



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: November 8, 2007
AGENDA DATE: November 15, 2007
PROJECT ADDRESS: 930 Miramonte Drive (MST2004-00743)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner *JH*
 Kathleen Kennedy, Associate Planner *KK*

I. PROJECT DESCRIPTION

The project consists of the development of a new 18-bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara on a 5.5 acre site which was formerly owned by the Community Environmental Council. The existing 3,990 square foot two-story building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities. The existing building would be used for offices and other staff-related purposes. A total of 26 parking spaces would be provided including four surface parking spaces and 22 parking spaces in an underground parking garage. The proposed project would widen the existing driveway to a uniform 20-foot width and a new fire truck turn-around area would be provided. An extensive project description is included in the attached Final Mitigated Negative Declaration.

II. REQUIRED APPLICATIONS

The proposed development requires the following discretionary application: A Conditional Use Permit to allow a State-licensed residential care facility for the elderly, community care facilities and hospices serving more than 12 individuals in the A-1 zone (SBMC§28.94.030.Q).

III. RECOMMENDATION

The proposed project conforms to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.

IV. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant: Trish Allen (Agent)	Property Owner: Visiting Nurse & Hospice Care (VNHC) of Santa Barbara
Parcel Number: 035-023-003	Lot Area: 5.5 acres
General Plan: Residential	Zoning: A-1
Existing Uses: Office, gardens and related uses	Topography: Varies – relatively level to moderately steep slopes
Adjacent Land Uses: North – Open space South – Open space and residences East - Residences West – Open space and residences	

B. PROJECT STATISTICS

	Existing	Proposed
Structures	1,093 sq. ft. to be demolished <u>3,990</u> to be retained 5,083 total	3,990 sq. ft. to be retained <u>11,890</u> sq. ft. new construction (1 st floor) 15,513 subtotal <u>9,639</u> below-grade garage 25,152 total
Parking	10 on-grade parking spaces	4 on-grade parking spaces 22 below grade parking spaces 26 total
Lot Coverage	2 percent	6 percent
Max. Building Height	22' 8"	22' 8"
Grading	---	4,910 cubic yards of cut <u>220</u> cubic yards of fill 5,130 total cubic yards

V. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35'	>35'	>35'
-Interior	15'	>15'	>15'
-Rear	15'	>15'	>15'
Building Height	30'	22'-8"	22'-8"
Parking	9 spaces	10 spaces	26 spaces
Open Yard	1,250 sq. ft.	>1,250 sq. ft.	>1,250 sq. ft.

Although the proposed development meets the requirements of the A-1 zone district, as shown in the table above, the Conditional Use Permit section of the Ordinance states that the uses allowed with a Conditional Use Permit are of such a nature that it is impractical in many cases to establish, prior to development, the minimum requirements for parking, site area, setbacks, landscaping or other standards usually applied to classes or types of uses, and that distinct and different performance and development standards must be applied to each individual facility proposed to be established under these provisions.

Setback requirements for individual projects shall be established by the Planning Commission by increasing the basic setback requirements of the zone in proportion to the mass of the proposed building or buildings. This is based on the fact that the type of use permitted by these provisions will usually be unique to the zone in terms of the facilities provided, activities conducted, method and intensity of operation, relationship to topography and impact on surrounding urban development and potential, and that meaningful minimum standards can only be established in relation to the particular features of each individual development. Through the development review and environmental review process, Staff has determined that the proposed project is consistent with the provisions of the Zoning Ordinance.

New State-licensed residential care facilities for the elderly, community care facilities and hospices serving more than 12 individuals are allowed in the A-1 zone with the approval of a Conditional Use Permit. The Zoning Ordinance defines a hospice facility as "A State-licensed facility which provides 24-hour nursing and supportive care and other services in a home-like setting to persons who have a medical diagnosis of terminal illness." The proposed project is a hospice facility serving 18 individuals. SBMC§28.94.030.Q states that new facilities are required to meet the following standards:

1. If a new residential care facility for the elderly, community care facility or hospice which is subject to a Conditional Use Permit includes a staffed congregate kitchen and dining facility providing regular meals to residents, living units may include modular cooking units without being counted as residential units. *The proposed project does include a kitchen and dining facility for the residents and no cooking units are located within the resident rooms. Therefore, the living units are not counted as residential units.*
2. Recreational facilities and skilled nursing facilities intended primarily for the residents may be allowed in connection with residential care facilities for the elderly, community care facilities or hospices provided that such uses are incidental and accessory thereto. The use of the facilities by persons other than residents and staff may be limited. *The proposed project does not include any active recreational facilities; however, there is a proposed meditation room and outdoor walking areas that may be used in a limited manner by visitors.*

Parking: The proposed project would provide 4 surface parking spaces and 22 spaces in an underground garage, for a total of 26 parking spaces. The project also provides a loading area for delivery vehicles. The City's Zoning Ordinance has a parking requirement of 0.5 parking space for each bed space in a skilled nursing/hospice facility. Based on the Zoning Ordinance standard, the project would be required to provide nine parking spaces. The proposed project

would be consistent with the most applicable parking requirement factor provided by the Zoning Ordinance, however, it is anticipated that the project would have a higher demand for visitor parking spaces than a skilled nursing facility.

A parking demand analysis was prepared for the proposed project (ATE, 2006 – See Mitigated Negative Declaration) based on operation data provided by VNHC staff and facility visitor rates developed from the existing Serenity House counts and staff/visitor log data. Based on the collected data, it was determined that the project would have a peak parking demand of 26 spaces. Additional information regarding the evaluation of project-related parking demand is provided in the traffic study included in the Final Mitigated Negative Declaration. Based on the parking demand data obtained from the existing Hospice facility in Santa Barbara, the proposed project would provide an adequate amount of project and there would be no impact to parking supplies in the project area.

Conditional Use Permit: The proposed project is subject to the standard findings required for all uses allowed with a Conditional Use Permit as well as specific findings required for new hospice facilities (see section VII below). In addition, the Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions.

VI. ISSUES

A. DESIGN REVIEW

This project was reviewed by the Architectural Board of Review (ABR) on three separate occasions (meeting minutes are attached to the proposed Final Mitigated Negative Declaration). The ABR indicated that the Board was satisfied with the “hill town” appearance of the project and new building’s design that breaks up the mass of the building. Therefore, the proposed project would not result in a substantial negative aesthetic effect or incompatibility with surrounding land uses or structures due to project size, massing, scale, density, or architecture.

The ABR Guidelines state that skyline development should be avoided when possible. Because of the project’s location, the applicant submitted view studies. These studies show that the proposed building has minimal visibility from surrounding areas and does not protrude above any skylines.

B. COMPLIANCE WITH THE GENERAL PLAN

Land Use Element: The project site has a General Plan designation of Residential, 3 units per acre and is located in the Alta Mesa neighborhood of the City, which is bordered by Loma Alta Drive on the east, the City limits on the west, by the existing development oriented to Cliff Drive on the south and by the base of the steep hillside on the north. The topography in this entire area varies from rolling to steep. The Land Use Element identifies the high-density residential development located in close proximity to the proposed project as being inappropriate for the area. The proposed project limits the new development to the flat area of

the site and provides adequate buffers from the adjoining residential developments. Therefore, the proposed project is potentially consistent with the Land Use Element of the General Plan.

Open Space Element: The project site is located in one of the two Major Hillside areas within and adjacent to the City which have relatively steep topography and which are, for the most part, privately owned and contain or are subject to limited development. The slopes in this area are steep and, in some cases, essentially undevelopable. The natural landform and vegetation is mostly undisturbed and forms the southerly side of the bowl into which the City has grown. The Open Space Element states that the location of development in this area should be controlled in a manner that will preserve the natural characteristics of the terrain and the native vegetation. A biological assessment of the property, including an evaluation of the oak trees located on and adjacent to the proposed project area, was prepared for the proposed project. With the implementation of the proposed mitigation measures outlined in the Final Mitigated Negative declaration, the vegetation communities and oak trees located on the project site would be preserved and enhanced. Therefore, the proposed project is potentially consistent with the Open Space Element of the General Plan.

Conservation Element: The City's Conservation Element includes policies intended to protect visual and biological resources. The proposed project would not significantly modify the natural topography and vegetation on the hillside or result in ridgeline development which can be viewed from large areas of the community or by significant numbers of residents of the community. In addition, the proposed project includes the preservation of existing oak trees and the planting of replacement oak trees. Therefore, the proposed project is potentially consistent with the Conservation Element of the General Plan.

Noise Element: The City's Noise Element includes policies intended to achieve and maintain a noise environment that is compatible with the variety of human activities and land uses in the City. The proposed project would not cause a substantial long-term increase in existing noise levels at the project site or in adjacent neighborhoods because the proposed mechanical systems located on the project site would be designed and installed to ensure that required exterior and interior noise levels are not exceeded. Traffic generated by the project would not result in a substantial increase in noise along adjacent streets and short-term construction noise would be minimized through implementation of standard mitigation measures. Therefore, the proposed project is potentially consistent with the applicable guidelines of the Noise Element.

Seismic Safety -Safety Element: The City's Seismic Safety-Safety Element includes policies related to fire prevention and control. The project site is located in a City-designated high fire hazard area due to its location in an area with heavy vegetation and steep slopes. A Fuel Modification Plan was prepared for the proposed project to evaluate potential wildfire risk and to identify methods to minimize the potential for fire-related impacts. The project has also proposed additional fire protection features to allow project occupants to "shelter in place" during a fire emergency if evacuation is not feasible due to health or other reasons. All of these proposed fire safety measures have been reviewed and accepted by the Fire Department. Therefore, the proposed project is potentially consistent with the Seismic Safety-Safety Element of the General Plan.

C. ENVIRONMENTAL REVIEW

An Initial Study was prepared for the 930 Miramonte Drive project because the California Environmental Quality Act (CEQA) requires that an environmental assessment of the proposed project be provided. The environmental analysis determined that the proposed project could potentially have significant adverse impacts related to air quality (short-term), biological resources, geophysical conditions, hazards, noise, transportation/circulation (long-term) and water resources; however, mitigation measures described in the Initial Study and agreed to by the applicant would reduce potential impacts to less than significant levels. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with aesthetics, air quality (short-term), biological resources, cultural resources, public services (short-term solid waste generation) issues.

A Draft Mitigated Negative Declaration was prepared for the proposed project, and a public review period was held from September 10, 2007 to October 1, 2007. Five comment letters were received during the comment period. On September 20, 2007, the Planning Commission conducted a public hearing to accept testimony regarding the Draft Mitigated Negative Declaration. Three individuals as well as the Planning Commission provided comments. The comment letters and the responses to the comments received regarding the Draft Mitigated Negative Declaration are attached in Exhibit D.

The Final Mitigated Negative Declaration has identified no significant and unavoidable impacts related to the proposed project. Pursuant to CEQA, and prior to approving the project, the Planning Commission must consider the Mitigated Negative Declaration. For each mitigation measure adopted as part of a Mitigated Negative Declaration, the decision makers are required to make the mitigation measures conditions of project approval and adopt a program for monitoring and reporting on the mitigation measures to ensure their compliance during project implementation [PRC Sec.21081.6]. The mitigation measures described in the proposed Final Mitigated Negative Declaration have been incorporated into the recommended conditions of approval for this project. In addition, a mitigation monitoring and reporting program (MMRP) is included as Exhibit F.

