edition. Available at the CNPS web site.
www.cnps.org/rareplants/inventory/6thEdition.htm

City of Santa Barbara. 1981. Master Environmental Assessment Plan. INTERFACE Planning and Counseling Corporation.

Hickman, J. 1993. The Jepson Manual; Higher Plants of California. University of California Press, Berkeley and Los Angeles. 1,400 pp.

Jennings, M. and M. Hayes. 1994. Amphibians and reptiles of special concern in California. Final report subm. to Calif. Dept. Fish and Game, Inland Fisheries Div., Rancho Cordova, CA. Contr. No. 8023, 255 pp.

Lehman, P. 1994. The birds of Santa Barbara County, California. Vertebrate Museum, Univ. California, Santa Barbara, CA. 337 pp.

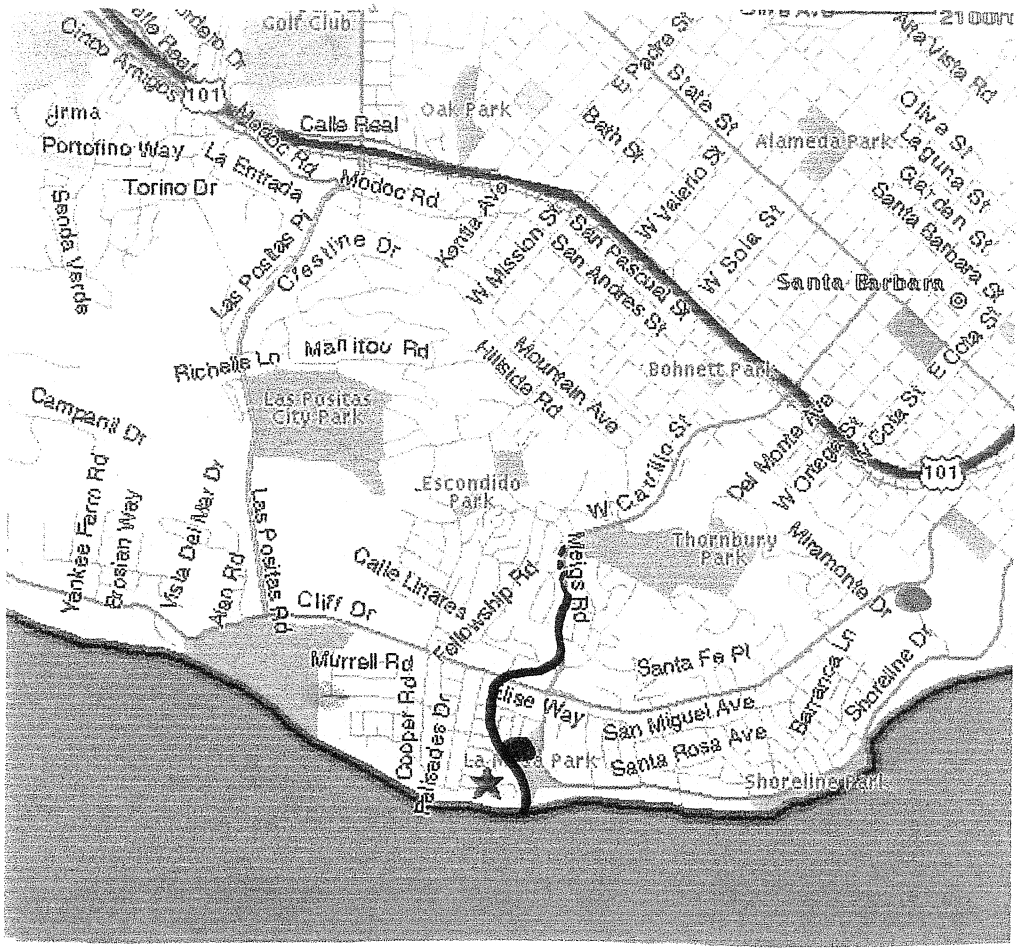
Meade, D. 1999. Monarch butterfly overwintering sites in Santa Barbara County, California. Prep. for the County of Santa Barbara Planning and Development Dept., Santa Barbara, CA. 114 pp.

Peikert Group Architects, 2002 Barthels Residence Site Plan 1837½ El Camino de la Luz.

Santa Barbara County (SBCO). 1989. Sensitive Plants of Santa Barbara County, Maps and Catalog. Prepared by Tara Wiskowski for Resource Management Dept.

Smith, C. 1998. A Flora of the Santa Barbara Region, California. Santa Barbara Botanic Garden and Capra Press. 391 pp.

State of California Office of Planning and Research, 1986. California Environmental Quality Act (CEQA): Statutes and Guidelines.



1837 ½ EL CAMINO DE LA LUZ
BIOLOGICAL RESOURCES

★ **Project Site**

Lighthouse Creek

Nearby Butterfly Aggregation Sites

Wilcox

La Mesa

Honda Valley

Figure 1

1837 ½ El Camino De La Luz
Biological Resources

1 inch = 3360 feet

RACHEL·TIERNEY
CONSULTING

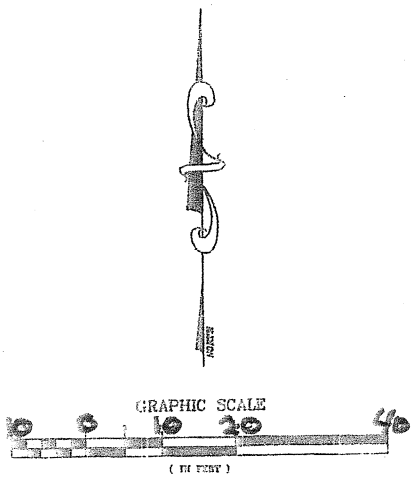


Figure 2

1837 ½ El Camino De La Luz
Site Plan

RACHEL·TIERNEY
CONSULTING

APPENDIX A: SPECIAL-STATUS BIOLOGICAL RESOURCES

A "special-status biological resource" refers to any rare, threatened or endangered plant or animal species. Habitats are also considered sensitive if they exhibit a limited distribution, have high wildlife value, contain sensitive species or are particularly susceptible to disturbance. These resources are protected by a variety of federal, state and local policies and programs.

REGULATORY SETTING

Federal and State Policies

The Federal Endangered Species Act of 1973 and the published list of endangered and threatened species provide legal protection for threatened and endangered taxa nationwide. The U.S. Fish and Wildlife Service (USFWS) has jurisdiction over the federal program.

California has a similar mandate embodied in the California Endangered Species Act of 1970 and its corollary laws: the California Species Preservation Act of 1980 and the California Native Plant Protection Act of 1977. The California Department of Fish and Game (CDFG), along with recommendations from the California Native Plant Society (CNPS), has jurisdiction over the California Species Protection Laws. The CDFG has also identified some wildlife species as "of special concern" (CDFG, 2005; Jennings and Hayes 1994; Remsen, 1978; Williams, 1986). These are species that are either biologically rare, very restricted in distribution, or declining throughout their range.

Many species qualify for formal protection under the California Environmental Quality Assurance Act (CEQA, State of California, 1986), even if these plants are not registered under state or federal programs. These include the majority of plants on CNPS Lists 1 and 2 (described below), as well as species that are identified by local authorities as rare, endangered or threatened, regardless of recognition by the USFWS, CDFG or the CNPS.

In addition to the programs described above, the CNPS compiles their own inventory, which includes state- and federally- recognized rare plant species, as well as those plants determined to be rare by this organization. The CNPS maintains several "lists" in an effort to categorize degrees of concern (CNPS 1994). List 1A includes plants assumed extinct in California. List 1B includes species which are rare, threatened or endangered in California and elsewhere. List 2 includes plants rare in California, but more common elsewhere. List 3, a review list, contains species which require more information. List 4 is a watch list, containing species of limited distribution.

Local Programs

In addition to the federal- and/or state-listed species, candidates for listing and species of special concern, there are a number of "local concern" species that have been identified by local authorities

Table 2: Special-Status Wildlife Species Reviewed For This Document [a]

Common Name	Scientific Name	Regulatory Status [b]	Habitat Associations	Known (bolded text) or Potential Occurrence in Region and Project Site [c]
			INSECTS	
Globose dune beetle	*Coelus globosus*	FSS	Sandy beach	**Known from beach dunes around mouth of Arroyo Burro Creek, approx. 1.5 miles W of project area**; low to no potential for occurring on beach around mouth of in Lighthouse Creek because of lack of suitable dune habitat
Sandy beach tiger beetle	*Cicindela hirticollis gravida*	FSS	Sandy beach	As above
Frost's tiger beetle	*Cicindela senilis frosti*	FSS	Sandy beach; salt marsh	As above
Monarch butterfly	*Danaus plexippus*	CSC	Eucalyptus windrows (roost sites); grassland and scrub (foraging habitat)	**Three known roosts occur within one mile of subject parcel; La Mesa Park autumnal roost is approx. 1,000 feet north and east of subject parcel**; no potential for occurring on subject parcel due to lack of suitable habitat
			FISHES	
Southern steelhead	*Oncorhynchos mykiss*	FE/CSC	Anadromous—adults live in ocean, but return to natal watercourse to spawn	Occurs in other nearby coastal drainages, but no potential for occurring in Lighthouse Creek because terminal end of watercourse contacts beach and ocean via a 15-20-foot high vertical cliff; watercourse is too small to support resident (land-locked) rainbow trout
Tidewater goby	*Eucyclogobius newberry*	FE/CSC	Low salinity terminal lagoons and lower watercourses of coastal drainages	**Occurs in nearby coastal lagoons, such as Arroyo Burro Creek and Mission Creek;** no potential for occurring in Lighthouse Creek because terminal end of watercourse contacts beach and ocean via a 15-20-foot high vertical cliff.

Common Name	Scientific Name	Regulatory Status [(b)]	Habitat Associations	Common Name
		BIRDS		
Allen's hummingbird	*Selasphorus sasin*	MNBMC	Riparian and eucalyptus woodland and riparian scrub (nesting)	**Observed in eucalyptus grove in La Mesa Park (Hunt, pers. observ.);** probably occasionally frequents project site and Lighthouse Creek area while foraging
Bank swallow	*Riparia riparia*	ST	Riparian woodland	**Historically nested in cliffs at mouth of Arroyo Burro Creek and elsewhere along coast; no longer breeds in County (Lehman, 1994)**; cliffs adjacent to project site provide suitable nesting and roosting habitat for this species, but species in now a rare spring and fall transient to area
Black swift	*Cypseloides niger*	CSC	Grasslands, riparian corridors, scrub	Rare and irregular spring transient along coast
Burrowing owl	*Athene cunicularia*	CSC	Grasslands, open scrub	**Occasionally found on More Mesa approx. 4 miles W of project site;** no potential for occurring on project site
California brown pelican	*Pelecanus occidentalis californicus*	FE/SE	Beach and nearshore waters	**Commonly observed foraging in nearshore waters and occasionally roosting on beaches adjacent to site.**
Cooper's hawk	*Accipiter cooperi*	CSC	Oak woodland, riparian woodland, riparian scrub	High probability of roosting and possibly nesting in eucalyptus groves around La Mesa Park; may forage along Lighthouse Creek
California horned lark	*Eremophila alpestris actia*	CSC	Grassland, open scrub	**Fall and winter transient to grasslands in Elings Park, approx. one mile NW of project site;** no suitable habitat on project site
California thrasher	*Toxostoma redivivum*	MNBMC	Coastal scrub, chaparral, riparian scrub	**Observed in coastal sage scrub in Elings Park, approx. one mile NW of project site;** no suitable habitat on site
Grasshopper sparrow	*Ammodramus savannarum*	CSC/SLC	Grasslands, open scrub	May occur in grassland habitats at Elings Park, approx. one mile NW of project site; no suitable habitat on site
Lark sparrow	*Chondestes grammacus*	MNBMC	Grasslands, agricultural fields	May occur in grassland habitats at Elings Park, approx. one mile NW of project site; no suitable habitat on site
Least Bell's vireo	*Vireo bellii pusillus*	FE/SE	Riparian woodland	No potential; riparian corridor in Lighthouse Creek is not developed enough to support this species

Common Name	Scientific Name	Regulatory Status [b]	Habitat Associations	Common Name
Southwestern willow flycatcher	*Empidonax traillii extimus*	FE/SE	Riparian woodland	Uncommon fall transient to riparian woodlands along coast (especially willow woodlands); nearest breeding records are from Santa Ynez River watershed; low potential for occurring in Lighthouse Creek as a fall transient due to lack of habitat
Swainson's thrush	*Catharus ustulatus*	SLC	Riparian woodland	Uncommon spring transient and summer breeder; moderate to high potential of foraging and possibly nesting in Lighthouse Creek woodland habitats
Vaux's swift	*Chaetura vauxi*	FSS/CSC	Riparian woodland, riparian scrub, grassland	Uncommon and irregular transient; high probability of occurring along coast in vicinity of project site
Warbling vireo	*Vireo gilvus*	SLC	Riparian woodland	Low to moderate potential for occurring in Lighthouse Creek due to lack of suitable habitat
Western meadowlark	*Wilsonia pusilla*	SLC	Grassland, agricultural fields	Commonly observed in grasslands in Elings Park, approx. one mile NW of project site; no potential in vicinity of project site due to lack of habitat
Western snowy plover	*Charadrius alexandrinus nivosus*	FT/CSC	Beach, sand dunes	**Occasionally observed foraging on beach near mouth of Arroyo Burro Creek; recent (2005) breeding record at East Beach near mouth of Mission Creek;** beach adjacent to project provides foraging habitat for species
Western yellow-billed cuckoo	*Coccyzus americanus occidentalis*	PE/SE	Riparian woodland	Very rare migrant along coast; recorded at Carpinteria in 1990s in winter; riparian habitat in Lighthouse Creek is not sufficiently developed to support this species
White-tailed kite	*Elanus leucurus*	FP	Grassland, eucalyptus woodland, orchards	**Large communal roosts in oaks on More Mesa 4 miles W of project site; occasionally observed foraging in grasslands in Elings Park, approx. 1 mile NW of project site;** no potential in project site due to lack of suitable foraging and roosting habitat
Wilson's warbler	*Catharus ustulatus*	SLC	Riparian woodland, riparian scrub	**Fairly common transient in riparian woodlands along coast in spring;** moderate to high potential of occurring in Lighthouse Creek habitats in spring

Common Name	Scientific Name	Regulatory Status [b]	Habitat Associations	Common Name
Western mastiff bat	*Eumops perotis*	CSC	Riparian woodland, rocky chaparral	May occur along upper watersheds of larger area drainages; no potential along Lighthouse Creek
Yuma myotis	*Myotis yumanensis*	CSC	Riparian woodland, aquatic habitats, freshwater marsh; roosting habitat north of project area	Relatively common along riparian corridors in area; low to moderate potential of using Lighthouse Creek as foraging habitat, eucalyptus groves in La Mesa Park may provide suitable temporary roosting habitat

(a) Species are arranged alphabetically within broad taxonomic groups

(b) Status Key:

FE = listed as Endangered by the U.S. Fish and Wildlife Service under the Federal Endangered Species Act
PE = proposed for listing as Endangered under the Federal Endangered Species Act
FT = listed as Threatened by the U.S. Fish and Wildlife Service under the Federal Endangered Species Act
SE = listed as Endangered by the California Department of Fish and Game under the California Endangered Species Act
ST = listed as Threatened by the California Department of Fish and Game under the California Endangered Species Act
FSS = Federal Sensitive Species (i.e., on "watch list" maintained by U.S. Fish and Wildlife Service, Bureau of Land Management, and U.S. Forest Service)
MNBMC = Migratory Non-Game Bird Species of Management Concern; species of migratory non-game birds that are considered by the U.S. Fish and Wildlife Service to be of concern because of small population size, specialized habitat requirements, and/or population declines
FP = Listed as Fully Protected by the California Department of Fish and Game; CDFG cannot issue a take permit for this species; project must avoid all impacts to this species
CSC = California Species of Special Concern (CDFG, 2005)
SLC = Species of Local Concern; protected by one or more City and County resource management policies

(c) Potential for particular species occurrence in vicinity of project site is based on known occurrence in region and presence of suitable habitat in and around project site.