VII. FINDINGS

The Planning Commission finds the following:

A. **CONDITIONAL USE PERMIT (SBMC§28.94.020)**

Standard findings for all Conditional Use Permits:

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan. *There is a community need for additional hospice facilities and proposed project is consistent with the intent of the Land Use, Open Space, Conservation, Noise and Seismic Safety-Safety Elements of the General Plan as discussed in the staff report.*
2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and

general welfare and will not materially affect property values in the particular neighborhood involved. *The hospice facility is essentially a residential use that would not be detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the neighborhood.*

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided. *The project site is 5.5 acres in size and sufficient setbacks are proposed to provide buffers to neighboring properties.*

4. Adequate access and off-street parking including parking for guests is provided in a manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time. *The existing driveway would be widened and the parking demand of 26 parking spaces would be met onsite.*

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title. *The Architectural Board of Review (ABR) provided positive comments for the proposed project during concept review. The proposal will be required to obtain preliminary and final approval by the ABR. Due to the size and topography of the project site, extensive open space areas are proposed. Additionally, the proposed project will not penetrate the ridgeline.*

6. Compliance with any additional specific requirements for a conditional use permit. *Additional requirements are addressed below.*

B. CONDITIONAL USE PERMIT (SBMC§28.94.030.Q)

Findings for new State-licensed hospice facilities:

1. The facility will generate a demand for resources such as water, traffic, and other public services equivalent to no more than that which would be demanded by development of the property in accordance with the underlying zone, and such resources are available in amounts adequate to service the proposed facility. *Based on the Initial Study, adequate resources are available to service the proposed project. The proposed project would result in a net increase in water demand of approximately 3.4 acre feet, which would not result in a significant impact to the City's water supply.*

2. The intensity of use in terms of the number of people, hours of operation, hours of major activities, and other operational aspects of the proposed facility is compatible with any neighboring residential use. *Operational aspects of the proposed project, such as staggering work schedules to eliminate vehicular trips during the peak hours, ensure that the use is*

compatible with the surrounding neighborhood.

3. The proposed facility shall be able to be converted to a density which conforms to the residential unit density of the underlying zone. Sufficient land area has been shown to be available to meet the parking demand of a future use. *The proposed project would not preclude the conversion to a residential use that would meet the requirements in the A-1 zone. Adequate land is available to meet parking requirements.*

C. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with comments received during the public review period process.

2. The Planning Commission finds on the basis of the whole record before it (including the initial study and comments received) that there is no substantial evidence that the project will have a significant effect on the environment.

3. The Planning Commission finds that the Final Mitigated Negative Declaration reflects the Planning Commission's independent judgment and analysis.

4. The Planning Commission finds that the Final Mitigated Negative Declaration has been prepared in compliance with CEQA, and constitutes adequate environmental evaluation for the proposed project. The Planning Commission hereby adopts the Final Mitigated Negative Declaration for the project.

5. The Planning Commission hereby adopts a mitigation monitoring and reporting program for measures required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

6. The location and custodian of the documents or other materials which constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

Exhibits:

- A. Conditions of Approval
- B. Site Plan
- C. Applicant's letter, dated November 7, 2007
- D. Response to Comments
- E. Final Mitigated Negative Declaration (Exhibits were previously distributed for environmental hearing, also available on City website)
- F. Mitigation Monitoring and Reporting Program



PLANNING COMMISSION CONDITIONS OF APPROVAL

930 MIRAMONTE DRIVE
CONDITIONAL USE PERMIT
NOVEMBER 15, 2007

In consideration of the project approval granted by the Planning Commission and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
 2. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats, or trailers shall be stored on the Real Property.
 3. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
 4. **Approved Development.** The development of the Real Property approved by the Planning Commission on November 15, 2007 is limited to a hospice facility consisting of approximately 15,513 square feet of building area, twenty-two parking spaces within a 9,639 square feet underground parking garage, four uncovered parking spaces and the improvements shown on the project plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
 5. **Mitigation Tree Monitoring.** Two years after an occupancy permit is issued for the proposed project, an arborist shall submit to the City a health assessment for all required mitigation replacement trees. After the two-year period, at least 80% of required mitigation trees must be found to be in good health. Trees that have died or that are in poor health shall be replaced at a ratio of 1:1. (BIO-7)
 6. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices intended to intercept siltation and other potential pollutants (including, but not limited to, hydrocarbons, fecal bacteria, herbicides, fertilizers, etc.) in a functioning state (and in accordance with the Operations and Maintenance Procedure Plan approved by the Building Official). Should any of the project's

surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

7. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.
- B. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are \$2,500 for projects with Environmental Impact Reports and \$1,800 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.
- C. **Public Works Submittal Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, to the Public Works Department for review and approval, prior to the issuance of any permits for the project:
1. **Storm Drain System Stenciling and Signage.** Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit a report to the City annually. (W-3)
 2. **Trash Storage Area Design.** Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to

protect water quality: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. The applicant shall submit project plans to the satisfaction of Public Works Engineering and Solid Waste that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The owners association shall maintain these structural storm water quality protections in working order for the life of the project, and shall inspect at least annually and report to City annually. (W-4)

3. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an "Agreement Assigning Water Extraction Rights." Engineering Division Staff will prepare said agreement for the Owner's signature.
 4. **Drainage Calculations.** The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will not increase runoff amounts above existing conditions for a 25-year storm event. Any increase in runoff shall be retained on-site.
 5. **Drainage and Water Quality.** Project drainage shall be designed, installed, and maintained such that stormwater runoff from the first inch of rain from any storm event shall be retained and treated onsite in accordance with the City's NPDES Storm Water Management Permit. Runoff shall be directed into a passive water treatment method such as a bioswale, landscape feature (planter beds and/or lawns), infiltration trench, etc. Project plans for grading, drainage, stormwater treatment methods, and project development, shall be subject to review and approval by City Building Division and Public Works Department. 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 pollutants, or groundwater pollutants would result from the project. The Owner shall maintain the drainage system and storm water pollution control methods in a functioning state.
 6. **Traffic Control Plan.** A traffic control plan shall be submitted, as specified in the City of Santa Barbara Traffic Control Guidelines. Traffic Control Plans are subject to approval by the Transportation Manager.
- D. **Design Review.** The following items are subject to the review and approval of the Architectural Board of Review (ABR). ABR shall not grant preliminary approval of the project until the following conditions have been satisfied.
1. **Design Review.** Prior to building permit issuance, proposed project grading and landform alteration, structural design, landscaping, and lighting plans shall receive preliminary and final review and approval by the Architectural Board of Review. The required review and approval will ensure project consistency with design guidelines related to views, visual aesthetics and compatibility, and lighting. (A-1)

2. **Lighting.** Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects. The proposed lighting plan shall be approved by the Architectural Board of Review. (A-2)
 3. **Revegetation of Disturbed Areas.** If the installation of storm drain lines located north and west of the proposed building area result in ground disturbance/vegetation removal, the project applicant shall submit a revegetation/maintenance plan to the City for review and approval prior to the approval of a grading permit. The plan shall address methods to minimize project-related impacts to oak woodland understory plants and coyote bush/sage scrub; identify how reseeding or other approved revegetation efforts shall be implemented; and identify criteria to be used to determine if revegetation efforts have been successful. Replanted areas shall be monitored and maintained for a period of two years. If a 1:1 replacement ratio has not been achieved at the end of the first two-year monitoring period, additional planting and monitoring shall be provided until the required revegetation success criteria have been achieved. All initial revegetation requirements shall be completed prior to occupancy of the proposed building. (BIO-1)
 4. **Oak Tree Replacement Ratio.** All oak trees that are removed by the proposed project shall be replaced on the project site at a ratio of 5:1, in accordance with SBMC section 22.10.060. All oak trees identified as being impacted by project-related construction activities shall be replaced on-site at a ratio of 3:1. All required mitigation trees shall be depicted on the required Oak Tree Planting Plan and the project's landscape plan. (BIO-2)
 5. **Oak Tree Planting Plan.** Prior to the issuance of a grading permit, the project applicant shall submit to the City for review and approval an oak tree mitigation planting plan that depicts the location, size, installation and maintenance details for all required mitigation trees. The mitigation plan shall be updated as necessary if additional impacts to oak trees are identified during the proposed project's construction period. (BIO-3)
 6. **Northern Storm Drain Line Installation.** The proposed storm drain line that would extend northward from the project building area shall be installed above grade when it passes through areas containing oak trees. (BIO-6)
 7. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building.
- E. **Community Development Requirements Prior to Building or Public Works Permit Application/Issuance.** The following shall be finalized prior to, and/or submitted with, the application for any Building or Public Works permit:
1. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Owner, subject to approval of the

contract and the representative by the Planning Division, to act as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the Mitigation Monitoring and Reporting Program (MMRP) and Conditions of Approval to the City. The contract shall include the following, at a minimum:

- a. The frequency and/or schedule of the monitoring of the mitigation measures.
 - b. A method for monitoring the mitigation measures.
 - c. A list of reporting procedures, including the responsible party, and frequency.
 - d. A list of other monitors to be hired, if applicable, and their qualifications.
 - e. Submittal of biweekly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP and condition compliance by the PEC to the Community Development Department.
 - f. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in the MMRP and conditions of approval, including the authority to stop work, if necessary, to achieve compliance with mitigation measures.
2. **Neighborhood Notification Prior to Construction.** At least 30 days prior to commencement of construction, the contractor shall provide written notice to all property owners and building occupants 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)
 3. **Construction Noise Plan.** Prior to the approval of a demolition permit, the applicant shall prepare and submit a sound control plan, prepared by a qualified noise consultant, that identifies noise attenuation measures and/or devises, such as the use of noise shields and blankets, to reduce noise impacts to the residential uses located east and west of the project site. If noise control devises are provided, they shall be maintained on the project site throughout all proposed demolition, grading and foundation preparation/drilling operations. (N-4)
 4. **Contractor and Subcontractor Notification.** The Owner shall notify in writing all contractors and subcontractors of the site rules, restrictions, and Conditions of Approval. Submit a copy of the notice to the Planning Division.

5. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the Building permit has been issued, the General Contractor shall schedule a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the assigned Building Inspector, the Planning Division, the Property Owner, the Architect, the Arborist, the Landscape Architect, the Biologist, the Geologist, the Project Engineer, the Project Environmental Coordinator, the Contractor and each subcontractor.
6. **Final Planning Commission Resolution Submittal.** The final Planning Commission Resolution shall be submitted, indicating how each condition is met with drawing sheet and/or note references to verify condition compliance. If the condition relates to a document submittal, describe the status of the submittal (e.g., Final Map submitted to Public Works Department for review), and attach documents as appropriate.

F. **Building Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Building and Safety Division for Building permits.

1. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the Architectural Board of Review outlined in Section C above.
2. **Green Building Techniques Required.** Owner shall design the project to meet Santa Barbara Built Green Two-Star Standards and strive to meet the Three-Star Standards.
3. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and each Subcontractor.
4. **Mitigation Monitoring and Reporting Requirement.** Note on the plans that the Owner shall implement the Mitigation Monitoring and Reporting Program (MMRP) for the project's mitigation measures, as stated in the Mitigated Negative Declaration for the project.
5. **Minimization of Storm Water Pollutants of Concern.** The applicant shall implement approved plans incorporating long-term storm water best management

practices (BMPs) to minimize identified storm water pollutants of concern including automobile oil, grease and metals. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The owners association shall maintain approved facilities in working order for the life of the project, and shall inspect annually and submit report to City annually. (W-2)

6. **Mechanical Equipment Noise.** Proposed mechanical systems located on the project site shall be designed and installed to ensure that required exterior and interior noise levels are within acceptable levels as specified in the Noise Element. This may be achieved by using appropriate building techniques for equipment enclosures, providing sound insulation, or other measures identified on building plans. An acoustical report prepared for the proposed building mechanical systems shall be prepared by a qualified noise engineer or acoustician to verify that adequate structural or other measures have been provided as part of the proposed project's design so that interior and exterior living area noise levels comply with Noise Element Land Use Compatibility Guidelines. The required noise evaluation shall be submitted to the Building and Safety Division prior to the approval of a building permit. (N-1)
7. **Geotechnical Recommendations.** Site preparation and project construction shall be in accordance with the recommendations contained in the Geologic Site Evaluation prepared by Fugro West, dated January 4, 2007, and other site-specific soils investigations prepared for the project. Compliance shall be demonstrated on plans submitted for grading and building permits. (G-1)
8. **Fire Department Letter.** All proposed measures outlined in the applicant's letter to the Fire Department dated March 27, 2007 shall be implemented as required by the Fire Department. (FIRE-1)
9. **Fuel Modification Plan.** The Fuel Modification Plan shall be approved by the Fire Department prior to approval of a building permit. (FIRE-2)
10. **Fire Truck Access.** The extension of the fire truck access along the east of the proposed building shall be a minimum of 20 feet in width with a vertical clearance of 13 feet 6 inches. (FIRE-3)
11. **Non-combustible Construction.** The non-combustible construction classification as identified within the applicant's access modification request shall be a CBC or City-approved construction type. The type of construction shall continue throughout any new construction and meet the provisions under the Building Code. (FIRE-5)
12. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.

13. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including, at a minimum, an equal area for recycling containers. Dumpsters shall not be placed within five feet (5') of combustible walls, openings, or combustible roof eaves lines unless sprinkler coverage is provided.
14. **Erosion Control/Water Quality Protection Plan.** Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the *Procedures for the Control of Runoff into Storm Drains and Watercourses* and the Building and Safety Division *Erosion/Sedimentation Control Policy* (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site. At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:
 - Paving and Grinding, Sandbag Barriers, Spill Prevention/Control, Solid Waste Management, Storm Drain Inlet Protection, Stabilize Site Entrances and Exits, Illicit Connections and Illegal Discharges, Water Conservation, Stockpile Management, Liquid Wastes, Street Sweeping and Vacuuming, Concrete Waste Management, Sanitary/Septic Waste Management, Vehicle and Equipment Maintenance, Vehicle and Equipment Cleaning, Vehicle and Equipment Fueling. (W-1)
15. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, subject to the approval of the Water Resources Management Staff.

16. **Conditions on Plans/Signatures.** The final Planning Commission Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner		Date
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- G. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction.

1. **Oak Tree Impact Monitoring.** An arborist shall periodically monitor construction activities at the project site to ensure that: approved tree protection measures are being implemented; disturbance to native trees and their root zones is minimized; and to document unanticipated impacts to oak trees on the project site. Any additional trees identified by the monitor as being impacted by construction activities shall be mitigated at a ratio of 3:1 and depicted on the tree planting plan required by mitigation measure BIO-3. (BIO-5)
2. **Fuel Modification Plan.** All vegetation maintenance on the project site shall comply with the vegetation management provisions contained in an approved Fuel Modification Plan. (BIO-8)
3. **Mark Location of Plants.** Prior to the installation of the storm drain line that extends north of the proposed building area, a qualified biologist shall mark in the field the location of Plummer's baccharis plants on the project site. Construction activities required for the installation of the drain line shall minimize ground disturbance activities in the vicinity of the identified plants to the extent possible. (BIO-9)
4. **Weekly Pre-Construction Surveys.** The applicant shall retain a qualified, City-approved biologist to implement preconstruction surveys to ensure potential impacts to nesting raptors are avoided. Beginning at least 30 days prior to the

removal of any habitat between March 1 through September 15, the applicant shall retain a qualified, City-approved biologist to conduct weekly surveys for raptor nests. The survey area will include approximately 500 feet around construction work areas. In the event that any nests are observed within construction work areas or within 500 feet of those areas, the applicant shall delay construction work until: (a) after September 15 or (b) until continued monitoring demonstrates that the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Limits of construction to avoid potential nest sites shall be established in the field by flagging with stakes or construction fencing. Construction personnel shall be instructed on ecological sensitivity of the area. Locating and determining the status of the nest shall be performed in accordance with procedures approved by the USFWS and CDFG. (BIO-10)

5. **Erosion Control/Water Quality Protection Plan.** The Erosion Control/Water Quality Protection Plan described in Condition F.14 shall be implemented during construction.
6. **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-1)
7. **Construction Dust Control – Tarping.** Trucks transporting fill material to and from the site shall be covered from the point of origin. (AQ-2)
8. **Construction Dust Control – Gravel Pads.** Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads. (AQ-3)
9. **Construction Dust Control – Disturbed Area Treatment.** After clearing, grading, earth moving or excavation is complete, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - a. Seeding and watering until grass cover is grown.
 - b. Spreading soil binders.
 - c. 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.

- d. Other methods approved in advance by the Air Pollution Control District. (AQ-4)
- 10. **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-5)
- 11. **Construction Ozone Precursors.** The following shall be adhered to during project grading and construction to reduce emissions from construction equipment:
 - a. **Diesel Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.
 - b. **Engine Size.** The engine size of construction equipment shall be the minimum practical size.
 - c. **Equipment Use Management.** 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.
 - d. **Equipment Maintenance.** Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - e. **Engine Timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
 - f. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - g. **Low Sulfur Fuel.** All diesel-powered equipment shall use ultra low sulfur diesel fuel.
 - h. **Diesel Emission Reduction.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
 - i. **Diesel Equipment Reduction.** Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - j. **Engine Idling Limitations.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes. Auxiliary power units should be used whenever possible. The operation of diesel engines and auxiliary power units shall comply with applicable state regulations regarding the duration and location of use.
 - k. **Minimize Employee Trips.** Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

1. **Bio-diesel.** To the extent feasible, diesel-powered construction equipment and vehicles used on site shall be fueled using bio-diesel fuels. (AQ-6)
12. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met. (PS-1)
13. **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 residential neighborhoods and minimize congestion. (T-1)
14. **Construction Related Traffic Routes.** The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods, subject to approval by the Public Works Director.
15. **Traffic Control Plan.** All elements of the approved Traffic Control Plan shall be carried out by the Contractor.
16. **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. weekdays by the Chief of Building and Zoning (per Section 9.16.015 of the Municipal Code). In the event of such night work approval, the applicant shall provide written notice to all property owners and occupants within 450 feet of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of night work. Night work shall not be permitted on weekends and holidays. (N-3)

17. **Construction Parking/Storage/Staging.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
 - b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
 - c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager. (T-2)
18. **Street Sweeping.** The property frontage and adjacent property frontages, and parking and staging areas at the construction site shall be swept daily to decrease sediment transport to the public storm drain system and dust.
19. **Construction Best Management Practices (BMPs).** Construction activities shall address water quality through the use of BMPs, as approved by the Building and Safety Division.
20. **Mitigation Monitoring Compliance Reports.** The PEC shall submit biweekly reports during demolition, excavation, grading and footing installation and monthly reports on all other construction activity regarding MMRP compliance to the Community Development Department.
21. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC's telephone number(s), work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height.
22. **Tree Protection Requirements.** All tree protection measures included on the proposed landscape plan shall be implemented throughout the project's construction period. (BIO-4)
23. **Construction Equipment Sound Control.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. (N-5)
24. **Cultural Resources Discovery Procedures and Mitigation.** Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction:

If archaeological resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately, and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- H. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
1. **Noise Measurements.** Submit a final report from a licensed acoustical engineer, verifying that interior and exterior living area noise levels are within acceptable levels as specified in the Noise Element. In the event the noise is not mitigated to acceptable levels, additional mitigation measures shall be recommended by the noise specialist and implemented subject to the review and approval of the Building and Safety Division and the Architectural Board of Review (ABR).
 2. **New Construction Photographs.** Photographs of the new construction shall be taken, attached to 8 ½ x 11" board and submitted to the Planning Division.
 3. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.
 4. **Shelter in Place and Disaster Evacuation Plans.** Proposed shelter in place and disaster evacuation plans shall be approved by the Fire Department prior to issuance of a certificate of occupancy. (FIRE – 4)
 5. **Arborist/ Biologist Monitoring Contracts.** Submit contracts with qualified arborist/ biologist acceptable to the City for on-going monitoring.

- I. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Conditional Use Permit shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

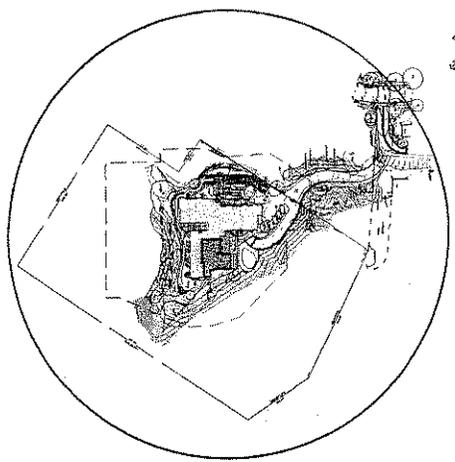
1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued within and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
3. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.