Appendix B

California Red-legged Frog Habitat Site Assessment Data Sheet

Site Assessment reviewed by _____
(FWS Field Office) (date) (biologist)

Date of Site Assessment: JAN 11, 2006
(mm/dd/yyyy)

Site Assessment Biologists: HUNT LAWRENCE E.
(Last name) (first name) (Last name) (first name)

(Last name) (first name) (Last name) (first name)

Site Location: CA. SANTA BARBARA CO., SANTA BARBARA, LIGHTHOUSE CREEK BETW. LA MESA PARK & OCEAN.
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

****ATTACH A MAP** (include habitat types, important features, and species locations)**

Proposed project name: 1837 1/2 EL CAMINO DE LA LUZ BIOLOGICAL ASSESSMENT
Brief description of proposed action:

CONSTRUCTION OF SINGLE-FAMILY RESIDENCE ON EXISTING PAD WEST OF LIGHTHOUSE CREEK.

1) Is this site within the current or historic range of the CRF (circle one)? (YES) NO

2) Are there known records of CRF within 1.6 km (1 mi) of the site (circle one)? YES (NO)
If yes, attach a list of all known CRF records with a map showing all locations.

GENERAL AQUATIC HABITAT CHARACTERIZATION

(if multiple ponds or streams are within the proposed action area, fill out one data sheet for each)

POND:

Size: N/A Maximum depth: N/A

Vegetation: emergent, overhanging, dominant species: N/A

Substrate: N/A

Perennial or Ephemeral *(circle one)*. If ephemeral, date it goes dry: N/A

Appendix ~~D~~. B

California Red-legged Frog Habitat Site Assessment Data Sheet

STREAM:

Bank full width: 6-8FT
Depth at bank full: <12 INCHES
Stream gradient: STEEP - 3 TO 7%

Are there pools (circle one)? YES NO UPSTREAM OF SURVEY REACH
If yes,
Size of stream pools: 20 FT LONG X 8 FT WIDE
Maximum depth of stream pools: 14 INCHES

Characterize non-pool habitat: IN SURVEY REACH run, riffle, glide, other: SHALLOW (<12") RUNS, SHORT RIFFLES; RELAT. STEEP STREAM GRADIENT (4-7%)

Vegetation: emergent, overhanging, dominant species: SALIX LASIOLEPIS, RUBUS URSINUS, TOXICODENDRON DIVERSILOBUM, SENECIO MIKANIOIDES, CARPOBROTUS, ARTEMESIA CALIFORNICA, BACCHARIS PILULARIS, RICINUS COMMUNIS
Substrate: MONTEREY SHALE, SOME FINE SEDIMENTS, MOSTLY EXPOSED BEDROCK

Bank description: NEARLY VERTICAL AT CREEK LEVEL; SOME OVERHANGS; 30°-45° BANK SLOPE UP TO T.O.B.

Perennial or Ephemeral *(circle one)*. If ephemeral, date it goes dry: EARLY TO MID-SUMMER

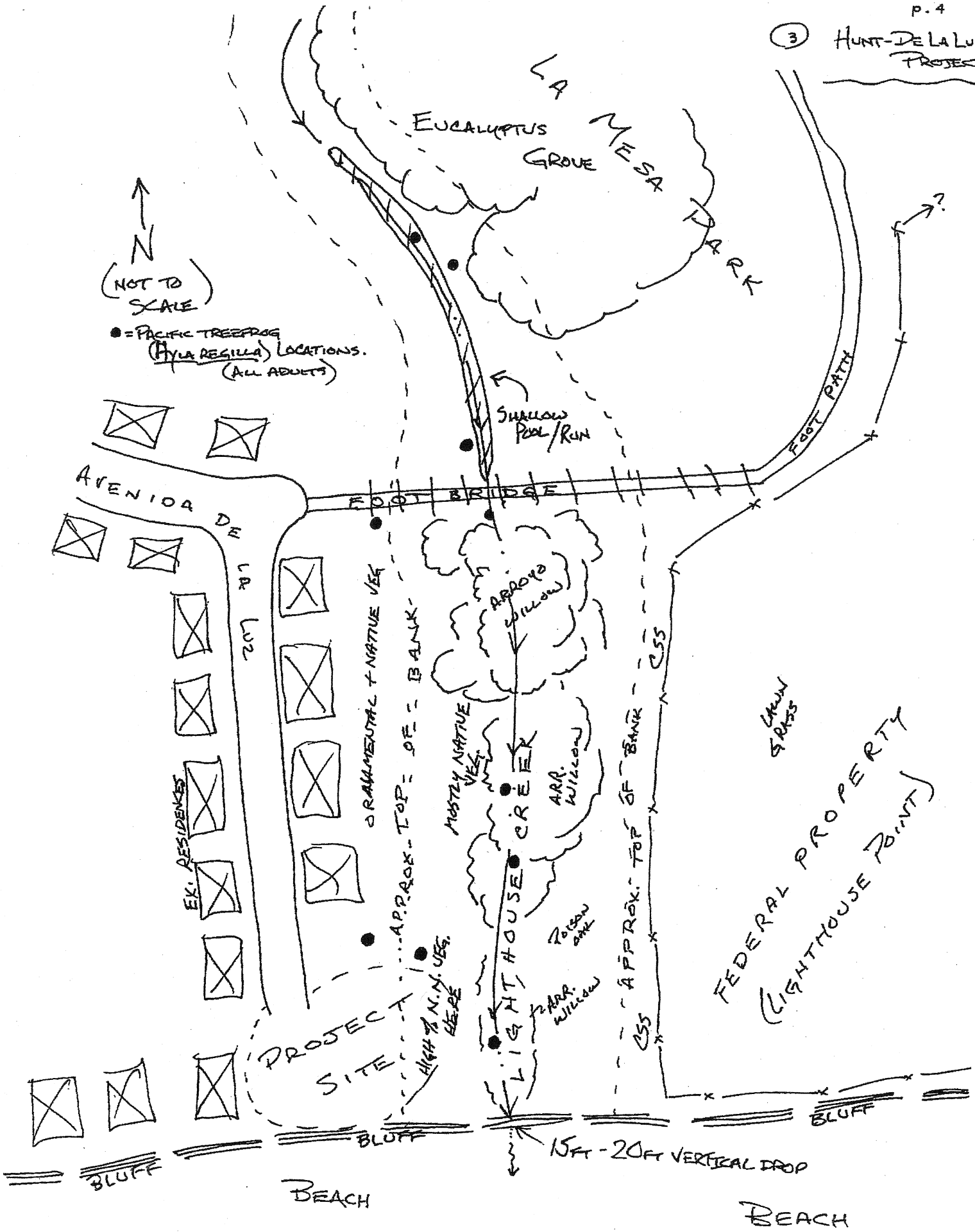
Other aquatic habitat characteristics, species observations, drawings, or comments:

DRAINAGE IS SMALL (<3000 FT TOTAL LENGTH) - STEEP, AND TOTALLY URBANIZED; NO POOLS LG. OR DEEP ENOUGH TO SUPPORT CRLF BREEDING HABITAT, UPLAND HABITAT ON BANKS IS MOD. TO HIGH-QUALITY FOR DISPERSAL, FORAGING, A/O OVERWINTERING.

Necessary Attachments:

1. All field notes and other supporting documents
2. Site photographs — SEE APP. I OF BIO. ASSESSMENT REPORT
3. Maps with important habitat features and species location * SEE FIELD SITE MAP ATTACHED

③ HUNT-DE LA LUZ PROJECT



Appendix ~~E~~. B
California Red-legged Frog Survey Data Sheet

Survey results reviewed by _____ _____ _____
(FWS Field Office) (date) (biologist)

Date of Survey: FEB 6 2006 (mm/dd/yyyy) Survey Biologist: HUNT (Last name) LAWRENCE E. (first name)

Survey Biologist: _____ (Last name) _____ (first name)

Site Location: see previous sheets
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

ATTACH A MAP (include habitat types, important features, and species locations)

Proposed project name: AVENIDA DE LA LUZ B.A.
Brief description of proposed action:

Type of Survey (circle one): DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 3 4 5 6 7 8

Begin Time: 2000 hrs. End Time: 2130 hrs.

Cloud cover: clear Precipitation: none

Air Temperature: 55°F Water Temperature: 62°F

Wind Speed: 10 mph Visibility Conditions: excellent

Moon phase: 50% Humidity: ?

Description of weather conditions: _____

Brand name and model of light used to conduct surveys: Wolf Lamp

Were binoculars used for the surveys (circle one)? YES NO
Brand, model, and power of binoculars: Nikon Naturalist 8x40

(4A)

Appendix ~~E~~. B

California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
Hyla regilla	5	2OB; 3H	adult	adult	100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: raccoon and opossum tracks

Other notes, observations, comments, *etc.*

see 11 Jan 06 sheet

Necessary Attachments:

4. All field notes and other supporting documents
5. Site photographs
6. Maps with important habitat features and species locations

Appendix ~~E~~. B
California Red-legged Frog Survey Data Sheet

Survey results reviewed by _____ _____ _____
(FWS Field Office) (date) (biologist)

Date of Survey: JAN 11, 2006 (mm/dd/yyyy)

Survey Biologist: HUNT (Last name) LAWRENCE E. (first name)

Survey Biologist: _____ (Last name) _____ (first name)

Site Location: CA: SANTA BARBARA CO., SANTA BARBARA, LIGHTHOUSE CREEK BETW. LA MESA PARK & OCEAN.
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

ATTACH A MAP (include habitat types, important features, and species locations)

Proposed project name: 1837 ½ EL CAMINO DE LA LUZ BIOLOGICAL ASSESSMENT
Brief description of proposed action:

CONSTRUCTION OF SINGLE-FAMILY RESIDENCE ON EXISTING PAD W OF LIGHTHOUSE CREEK

Type of Survey (circle one): (DAY) (NIGHT) (BREEDING) NON-BREEDING

Survey number (circle one): (1) (2) 3 4 5 6 7 8

Begin Time: 1330 HRS; 1830 hrs End Time: 1615 HR; 2030 hrs.

Cloud cover: CLEAR Precipitation: NONE

Air Temperature: 62°F - 53°F Water Temperature: 59°F

Wind Speed: 5-10 MPH Visibility Conditions: EXCELLENT

Moon phase: N/A Humidity: ?

Description of weather conditions: _____

Brand name and model of light used to conduct surveys: WHEAT LAMP

Were binoculars used for the surveys (circle one)? (YES) NO
Brand, model, and power of binoculars: NIKON NATURALIST - 8x40

(6)

11 Jan 2006 - L.E. HUNT

Appendix ~~E~~ B

California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

	Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
DAY	HYLA REGILLA	2	O	ADULT	ADULT	100%
DAY	BATRACHOSEPS NIGRIVENTRIS	1	O	ADULT	ADULT	100%
NIGHT	HYLA REGILLA	15+	H	ADULT	ADULT	100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: RACCOON & OPOSSUM TRACKS; CAT TRACKS

Other notes, observations, comments, *etc.*

STREAM IS FLOWING, BUT MAX. DEPTH OF RUNS IS <15", AVG. 8" DEEP WATER CLEAR; AQUATIC HABITAT APPEARS UNSUITABLE FOR CRLF BREEDING; SMALL AMT. OF OVERHANGING BANK; NO DEEP POOLS.

UPLAND HABITAT ON SLOPES IS DENSE VINES+SHRUBS; ARR. WILLOW IN CREEK PROV. ≈ 40-50% CANOPY COVER; SLOPES PROVIDE GOOD UPLAND HABITAT FOR CRLF.

Necessary Attachments:

4. All field notes and other supporting documents
5. Site photographs SEE APP. 1 OF BIO. REPORT
6. Maps with important habitat features and species locations

Appendix ~~E~~. B
California Red-legged Frog Survey Data Sheet

Survey results reviewed by _____
(FWS Field Office) (date) (biologist)

Date of Survey: JAN 25, 2006 (mm/dd/yyyy) Survey Biologist: HUNT (Last name) LAWRENCE E. (first name)

Survey Biologist: _____ (Last name) _____ (first name)

Site Location: SEE 11 JAN 06 SHEET
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

ATTACH A MAP (include habitat types, important features, and species locations)

Proposed project name: AVENIDA DE LA LUZ B.A.
Brief description of proposed action:

Type of Survey (circle one): DAY (NIGHT) (BREEDING) NON-BREEDING

Survey number (circle one): 1 2 (3) 4 ~~5~~ 6 7 8

Begin Time: 1915 hrs End Time: 2030 hrs.

Cloud cover: PTLY CLDY Precipitation: none

Air Temperature: 61°F Water Temperature: 62°F

Wind Speed: <5 mph Visibility Conditions: excellent

Moon phase: 30% Humidity: ?

Description of weather conditions: _____

Brand name and model of light used to conduct surveys: Wheat lamp

Were binoculars used for the surveys (circle one)? (YES) NO
Brand, model, and power of binoculars: Nikon Naturalist 8x40

7A

Appendix ~~E.~~ B

California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
Hyla regilla	8	7H;2O3	adult	adult	100%

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons:

none observed

Other notes, observations, comments, *etc.*

see 11 Jan 06 sheet

Necessary Attachments:

4. All field notes and other supporting documents
5. Site photographs
6. Maps with important habitat features and species locations

Appendix E. B

California Red-legged Frog Survey Data Sheet

Survey results reviewed by _____
(FWS Field Office) (date) (biologist)

Date of Survey: JAN 30, 2006 (mm/dd/yyyy) Survey Biologist: HUNT LAWRENCE E. (Last name) (first name)

Survey Biologist: _____ (Last name) (first name)

Site Location: SEE PREVIOUS SHEETS
(County, General location name, UTM Coordinates or Lat./Long. or T-R-S).

ATTACH A MAP (include habitat types, important features, and species locations)

Proposed project name: AVENIDA DE LA LUZ B.A.
Brief description of proposed action:

Type of Survey (circle one): DAY NIGHT BREEDING NON-BREEDING

Survey number (circle one): 1 2 ~~3~~ 4 5 6 7 8

Begin Time: 1415 - 1830 HRS End Time: 1615 hrs; 2030 hrs

Cloud cover: partly cloudy Precipitation: none

Air Temperature: 67°F - 55°F Water Temperature: 61°F

Wind Speed: 5-10 mph Visibility Conditions: excellent

Moon phase: none Humidity: ?

Description of weather conditions: _____

Brand name and model of light used to conduct surveys: WHEAT LAMP

Were binoculars used for the surveys (circle one)? YES NO
Brand, model, and power of binoculars: NIKON NATURALIST - 8x40

Appendix E. 6

California Red-legged Frog Survey Data Sheet

AMPHIBIAN OBSERVATIONS

	Species	# of indiv.	Observed (O) Heard (H)	Life Stages	Size Class	Certainty of Identification
DAY	HYLA REGILLA	1	O	ADULT	ADULT	100%
NIGHT	HYLA REGILLA	10+	H	"	"	"

Describe potential threats to California red-legged frogs observed, including non-native and native predators such as fish, bullfrogs, and raccoons: RACCOON TRACKS

Other notes, observations, comments, *etc.*

SEE 11 JAN. NOTES

Necessary Attachments:

4. All field notes and other supporting documents
5. Site photographs
6. Maps with important habitat features and species locations

Appendix C. Existing Habitat Conditions on Proposed Building Site and Lighthouse Creek

Photo 1. Dense non-native and ornamental vegetation along upper portions of western slope of Lighthouse Creek invert, looking NE from building site. 8 February 2006.

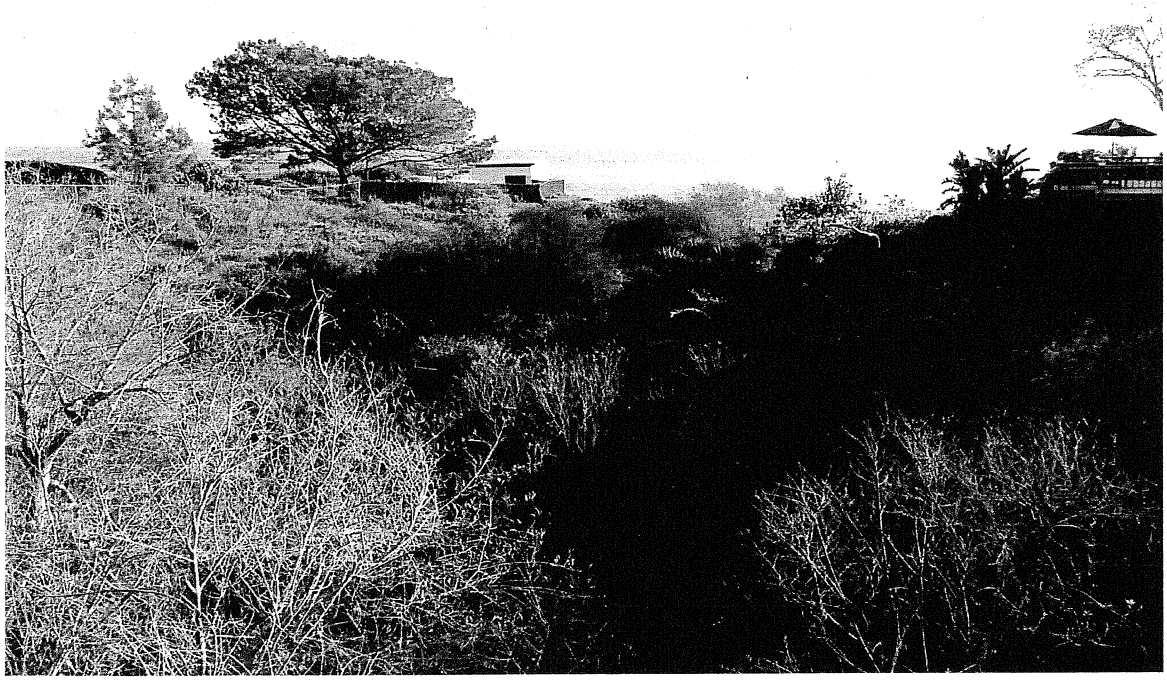


Photo 2. Lighthouse Creek, looking south from footbridge at end of Camino de la Luz. Subject parcel is beyond deck at right of photograph. Note dense riparian vegetation along creek and extensive invasive, non-native and ornamental vegetation along slopes. 8 February 2006.

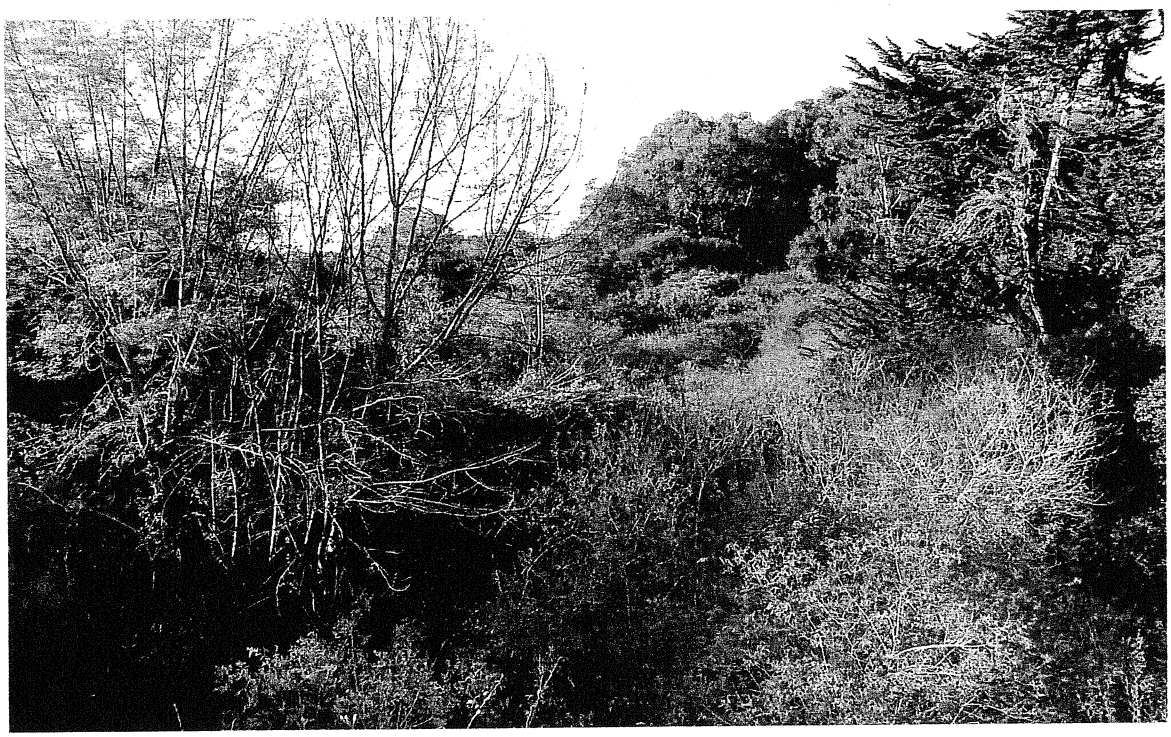


Photo 3. Lighthouse Creek, looking upstream (north) from footbridge at end of Camino de la Luz. Note dense riparian and ornamental vegetation along creek. Eucalyptus trees on right side of photo in distance provide an autumnal roost for monarch butterflies (west side of La Mesa Park). 8 February 2006.

Photo 4. Small pool in Lighthouse Creek below footbridge at end of Camino de la Luz. Aquatic habitats such as this, together with dense fringing vegetation are preferred by California red-legged frogs. This type of aquatic habitat is rare in Lighthouse Creek. 8 February 2006.

WILLIAM ANIKOUCHINE, PH.D
CONSULTANT IN MARINE AND EARTH SCIENCES

16 March, 2005

RECEIVED
MAR 3 0 2005
CITY OF SANTA BARBARA

City of Santa Barbara
Community Development Department
Planning Division
ATTN:
Renee Brooke, AICP
Associate Planner

RE: Peer Review of Geologic Analysis for a Project at 1837 ½ El Camino de la Luz

Dear Ms Brooke,

Herewith is my review of the geologic investigations that have been conducted at the subject parcel (APN 45-100-65). Included as well is a report of my observations at the property and its vicinity based upon two site visits.

I have organized this report to review prior plans and studies chronologically and then present my findings and comments regarding the location of the verge of the bluff and a proper 75-year setback. Geologic impacts under CEQA will also be addressed. A list of the materials reviewed for this report is given in the Appendix.

None of the large format geologic maps included with the reviewed reports were available for inspection. To correct this regrettable lapse, the reviewer has prepared a map (Figure 1) that combines the information gleaned from the text and sketches in the reviewed reports with his own observations and field measurements. The City of Santa Barbara topographic map of 1998 covering the area that includes the subject parcel was used as the base for the map.

Buena Engineers 1971 This report discusses the findings of an engineering geological investigation of the subject parcel. Two borings to 14 ½ feet were drilled on the parking lot atop the bluff. Neither the geologic log from these borings nor the results of analyses of samples from the borings were provided with the report. Limited geological information, the location of the borings and several measurements of the attitude of the Monterey strata on and near the subject parcel, are included on the map in Figure 1. The stratigraphy and attitude data were verified by the writer in the field.

RECEIVED
MAR 3 0 2005
CITY OF SANTA BARBARA
PLANNING DIVISION

1636 HILLCREST RD. SANTA BARBARA, CA. 93103 805 · 962 · 4234

EXHIBIT E

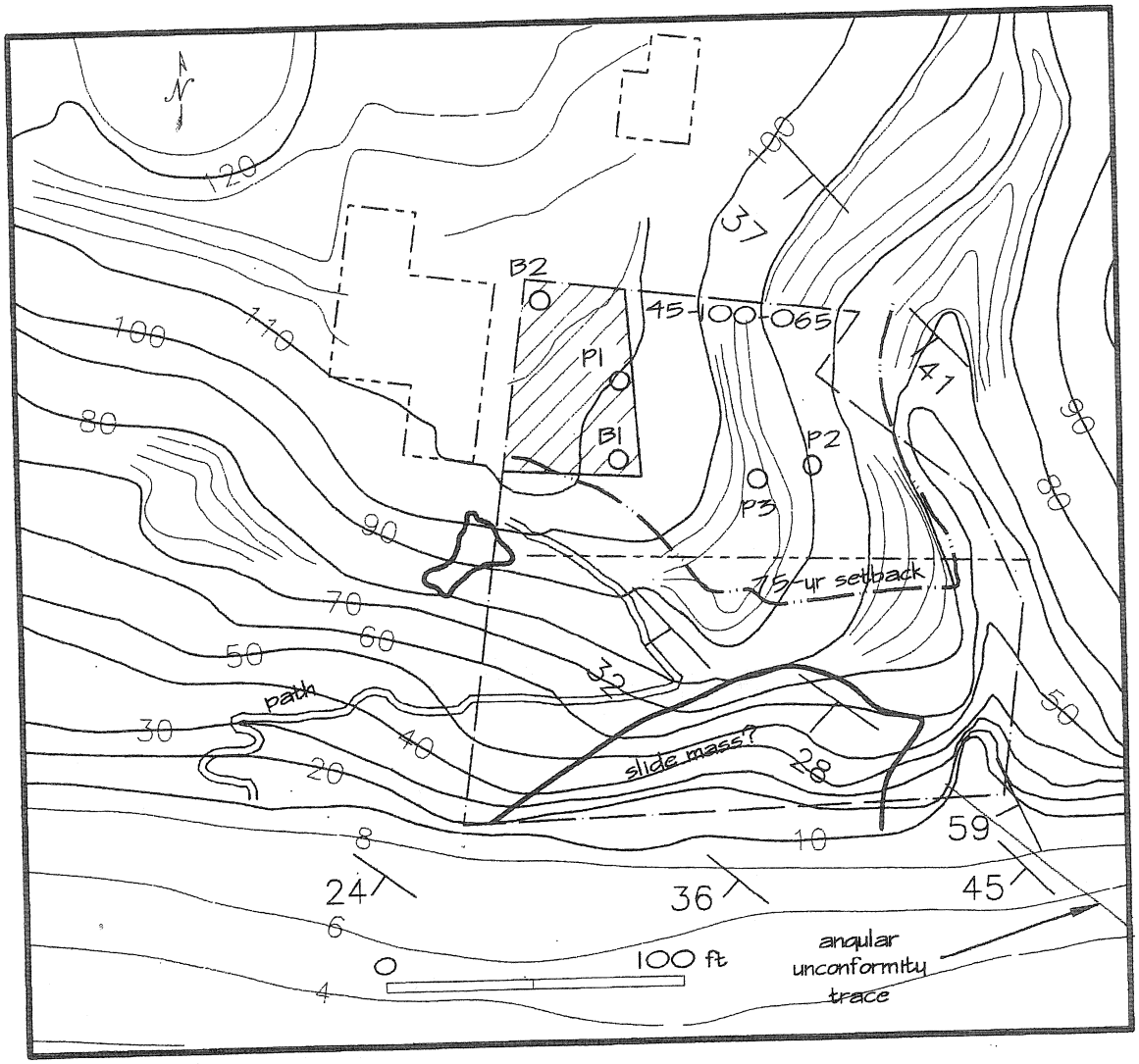


Figure 1. Geologic and topographic map of the subject site and vicinity. Information gleaned from the materials reviewed have been placed on this map. The map includes the reviewer's field observations as well. Buena Engineers soil borings are labeled B1 & B2. Pacific Geoscience borings are P1, P2 & P3.

The Monterey strata are thin-bedded and are fractured into pieces a few inches on a side. These strata are exposed in the coastal bluff face and in the banks of the ravine that extends along the east boundary of the subject parcel. The coastal bluff is reported to have an inclination of as much as 57° in this report. The writer found such slopes in the upper part of the bluff, but inclinations of 77° were measured at the lower section of the bluff.

Three samples of the materials encountered in the two drill holes were analyzed for maximum density – optimum moisture, direct shear, and expansiveness. Based upon some or all of these analyses the soils on the subject parcel were found to be moderately expansive and subject to some settlement. Recommendation for foundation design were provided.

Pacific Materials Laboratory 1978 Following the Camino de la Luz landslide of February 14 1978, this report was commissioned by the City of Santa Barbara. Pacific Materials Laboratory, Inc engaged Dr. Donald Weaver to conduct a geological investigation and prepare this report. The purpose of the investigation was to determine the conditions causing the slide and to identify mitigation of the slide hazard in the vicinity. The location of the slide in relation to the subject parcel is shown by the topographic map in Figure 2.

The stratigraphy, structural geology, physiography and sea cliff retreat were considered. It was determined that the probable cause of the slide was the seaward dip of the Monterey strata and the lack of proper control of surface water that was allowed to permeate the strata. The added mass of the water and the lubrication it provided caused the shear strength of the weakest stratum to be exceeded to the point of failure.

The nature of the slide was thought to be translational along a bedding plane with some rotational movement at the toe (Dr. Donald Weaver, personal communication). The large extent of the slide and the geometry of the slide mass indicates that the upper part of the slide was an active block of strata that failed along a bedding plane and the lower part of the slide was a passive block of strata that was compressed, forced outward and upward (as much as 10 feet). The proximity of the slide requires that the subject parcel be examined to determine if the conditions fostering this kind of slide exist there as well.

The direction of movement of the slide was not directly down dip. Rather, the movement was from 15° to 28° eastward of the dip azimuth. This is significant in that the dips at the subject parcel are parallel to those at the slide. The apparent dip in the direction of slide movement was between 27° and 29°. This is taken into account in examining the stability of the slopes at the subject parcel.

Smith 1980 This geologist reviewed the Buena Engineers 1971 report and decided that the parking lot area is underlain by 6 feet or 8 feet of Older Alluvium which lies unconformably on truncated, inclined Monterey strata. He stated that the previous findings did not apply to the area he considered to be buildable. The use of continuous footings was regarded as inappropriate in the parking lot area.

Smith took issue with the Preliminary Setback Line presented in the Santa Barbara County Seismic Safety Element. A consideration of the actual measured rate of beach erosion at the subject parcel led him to conclude that unrealistic erosion rates were used in placing the line in the vicinity of the subject parcel.

He reviewed the Weaver report and agreed with the findings, adding that shattering of the Monterey strata involved in the slide might have been caused by movement on the La Vigia fault which trends E-W about a half-mile to one mile north of the subject parcel. He stated that the dip of the strata was nearly parallel to the trend of the coastal bluff at the slide site, but that the dip of the strata at the subject site was more nearly perpendicular to the trend of the bluff. He based his choice of a building site on the

unlikeliness of a major slide at the subject parcel upon this premise. This is true of attitudes of strata near the mouth of the ravine along the eastern boundary and east of this point, but west of the ravine mouth the attitudes of the strata are more closely parallel to the shoreline.

The Camino de la Luz slide is reported to extend eastward to the southwest corner of the subject parcel (Figure 2). Smith states that similar sliding is not likely on the subject parcel because of the attitude of the strata and the its resistance to erosion. Dr. Smith explains the minimal influence of the Camino de la Luz slide to the subject parcel by asserting that the slide involved rocks weaker than at the subject parcel and by suggesting that no slides have disturbed the strata at the subject parcel.

Smith's report states that because the soils at the subject parcel are expansive and 8 feet to 10 feet thick, a building should be constructed on a foundation of caissons rather than on continuous footings. Soil creep is also a matter of concern on the steep slopes of the area Smith considers a building envelope. The reviewer observed tension cracks over an inch thick associated with soil creep at the SE corner of the paved area.

The building envelope chosen by Smith is just east of the paved area (cross-hatched on Figure 1). He declared that the paved area was unsuitable as a building site because of an open bedding plane fissure that he observed from the beach and which he projected northward. His buildable envelope lies east of the fissure where the bedrock was found by Dr. Smith to be "extremely competent and of high strength", although data supporting this assertion was not given in his report. He mentions that the rocks in the SE corner of the subject parcel below a flat excavated area just SE of the paved area have been affected by landslides.

Dibblee 1986 This brief report deals with general aspects of the topography and geology of the subject parcel. It considers sea cliff erosion, landslide hazards, and earthquake hazards in general terms. No consideration of building sites or engineering geology of the subject parcel are included. There is nothing with which to take exception.

Pacific Geoscience 1987 This report covers the soils investigation of the building envelope recommended by Dr. Smith. Three borings were made; their locations are shown on Figure 1. The boring on the paved area reached refusal at 13 feet depth. The other two borings drilled on the slope east of the paved area reached refusal at 6 feet depth.

The logs of the borings give only a terse description of the materials encountered. The borings encountered a sandy clay soil overlying weathered Monterey shale that graded downward into fresh shale. Apparently no soils analyses were conducted on samples of these materials. A cast-in-place pile foundation was recommended for any structure built in the tested area. A warning was given regarding soil creep on the sloping part of the building envelope.

K-C Geotechnical 1987 This two page letter amplified the findings of Mr. Dibblee. The rate of cliff retreat was given as 6 inches per year to 8 inches per year. It was stated that conditions that produced the Camino de la Luz slide do not exist at the subject parcel and the likelihood of a slide are "extremely remote". No slumping, adverse erosion or sliding was found on the west slope of the ravine that extends along the east boundary of the subject parcel.