PARTNER:
 1800 W. 10TH
 SUITE 100
 BERKELEY, CA 94710
 ARCHITECTS:
 1800 W. 10TH
 SUITE 100
 BERKELEY, CA 94710

1800 W. 10TH SUITE
 BERKELEY, CA 94710
 415.842.1000
 415.842.1001
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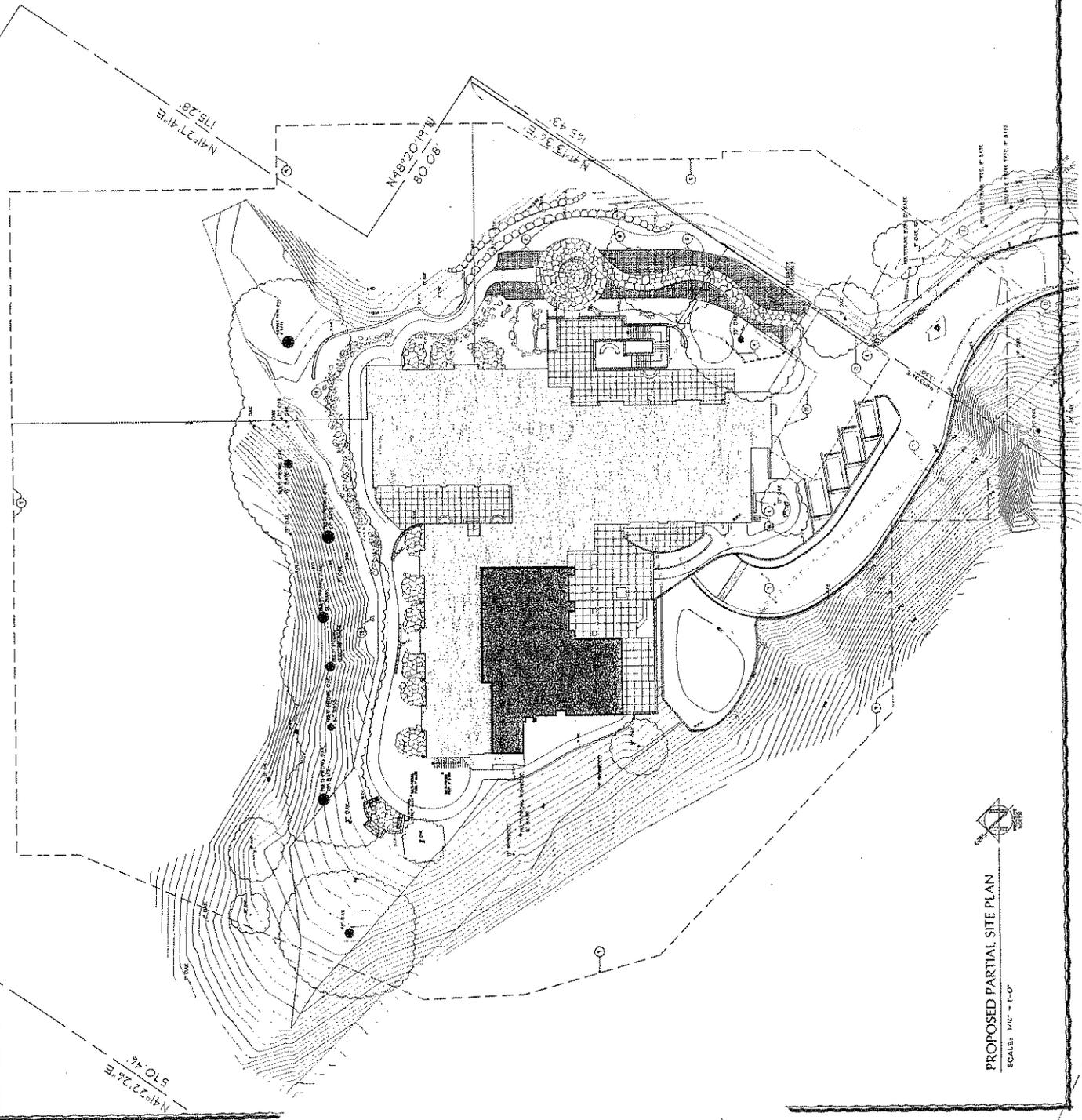
- NUMBERED NOTES**
1. TRANSPORTER TRAILER
 2. DELIVERED TO SITE
 3. UNLOAD
 4. USE OF TRAILER
 5. USE OF TRAILER
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- GENERAL NOTES**
1. PROJECT: VISITING NURSE & HOSPICE CARE OF SANTA BARBARA
 2. SITE: 930 MIRAMONTE DRIVE, SANTA BARBARA, CALIFORNIA
 3. DESIGNER: SCHEMATIC DESIGN
 4. DATE: 10/20/08
 5. SCALE: 1/4" = 1'-0"
 6. THIS PLAN IS A PARTIAL SITE PLAN AND DOES NOT INCLUDE ALL INFORMATION NECESSARY FOR CONSTRUCTION.
 7. SEE OTHER SHEETS FOR MORE INFORMATION.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 9. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 11. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
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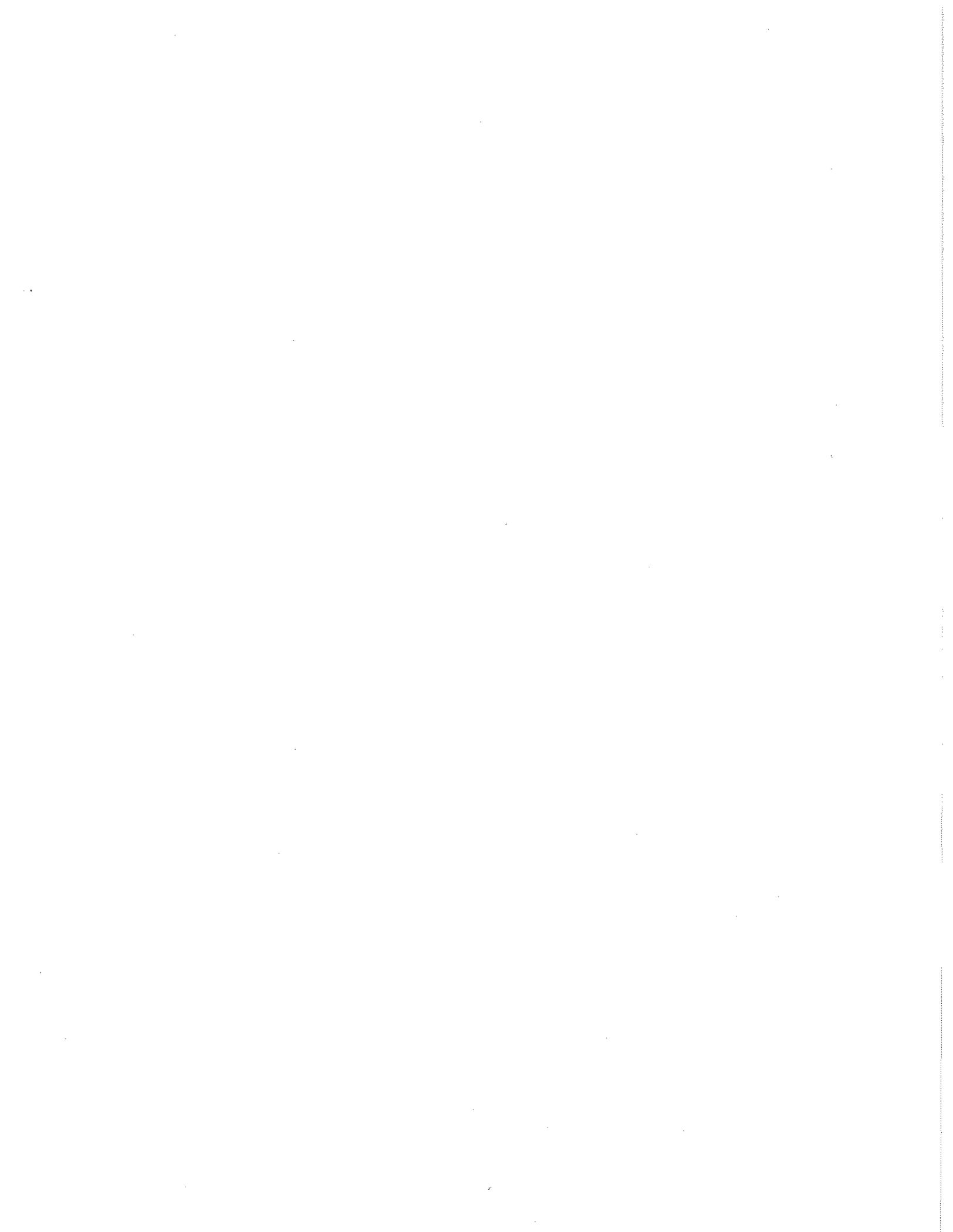
KEY PLAN
 NOT TO SCALE

VISITING NURSE & HOSPICE
 CARE OF SANTA BARBARA
SERENITY HOUSE
 930 Miramonte Drive
 Santa Barbara, California
 SCHEMATIC DESIGN
AS101
 DATE: 10/20/08



PROPOSED PARTIAL SITE PLAN
 SCALE: 1/4" = 1'-0"

EXHIBIT B



7 November 2007

RECEIVED

NOV 06 2007

CITY OF SANTA BARBARA
PLANNING DIVISION

City of Santa Barbara Planning Commission
630 Garden Street
Santa Barbara, CA 93101

**RE: Visiting Nurse & Hospice Care of Santa Barbara- Conditional Use Permit – 930
Miramonte Drive, MST#2004-00743**

Dear Commissioners:

On behalf of the applicant, Visiting Nurse & Hospice Care of Santa Barbara, we are pleased to provide the following detailed project description for development of New Serenity House, a hospice residential facility, on the subject site located at 930 Miramonte Drive in the City of Santa Barbara.

I. History and Mission Statement

Since 1908, Visiting Nurse and Hospice Care (VNHC) has been the leading nonprofit provider of home health, hospice and personal care services in South Santa Barbara County. VNHC provides nursing, rehabilitation, non-medical home care services, palliative care¹, and support for those facing life-limiting illnesses at home or at Serenity House, VNHC's 6-bed residential hospice house, located at the Valle Verde Retirement Community.

There is a critical shortage of beds in this community where terminally ill patients can receive expert end-of-life care when they are not able to die comfortably at home. This shortage is impacted by the confirmed growth of the aging population and the increased incidence of complex symptoms and challenges faced by the dying of all ages. This need has been compounded by the closure of the Compassionate Care Program at St. Francis and the Transitional Care Unit at Cottage. The waiting list for Serenity House often exceeds 10 or 12 patients.

In order to meet the community's growing needs for end of life care, VNHC purchased the property located at 930 Miramonte Drive, previously owned and occupied by the Community

¹ Relieving or soothing the symptoms of a disease or disorder without effecting a cure

Environmental Council (CEC). The project site offers a uniquely peaceful surrounding - the type of environment that resonates with patients and families facing the end of life.

II. Project Description

The project site is a 5.5 acre parcel and is currently developed with two structures, a 3,760 net square foot two story structure and a 640 square foot building previously used by the CEC as a garden center. The two-story structure would remain; the project proposes an addition to the existing structure, a one-story building of approximately 11,370 net square feet. The project includes an underground parking garage to accommodate staff and visitor parking, widening the existing driveway to 20 feet to meet current access standards, and installation of landscaping and walkways. The project proposes to demolish the Garden Center building to make way for necessary site improvements.

There are seven existing surface parking spaces that would be reconfigured to provide four spaces, including an accessible space, with a loading area for patients and deliveries. An underground parking garage will provide an additional 22 spaces, including two (2) accessible spaces. Staff and visitors will access the main level via an elevator or stairs.

The proposed VNHC residential care project would provide 18 beds for clients in need of palliative care. Each room contains a bathroom and a sitting area to accommodate visitors. The building layout and floor plan configuration emphasize privacy while taking advantage of the peaceful natural surroundings with private patios and a perimeter walking pathway. Additional project amenities include a kitchen, dining room, and living room.

The reception area is centrally located opposite the elevator that would bring visitors from the underground parking garage to the main level. The reception area is flanked by the meditation room and the medication storage room; a conference room is across the hall. The meditation room, overlooking a pond and landscaped area with the oak woodland as backdrop, will provide respite from the residential rooms for patients and visitors. A team alcove is positioned at the end of the west wing to facilitate patient monitoring and staff communication. The building includes a staff break room and shower facilities.

Architectural Design

The proposed addition will occur on the flat portion of the site, previously used as the CEC gardens. The structure is tucked between the existing Resource Center, the uphill slope to the west and the downhill slopes to the east, north, and south. The slopes are characterized by an oak woodland that provides a natural visual screen of the structure from off site views. The addition represents an architectural style more compatible with the existing structure's architectural vocabulary. The design is intended to minimize the massing of the building, and break up the linearity of the building faces, while carving intimate individual room spaces for each patient room, so that each patient has an opportunity to experience the natural outdoor setting from their room, even without opening the door. Also, the building and site layout incorporates as much natural light into the facility as possible.

Landscape Design

The landscape design for New Serenity House addresses two main objectives: to provide a pleasant garden setting for the residents, and to help blend the new building into the site within the context of its residential neighborhood.

To achieve the first objective, the site will be developed as a pleasant residential garden with a variety of colors, forms, textures and sounds, provided by lawns, patios, water features, flowering shrubs and perennials, shade trees, and places to rest and visit. Vistas will be created within the garden, and views to the north and west of the site will be enhanced by development of patios and rest areas that will allow for shaded enjoyment of the expansive view of the city and the mountains beyond.

Individual landscaped patios will be provided to all resident rooms, so that the occupants may enjoy the outdoors from their own private spaces.

The public entrance to New Serenity House will be by way of a staircase from the lower-level parking garage. At the bottom of the staircase, visitors will be greeted by a fountain before proceeding up the staircase to the front entry patio. The staircase and entry patio will be flanked by landscaping and sandstone walls, providing a rich and welcoming visual experience. At the end of the patio adjacent to the front door, a fountain and pond will offer the soothing sight and sound of spilling water.

At the front entry, walls and landscaping will separate the public area from the private gardens beyond. Outside the walls, to the east, will be a lawn and patio as well as a small play area for visiting children under the large Coast Live Oak tree that is being preserved. The play area is remote from the resident rooms, and separated by walls and a fountain, so any noise generated by enthusiastic play will be well buffered. The lawn will serve as a small detention basin for rainwater, to help the development reduce the impacts of storm runoff from the site. In this area of the garden, laminated beams salvaged from the original sod-roofed Garden Center building will be re-used as benches.

On the north side of the front entry, the fountain and pond will extend through a window in the privacy wall, into a reflecting pond outside the large window of the Meditation Room. From inside the Meditation Room, the view of a feature sculpture and the landscape beyond will be reflected in a sheet of water extending nearly thirty feet into the garden. The path will extend around the western side of the building and will connect with the common patio, providing complete perimeter access for both maintenance and emergency purposes.

A living retaining wall will form the eastern edge of the entry garden. Due to the desirability of providing a nearly-flat site for use by frail residents, the wall is necessary to create a level garden and to provide a fire access lane. The wall will be constructed with gabions, so that it will ultimately be overgrown with vining plants that will, in essence make it disappear in

landscaping. The wall will also enable the preservation of a young Coast Live Oak tree that provides a vista at the northern end of this part of the garden.

A colored and textured concrete path will connect the ends of the garden, from a service access on the south to the end of the building's west wing, enabling residents and staff to access nearly all parts of the site. As the path rounds the northeastern corner of the building, it will provide access to the city views and more shaded parts of the garden. From a point just outside the front entry to the mid-point of the western wing, a streambed will accommodate occasional storm water in a bioswale that will help keep rainfall on-site, and provide overland escape for intense runoff. A pair of benches along the path at the mid-point will accommodate residents and visitors wishing to enjoy city and mountain views in the shade of the existing Coast Live Oak trees at the stop of the slope.