Norris 1988 Dr. Norris estimates a rate of cliff retreat of 4 inches per year based upon a study of three aerial photographs taken in 1943, 1954 and 1986. This low rate is consonant with the assertion Dr. Smith made that the erosion rate in the vicinity of the subject parcel is slower that at areas to the east and west.

Dr. Norris discussed how erosion of the cliff face by ocean waves at high tides causes episodic quantum failure of strata weakened by weathering in the cliff face. The result is the maintenance of the steep cliff face at the subject parcel. Dr. Norris found little chance of the subject parcel being affected by a landslide except at its extreme SE corner of because of the attitude of the Monterey strata.

Dr. Norris did not discuss the relative merits of building envelopes proposed in the past. Rather, he listed suggestions regarding the discharge of surface water and appropriate landscaping vegetation.

Pacific Geoscience 1989 This letter reports observations of the subject parcel to review a plan prepared for a site on the subject parcel. No substantial changes since 1987 were observed. A drilled caisson foundation was stated as being the preferred for construction on the site (assumed to be in the building envelope proposed by Dr. Smith).

Pacific Geoscience 1991 (1) Another site visit to assess changes at the proposed building site is reported. Conditions were as described in the 1989 letter.

Pacific Geoscience 1991 (2) This letter is an addendum to the previous 1991 letter. This letter discusses the placement of a garage on the west side of the open bedding plane fissure reported by Dr. Smith. Heavy vegetation prevented the reviewer from examining the ground surface for evidence of this fissure.

Smith 1991 He discusses the availability of historical aerial photographs of the subject parcel and surrounding area. They are available in the UCSB library.

Earth Systems Consultants 1996 This letter by the successor company of Pacific Geoscience, Inc. recapitulates the correspondence discussed above in this report. Soil slumping at the upper part of the bluff located just seaward of the paved area and erosion at the mouth of the ravine east of the subject parcel were reported following a site visit in January. The choice of drilled caissons for foundations of the house and garage was reiterated.

CFG Consultants 1996 (1) This is an interoffice memo from James Fisher to Richard Cousineau, both of CFG Consultants, presenting a critique of the work of Dr. Smith that is cited above. Not all of this copy of the memo is legible. It deems Smith's work as inaccurate and states that the base topographic map Smith used is inaccurate. In comparing Smith's geologic mapping to work done in 1978, Fisher finds the City Geologic Hazard map (Hoover 1978) to be the accurate one.

Of particular importance is the fact that the attitude of the strata at the southeastern corner of the subject parcel given by Smith is not correct. I made the same observation when I measured the strike and dips of Monterey strata exposed at low tide in the wave cut platform fronting the subject parcel. The beach had been stripped of sand by several intervals of wave attack from the SE so there could be no uncertainty regarding the relationship of the strike of the strata to the trend of the cliff. Along the entire length of the subject parcel's beachfront the strike of the strata was more nearly parallel the shore than perpendicular to it.

Smith's description of the Monterey strata as being siliceous and therefore resistant to erosion is contended by Fisher. I found that the shale is more like a marl and I agree with Fisher's observation that only a few siliceous bed are present and they do not influence the character of the bulk of the strata exposed in the sea cliff.

Fisher takes issue with several other of Smith's findings. He takes exception with the lack of proper identification of earth materials on the subject parcel, the light treatment of slope stability, the misidentification of the "open bedding plane fracture", which is actually a 1 inch thick asphaltum bed, and dismissal of the matter of daylighted strata at the SW part of the subject parcel. I am in agreement with Fisher in these instances.

CFG Consultants 1996 (2) This report is the result of an engineering geology study of the subject parcel with respect to development plans prepared by Martin Northart and Spencer, Inc. and an architect, Detlev Peikert. The study was to evaluate geologic hazards that might affect the structures to be built in the building envelope in the northeastern part of the subject parcel.

The drainage on the subject parcel and surrounding parcels directs runoff across the parcel and thence to the creek on the east boundary of the parcel. A graded pad at the terrace that exists just SW of the paved area is shown in a 1954 aerial photograph. No mention is made of what the topography was before the excavation of the pad there.

The sea cliff at the south side of the subject parcel is described as having a compound slope that is generally convex upward. The base of the cliff slopes 60° to 80°. Above the reach of the waves the slope is 40° and at the top of cliff the slope about 28°.

The geology of the subject parcel is described as a terrace sand lying upon shale bedrock. The sand is said to underlie the paved area and is 5 feet to 6 feet thick. Fill occurs at the graded pad. The shale bedrock dips 25° to 50° to the southwest and is folded to a minor degree in places. Small scale tectonic features such as overriding strata, or small

interformational thrust faults are reported. An angular unconformity at the mouth of the ravine in the SW corner of the subject parcel is reported. This feature separates the steep dipping strata on the east from the more gently dipping strata at the beachfront of the subject parcel on the west. The reviewer verified the existence of these features in the field.

The report describes the seismicity of the subject parcel as likely to cause low level damage to single family dwellings. The closest potentially active fault is the Mesa fault which lies about 1 ½ miles N of the parcel. Active to potentially active faults in the Santa Barbara Channel are mentioned.

The rate of retreat of the sea cliff is chosen to be 4 inches per year. However the erosion at the top of the concave-upward slope is deemed to be negligible over the 65 years (actually 67 years) elapsed between the dates of the aerial photography that CFG examined. Erosion by runoff from the concrete-lined swale and failure of a sections of sea cliff by slumping are indicative of the variability of erosion that can occur.

Landslides involving the cliff are reported to have occurred in the 1970s at the subject site. Soil slumps have occurred near the verge of the cliff. The scarp left by one of these slumps is still visible just below the base of the wooden stairs leading to the concrete-lined swale at the upper part of the sea cliff.

Soil creep and flooding are mentioned in the report; both are considered minor at the subject parcel. The use of caissons set into the shale bedrock and gutters on buildings are recommended to avoid the effects of these processes.

Fisher 2001 This report states that conditions at the subject site are little changed from what was observed in 1996. The California Coastal Commission definition of the "Bluff Edge" is presented and its location noted on an accompanying sketch map. The line demarcating the 75-year setback from the bluff edge is shown on Figure 1.

A study of historical aerial photographs produced estimates of the time of developments on and adjacent to the subject parcel. The neighboring houses and the cabaña on the graded pad appear to have been constructed during the 1940s to 1960s. The cabaña was gone by 1975.

The rate of cliff retreat was stated to be 4 inches per year and a 75-year setback of 25 feet was recommended for the subject parcel.

Fisher 2002 (1) This letter presents responses to comments in letters sent by neighbors of the subject parcel. Little salient material was offered save the mention of a landslide at 1839 Camino de la Luz in November 1995. This slide did not alter the form of the upper edge of the cliff. Slide activity was noted at the SW corner of the subject parcel. The reviewer confirms this occurrence.

Fisher 2002 (2) This letter address comments by the City Review Team, specifically the importance of controlling surface runoff, the definitions of the "bluff edge" used by Fisher and CFG, and the way the 75-year setback was determined.

The Reviewer's Comments The pertinent issues to be considered in assessing a proposed construction at the subject parcel are slope stability and drainage. Given the size and proximity of the Camino de la Luz slide (see Figure 2) and the evidence of sliding on the subject parcel, there is an unfulfilled need for a better evaluation of the stability of the slopes at the parcel. Smith addressed this issue anecdotally and Fisher pointed out a need for further analysis of slope stability. CFG noted the existence of landslides on the parcel but did not mention that this implied further investigation of slope stability. The reviewer has therefore conducted a slope stability analysis which is discussed in detail in a subsequent section of this report.

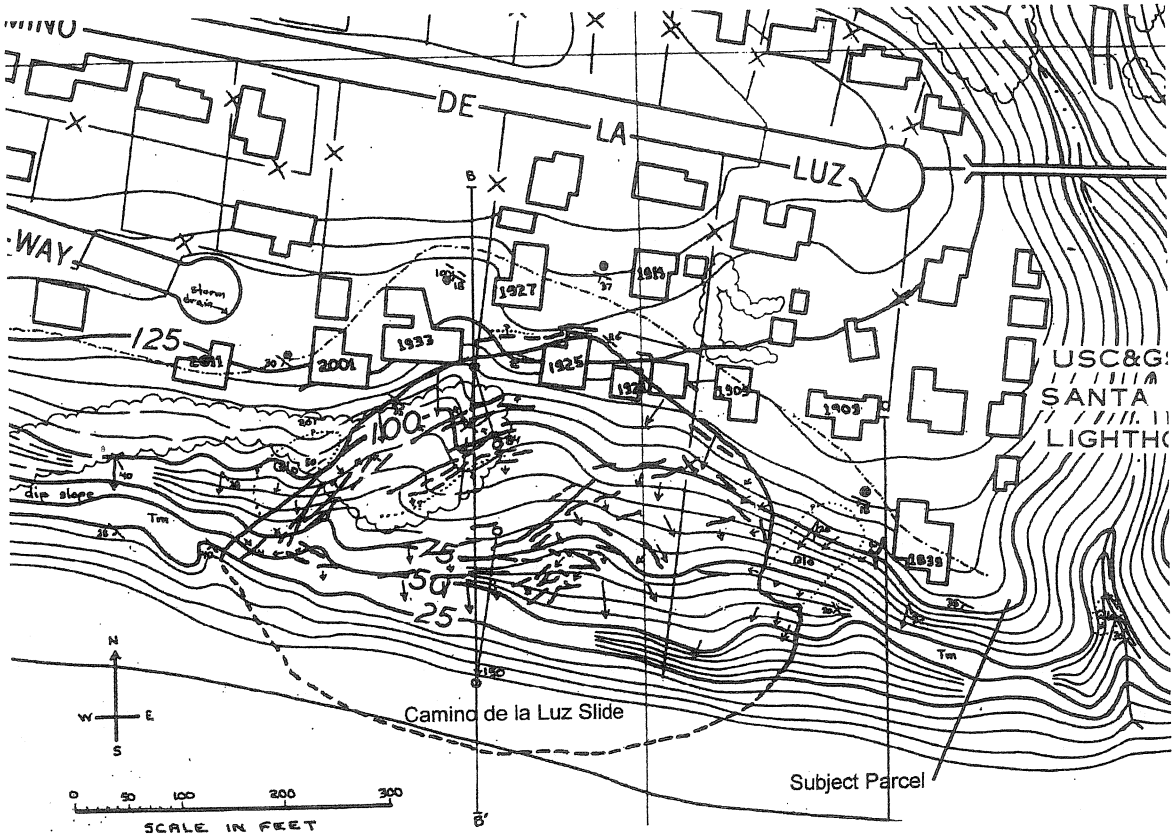


Figure 2. The proximity of the subject parcel to the Camino de la Luz slide. from Weaver 1978.

All the geologists who wrote reports reviewed here declared the need for controlled drainage on this cliff-top parcel. The reviewer agrees and would insist that this be considered thoroughly by engineers, architects and landscape architects involved in planning the development of the subject parcel. Surface water reaching the subject parcel must be intercepted as soon as possible and conducted under controlled conditions to either the ravine east of the parcel or the beach. Under no circumstances should rainwater be allowed to accumulate and flow down the coastal cliff at the south side of the subject parcel.

Other issues, such as the details of the geology and physiography of the subect parcel have been treated adequately by Fisher and CGS. The reviewer found evidence to corroborate their findings in his field investigation of the parcel and its vicinity.

75-year Setback The reviewer finds that the rate of sea cliff retreat is conservatively taken to be 4 inches per year. Beach erosion over the next 75 years would be expected to amount to 25 feet of retreat. This number does not take into account the reduction in retreat rate that must occur as continued retreat lengthens the wave-cut platform fronting the sea cliff. Assuming that the wave climate remains the same, the constant average wave energy flux must be distributed over an increasing length of platform. This would cause an exponential decay in the wave erosion rate.

The retreat of the sea cliff would displace the existing cliff profile landward modified by the increase in the ratio between the degree of terrestrial erosion affecting the part of the coastal cliff above the reach of wave attack and the degree of wave erosion at the toe of the cliff. The net effect should be a reduction in the slope at the upper part of the cliff as terrestrial erosion (mainly by rain runoff) begins to predominate.

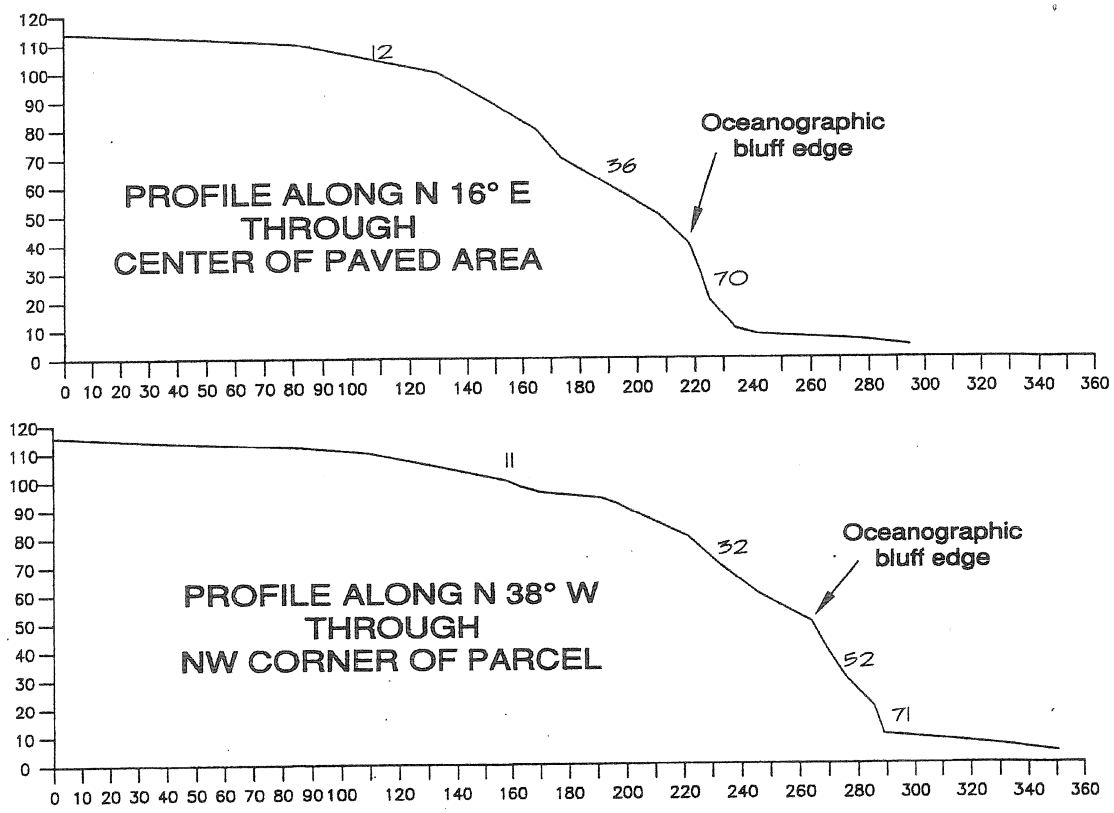


Figure 3. Topographic profiles through the subject parcel. The numbers indicate the local slope in degrees. Note the rounded, convex-upward shape of the the area above the sea cliff in both profiles.

Significant to the consideration of a proper setback, the "bluff edge" which should mark the elevation above which terrestrial erosion prevails would move lower on the cliff face as time progresses. Of course this assumes that no human intervention takes place. But the control of runoff is a condition of mitigation of the impact of rain runoff and this would tend to maintain the status quo or even cause wave erosion to become dominant at the toe of the cliff with an increase in the elevation of the "bluff edge".

However, the California Coastal Commission's somewhat arbitrary definition of the "bluff edge" is based upon a perceived static geometry rather than upon actual coastal processes, so the setback given by Fisher (Figure 1) should serve the purpose of the Planning Division of the Department of Community Development of the City of Santa Barbara. Fisher's setback is 25 feet from the "landward edge of the topmost riser" at the graded pad SE of the paved area (despite the fact that the "riser" is completely artificial), so it complies with the California Coastal Commission's definition and it is based upon 75 years of bluff erosion at 4 inches per year.

Typical cross sections of the subject parcel are shown in Figure 3. This figure shows the configuration of the sea cliff and top area of the parcel. The slope angles at several distinct segments of the profile are shown. A reasonable "bluff edge" is indicated on the profile. The 75-year setback from the "bluff edge" as stipulated by the California Coastal Commission is indicated on Figure 1.

Slope Stability Analysis The field observations made by the reviewer led to a conclusion that the SE corner of the subject parcel had suffered a significant landslide in the past. The topographic expression of this feature reinforced this conclusion. The trace of the failure plane of this and possibly another slide are shown on the map in Figure 1.

It is with misgivings that the reviewer notes that several of the papers reviewed here mentioned that sliding occurred here, but no one seemed concerned that this meant that the Monterey strata failed not down the dip as at the Camino de la Luz slide, but rather nearly normal to the dip. This implies that the shear strength of the strata in its present condition can be exceeded given the appropriate stress conditions and that it might be misleading to focus upon down-dip sliding as the only way slope failure can occur here.

The bedrock mass between the E edge of the Camino de la Luz slide and the ravine on the west of the subject parcel is of concern because it lacks lateral support. Many of the slides the reviewer has examined had declivities on one or both sides of the failed mass. It appears that the stability of a slope depends to some extent upon the shear strength of lateral attachment as well as the attachment below and up-slope.

In an endeavor to examine all possible geological hazards at the subject parcel, it was decided to perform an analysis of the stability of the eastern and southern slopes of the subject parcel. It is anticipated that such analyses would be prudent given that the latest designated buildable envelope lies on the upper part of the slope involved in the aforementioned slide.

Slope stability calculations were performed on the topographic profile shown in Figure 3 using the Modified Bishop method. This method calculates the factor of safety of each of an array of slip circles that is feasible given the geometry of the slope. A psuedostatic (seismic) coefficient of 0.50 was used to ensure obtaining a conservative estimate of the slope stability for each slip circle. The calculations were performed using a unit wet weight of 120 lb/cu ft, cohesion = 0 lb/sq ft, and internal friction angles of 14°. These calculations explored the residual (minimal) strength of the slope.

The strength parameters of the Monterey shale were estimated using the Hoek-Brown (2002) failure criterion. The cohesion and angle of internal friction for clay shale are 0.663 MPa and 14.25°, respectively. These strength parameter values applicable to the Monterey shale. A value of cohesion of 0.0 psf/sq ft is used to estimate the residual strength of the Monterey shale assuming that ancient slides have reduced the strength of the rock mass. The cohesion value obtained by the Hoek-Brown (2002) criterion is more representative of the peak strength of the Monterey shale.

The unit wet weight of the Monterey shale was taken to be 120 lb/cu ft. This is approximately the same value obtained for Rincon shale in the Summerland region (121-122 lb/cu ft). A value of the unit wet weight of 95 lb/cu ft has been measured elsewhere, however the larger value is used for the sake of conservatism

The Mohr-Coulomb strength criterion can be manipulated to show that at failure (factor of safety = 1 and cohesion = 0) the angle of internal friction is equal to the angle of the slope of the slide plane. The angle of the slope near the mouth of the ravine at the E side of the subject parcel is approximately 32° to 52°. Use of this angle with cohesion set to zero allows determination of the residual, or post-failure, strength of the Monterey strata forming the east slope of the subject parcel. An analysis indicated that the residual strength of the Monterey strata at the subject parcel is quite low. The calculated factor of safety is 0.01.

Another calculation was performed using a unit wet weight of 120 lb/cu ft, cohesion = 12590 lb/sq ft (0.663 Mpa) and an internal friction angle of 14°. These Hoek-Brown values were taken to represent the peak (maximal) strength of a slope in undisturbed rock. The factor of safety for peak strength conditions exceeds 6.0 for all the slip circles tested.

The Modified Bishop method calculates the factor of safety of each of an array of slip circles that is feasible given the geometry of the slope. A psuedostatic (seismic) coefficient of 0.50 was used to ensure obtaining a conservative estimate of the slope stability for each slip circle. Residual strength calculation indicates that the brow of the sea cliff at the bluff edge is prone to fail in Monterey shale masses that have failed in the past. Unaffected rock on the brow is stable with a factor of safety exceeding 6.0 or more.

Another stability analysis using the Modified Bishop method with a psuedostatic (seismic) factor of 0.50 was performed to examine the effect of deep slip surfaces. The factor of safety for such a failure is in excess of 1.5. This kind of analysis is representative of the Camino de Luz slide mechanism.

The possibility of a plane failure down dip was investigated using a program by Dr. E. Bane Kroeger of the University of Alaska. Peak strength with a factor of safety of 6.7 indicates that slopes in unfailed Monterey shale are quite stable. The residual strength of failed masses is 0.47. Landslide blocks are such masses; they are not stable and further movement in those masses can be expected.

The results of these analyses are given in the appendix at the end of this report. The results indicate that the entire slope of undisturbed Monterey shale is stable under conditions of a severe earthquake. It is necessary to point out that no residential construction should be considered for the SE corner of the subject parcel because of the likelihood that it is a landslide block of minimal strength.

One must conclude that, on the scale of the immediate area of the subject parcel, the slope is stable. At a small scale, such as at the toe of the sea cliff stability or on a scale the size of the Camino de la Luz slide and at a different (longer) time scale the stability of the strata might be less, but it is beyond the capability of method of analysis to determine this.

I hope that this review is suitable for your purposes. If you have any questions or comments, please contact me.

Sincerely,

William Anikouchine

William Anikouchine PhD
California Certified Engineering Geologist EG 1584

APPENDIX

List of Reports Reviewed in this Document (in chronological order)

Buena Engineers 1971 – "Preliminary Soil Investigation and Engineering Geology Report for a Single-Family Residence on El Camino de la Luz in the La Mesa Area Santa Barbara, California" Buena Engineers 17 May 1971.

Pacific Materials Laboratory 1978 – "Preliminary Landslide Investigation, Sea Cliff Property, El Camino de la Luz, Sant Barbara, California`for City of Santa Barbara" by D. W. Weaver & D. F. Hoffman for Pacific Materials Laboratory 6 March 1978.

Smith 1980 - "Feasibility of Site Development 1837 ½ El Camino de la Luz" by R. J. Smith 29 October 1980.

Dibblee 1986 – "Geologist Report, 1837 El Camino de la Luz, Santa Barbara, California" by Thomas W. Dibblee 24 June 1986.

Pacific Geoscience 1987 – "Soils Engineering Investigation of 1857 el Camino de la Luz, Santa Barbara, California Pacific Geoscience, Inc 9 April 1987.

K-C Geotechnical 1987 – Letter to Mr. Bruce Peterson from Richard Cousineau K-C Geotechnical Associates 3 July 1987.

Norris 1988 – Untitled report by R. M. Norris 8 November 1988.

Pacific Geoscience 1989 – Letter titled "Review of Site Location at 1857 (sic) El camino de la Luz, Santa Barbara, California" by J.M. Sims 18 March 1989.

Pacific Geoscience 1991 (1) – Letter titled "Second Review of Site, 1837 ½ El Camino de la Luz, Santa Barbara, California" by J. M. Sims 21 Januyary 1991.

Pacific Geoscience 1991 (2) – Letter titled "Review of Garage Site, 1837 ½ El Camino de la Luz, Santa Barbara, California" by J. M. Sims 5 February 1991.

Smith 1991 – Untitled letter by R. J. Smith 18 March 1991.

Earth Systems 1996 – Letter titled "1837 ½ el Camino de la Luz, Santa Barbara, California, Third Review of Site" by J. M. Sims, Earth System Consultants 2 February 1996.

Fisher 1996 – Interoffice memo from J. Fisher to R. P. Cousineau titled "Background Review of Dr. Barthel's File: Previous Reports" CFG Consultants 28 May 1996.

CFG 1996 – "Proposed Building Site 1837 ½ El Camino de la Luz, Santa Barbara, California" CFG Consultants 19 June 1996.

Fisher 2001 – Letter titled "Engineering Geologic Update Report, 1837 ½ El Camino de la Luz, Santa Barbara" Fisher Geologic 2 December 2001.

Fisher 2002 (1) – Letter titled "Geologic Review of Supplemental Information, 1837 ½ El Camino de la Luz, Santa Barbara" 15 July 2002.

Fisher 2002 (2) – Letter titled "Geologic Response to City Review Team Comments, 1837 ½ El Camino de la Luz, Santa Barbara" 16 December 2002.

Slope Stability Analyses Results

Plane Failure

Residual Strength:

Slope Height – 100 feet
Slope face angle - 70°
Upper slope angle - 12°
Cohesion – 0 psf
Friction angle - 14°
Dip of discontinuity - 28°
Unit weight of rock – 120 pcf
Unit weight of water – 61.4 pcf
Bluff edge location – 36.4 feet
Length of discontinuity – 327.4 feet

Factor of Safety – 0.469

Peak Strength:

Slope Height – 100 feet
Slope face angle - 70°
Upper slope angle - 12°
Cohesion – 12590 psf
Friction angle - 14°
Dip of discontinuity - 28°
Unit weight of rock – 120 pcf
Unit weight of water – 61.4 pcf
Bluff edge location – 36.4 feet
Length of discontinuity – 327.4 feet

Factor of Safety – 6.7

Stability Analysis using Psuedostatic Assumption for Seismic Effects

Psuedostatic Factor = 0.5

SLOPE STABILITY ANALYSIS USING SIMPLIFIED BISHOP METHOD

1837 1/2 Camino de la Luz

03-30-2005 1:51:45 PM
'QKBASIC\BISHOP.BAS'

Layer 1 Cohesion, kips/sqft 12.59
Layer 1 Unit Weight, kips/cuft .12
Layer 1 Friction Angle, deg. 14.25
Layer 2 Cohesion, kips/sqft 9999
Layer 2 Unit Weight, kips/cuft .13
Layer 2 Friction Angle, deg. 0

THIS ANALYSIS WAS MADE USING SLOPING WATER TABLE CONDITIONS WITH SEEPAGE

COORDINATES OF THE CENTER OF THE CIRCLE & THE CIRCLE RADIUS			SAFETY FACTOR	AREA OF FAILURE	COORDINATES OF INTERSECTION OF THE FAILURE CIRCLE WITH GROUND LINE			
X (FT)	Y (FT)	R (FT)	FS	(SQ FT)	X UP	Y UP	X DOWN	Y DOWN
340	160	330	1.65	141.8	14.7	215.2	633.1	8.3
340	160	340	1.96	151.3	4.6	215.8	644.0	7.8
350	160	330	1.66	139.8	24.6	214.7	642.8	7.9
350	160	340	1.98	149.3	14.5	215.2	653.8	7.3
350	160	350	1.94	159.1	4.5	215.8	664.7	6.8
360	160	330	1.68	137.7	34.5	214.1	652.6	7.4
360	160	340	2.00	147.2	24.4	214.7	663.5	6.8
360	160	350	1.96	157.0	14.4	215.2	674.4	6.3
360	160	360	1.92	167.2	4.3	215.8	685.3	5.7
340	150	330	1.71	147.8	16.5	215.1	637.9	8.1
340	150	340	1.68	157.6	6.4	215.7	648.7	7.6
350	150	330	1.73	145.8	26.4	214.6	647.7	7.6
350	150	340	1.70	155.5	16.3	215.1	658.5	7.1
350	150	350	1.67	165.5	6.2	215.7	669.2	6.5
360	150	330	1.75	143.7	36.3	214.0	657.5	7.1
360	150	340	1.71	153.4	26.2	214.6	668.3	6.6
360	150	350	1.68	163.4	16.1	215.1	679.0	6.0
360	150	360	1.65	173.8	6.0	215.7	689.7	5.5
340	140	330	1.81	153.7	18.6	215.0	642.4	7.9
340	140	340	1.80	163.7	8.5	215.5	653.1	7.3
350	140	330	1.84	151.7	28.5	214.5	652.2	7.4
350	140	340	1.82	161.6	18.4	215.0	662.8	6.9
350	140	350	1.81	171.9	8.3	215.6	673.5	6.3
360	140	330	1.86	149.6	38.4	213.9	662.0	6.9
360	140	340	1.85	159.5	28.3	214.5	672.6	6.4
360	140	350	1.83	169.8	18.1	215.0	683.3	5.8
360	140	360	1.81	180.3	8.0	215.6	693.9	5.3
340	130	330	1.53	159.6	21.1	214.9	646.5	7.7
340	130	340	1.52	169.7	10.9	215.4	657.0	7.1
340	130	350	1.51	180.2	0.7	216.0	667.5	6.6
350	130	330	1.54	157.5	31.0	214.3	656.3	7.2
350	130	340	1.53	167.7	20.8	214.9	666.8	6.7
350	130	350	1.52	178.2	10.6	215.4	677.3	6.1
350	130	360	1.51	188.9	0.4	216.0	687.8	5.6
360	130	330	1.56	155.5	40.8	213.8	666.1	6.7
360	130	340	1.55	165.6	30.6	214.4	676.6	6.2
360	130	350	1.54	176.1	20.5	214.9	687.2	5.6
360	130	360	1.53	186.8	10.3	215.4	697.6	5.1

Discussion: As seen on attached plot plan, two private easements enter El Camino de la Luz from the cul-de-sac; a 20 ft. easement which serves three parcels and a possible fourth, and a 15 ft. easement which serves four parcels and a possible fifth parcel, as indicated by small arrows on plot plan. Because of the closeness of the Eaton house and the dwelling opposite it to this easement, it is not possible to widen the subject easement.

A possible solution to this situation would be to join the ends of the two private easements and provide one-way traffic serving all these parcels. This would not meet city street standards, but might be considered as a reasonable solution under the present impossibility of providing full city street standards."

Mrs. Fred Eaton was present and explained that according to actual measurement the easement is 17 feet, and in the past year a number of lots have been split in the neighborhood and they have all been served by an average 15 foot driveway.

The City Planning Director explained that the small map showed the number of parcels to be served by this easement, and reported that because of the location of the Eaton house it is not possible to widen the easement. He suggested that a possible solution might be to tie the two easements together and allow one way traffic on same, but added that this would not meet ordinance requirements, but it would be less hazardous than the proposal as submitted.

Mrs. Eaton explained that tying the two easements together would mean that the driveway would come within five feet of the Wardell front door, which would not comply with any City Ordinance.

The Planning Director pointed out that City standards require a 50 foot right of way.

Mrs. Eaton explained that there are six and seven cars parked in the driveway easement for the lot splits granted to the west of her property.

In response to a question the City Planning Director stated that if this property were located in a multiple family zone, a 15 foot driveway could serve an unlimited number of families.

Acting Mayor Crowell inquired whether the Council used this ordinance to block developments of this kind in other areas. The City Planning Director stated it has been done, except that it is not too frequently used when there is only a possibility for one more lot split. He explained that Ordinance No. 2488 covers not the number of units involved but the number of parcels served by a private driveway.

Councilman Clemens suggested returning this request to the Planning Commission with a request that the provisions of the ordinance be studied.

Acting Mayor Crowell stated that you can't do this except to request a recommendation for the revision of the ordinance.

The City Planning Director stated that several of the neighbors wrote letters to the Planning Commission urging approval of the requested division of property, and the granting of a variance in this case.

Councilman Wilson moved seconded by Councilman Clemens that the Council approve the request of Mrs. Fred D. Eaton, Sr., to divide into two parcels lot 7T and 11H, located at 1837 El Camino de la Luz, as submitted by the applicant.

The Planning Director stated that the Planning Commission feels that its authority does not extend to this particular ordinance.

Mrs. Eaton explained that Mr. and Mrs. Skofield have no objection to granting the request and that in her discussion with other neighbors in the area she has not heard any objections voiced.

Roll Call: Affirmative Council All.

RANT DEEDS FOR IRPORT PPTY OR CLEAR ZONE ROM. ANTONIO ONTECARLO BY ESO.3464 -

Grant Deed from Antonio and Serafina Montecarlo for lots 18 and 19, Block E of La Goleta Rancho, also known as Fairfield was presented in connection with acquisition of a clear zone for the Municipal Airport.

Councilman DeLoreto moved seconded by Councilman Wilson that the Council accept this grant deed by the adoption of Resolution No. 3464. Roll Call: Affirmative Council All.

ROM JUSTO L. ARTINEZ BY ESO.3465

Grant Deed from Justo L. and Inocencia Martinez for Lot 18, Block F of La Goleta Rancho, also known as Fairfield, was presented in connection with the acquisition of a clear zone for the Municipal Airport.

Councilman DeLoreto moved seconded by Councilman Wilson that the Council accept this grant deed by the adoption of Resolution No. 3465. Roll Call: Affirmative Council All.