Near the mid-point of the northern side a patio extends between the east and west wings of the building, allowing outdoor space and access to four resident rooms. Since this patio is to be built over the basement parking garage, its landscaping will consist of potted plants. The pots will be quite large however, accommodating small trees. In addition, green-screen trellises will provide visual separation between the private outdoor spaces, and two wall fountains opposite the doors to the rooms will give the area a pleasant sound quality. Three resident rooms near the front entrance are similarly treated, with generous paved patios, potted plants and a fountain.

At the northwestern end of the site, a small patio will provide additional seating, and a point from which residents and visitors may enjoy a panoramic view of the city, mountains, and the sunset.

On the western side of the new wing, where it joins the existing building, a common patio area will accommodate group dining and gatherings. An outdoor fireplace and benches will provide for personal comfort, and the landscaping of the area will give shade while allowing for views to the west. The common patio is separated from the two west-side resident rooms by a green screen of vines on trellises. These two rooms will each have a generous patio with landscaping in potted plants.

South of the common patio, and west of the driveway entrance, a retention basin will be constructed to accommodate storm water. The basin will be planted with native plants suited to absorbing and filtering standing water.

The southern side of the building, which consists of service rooms and access doors, will be landscaped heavily with native trees and shrubs in order to screen it from views from the neighboring residential units to the south.

Accommodating the building addition without adversely affecting views from off the site will be accomplished with generous plantings of native shrubs and trees. On the west, north and east sides, the abundant existing native landscape already provides substantial screening. However,

where voids exist in the vegetation, screening will be supplemented with native plants that will be able to thrive with no irrigation after they have become established.

On the southern side, where the new driveway will be built, and where the end of the building will be located within thirty feet of the edge of the existing parking area, the landscaping will consist of a very dense screen of native trees and shrubs. A planter will also be built between the existing parking area and the driveway below, for installation of additional trees and shrubs. Since the southern end of the building has no windows, the structure itself will be planted with evergreen vines, to further help it disappear from off-site views.

The only other area of the site that might affect off-site views is the front entry on the east elevation, where a residence uphill from the site is visible. On this side, the hillside will be planted with native oaks where they will not grow into the neighbor's views, and trees will be planted near the building to screen the structure.

Due to the need to provide a necessary volume of building, enhanced vehicular access, and a nearly level accessible garden, eight native Coast Live Oak trees must be removed. To offset the loss of these trees, a 5:1 replacement ratio of Coast Live Oaks is proposed (additional tree replacement and protection details are described below). In addition, all plantings outside the level portions of the site will consist of native plants indigenous to the Santa Barbara coast. All oaks remaining on the site will be protected during construction.

Above all, the purpose of the garden is to give residents a peaceful place of beauty in which to spend their final days. The beautiful setting, enhanced by a lush landscape with many interesting features, will provide this experience. The site plan and location enable the landscape designers to create a serene garden, where impacts on neighbors will be temporary. After a short period of plant establishment, development on the site will be as unobtrusive as the current use.

Oak Tree Replacement and Protection

As previously discussed, in order to provide adequate driveway access to the site and to achieve an accessible garden setting, eight oak trees are proposed for removal. All the oak trees have been inventoried by the project arborist and biologist. The landscape plan reflects the arborist and biologist's tree inventory numbering system, the arborist's specifications for tree protection and mitigation. The tree replacement plan and the tree protection notes indicated on the landscape plan should be considered as part of the project description.

The following oak trees have been identified for removal: 204, 217, 219, 284, 285, 286, 293, and 294. In addition, the following oak trees have been identified as potentially being impacted during construction activities: 202, 203, 205, 233, 270, and 292. The project includes a 5:1 ratio replanting plan to address the oak trees proposed for removal and a 3:1 replacement ratio for those that would be potentially impacted during construction activities, for a total replacement of 45 trees. The tree replacement ratio with replacement sizes is described in the arborist report and has been included on the landscape plans.

Fuel Management Plan (FMP)

In response to Fire Department comments contained in the City DART letter dated August 30, 2006, a Preliminary Fuel Management Plan (FMP) has been incorporated into the project description. The FMP includes additional fuel management measures from the City's Fire Department Minimum Brush Clearance Standards to support a shelter in place plan in the event of a wildfire as well as to support the request of an access waiver.

In summary, the FMP proposes the following:

- A minimum of a 3-foot horizontal, unlimited vertical ADA access path around the entire structure on the east, north and west sides.
- Standpipes in conjunction with a commercial grade hydrant located at 150 foot overlapping intervals to maintain adequate coverage on all sides of the proposed structure in accordance with fire department standards.
- Fuel Modification Zones are to be in place 150 feet out from the structure to the north, exceeding the normal 100 foot requirement.
- Basic and enhanced building and construction features are to be utilized to allow for a Shelter in Place and to further reduce the possibility of loss of life and property in the event of a fire.
- Special thinning Zone 4 to be implemented at the boundary of 2 neighboring parcels where building setbacks are less than 100 feet.

The various fuel treatment zones shall be implemented outward to a distance of 100 - 150 feet from all exterior walls of the proposed structure as described in further detail below.

Irrigated Zone 1: This shall be an irrigated and landscaped defensible space provided from the exterior of the structure extending 30 feet out in all directions. Plants should be low growing, fire-resistant, and not more than 12 inches in height. No plants from the *Undesirable Plant Species* list shall be used in this Zone or anywhere on the property. Trees shall not be planted within 15 feet of the structure. Also, a minimum 3 feet of space with level access walkways to support fire suppression personnel will encompass all sides of the proposed structure.

Irrigated Zone 2: Again this is an irrigated and landscaped area extending from the outer edge of Zone 1 covering a distance of 20 feet. This Zone will also consist of low growing, fire-resistant plants and succulents. Shrubs are acceptable in this Zone provided they are no more than 3 feet in height and are spaced 18 feet or more from other shrubs and trees, their clusters are no more than 10 feet in diameter, and they are not planted underneath tree canopies. Trees should also be spaced at a minimum of 30 feet apart to prevent their crowns from touching once fully grown.

Irrigated Zone 3: This Zone is also an irrigated and landscaped area extending from the outer edge of Zone 2 covering a distance of 20 feet. This Zone will consist of similar plants, succulents, shrubs and trees as outlined in Zone 2. Shrubs and plants within this Zone shall not exceed a height of 6 feet and shall be spaced 18 feet or more from other shrubs and trees. Their clusters shall be no more than 10 feet in diameter and they shall not be planted underneath tree

canopies. Trees should also be spaced at a minimum of 30 feet apart to prevent their crowns from touching once fully grown.

Thinning Zone 4: This Zone is a non-irrigated area extending from the outer edge of Zone 3 to a distance of 80 feet. There are no vegetation height limitations in this Zone, but shrub groupings should still be spaced a minimum of 18 feet apart. Trees in this Zone can be planted in groups or individually but should still allow for 30 feet of spacing. Vegetation should be reduced in this Zone by thinning of existing plants, pruning, and removal of dead material and elimination of ladder fuels.

Grading/Drainage

In order to maximize the site layout, enhance project aesthetics, and provide adequate on-site parking, the project includes a subterranean parking structure. As a result, the project preliminary grading quantities involve 4,910 cubic yards of excavation and 220 cubic yards of fill, resulting in approximately 4,690 cubic yards of export.

From a point just outside the front entry to the mid-point of the western wing, a streambed will accommodate occasional storm water in a bioswale that will reduce pollutants on-site, and provide overland escape for runoff to the bioswale at the northeast portion of the site. Beneath the bioswale is an underground storage tank designed to accommodate 20,000 gallons that incorporates a filtration system. The water will be used to irrigate onsite landscaping throughout the year. Drainage from the west side of the site including the existing access road and new driveway to the underground parking garage will be run through a bioswale/detention basin capable of handling the additional runoff generated by development of the site. (For additional drainage details please refer to the revised Master Drainage Plan prepared by Erie & Van Sande, dated February 1, 2007.)

Environmental Review

Biological Assessment

Due to the project site's close proximity to an oak woodland, the City requested a biological assessment to consider the following:

- elimination or substantial reduction or disruption of important natural vegetative communities and wildlife habitat or migration corridors, such as the existing oak woodland on the project site;
- substantial effect on protected plant or animal species listed or otherwise identified or protected as endangered, threatened or rare; and,
- substantial loss or damage to important native specimen trees or designated landmark or historic trees.

A revised biological assessment has been included in the City submittal to address additional staff comments from the initial DART review, prepared by Watershed Environmental, dated February 2007. The assessment concludes that there are potentially seven (7) types of biological

resource impacts as a result of the project; both short – term construction related and long term impacts were evaluated. The potential for a short term impact to water quality from erosion and sedimentation was found to be potentially significant, mitigable; all other impacts were determined to be less than significant or none. To address the potential short term impact to water quality, the project incorporates an erosion control plan during construction activities.

Cumulative effects of the project were found to be less than significant because of the small project footprint and incrementally small effect on biological resources in the area.

Arborist

The initial DART review requested additional information to be contained in the Arborist report to include a Tree Survey Plan and an Impact Mitigation Plan. These components have been included in the revised Arborist report, prepared by Westree, dated February 7, 2007. The tree protection recommendations are consistent with the tree protection notes provided on the landscape plan. All measures are considered part of the project description and will be adhered to during construction activities.

Traffic/Parking Analysis

A revised Phase I Traffic and Parking analysis has been included in the City submittal, prepared by Associated Traffic Engineers, dated June 26, 2006. The analysis was revised to reflect the current project description. The report analyzed the project's potential to generate project specific or cumulative impacts to the intersections in the study area and the onsite parking supply.

The most recent use on the project site was the Community Environmental Council (CEC). The study estimates that the previous use generated 61 average daily trips (ADT's), nine a.m. peak hour vehicle trips, and nine p.m. peak hour vehicle trips. Surveys were conducted at VNHC's Serenity House (on the Valle Verde property) to determine trip generation estimates for the proposed project. Hospice and volunteer staff work schedules will be staggered to eliminate vehicular trips occurring during the peak travel hours. The study also developed a visitor rate based on observations at the existing Serenity House. The study concluded that the proposed project would result in 114 ADT's, one a.m. peak trip, and nine p.m. peak trips. The net change from the existing condition to the proposed would result in an increase of 53 ADT's, a reduction in a.m. peak hour trips, and no change in the p.m. peak hour trips. (Please refer to complete analysis for additional detail and discussion.)

The parking regulations established by the City Zoning Ordinance require 0.5 parking spaces for each residential bed. (SBMC§28.90.100.J.17) The project proposes a total of 18 residential beds; therefore, nine parking spaces would be required to meet the City parking requirement. The project proposes four surface parking spaces, a loading area for patients and deliveries, and a 22-space underground parking garage for a total of 26 spaces. The demand analysis included in the ATE study, based on operational data provided by VNHC staff, indicates that the parking demand for the hospice care center would exceed that of a typical skilled nursing facility due in part to the number and frequency of visitation. The study estimates the peak parking demand to be 26 spaces meeting the project demand.

Geologic and Soils

Per the City's request, an engineering geology report that addresses slope stability was prepared by Fugro, dated January 2007 and has been included in the submittal. Fugro will be providing on-going geotechnical and geologic services for the project consisting of subsurface exploration, geotechnical laboratory testing, geologic characterization, slope stability, and geotechnical engineering evaluation. The study concludes that the project is feasible from a geotechnical engineering perspective. Gross stability of the natural and proposed slopes is anticipated to meet the minimum requirements for factors of safety. Please refer to Fugro's report for additional details.

Visual Resources

Staff initially raised concerns relative to the project location on a ridge of a major hillside and the potential to affect the visual quality of the area. Also, the Architectural Board of Review (ABR), at an initial concept review on November 29, 2004, requested a visual analysis to address whether important visual resources would be affected by the project regarding important public scenic views and lighting. At the subsequent ABR hearing on August 21, 2006, photo simulations were presented which demonstrated that the addition to the existing structure would not negatively impact the surrounding area from a visual perspective. Staff has also concluded that the simulations demonstrate that the project would not affect visual resources.