EMENS LEAVES

Councilman Clemens was excused from the Council Chambers at this time.

Councilman Callahan moved seconded by Councilman Clemens that the Council find that there is good and sufficient reason connected with the health, safety and welfare of the area to continue this request until the next meeting of the Council and suggest that every Councilman inspect this property to determine what is being requested and report on same. Roll Call: Affirmative Council All.

Councilman Callahan was excused from the Council Chambers at this time. CALLAHAN

Recommendation from the City Planning Commission was presented as follows: RELOCATIO PEDESTRIA MENT IN I VIEW HTS RESO.3471 DONING PR EASEMENT 3472 ACCE NEW EASEM

"Subject: Recommendation for relocation of pedestrian easement in Island View Heights Subdivision.

Recommendation: Approval of relocation of pedestrian easement as shown on map attached, to be located along the boundary line dividing new lots 35 and 37.

Discussion: Thomas J. Pleman, developer of Island View Heights Subdivision, appeared before the City Planning Commission on May 20, 1958, with a request that lot 36 thereof be split, dividing the area equally between adjoining lots 35 and 37. This request was brought about by a change in location of the top of the slope behind lots 35, 36 and 37, so that the crest of the slope is 15 ft. closer to Island View Drive than anticipated, making the building pads for these lots 15 ft. narrower. It was stated that this was a result of City Council disapproval of a proposed encroachment of the toe of the slope onto the Meigs Road right-of-way.

Because this voluntary elimination of one lot (lot 36), will permit the creation and development of two improved building sites, for which new building plans must be developed, the Planning Commission voted to approve this request. This was done on the Commission's authority to approve reasonable adjustments of lot lines without going through the procedures outlined in City Zoning Ordinance No. 2585, and on the specific opinion of the City Attorney that this procedure was applicable in this particular instance because of the resulting improvement in lot development, and the fact that no new lot would be created.

However, because of this elimination of lot 36, it is necessary to relocate the existing approved 10 ft. pedestrian easement, formerly located between lots 36 and 37. Accordingly, the Commission hereby recommends to City Council that this easement now be relocated along the new boundary line between lots 35 and 37, as shown on the attached map.

Councilman Clemens inquired how this could be done. The Chief Administrative Officer explained that since the final map of Island View Heights has been filed, he thought it would be necessary to abandon the first easement, and then accept the deed for the relocation of the pedestrian easement.

The City Attorney stated that the subdivider handed to him a deed for the substitute easement, as well as a Resolution abandoning the former easement.

"RESOLUTION NO. 3471

RESOLUTION ABANDONING 10 FOOT PEDESTRIAN EASEMENT LYING BETWEEN LOTS 36 AND 37 OF ISLAND VIEW HEIGHTS NO. 2."

was presented and read in full. Councilman Clemens moved seconded by Councilman DeLoreto that the Council adopt Resolution No. 3471. Roll Call: Affirmative Council All.

Deed for a pedestrian walkway along the revised boundary line dividing lots 35 and 37 in Island View Heights Subdivision and signed by Thomas J. Pleman and Joseph DuBrow, partners in Island View Heights, was presented and ordered accepted by adoption of Resolution No. 3472 on motion of Councilman DeLoreto seconded by Councilman Clemens. Roll Call: Affirmative Council All.

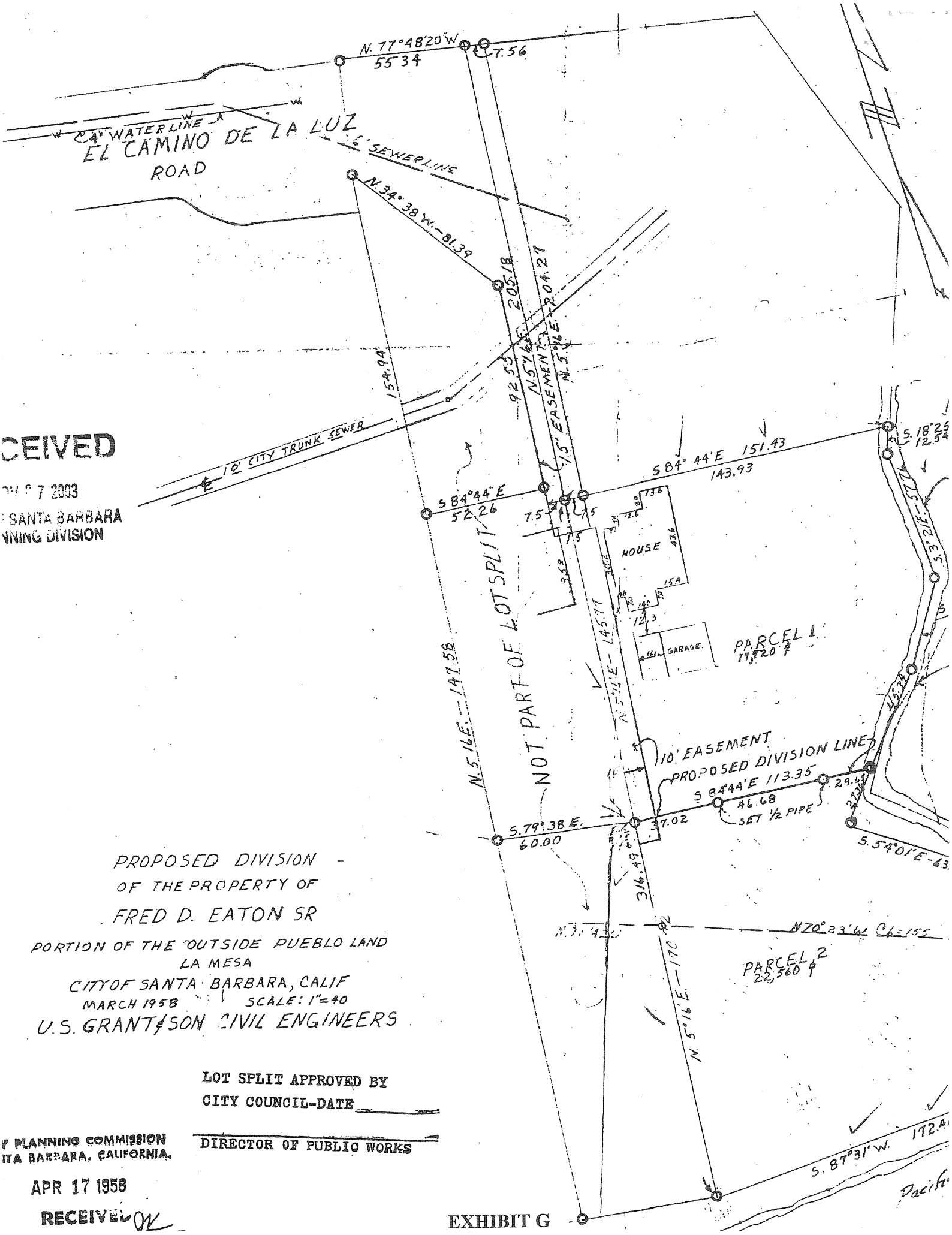
Councilman Callahan returned to the Council Chambers at this time. CALLAHAN

Recommendation from the City Planning Commission was presented as follows: GRANT LOT REQ OF M EATON AT EL CAMIN LUZ

"Subject: Request of Mrs. Fred D. Eaton, Sr., to divide into two parcels lots 7T and 11H, City Engineer Map 10, located at 1837 El Camino de la Luz, in a R-1 zone.

Recommendation: Denial.

Reasons: Creation of an additional parcel would be in violation of City Ordinance No. 2488. The existing 15 ft. driveway easement which now serves this dwelling also provides access to three additional adjoining parcels. See attached plot plan showing dwellings served off El Camino de la Luz cul-de-sac.



CEIVED
7 2003
SANTA BARBARA
NNING DIVISION

PROPOSED DIVISION -
OF THE PROPERTY OF
FRED D. EATON SR
PORTION OF THE OUTSIDE PUEBLO LAND
LA MESA
CITY OF SANTA BARBARA, CALIF
MARCH 1958 SCALE: 1"=40
U.S. GRANT & SON CIVIL ENGINEERS

LOT SPLIT APPROVED BY
CITY COUNCIL-DATE _____

DIRECTOR OF PUBLIC WORKS

PLANNING COMMISSION
ITA BARBARA, CALIFORNIA.
APR 17 1958
RECEIVED

EXHIBIT G

Appendix B

Notice of Preparation and Scoping Meeting Responses

City of Santa Barbara
Planning Division

I CERTIFY THAT THIS NOTICE WAS MAILED ON 08/31/05 TO THE ADDRESSES ON THE ATTACHED MAILING LABELS
Joseline S.

NOTICE OF EIR PREPARATION/ NOTICE OF ENVIRONMENTAL SCOPING HEARING

Date: August 31, 2005

To: State Clearinghouse
City Clerk
Clerk of the Board
Neighbors and Interested Parties

From: Planning Division
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990
(805) 564-5470

Project Title: 1837 ½ El Camino de la Luz Residence

Project Location: The project site is located at 1837 ½ El Camino de la Luz, between Oliver Road and Meigs Road, in the West Mesa neighborhood of the City of Santa Barbara, Santa Barbara County.

Project No.: MST2002-00214

APN: 045-100-065

General Plan: Residential, 5 units per acre

Zone: E-3/One-Family Residence and SD-3/Coastal Overlay

Public Scoping Hearing: **Thursday, September 22, 2005**, City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street.

Project Description: The project consists of the construction of a 1,499 square foot, 2-story single family residence with an attached 443 square foot garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of the paved public road (El Camino de la Luz).

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed 1837 ½ El Camino de la Luz Residence. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing the effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

EIR Scope of Analysis: The proposed EIR scope of analysis would include evaluation of project environmental effects associated with visual aesthetics impacts. An Initial Study, describing potentially significant visual aesthetic impacts as well as less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov.

Comments: Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than, October 3, 2005, at 4:30 p.m.** Please send your written comments to the attention of Renee Brooke, AICP, Project Planner, at the above address.

Public Hearing: An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **Thursday, September 22, 2005**. The Commission meeting begins at 1:00 p.m. in City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street, and this meeting will have several items, including this hearing. An agenda with the order of items to be heard and staff report with an Initial Study for this hearing will be available on Friday, September 16, 2005, from the Planning Division or online at www.SantaBarbaraCa.gov . Under *Quick Selections*, scroll to the heading *City Hall* and click on *Planning Commission*. Please note that online staff reports do not include some exhibits. In accordance with American Disabilities Act requirements, if you need assistance to attend the hearing, please contact the Planning Commission Secretary at 564-5470 several days in advance of the meeting to make arrangements.

Signature: Renee Brooke

Renee Brooke, Project Planner

Telephone: (805) 564-5470

City of Santa Barbara
Planning Division

PLANNING COMMISSION MINUTES

September 22, 2005

CALL TO ORDER:
Vice-Chair John Jostes called the meeting to order at 1:04 p.m.

ROLL CALL:
Present:
Vice-Chair John Jostes
Commissioners, Charmaine Jacobs, Stella Larson, Bill Mahan, George C. Myers and Harwood A. White, Jr.

Absent:
Chair Jonathan Maguire

STAFF PRESENT:
Jan Hubbell, Senior Planner
Renee Brooke, Project Planner
Victoria Greene, Project Planner
N. Scott Vincent, Assistant City Attorney
Deborah J. Bush, Acting Planning Commission Secretary

ENVIRONMENTAL HEARING:

APPROXIMATE TIME: 1:07 P.M.

APPLICATION OF BRENT DANIELS, AGENT FOR HERBERT BARTHELS, TRUSTEE, OWNER, 1837 ½ EL CAMINO DE LA LUZ, 045-100-065 E-3/ONE-FAMILY RESIDENCE AND SD-3/COASTAL OVERLAY, GENERAL PLAN DESIGNATION RESIDENTIAL, 5 UNITS PER ACRE, MST2002-00214

Project Description: The project consists of the construction of a 1,499 square foot, 2-story single family residence with an attached 443 square foot garage, on a 23,885 square foot vacant bluff-top lot. Access to the site would be provided by private easements extending south from the terminus of the paved public road (El Camino de la Luz).

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed 1837 ½ El Camino de la Luz Residence. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing the effects through

project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

EIR Scope of Analysis: The proposed EIR scope of analysis would include evaluation of project environmental effects associated with visual aesthetics impacts. An Initial Study, describing potentially significant visual aesthetic impacts as well as less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov.

Comments: Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than, October 3, 2005, at 4:30 p.m.** Please send your written comments to the attention of Renee Brooke, AICP, Project Planner, at the above address.

Renee Brooke, Project Planner, provided an overview of the project and stated the purpose of the hearing.

Brent Daniels, Agent for Herbert Barthels, commented briefly on the project and thanked Staff for their continued efforts.

Public comment opened at 1:21p.m.

Commissioner questions:

1. Asked if views from the Coast Guard property should be included in the analysis.
2. When impacts cannot be mitigated, how can the Commission balance issues?

Public comment opened at 1:21p.m.

The following people commented on the scope of the EIR:

Stan Krome, stated that the project since the onset has been plagued by problems. Mr. Krome believes the lot is an illegal lot and would like the Commissioners to view the site.

JoAnna Morgan stated that she concurs with Mr. Krome. Ms. Morgan is concerned that only the issue of view is being considered in the EIR.

Public comment closed at 1:25p.m.

During the discussion, the Commissioners either individually or collectively with regards to the scope of the EIR:

1. Asked how the framing of alternatives would be addressed in the EIR.
2. Asked, if EIR focuses on view corridor, how does the EIR consultant determine what is being taken away and what will remain?
3. Asked when a public view would be considered permanently impacted
4. Stated that the geological review is defensible and is comfortable with the analysis of that issue in the Initial Study.
5. Suggested that the project architect prepare massing studies, starting with the smallest, legally allowable residence on the property.
6. Stated that oftentimes with EIRs, alternatives considered are not feasible. Would like to see the architect and owner propose feasible alternatives which would reduce the visibility of the home. Would like to see how the various scenarios will impact the view corridor, so the EIR should focus more on pictures than words. Suggested that a representative from the Parks and Recreation Department be consulted to help develop potential mitigation measures at La Mesa Park.
7. Stated that it would be helpful to develop feasible alternatives, conduct an analysis of the alternatives.
8. Stated the focus of the EIR should not be narrowed so much that the utility of the document is lost. Alternatives need to include an analysis of impacts to other issue areas.
9. Stated an alternative-based EIR should be considered, where a discussion of alternatives makes up the bulk of the document.

Ms. Hubbell stated that if an impact cannot be mitigated, the Commission must decide if the project results in a public benefit that outweighs the unmitigable impact.

State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, *Governor*

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

April 27, 2005

Renee Brooke
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93101

Draft Mitigated Negative Declaration for the 1837.5 El Camino de la Luz Project SCH #2005041031, Santa Barbara County

Dear Ms. Brooke,

The Department of Fish and Game (Department), has reviewed the above Draft Mitigated Negative Declaration (DMND) for impacts to biological resources. The project applicant proposes construction of a 1,499 ft.^{2} residence with attached 443 ft.^{2} garage on a ½ acre bluff-top lot overlooking the Pacific Ocean. The proposed project site is located at 1837 ½ El Camino de la Luz in the West Mesa neighborhood in the City of Santa Barbara. The proposed building site is composed vegetatively of non-native grasses and forbs growing on a substrate consisting primarily of asphalt and is of little wildlife value. Lighthouse Creek borders the proposed project site on the east. A proposed site drainage system would include installation of drain pipes and a rip-rapped dissipater in the creek bed. Measures proposed to mitigate potential impacts to Lighthouse Creek include habitat restoration of the creek's west slope and development of an erosion control/water quality plan.

The following statement has been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (CEQA Guidelines §15386(a)) and pursuant to our authority as a Responsible Agency (CEQA Guidelines §15381) over those aspects of the proposed project that come under the purview of the Fish and Game Code Section 1600 et seq.:

Streambed Alteration

The construction of the residence and installation of the proposed drainage system into Lighthouse Creek will require issuance of a Streambed Alteration Agreement under Section 1600 et seq., prior to commencing work. You may call our San Diego office at (858) 636-3160 to initiate the 1600 process. You may also obtain an application package online by visiting the Department's website at http://www.dfg.ca.gov/1600/notification_pkg.html. The Department emphasizes that in order to protect sensitive resources, substantial revisions to the proposed project may be required in the SAA.