Mitigated Negative Declaration

Staff prepared an Initial Study and Draft Mitigated Negative Declaration (MND) for the project. An environmental hearing was held before the Planning Commission on September 20, 2007 to receive comments from the Commission and the public regarding the adequacy and completeness of the Draft MND.

The Draft MND identified the following potentially significant environmental effects as a result of the project: air quality (short-term), biological resources, geophysical conditions, hazards, noise, transportation/circulation, and water environment. The MND includes mitigation measures to mitigate potentially significant impacts to a less than significant level. The applicant project team has reviewed the document, provided additional clarifying comments, and finds the document to be a thorough and fair analysis of the project potential environmental effects. Further, the applicant project team is in agreement to implementing the recommended and mitigation measures identified.

Discretionary Action Requested

The project seeks the following discretionary approval from the Planning Commission:

A Conditional Use Permit to allow a State-licensed residential hospice care facility serving more than 12 individuals in the A-1 Zone. (§28.94.030.Q).

Standards and Findings

The standards outlined in 28.94.030Q.1. refer to residential density and the allowance of modular cooking units within the living units when the facility includes a congregate kitchen and dining facility. These standards would not apply to the New Serenity House, a hospice residential facility. The kitchen will provide appropriate meals for residents; residents who are willing and able can take their meals in the dining area. Additionally, family members will be invited to participate.

There are two sets of findings related to approval of a residential hospice care facility. The first set, listed below in italics, applies to any project that requires a Conditional Use Permit (SBMC §28.94.020). A discussion of how the project is consistent is provided below each finding.

1. Any such use is deemed essential or desirable to the public convenience or welfare and is in harmony with the various elements or objectives of the Comprehensive General Plan;

The proposed use meets an urgent community need; therefore deemed essential to public welfare. The project includes measures to assure harmony with the elements and objectives of the General Plan. The project has been developed in a manner to be consistent with objectives of the General Plan in that potential impacts were either avoided or minimized with mitigation incorporated into the project description. For example, measures have been implemented to achieve high water quality standards through installation of bioswales and minimizing erosion with installation of retention basins. Other objectives include an extensive tree replacement program to protect the natural resources. Additional objectives are contained in more details in the finding justifications below.

2. Such uses will not be materially detrimental to the public peace, health, safety, comfort and general welfare and will not materially affect property values in the particular neighborhood involved;

The proposed use would not be materially detrimental to the public peace, health, safety, comfort and general welfare nor would it materially affect property values in the neighborhood. The property has previously been granted a special use permit to operate an educational facility. The proposed use is in keeping with the primary allowed use – residential - in the base zone.

3. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

The subject property is substantial in size therefore providing generous buffer and setbacks from the adjoining residential properties. The building design and massing require approval by the ABR providing further assurance of neighborhood compatibility.

4. Adequate access and off-street parking including parking for guests is provided in a

manner and amount so that the demands of the development for such facilities are adequately met without altering the character of the public streets in the area at any time.

The Zoning Ordinance requires the project to provide a total of 9 parking spaces. However, based on the specific demand analysis established by the existing Serenity House data, the project parking demand would be greater than the City requirements. Therefore, the project proposes to provide a total of 26 parking spaces, meeting the demands of the specific use and avoiding alteration of the character of the public streets in the area.

5. The appearance of the developed site in terms of the arrangement, height, scale and architectural style of the buildings, location of parking areas, landscaping and other features is compatible with the character of the area. The Planning Commission shall have the authority to approve the design of open space. Design shall mean size, shape, location and usability for proposed private, public, or quasi-public purposes and development. Approval of such open spaces may be expressly conditioned upon an offer of conveyance by the owner to the City of Santa Barbara of the development rights, the right to prohibit the construction of additional buildings, or other property rights, necessary to achieve the purpose set forth in this title.

As described in the body of the project description, the design team has created a design and open space to take advantage of the exceptional natural surroundings of the site. The project design has incorporated a subterranean parking garage to maximize open space and green belt areas while minimizing visual blight associated with an uncovered parking area, therefore contributing to the character of the area. The landscape design takes advantage of the surrounding oak woodland, furthering the edge of the oak woodland. In addition, the project must meet the design criteria of the ABR and receive their approval.

6. Compliance with any additional specific requirements for a conditional use permit. The Planning Commission may impose such other conditions and restrictions upon the proposed use consistent with the Comprehensive General Plan and may require security to assure satisfactory performance of all conditions and restrictions.

The project incorporates measures, such as an oak tree replanting plan, a bioswale, and alternative employee work schedules to avoid peak hour vehicular travel to achieve General Plan consistency and minimize potential impacts to the neighborhood and community. We are receptive to a discussion involving additional conditions that the Commission may identify.

The second group of findings (per SBMC §2890.030.Q.2) necessary to grant a CUP for a residential hospice care facility are listed below in italics followed by a discussion of how the project is consistent with each finding.

1. The facility will generate a demand for resources such as water, traffic, and other public services equivalent to no more than that which would be demanded by development of the property in accordance with the underlying zone, and such resources are available in amounts adequate to service the proposed facility.

There are adequate public services, such as water and sewer, in place to serve the proposed residential facility. The project site is located within the urbanized area of the City where existing public services are currently in place.

2. The intensity of use in terms of the number of people, hours of operation, hours of major activities, and other operational aspects of the proposed facility is compatible with any neighboring residential use.

The proposed residential hospice care use is compatible with the surrounding residential neighborhood. The purpose of the residential facility is to provide quality end of life care in a quiet and peaceful surrounding. The operational aspects of the residential facility are purposefully incorporated into the project to ensure compatibility with the surrounding neighborhood.

3. The proposed facility shall be able to be converted to a density which conforms to the residential unit density of the underlying zone. Sufficient land area has been shown to be available to meet the parking demand of a future use.

VNHC owns the subject property and does not foresee that the site would be sold and therefore need to be converted to a conventional residential use; however, the structure could be converted to a residential use that would meet density of the underlying zone. The parking requirements for a future use that would necessitate approval of a CUP would have to be evaluated with the specific use. To reiterate, a conversion of the proposed use is not anticipated.

Project Justification

The proposed project, a residential hospice care facility, providing 18 beds for residents requiring end of life care is an appropriate use within the neighborhood context and more importantly at the subject site. The requirement to receive approval for a Conditional Use Permit hinges on the number of residents that the facility will serve. In the A-1 Single Family Zone, a residential hospice care facility providing care for six (6) individuals is an allowed use without the provision of a CUP. The purpose and mission of VNHC is to create a comfortable environment, as if a patient were in their own home; therefore the proposed use would be neighborhood friendly as compared to a non-residential use.

The project includes various elements to minimize potential impacts to the surrounding neighborhood. The project team has approached the design concept with sensitivity in mind for the future residents and the surrounding neighborhood. For example, by constructing an underground parking garage, the addition can be maintained as a single story structure that will be visually unobtrusive. The provision of 22 underground parking spaces on the project site meets the parking needs for both the staff and visitors in order to maintain the available street parking supply for general neighborhood use. By staggering staff and volunteer work schedules, vehicular trips will occur outside the peak travel hours eliminating the potential to impact existing congested intersections. In addition, the project proposes the installation of 45 Coast

City of Santa Barbara Planning Commission

Project Description

7 November 2007

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Live Oak trees to offset those required to be removed and those that may be affected by the construction. A native plant palette to compliment the oak woodland setting is proposed.

The project can be found to be consistent with the intent and purposes of applicable General Plan policies and the standards established in the Zoning Ordinance. As evidenced by the discussions and conclusions contained in the technical studies provided, the project will not result in a significant effect on the environment. In addition, the necessary findings can be made to approve the requested Conditional Use Permit.

On behalf of the applicant project team, we thank you for your consideration of this project.

Sincerely,

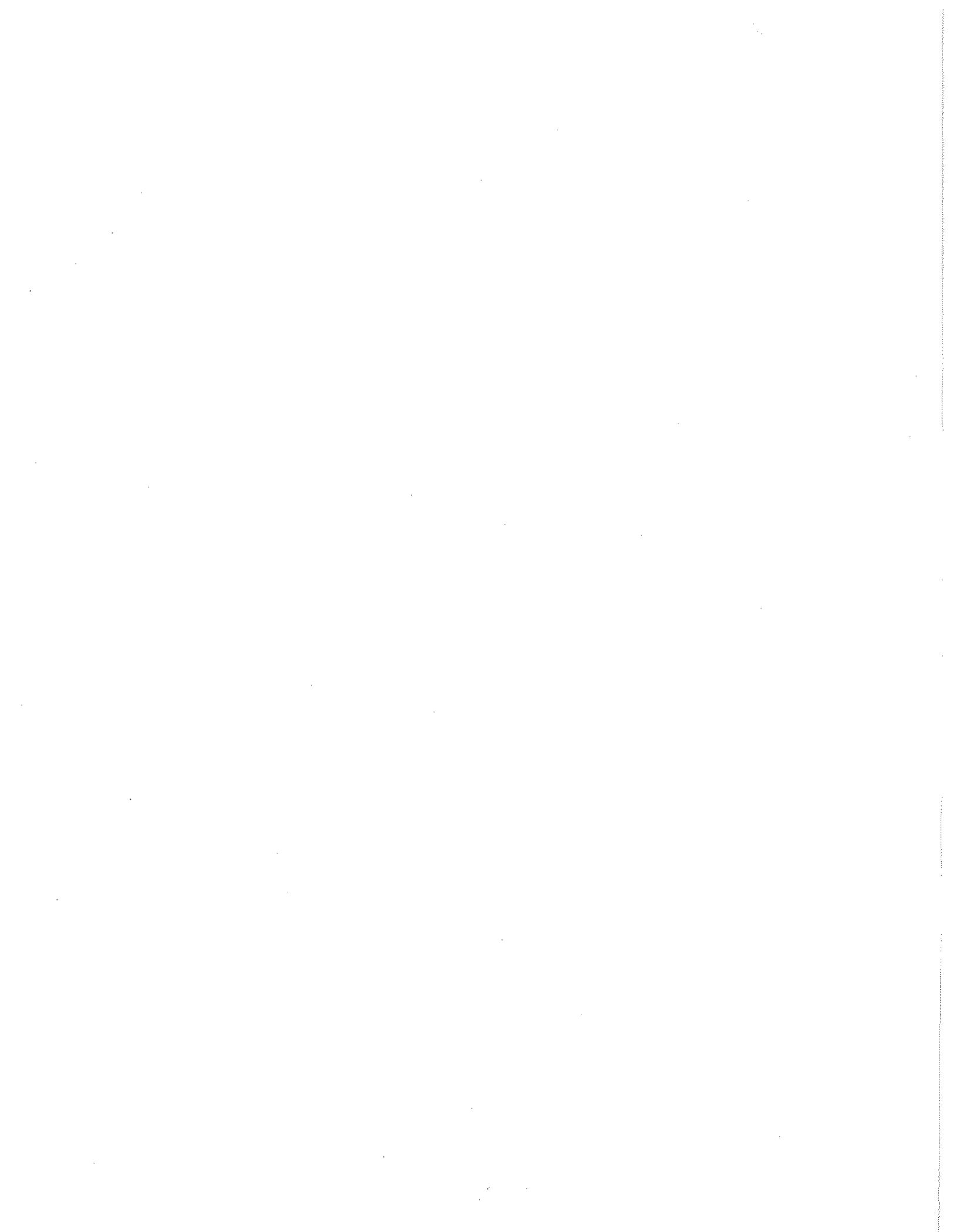
SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES



Trish Allen

Associate Planner



930 MIRAMONTE DRIVE
VISITING NURSE AND HOSPICE CARE OF SANTA BARBARA PROJECT
FINAL MITIGATED NEGATIVE DECLARATION
RESPONSE TO COMMENTS

OCTOBER 9, 2007

INTRODUCTION:

An Initial Study was prepared for the 930 Miramonte Drive project because the California Environmental Quality Act (CEQA) requires that an environmental assessment of the proposed project be provided. The environmental analysis determined that the proposed project could potentially have significant adverse impacts related to air quality (short-term), biological resources, geophysical conditions, hazards, noise, transportation/circulation (long-term) and water resources, however, mitigation measures described in the Initial Study and agreed to by the applicant would reduce potential impacts to less than significant levels. In addition, recommended mitigation measures were identified to further reduce less than significant impacts associated with aesthetics, air quality (short-term), biological resources, cultural resources, and public services (short-term solid waste generation) issues.