RECEIVED

MAY 03 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

Thank you for this opportunity to provide comment. Questions regarding this letter and further coordination on these issues should be directed to Mr. Martin Potter, Wildlife Biologist, at (805) 640-3677.

Sincerely,

Ms. Morgan Wehtje
Environmental Scientist IV

cc: Mr. Martin Potter
Department of Fish and Game
Ojai, California

Ms. Natasha Lohmus
Department of Fish and Game
Santa Barbara, California

Mr. Scott Morgan
State Clearinghouse
Sacramento, California

RAFAEL & LINDA FRANCO
1835 El Camino de la Luz
Santa Barbara, CA 93109

RECEIVED

APR 13 2005

CITY OF SANTA BARBARA
PLANNING DIVISION

April 11, 2005

Santa Barbara Planning Commission
630 Garden Street
Santa Barbara, CA 93101

Re: Draft Mitigated Negative Declaration –ENV2002-00214

Honorable Commissioners:

This letter is written in response to the subject Draft MND.

First of all, we would like to thank the SB Planning Department for a superior study, better than anything prepared for this project since it was first submitted on Jan 23, 1989. This project has had a long history of incomplete submittals, inadequate review, and wasted inconclusive hearings. It's nice to finally get to the issues.

Undermining all of these efforts, however, is the fundamental flaw, if not fraud, in the original title and subdivision of this parcel. The SB City Council approved the subdivision on May 29, 1958 under the premise that the property owner held title to legal access to the proposed subdivided parcel. This has been contested, litigated, and found title to be deficient. The history and evidence of this issue has been submitted to the Planning Department numerous times, copies of which are submitted herewith.

On November 17, 1995, after litigation against his title insurance company, the applicant executed a quitclaim deed of this access easement. This evidence prompted the SB City Attorney to write a letter to James Lindsey, attorney for the applicant, stating that

> **"it is our conclusion that the required legal access to the parcel is not clearly and definitively established from a legal standpoint. As a result, the City cannot process an application for the development of the parcel with a single family home until you and Dr. Barthels demonstrate that the 15 foot wide easement access originally represented to the City Council as the necessary vehicular access to the parcel does in fact exist and can legally be utilized in perpetuity."**

We are not aware that this proof has ever been produced by the applicant, and therefor we ask one more time, **WHY ARE YOU PROCESSING THIS APPLICATION?** It appears to us, and all of our neighbors that we are putting the cart before the horse.

Non the less, we have reviewed the Draft MND and offer the following comments:

AESTHETICS

1. The significant degradation of the public scenic vistas is noted as a significant impact, mitigable. The noted mitigation is to move the house to the west and sink it into the bank so it is not visible from La Mesa Park. The plans submitted do not indicate this suggestion. More significantly, if the house were moved further to the west, it would be in contradiction to the geologic recommendations of all of the geotechnical consultants for the applicant and the reviewer for the City. This area of the site is underlaid by an 8 to 13 feet of alluvium not suited for foundations. Thus the proposed mitigation would exacerbate the geotechnical impact.

2. Page 5 states that the "proposed development is generally compatible with existing single family residential development in the immediate area". We would like to note a subtle but very important planning detail that has been overlooked. The houses along the bluff were all sited with 8 foot receding offsets from each other so as to preserve the views of all of the neighbors as well as blending into the hillside. The location of the proposed house would be contrary to this established pattern and would stick out like a sore thumb.

BIOLOGICAL RESOURCES

1. The report provided by the Planning Department, attached to the Draft MND, had a number of pages missing. It is therefor difficult to comprehensively comment on its adequacy.

2. The consultant states that the site was visited on Sep 14, 2001, and that "the entire site was walked on foot". We note however that no mention is made of the fresh water pools at the bottom of the creek, the numerous frogs, and other fauna living in this area. No investigation was made for possible red legged frogs in this area, a reasonable objective considering their presence in the Arroyo Burro area.

3. No mention is made of the red fox dens that exist across the creek from the property. While red foxes may not be a protected species, we note this to question the adequacy of the report. Red foxes have lived there for years.

GEOPHYSICAL CONDITIONS

Before we comment on specific issues, we would note that the Peer Review of the numerous geotechnical studies was comprehensive, and conclusive, and in fact, the consultant went beyond the normal scope of reviewers in analysing the eastern and southern slopes. This was done by the reviewer because it was omitted in all of the 17 previous report and update letters. There are numerous differences of opinions and contradictions in these reports; the reviewer did a good job in sorting through these to reach his own conclusions.

1. On page 8 of the report, the reviewer notes, "there is still an unfulfilled need for a better evaluation of the stability of the slopes at the parcel".

2. The report and previous reports note the evidence of previous slide in the SE corner of the site. The report concludes that "no residential construction should be considered for the SE corner of the subject parcel because of the likelihood that it is a landslide block of minimal strength"

3. We disagree with the definition of the "bluff edge" to determine the required 75 year setback. The reviewer even comments that the California Coastal Commission's definition of "bluff edge" is "somewhat arbitrary". Looking at the topographic profiles in Figure 3, we would disagree with the definition and location of the "bluff edge" and suggest that the Commission actually visit and walk this bluff and make it's own determination.

4. While the underlying bedrock may be stable, the main problem that we have encountered over the past 23 years of living adjacent top the property is a number of surficial slides of alluvium such as underlies the flat portion of the parcel.

5. The applicant's topographic map is incorrect. A more accurate topo map is included in Fig. 1 of the report. We note this because drainage swales indicated on applicant's site plan would be impractical with the steepness of the actual slope.

6. The mitigation measures state that excavation will be balanced on site. How and where would this be done? This is an unreasonable and impossible mitigation measure considering the size and configuration of the parcel.

7. The applicant is proposing to divert all water flow to the creek below. Considering that this includes flow from large paved areas, motor oils, etc., this may have an adverse impact on the fauna living in the creek pools below. We suggest that a clarifier tank be installed and outflow diverted directly to the ocean.

RECREATION

1. The visual effects on La Mesa Park would be significant. We point out the numerous passive activities at this park including weekly Tai Chi classes, and areas for meditation and quiet enjoyment of some of the best framed vistas of the Channel Islands. We invite you to view "The People's Parks, the Greening of Santa Barbara", a videotape produced by the City's Parks Dept., in which, this specific spot is highlighted. The proposed project would irreverseably destroy these vistas.

BEACH ACCESS

1. This issue is totally omitted from the environmental analysis. **This perhaps the most controversial environmental issue in California and it is missing from the Draft**

MND. Coastal access was the foundation of CEQA. This parcel is the sole access point in this area of the Mesa, and something we have been using for 23 years. This issue must be considered in the environmental analysis of the project.

In conclusion, we repeat our objection to the processing of this application in contradiction to the Santa Barbara City Attorney's position of June 4, 1997 stating that "the City cannot process an application" until the applicant demonstrates that he has legal access to the property. In 16 years, the applicant has never spoken to the neighbors nor made any attempt to secure an easement; in fact he has done the opposite, he has signed a Quitclaim Deed for a portion of the required easement. In view of these facts, we believe that, although the City may legally be required to continue playing this game, it is a waste of everybody's time and money, and in fact, the process could be construed as the City leading the applicant down a very expensive path to denial, to which he can claim hardship at a later date.

Thank you for your consideration.

Rafael Franco

Linda L. Franco

Enclosures

Project Chronology and Chain of Title
Quitclaim Deed Nov. 17, 1995
City Attorney's letter of June 4, 1997
Conditional Certificate of Compliance, Dec 8, 1999
Letter to the Mayor and City Council, June 7, 2002
Letter to the Architectural Board of Review and Site Line Study, June 7, 2002
Letter to Dr Herbert Barthels re. Proof of Access Easement and Trespass, Sep 10,2001
Letter to the Planning Commission, April 1, 1996
Daily Appellate Report for Tuesday, Sep 27, 1994, Barthels v. Santa Barbara Title
Letter to the Planning Commission, Mar 18, 1996
Letter to Margaret Heinrich, Planning Department, Mar 22, 1989

PROJECT CHRONOLOGY 1837.5 El Camino de la Luz

CHAIN OF TITLE

1948 1st National Bank to Kienzle Bk 826 pg 433
1949 Kienzle to Eaton Bk 883 pg 328
1962 Fred Eaton to Gertrude Eaton Bk 1941 pg 1400
1963 Eaton to Brewer #15214
1967 Brewer to Jenkins Bk 2184 pg 923
1976 Jenkins to Barthels Bk 2636 pg 1197

Dec. 1947 Blanco E. Fryer Tract is created. This shows three parcels encompassing the east end of El Camino de la Luz Bk 28 pg 124

Oct. 1948 Blanco Fryer Tract is further subdivided creating eight new parcels, and 15 ft. access easement . Bk. 29 pg 25

May 29, 1958 City Council approves request for lot subdivision. Requires recordation of such within 12 months.

Dec. 2, 1958 Eaton records a lot split creating 1837.5 El Camino de la Luz Bk 43 pg 84. She expands burden on the 15 ft. access easement without consent of other property owners.

April 1963 Eaton grants to Brewer an access easement 15 ft. x 350.95 ft. without consent of other property owners. She had a 15 ft x 205.18 ft. easement to her property. #15214. Across 1937 El Camino de la Luz she limits the easement to 10 ft due to location of the existing house.

1976 Barthels buys the property for $24,500.

Sep. 26, 1988 Barthels was authorized by SB Planning Dept to file an application

Jan 23, 1989 Barthels files a master application for a 2,500 sq. ft. home.

Mar 22, 1989 Affected property owners send letter to the SB Planning Department outlining 10 different issues to be considered in reviewing this project.

April 1989 Jerald Haws, attorney for Joanna Morgan advises Santa Barbara Title Company that Gertrude Eaton did not have any interest in Parcel 46 and the Deed to Barthels is spurious.

Santa Barbara Title Company agreed the title was spurious and issued a check to Barthels for $42,875 representing the purchase price as increased by the title insurance policy inflation endorsement.

Barthels sued Santa Barbara Title for $800,000 plus $280,000 for his time, and attorney's fees. Santa Barbara Superior Court Judge Patrick L. McMahon awarded the $42,875 for the

property, $21,524.40 for his out of pocket expenses, and $10,000 for his time @ $66.66 per hour. At trial, Barthels testified that there was no easement and therefore his property was worthless.

In 1994 Barthels appeals to the Second Appellate District. The appeals court affirms the decision of the lower court. See Daily Appellate Report Tuesday, September 27, 1994.

On 30 Nov. 1995 a quitclaim deed is recorded whereby Barthels quitclaims any interest in Joanna Morgan's property, including her half, 7.5 ft. of the 15 ft. access easement.

On April 1996 Franco writes a letter to the Planning Commission questioning the 15 ft. access easement to the Barthels parcel.

Jun 4, 1997 City Attorney writes letter to James Lindsey, attorney for Barthels, informing him that "it is the City's conclusion that the required legal access to the parcel is not clearly and definitively established from a legal standpoint. As a result, the City cannot process an application for the development of that parcel with a single family home until you and Dr. Barthels demonstrate that the 15 ft. wide easement access originally represented to the City Council as the necessary vehicular access to the parcel does in fact exist and can legally be utilized in perpetuity."

Dec 8, 1999 SB City Engineer issues a Conditional Certificate of Compliance for the lot conditioned with the following specific condition: "Provide evidence, satisfactory to the City Engineer that the owner pf the parcel described herein substantially possesses the required amount of legal access that formed the basis of the originally approved lot split." No notice of this action is sent to neighbors.

September 10, 2001 the Francos, Wrights and Sloans sent a letter via certified mail to Barthels requesting proof of easement or right to access, demanding that Barthels stop trespassing across their properties.

June 2002 Barthels submits revised plans for a smaller residence to ABR.

Jun 7, 2002 Franco writes a letter to the ABR and City Council questioning the process, lack of an Initial Study and CEQA review.

Nov. 7, 2003 Affected property owners submit comments on the proposed project and the history of the parcel, including a copy of the Daily Appellate Report for Sep 27, 1994.

Nov. 2003 ABR reviews the project, makes comments about size and sizing, and refers the project to the Planning Commission to review the environmental issues.

95-066679

Recorded
Official Records
County of
Santa Barbara
Kenneth A Pettit
Recorder
3:26pm 30-Nov-95

Rec Fee	14.00
AU2	2.00
CR Crd	16.00

CARD MM 4

RECORDING REQUESTED BY

HAWS, RECORD, WILLIFORD & MAGNUSSON

AND WHEN RECORDED MAIL THIS DEED ~~XXXXXXXXXXX~~ ~~OTHERWISE SHOWN BELOW~~ ~~XXXXXXXXXXXXXXXXX~~ TO

NAME David W. Magnusson
HAWS, RECORD, WILLIFORD & MAGNUSSON

STREET ADDRESS 201 E. Figueroa St.

CITY, STATE & ZIP CODE Santa Barbara, CA 93101

CUMENTARY TRANSFER TAX $ 0
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

ature of declarant or agent determining tax - firm name

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, Herbert E. Barthels, as the present owner of that certain real property described in that certain document recorded as Document No. 52624 in Book 2636, Page 1197 of Official Records in the County Recorder Office of Santa Barbara County, California, does hereby remise, release and forever quitclaim to JOANNA K. MORGAN, any and all prescriptive easement rights which HERBERT E. BARTHELS heretofore or presently may claim in and to any portion of that certain real property owned by Joanna K. Morgan and particularly described as set forth in Exhibit A attached hereto and made a part thereof.

DATED: November 17, 1995.

HERBERT E. BARTHELS

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On this 17th day of November, in the year of 1995 before me, the undersigned, a Notary Public in and for said State, personally appeared Herbert E. Barthels, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed it. WITNESS my hand and official seal.

Notary Public in and for Said State

SYDIL JULIA DILLY

EXHIBIT A
Legal Description
(APN 45-100-46)

PARCEL ONE: That portion of the Outside Pueblo Lands of the City of Santa Barbara, in the City of Santa Barbara, County of Santa Barbara, State of California, described as follows:

Beginning at a 3/4" survey pipe set at the northwesterly corner of Parcel One of the tract of land described in the deed to Sara Wardell, an unmarried woman, recorded February 24, 1953, as Instrument No. 2814, in Book 1131, Page 295, of Official Records; thence along the northerly line of said Wardell Tract south 84° 44' east 59.76 feet to the northeast corner thereof; thence along the easterly line of said Wardell tract south 5° 16' west 107.85 feet to a 1/2" survey pipe; thence north 84° 44' west 59.76 feet to a 1/2" survey pipe set on the westerly line of said Wardell tract; thence north 5° 16' east and along the westerly line of said Wardell Tract, 107.85 feet to the point of beginning.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of Santa Barbara

On November 17, 1995 before me, Sybil J. Daly, Notary Public,
DATE — NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared HERBERT E. BARTHELS,
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

PWR1 SYBIL JULIA DALY Comm. # [illegible] NOTARY PUBLIC - CALIFORNIA Santa Barbara County My Comm. Expires Jul. 22, 1996 PWR1

WITNESS my hand and official seal.

Sybil J. Daly
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____
TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
TITLE OR TYPE OF DOCUMENT

_____
NUMBER OF PAGES

_____
DATE OF DOCUMENT

_____
SIGNER(S) OTHER THAN NAMED ABOVE

©1993 NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave., P.O. Box 7184 • Canoga Park, CA 91309-7184

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

NAME OF NOTARY SYBIL JULIA DALY

DATE COMMISSION EXPIRES July 22, 1996

COUNTY OF COMMISSION SANTA BARBARA

PLACE OF EXECUTION OF THIS DECLARATION SANTA BARBARA, CA

TODAY'S DATE 11-22-95

David Mos

HAWS, Record, Willford & Magnusson

Signature (Firm name, if any)

PWR1 SYBIL JULIA DALY Comm. # 969336 NOTARY PUBLIC - CALIFORNIA Santa Barbara County My Comm. Expires Jul. 22, 1996 PWR1

CITY OF SANTA BARBARA

OFFICE OF THE CITY ATTORNEY
DANIEL J. WALLACE,
CITY ATTORNEY

740 STATE STREET, SUITE 201
POST OFFICE BOX 1990
SANTA BARBARA, CA 93102-1990

TELEPHONE.....(805) 564-5326
FAX.....(805) 897-2532

June 4, 1997

RECEIVED

JUN 05 1997

CITY OF SANTA BARBARA
PLANNING DIVISION

James T. Lindsey
Attorney at Law
Granada Building, Suite 402
1216 State Street
Santa Barbara, California 93101-2613

Re: 1837½ El Camino De La Luz (APN 45-100-65)

Dear Mr. Lindsey:

This letter is in response to the packages of materials you submitted to the City during our meeting of May 12, 1997 with your client, Dr. Herbert Barthels, and City Associate Planner, Susie Reardon, concerning the above-referenced parcel and Dr. Barthels's desire to file a development application for the parcel.