A Draft Mitigated Negative Declaration was prepared for the proposed project, and a public review period was held from September 10, 2007 to October 1, 2007. Five comment letters were received during the comment period:

1. Santa Barbara County Air Pollution Control District
2. Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc.
3. Jacquelin Daugherty
4. Anne Shoemaker
5. Paula Westbury

On September 20, 2007 the Planning Commission conducted a public hearing to accept testimony regarding the Draft MND. The following individuals provided comments at the hearing:

6. Trish Allen
7. Kathy Organ
8. Jacquelin Daugherty

In addition to the speakers listed above, the Planning Commission provided comments regarding the Draft MND

Responses to the comments received regarding the Draft Mitigated Negative Declaration are provided below, and the comment letters received are attached.

Letter No. 1
Santa Barbara County Air Pollution Control District
September 24, 2007

- 1-1. The text of section 2.a-b (Air Pollutants Emissions) has been revised to include the information provided by this comment.
- 1-2. The text of the Air Quality issues section has been revised to indicate that Santa Barbara County is located in the South Central Coast Air Basin.
- 1-3. The text of the Air Quality issues section has been revised to include the information provided by this comment.
- 1-4. The text of the Air Quality issues section has been revised to include the information provided by this comment.
- 1-5. Mitigation measure AQ-6J has been revised to include the information provided by this comment.

Letter No. 2

Trish Allen, Suzanne Elledge Planning & Permitting Services, Inc.

October 1, 2007

- 2-1. This comment provides a summary of the comments that were provided in the comment letter. No response is necessary.
- 2-2. The text of the Project Description section has been revised to include the information provided by this comment.
- 2-3. The text of the Grading and Drainage section of the Project Description has been revised to indicate that the wall on the east side of the project site is required "to provide a level patio area and a fire access lane along the east side of the proposed building..." The reference to the level patio area was included in the Project Description based on information provided in a letter to the Planning Commission dated February 9, 2007, which indicates:

"A living retaining wall will form the eastern edge of the entry garden. Due to the desirability of providing a nearly-flat site for use by frail residents, the wall is necessary to create a level garden."

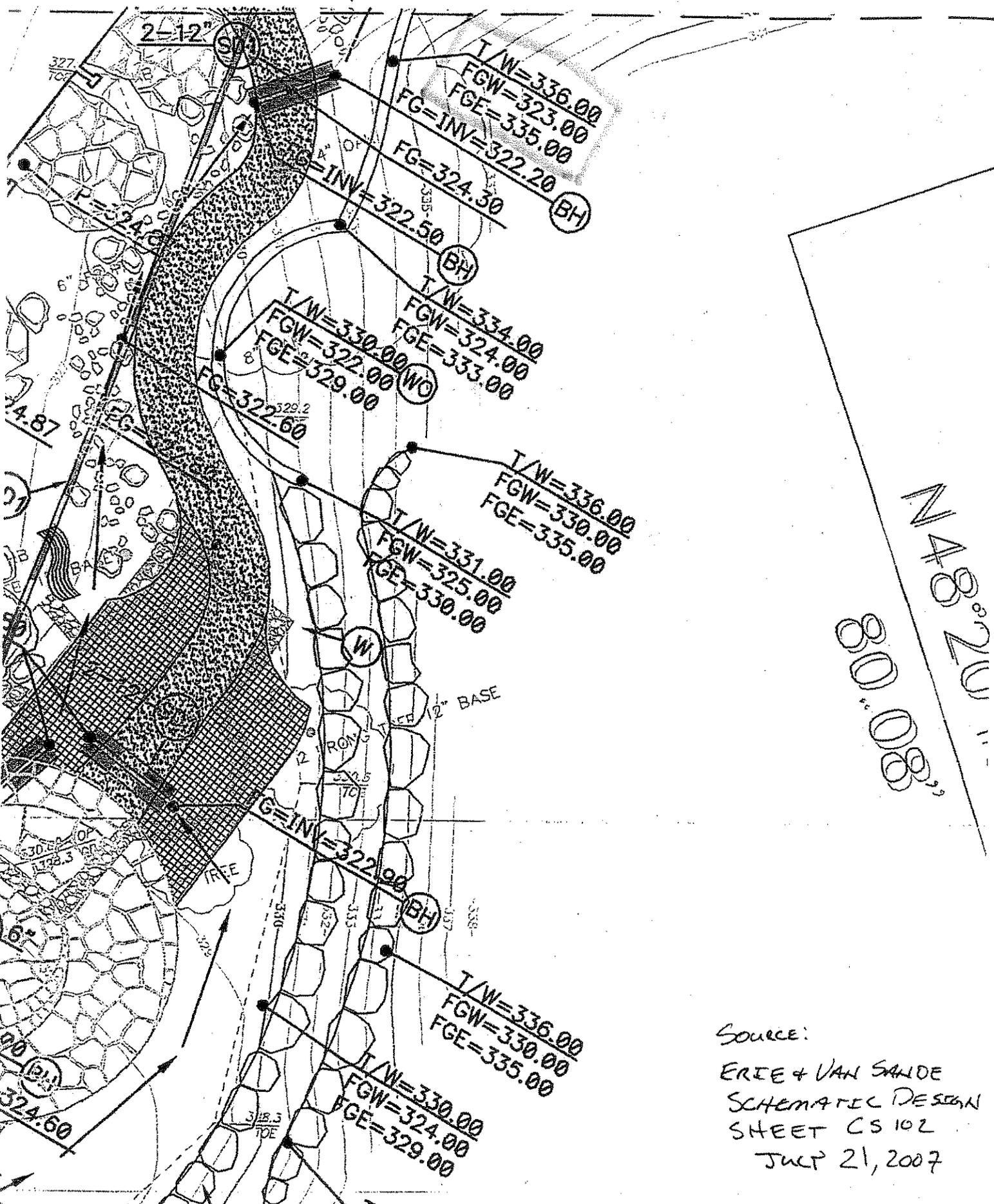
The range of retaining wall heights described by the Project Description was determined by reviewing the proposed grading plan. An excerpt from grading plan sheet CS 102 is attached. The highlighted area shows a spot elevation provided for the proposed retaining wall along the eastern side of the project site. As depicted, the ground level elevation on the west side of the retaining wall would be 323 feet, the ground surface on the east side of the retaining wall would have an elevation of 335 feet, and the elevation of the top of the wall would be 336 feet. Therefore, the difference in elevation between the top of the wall and the ground surface on the west side of the wall would be 13 feet. Therefore, at this location, the height of the wall would be at approximately 13 feet, as reported by the Draft MND Project Description.

- 2-4. The Project Description presently provides a summary of the proposed drainage improvements that would be provided by the project. The suggested text amendment generally describes the City's drainage system design requirements and the results of the hydrologic analysis that was prepared for the proposed system. Regulatory and analysis conclusion information is not typically provided as part of a project description section and has not been included in the text of the Final MND.
- 2-5. The drainage pipe that would be provided north of the proposed development area would discharge water during storm events less than a 100-year storm if the proposed water storage cistern and retention basin are full. As described in section 12.a.c (Drainage and Surface Runoff Rate) of the MND, the drainage system in the northern portion of the project site would have the potential to discharge storm water at a rate of four cubic feet per second during a 25-year storm. Similar to the response provided for comment 2-4, it would not be appropriate for the Project Description section of the MND to determine if the proposed drainage system would be "superior" to existing drainage conditions at the project site.

- 2-6. This comment provides additional information regarding the characteristics of various segments of the retaining walls that would be provided on the project site. This comment does not pertain to information provided by the Draft MND and no response is necessary.
- 2-7. Project application material from the civil engineer (Drainage Analysis, Appendix L) and the arborist (project landscape plan sheets LS 101 and 103) do not indicate that potential oak tree impacts resulting from the installation of the proposed drainage pipe north of the project development area were considered or evaluated. Temporary disturbance of the ground surface to install a 12-inch pipe would exceed an area of two feet in width, as trenching, soil stockpiling and construction activities would disturb an area substantially in excess of the pipe and trench width. A short-term disturbance corridor of approximately 15 feet in width is a reasonable estimate of the area that may be temporarily disturbed.

A revision to the project description is not required for the project applicant to comply with the requirements of proposed mitigation measure BIO-6.

- 2-8. Additional information describing the proposed shelter in place plan has been added to section 6.d (Fire Hazard) of the Final MND.
- 2-9. The text of the Final MND has been amended to indicate that a commercial-grade fire hydrant would be provided.
- 2-10. This comment indicates that the project would comply with the requirements of proposed mitigation measures N-1 to reduce potential impacts from project-related mechanical equipment. No response is required.
- 2-11. Mitigation measure N-4 has been amended to indicate that residential uses are located adjacent to the project site.
- 2-12. This comment provides additional information regarding efforts by the project applicant to comply the requirements of mitigation measure T-2, which requires the project applicant to provide adequate construction worker parking. No response is required.
- 2-13. Please refer to response 2-5.
- 2-14. This comment provides information regarding signs of ground settlement around the existing building on the project site. This comment does not pertain to information provided by the Draft MND and no response is required.
- 2-15. This comment provides information regarding the proposed design of the project site's driveway in the vicinity of the Santa Barbara Highlands parking lot and driveway. This comment does not pertain to information provided by the Draft MND and no response is required.



N 48° 20' 11"
80.08'

Source:
 ERIE & VAN SAALDE
 SCHEMATIC DESIGN
 SHEET CS 102
 JULY 21, 2007

Letter No. 3
Jacquelin Daugherty
September 12, 2007

- 3-1. The proposed project may be allowed on the project site with the approval of a Conditional Use Permit.
- 3-2. The use of the project site by the Community Environmental Council (CEC) has been discontinued, therefore, it is not possible to conduct counts of the traffic generated by the use that formerly occupied the project site. However, reasonable estimates of traffic generated by the CEC facility can be provided using published traffic generation rates for similar uses. The analysis of the traffic impacts that would result from the proposed project concluded that the Hospice facility would generate approximately 53 more traffic trips per day than the CEC facility. However, the Hospice facility would result in approximately eight fewer trips during the morning hour when traffic levels are highest, and during the afternoon peak traffic hour the Hospice facility would generate traffic levels similar to those created by the CEC facility. Since the proposed project would not result in an adverse change in traffic generation during peak traffic times, it was concluded that the project would not result in a significant traffic impact. Since the proposed project would not result in a substantial increase in the amount of traffic at the Carrillo Street/Miramonte Drive intersection, the project would not result in a significant traffic safety impact.

The number of parking spaces to be provided by the proposed project would exceed the amount of parking required by the City's Zoning Ordinance, and number of spaces to be provided was determined by studying the parking demand characteristics of the existing Hospice facility. Therefore, the proposed project would not result in a significant off-site parking impact in the Highlands residential area.

- 3-3. The environmental review document prepared for the proposed project is a Mitigated Negative Declaration. The document has been prepared in accordance with the requirements of the California Environmental Quality Act.
- 3-4. The proposed project includes improvements to the existing driveway leading to the project site. The existing driveway would be widened and would provide adequate emergency vehicle access to the project site.
- 3-5. These comments generally express concerns regarding the proposed project and do not address the adequacy of the Draft Mitigated Negative Declaration. No response is required.

Letter No. 4
Anne Shoemaker
October 1, 2007

- 4-1. This comment expresses general concerns regarding the proposed project and does not provide comments regarding the adequacy of the analysis provided by the Draft MND. An analysis of potential traffic and noise impacts was provided by the Draft MND and it was concluded that with the implementation of proposed mitigation measures, short- and long-term impacts of the project could be reduced to a less than significant level.