After reviewing all the materials submitted as well as all the materials contained within City records, including particularly the minutes of the May 1958 City Council approval of the lot split which created the parcel at 1837 1/2 Camino De La Luz, it is our conclusion that the required legal access to the parcel is not clearly and definitively established from a legal standpoint. As a result, the City cannot process an application for the development of that parcel with a single family home until you and Dr. Barthels demonstrate that the 15 foot wide easement access originally represented to the City Council as the necessary vehicular access to the parcel does in fact exist and can legally be utilized in perpetuity.

During our meeting, I understood you to represent that the agreement between Dr. Barthels and Joanna Morgan dated November 17, 1995 provided that Morgan acknowledged Barthels's right to use the westerly 7½ feet of the 15 foot wide easement which affects the Morgan property. However, in my review of the 1995 agreement, it appears to have very little to do with the 15 foot wide access easement and is mostly about the pedestrian trail beach access easement over the Barthels property which was otherwise in dispute between Morgan and Barthels. As a result, it still appears to us that the status of the 15 foot wide easement is unchanged from the stipulation filed in Morgan v. Barthels, et al. (Santa Barbara Superior Court Case No. 186256) wherein Dr. Barthels stipulated that he would "not now and will at no time in the future claim an easement over or across THE WESTERLY 7 1/2 FEET," which stipulation was signed by the parties to the litigation and executed by Judge Stevens as an order. In fact, we presume that

it was this stipulation/order which brought about Dr. Barthels prevailing in his Superior Court Case No. 182179 wherein he recovered damages from Santa Barbara Title.

Consequently, the question remains whether this parcel has the required legal access and the access which formed the basis of the City approving the original lot split in 1958. Based on my review of the "History" dated November 26, 1996 which you submitted, I am assuming that Dr. Barthels is now claiming either a prescriptive right to the 15 foot wide easement or that he has access rights by legal "necessity." While this may be the case, the City cannot assume it to be the case in the absence of any sort of final legal determination to that effect. This is particularly true where, as here, the record clearly indicates that the existence of the 15 foot easement vis-a-vis the Morgan property has been extensively litigated and, on its face, a claim of prescriptive right would otherwise seem to be barred by the legal doctrine of res judicata.

In conclusion, the City does not believe it is appropriate to process an application to develop a parcel where the parcel does not appear to satisfy a fundamental condition of its original creation, the existence of the 15 foot wide access easement for the full length necessary for vehicular access from the public street to the parcel.

Please do not hesitate to contact me should you or your client have further questions or need further assistance in this matter.

Very truly yours,

Stephen P. Wiley
Assistant City Attorney

cc: Don Olson, Asst. Community Development Director
Susie Reardon, Associate Planner

SWiley\Cor\Lindsey.ltr

RECORDING REQUESTED BY AND WHEN)
RECORDED, PLEASE RETURN TO:)
)
City Engineer)
City of Santa Barbara)
P.O. Box 1990)
Santa Barbara, CA 93102-1990)
)

APN 045-100-065

Recorders Office
County Of
SANTA BARBARA
KENNETH A. PETTIT
Recorder
LARRY G. HERRERA
Assistant

1999-0095608
REC FEE 13.00

TOTAL 13.00

GOVT CHARGE 13.00-
TOTAL TENDERED 13.00-
CHANGE .00

03:37PM 08-Dec-1999 19991208000369
FNM C6143

CONDITIONAL
CERTIFICATE OF COMPLIANCE

Pursuant to California Government Code Section 66499.35, in response to written application and request by the owner of the real property described herein, or in response to request by a vendee of the owner of the real property pursuant to a written contract of sale, this Conditional Certificate of Compliance is issued by the City Engineer of the City of Santa Barbara, and recorded in the Official Records, in the Office of the County Recorder, County of Santa Barbara, State of California.

This Conditional Certificate of Compliance is issued for that certain real property in the City of Santa Barbara, County of Santa Barbara, State of California, being more particularly described as follows:

THAT PORTION OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA ON THE MESA, SO-CALLED, IN THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON SURVEY PIPE SET ON THE NORTHERLY LINE OF EL CAMINO DE LA LUZ AT THE EXTREME EASTERLY END THEREOF, AS SAID EL CAMINO DE LA LUZ IS SHOWN ON A MAP OF SURVEY OF THE BLANCO E. FRYER TRACT FILED IN BOOK 28 AT PAGE 124 OF RECORD OF SURVEYS; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID EL CAMINO DE LA LUZ AS SHOWN ON SAID MAP, SOUTH 5°16' WEST 350.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 5°16' WEST 170.72 FEET, TO THE LINE OF MEAN HIGH TIDE OF THE PACIFIC OCEAN; THENCE NORTH 87°31' EAST 172.46 FEET TO A POINT; THENCE NORTH 4°26' EAST 58.70 FEET TO A 1/2 INCH SURVEY PIPE; THENCE NORTH 22°07' WEST 37.85 FEET TO A 1/2 INCH SURVEY PIPE; THENCE

NORTH 54°01' WEST 63.20 FEET TO A 1/2 INCH SURVEY PIPE; THENCE NORTH 38°33' EAST 27.36 FEET TO A 1/2 INCH SURVEY PIPE; THENCE NORTH 87°44' WEST 113.35 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND, WHICH AT ANY TIME WAS TIDE LAND, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.

In order to provide compliance with California Government Code §66410 *et seq.*, the Subdivision Map Act, pertaining to the division of real property, and with local ordinances adopted pursuant to the Subdivision Map Act, development of the real property pursuant to this Conditional Certificate of Compliance shall be subject to complete compliance with the condition imposed herein.

Upon compliance with the condition of this certificate the real property described herein shall comprise one (1) legal parcel. This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. Upon compliance the parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or any local ordinance enacted thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

The real property described herein is required to comply with the following specific condition:

> Provide evidence, satisfactory to the City Engineer that the owner of the parcel described herein substantially possesses the required amount of legal access that formed the basis of the originally approved lot split.

All permits of the City of Santa Barbara needed by the owner of the real property described herein for the development of improvements, including any development of improvements to implement the above condition, and permits and other grants of approval for the development of the real property in the future shall be subject to the condition listed above.

This Conditional Certificate of Compliance shall be recorded in the Official Records of the County of Santa Barbara to run with the land and to serve constructive notice to the property owner, and to any subsequent vendees, grantees, heirs, transferees or assignees of the real property, that the fulfillment and implementation of the condition set forth herein shall be required prior to any subsequent

issuance of City permits or other grants of approval for development of the real property.

Compliance with the foregoing condition by the owner of the real property described herein shall not be required until such time as a permit or other grant of approval for development of the real property is issued by the City of Santa Barbara.

REGISTERED PROFESSIONAL ENGINEER
R. PATRICK KELLY
No. 27,077
Exp. 3/31/01
CIVIL
STATE OF CALIFORNIA

[Seal]

CITY OF SANTA BARBARA

By: R. Patrick Kelly

R. Patrick Kelly, City Engineer

RCE No. 27077 Exp. 3/31/01

Assessed Owner: Herbert E. Barthels, Trustee
Herbert E. Barthels Trust dated December 9, 1985

Mailing Address: 1809 Cliff Drive, Suite C
Santa Barbara, CA 93109

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA)

On DECEMBER 8, 1999, before me, DONALD G. IRELAN, NOTARY PUBLIC personally appeared R. PATRICK KELLY, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity on behalf of which the person(~~s~~) acted, executed the instrument.

Witness my hand and official seal.

Signature Donald G. Irelan

DONALD G. IRELAN
Commission # 1181459
Notary Public - California
Santa Barbara County
My Comm. Expires Apr 27, 2002

[Seal]

Rafael Franco & Linda L. Franco
1835 El Camino de la Luz
Santa Barbara, CA 93109

TRANSMITTAL

Date: June 7, 2002

To: **Mayor and Santa Barbara City Council**
Santa Barbara City Hall
De La Guerra Plaza
Santa Barbara, CA93101

Re: **1837.5 El Camino de la Luz**

Attached please find a copy of our letter to the Architectural Board of Review regarding the subject property. As of this date, no one from the Planning Department has answered our question posed in our letter of April 6, 2002. Why is this project being considered for approval by the ABR without a complete application, environmental review, or Initial Study? It does appear as though the process is a bit backwards; let's approve the design and then argue environmental impacts. Shouldn't we be looking to see if the conditions of approval stipulated in the 1958 lot split and "CONDITIONAL CERTIFICATE OF COMPLIANCE" have been met before we waste a lot of time and aggravation for the neighborhood? **This is not a legal lot until those conditions are met.** I would appreciate an answer in this matter.

Thank you for your assistance.

Sincerely,

Franco

Rafael Franco

Rafael Franco & Linda L. Franco
1835 El Camino de la Luz
Santa Barbara, CA 93109

June 7, 2002

Santa Barbara Architectural Board of Review
City Planning Division
P.O. Box 1990
Santa Barbara, CA 93102-1990

Re: **1837.5 El Camino de la Luz**

Dear Board Members:

You have previously received correspondence questioning why this project was being reviewed by the ABR when the proponent has yet to provide evidence of legal access to this parcel after 44 years of conditional approval of the lot split. I will not belabor this point, but as it seems that you are going to go through this exercise anyway, I wish to address issues that typically fall within you jurisdiction.

Since you are being asked to review and approve this project, I would first question the legality of the process. As of this date, I am not aware of the application for the project being deemed complete, nor any initial study performed as required by CEQA. I am not aware of any environmental review by the Planning Department on this project. There are numerous issues that need to be addressed and determinations made prior to any review and approval procedure. You are not a design review committee, you are the Architectural Review Board for the City of Santa Barbara, and your administrative review and approval is subject to CEQA.

Before you can review the architectural issues for this project, a determination must be made to establish where is the top of the bluff. We contend that the plans submitted erroneously locate the top of the bluff. If you refer to the enclosed photograph from 1972, the top of the bluff is clearly identified. This is critical because it is the basis for determining the required southerly setback for the project. The top of bluff line indicated on the proponent's plan is incorrect. The area indicated as the top of the bluff, where the brick planter is located, is actually artificial fill or a previous slide. To verify this, please walk down the path and look at the exposed rubble below the flat area where the planter is located. See the broken shale intermixed with the clay soil.

What is the required bluff setback, and what is the erosion rate? Enclosed please find an erosion analysis comparing the bluff in May 1995 and May 2001. As you can see, there was a massive slide in 1995 the year of El Nino. The photographs clearly indicate that there has been 30 to 40 feet of erosion of this bluff in just six years. Since 1985 we have had two additional surficial slides immediately below the site for the proposed residence. Without

establishing the top of the bluff, the erosion rate and the required bluff setbacks, any architectural review is moot.

CEQA also requires that the environmental review of visual impacts, including obstruction of views, Quail Botanical Gardens v. Encinitas (Cal. App. 4th Dist. 1994) 35 Cal Rptr. 2d. 470 ("Qail"). We have not seen any submittal by the applicant that addresses this issue. We are including an aerial photograph outlining the view corridor, and comparative photos of views from the park. It is not just the obstruction of views of neighbors; this project would have a significant impact on the views from the public park. Allowing this obstruction would be a tragic mistake.

The applicant has proposed driveway drainage directly into the creek. The plans identify this as a drainage course. Please be very clear, this is not a gutter, it is a natural creek, with significant fauna and life. Where is the environmental analysis? What are the NPDES requirements? What is the mitigation? The proposed drainage spills over to a proposed riprap. The location of this proposed structure is not even on their property, **it is on Federal Land!**

The site plan is incomplete. Not to beat a dead horse, but the architect failed to indicate how this house gets access to the street as required by Code, and the Conditional Certificate of Compliance issued in 1958. How can you approve a site plan if you don't have access to the site?

The site plan indicates an 18-inch pine tree to be preserved. Please note on your site visit that this tree has been dead for five years.

As I indicated in my previous correspondence, we are challenging the process because we believe that you cannot take any action until the environmental review process is complete as required by CEQA.

Thank you for your consideration.

Sincerely,

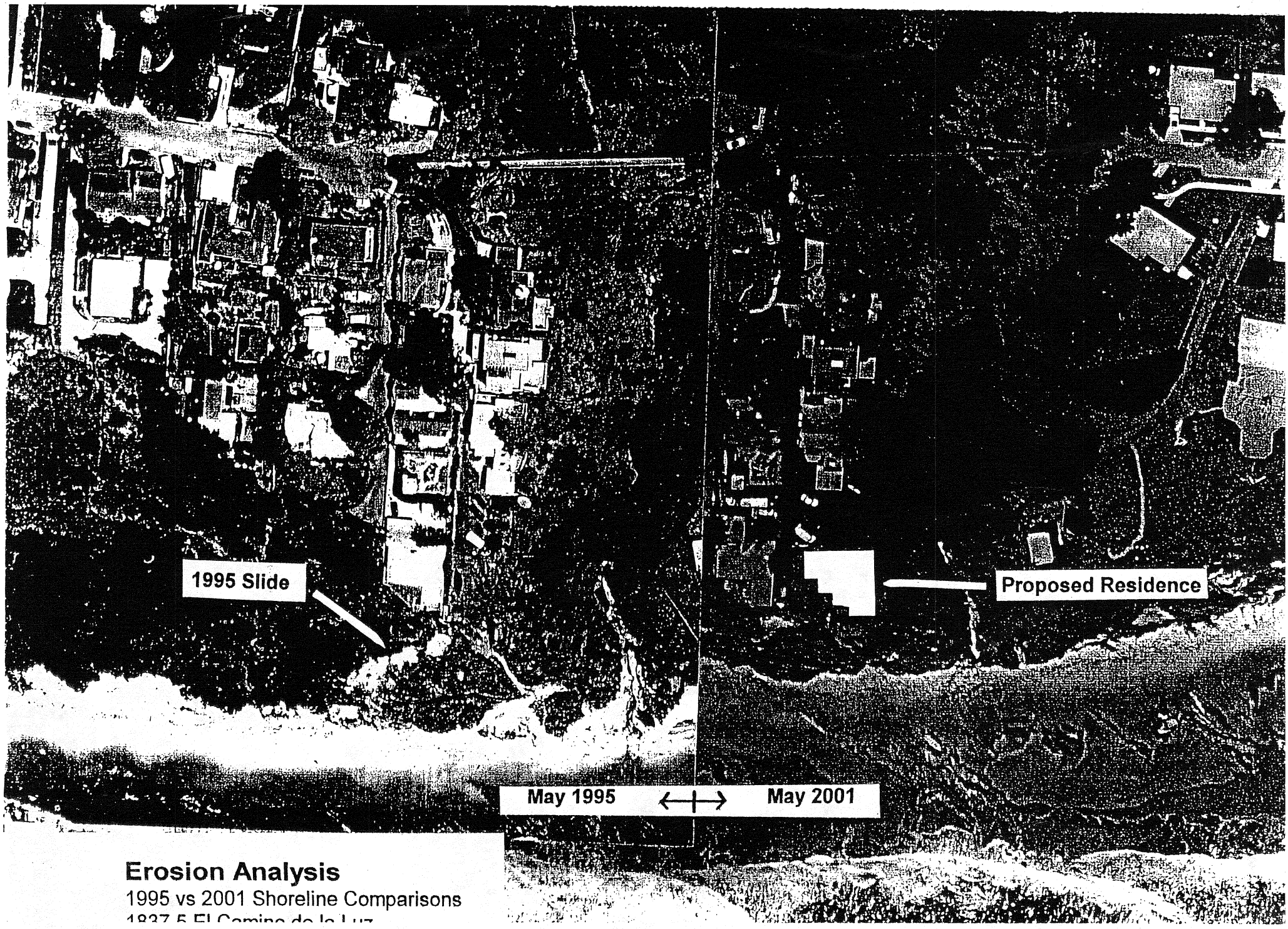
Rafael Franco

Linda L. Franco

Rafael Franco

Linda L. Franco

Top of Bluff 1972
Non Certified Fill / Slide



Erosion Analysis

1995 vs 2001 Shoreline Comparisons

1837.5 El Camino de la Luz