Letter No. 5
Paula Westbury
September 18, 2007

- 5-1. This comment expresses general concerns regarding the proposed project and does not provide comments regarding the adequacy of the analysis provided by the Draft MND. The letter also provides general concerns regarding the past use of the project site by Indians. A survey of the project site that was conducted by a qualified archaeologist did not detect the presence of any archaeological resources. However, a recommended mitigation requires that in the event that archaeological resources are encountered during the construction of the proposed project, work in the area of the find be suspended, that the resources be evaluated, and that an appropriate mitigation plan be implemented.

September 20, 2007 Public Hearing Comments

The following comments were provided by people who provided testimony at the hearing.

Trish Allen. Comments provided by Ms. Allen were similar to the comments provided in her letter dated October 1, 200. Please refer to the responses provided for Letter No. 2.

Kathy Organ. Ms. Organ indicated that potential impacts related to noise, traffic and other environmental changes resulting from the proposed project were evaluated in the Draft MND. The commenter did not provide comments regarding the adequacy of the impact analysis. No response is required.

Jacquelin Daugherty. Comments provided by Ms. Daugherty were generally similar to the comments provided in her letter dated September 12, 2000. Please refer to the responses provided for Letter No. 3.

The following comments regarding the Draft MND were provided by the Planning Commission.

1. **Concerns were expressed about the project's proposal to have the capability of sheltering project residents and staff in place during a wildfire. Additional concerns were expressed regarding the potential for the appearance of the building to be adversely affected by shelter in place design requirements.**

Additional information has been added to section 6.d (Fire Hazard) of the Final MND describing the proposed shelter in place plan. Proposed mitigation measure FIRE-4 requires that the Fire Department approve the proposed shelter in place plan, and mitigation measure FIRE-5 requires that the project's design of non-combustible areas comply with applicable building regulations. Implementation of the proposed mitigation measures would reduce potential fire hazard safety impact at the project to a less than significant level should it become necessary for project residents and staff to shelter in place during a wildfire.

2. **Concerns were expressed about the appearance of proposed retaining walls.**

The evaluation of potential project-related aesthetic impacts determined that proposed grading and retaining walls would not result in significant aesthetic impacts because intervening vegetation, topography and buildings would minimize views of those features from off-site locations. Recommended mitigation measure A-1 requires that the ABR review the project grading and landform alterations, which will further reduce the potential for visual impacts from grading and retaining walls proposed by the project.

3. **A concern was expressed about potential impacts to oak trees located on the project site.**

The Draft MND concluded that proposed driveway modifications, building activities and drainage improvements would have the potential to impact oak trees located on the project site. Several mitigation measures have been proposed to reduce potential impacts to oak trees, including requirements to:

- Increase the proposed number of replacement trees to be provided on the project site (BIO-2).
- Provide an oak tree planting plan depicting the location, size, installation and maintenance details for all required mitigation trees (BIO-3).
- Requirements to implement proposed tree protection measures (BIO-4).
- Monitoring of the project site during construction activities to determine if unanticipated impacts to oak trees are occurring. If it is determined that additional impacts to oak trees are occurring, corrective measures and/or additional mitigation would be required (BIO-5).
- A measure to minimize possible oak tree impacts resulting from the installation of drainage improvements has been proposed. If feasible, the drain line extending north of the development site should be placed above grade to minimize the potential for trenching-related impacts to oak trees (BIO-6).
- Monitoring of the health of required mitigation trees is required for two years after the trees have been planted. If necessary, trees that have died or are in poor health must be replaced (BIO-7).

4. A concern was expressed regarding potential safety impacts at the Carrillo Street/Miramonte Drive intersection.

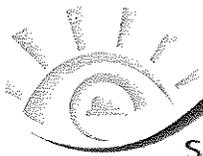
The analysis of potential traffic impacts determined that the proposed project would generate approximately 53 more average daily traffic trips than were generated by the former CEC facility. However, when compared to the presumed traffic generation characteristics of the CEC facility, the Hospice project would produce approximately eight fewer trips during the morning peak traffic hour, and approximately the same number of afternoon peak traffic hour trips. The proposed project would result in an anticipated decrease in the amount of traffic at the Carrillo Street/Miramonte Drive intersection, and a decrease in peak hour traffic when conducting turn movements at the intersection would be most constrained. Therefore, potential vehicle conflicts would be reduced, due to reduced traffic, resulting in a less than significant traffic safety impact.

5. A concern was expressed about where construction worker parking will occur.

Short-term parking impacts during the construction of the proposed project was identified as a potentially significant impact of the proposed project. Mitigation measure T-2 requires that construction parking be accommodated on the project site or that an off-site parking plan be approved by the City.

6. Concerns were expressed about signs of ground settlement occurring at the project site.

Additional information provided by the project applicant indicates that signs of settlement on the project site are limited to cracks and uneven paving areas, and that the existing building has not experienced structural problems. Proposed mitigation measure G-1 requires that project site construction be conducted in the accordance with the recommendations of the geologic site investigation conducted at the project site, which would reduce the potential for settlement-related impacts to new structures to a less than significant level.



Santa Barbara County
Air Pollution Control District

Our Vision  Clean Air

RECEIVED

SEP 25 2007

September 24, 2007

Kathleen Kennedy, Associate Planner
City of Santa Barbara, Planning Division
PO Box 1990
Santa Barbara, California 93102-1990

CITY OF SANTA BARBARA
PLANNING DIVISION

RE: Draft Mitigated Negative Declaration for 930 Miramonte Drive

Dear Ms. Kennedy,

The Santa Barbara County Air Pollution Control District (APCD) has reviewed the air quality-related sections of the Draft Mitigated Negative Declaration for the above-mentioned project. We agree with the conclusion in the MND that total emissions from this proposed project, which consists of converting building formerly owned by the Community Environmental Council to a new 11,890 square foot hospice facility, will be less than significant with implementation of mitigation measures.

General Comments

Any existing or new boilers or water heaters must comply with APCD Rules 342, 352, 360 and/or 361 (adoption date expected December 2007). See our website at www.sbcapcd.org/rules/dlrules.htm for copies of these Rules. Units rated over 2.0 MMBtu/hr will require APCD permits

Emergency diesel-powered generators over 50 bhp must obtain APCD permits prior to installation.

Specific Comments

Initial Study, page 9–Air Quality Discussion: Please note that the City of Santa Barbara is located in the South **Central** Coast air basin.

Initial Study, page 10 – first paragraph: The 1-hour federal ozone standard was revoked for all areas of the United States, not solely for Santa Barbara County.

To be complete, this paragraph should also mention the County meets the federal PM₁₀ standard.

Air Quality Required Mitigation – AQ-6, J: This measure should be updated to include the following: Idling of heavy-duty diesel trucks during loading and unloading must be limited to five minutes:

Terence E. Dressler ◀ Air Pollution Control Officer

260 North San Antonio Road, Suite A ◀ Santa Barbara, CA ◀ 93110 ◀ www.sbcapcd.org ◀ 805.961.8800 ◀ 805.961.8801 (fax)

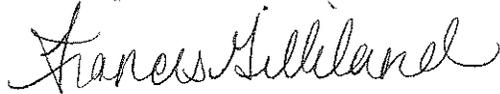
State law requires drivers of diesel-fueled commercial vehicles weighing more than 10,000 pounds:

- shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
- shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if you have a sleeper berth and you're within 100 feet of a restricted area (homes and schools).

It should also be noted that California State law places restrictions on idling of heavy duty diesel vehicles such as school buses and commercial delivery trucks, etc. within 100 feet of a school or residence. More information can be found at www.arb.ca.gov/toxics/sbidling/sbidling.htm.

If you or the project applicant have any questions, please feel free to contact me at (805) 961-8838 or via email at GillilandF@sbcapcd.org.

Sincerely,



Frances Gilliland
Air Quality Specialist III
Technology & Environmental Assessment

cc: Trish Allen, Suzanne Elledge Planning and Permitting Services
TEA Chron File

1 October 2007

RECEIVED

OCT 01 2007

CITY OF SANTA BARBARA/
PLANNING DIVISION

Ms. Kathleen Kennedy, Associate Planner
Planning Division, Community Development Department
630 Garden Street
Santa Barbara, CA 93101

RE: 930 Miramonte Drive, MST#2004-00743 – Initial Study/Draft Mitigated Negative Declaration (MND) Comment letter

Dear Ms. Kennedy:

We appreciate the opportunity to provide the City with the written comments from the project team and applicant concerning the Draft MND for the Visiting Nurse & Hospice Care of Santa Barbara project. In order to assist you in preparing the Final MND “response to comments” this letter includes all applicant and project team comments on the DMND including those provided at the September 20, 2007 public comment hearing held before the Planning Commission.

The majority of the project team and applicant’s comments are summarized into six issue areas:

- I. Project Description**
The project description should include additional detail for the following: proposed drainage system, clarification regarding proposed retaining wall heights, the eastern patio, fire hydrant upgrade and the inclusion of an alternative work schedule to avoid vehicular trips during peak travel hours.
- II. Biological Resources**
The biological resources discussion regarding potential oak tree impacts should specify that the proposed tree replacement total includes trees in which there is a *potential* for impacts to occur. Additionally, the discussion should include clarifications concerning the potential for impacts as a result of the drainage improvements.
- III. Hazards**
Additional detail is provided relative to the proposed shelter in place plan.
- IV. Noise**
Additional clarification is provided regarding the proposed mechanical systems.
- V. Transportation**
Location of off-site construction staging and construction worker parking is described.
- VI. Water Resources**
Drainage system clarifications are provided.
- VII. Planning Commissioners’ comments**

I. Project Description clarifications

(Deletions are indicated with strikeouts and additions are indicated with underline italic font.)

Proposed Buildings (page 1) The third sentence states, "The new building would provide 18 beds/rooms for clients, along with other accessory facilities." We feel that the term accessory is not an accurate term to describe the uses within the building as they provide necessary support services to the residential facility. The additional project elements should be more specifically described and emphasized as "... along with other necessary support service including team stations, patient tub room, laundry and equipment storage, kitchen, staff offices and rooms, meditation room and conference room."

Grading and Drainage (page 2) The second sentence of the first paragraph should be corrected to state, "To provide a ~~level patio area~~ fire access lane along the east side..." and the last sentence of the same paragraph should be corrected to state, "The height of the wall would vary, but would generally range between six and ~~13~~ ten feet."

The drainage summary focuses on the technical aspects of the drainage improvements. We feel that the description should include a general overview of the proposed drainage and how the system is in compliance with the City Storm Water Management Program.

We believe that the second and third paragraphs should be revised in the following way:

A hydrologic analysis was completed that analyzed existing run-off quantities and patterns in order to design a system that would not increase run-off as a result of new building coverage or result in down-slope potential erosion impacts. The City requires that the analysis and the improvements design for the 25-year storm event. The system proposed is designed to handle in excess of the 100-year storm event.

Drainage from the eastern portion of the project site would be conveyed through swales and culverts, and would be directed to a below-ground, 20,000-gallon (eight-foot deep) cistern that would store water for subsequent irrigation use. After the cistern is full, runoff would be directed to a bioswale/detention area located along the northern perimeter of the project site. The maximum water depth in the bioswale would be approximately three feet before discharging through a 12-inch drain pipe to an area approximately 140 feet north of the proposed development area. The pipe would discharge in an event in excess of 100 year storm if the cistern were full. By proposing a system that involves detention basins, bioswales, and a cistern, the drainage proposed results in a superior system than the existing condition by providing better ground water recharge with greater opportunities for percolation. The proposed discharge area is in an existing drainage swale that would be provided with new ungrouted rip rap to minimize erosion impacts.

Drainage from the western portion of the project site would be directed to a new detention basin located on the west side of the proposed development area. Water from the basin would be

discharged through an underground pipe that extends down the new project site driveway, then down the slope located west of the development area. The proposed discharge area is an existing drainage swale that would be provided with new ungrouted tip rap to minimize erosion impacts.

Visual Aesthetics – Existing Conditions and Project Impacts (page 8)

The second sentence of the second paragraph should be revised to state, "Grading on the eastern side of the proposed development area to provide ~~an enlarged~~ a patio area, *hardscape, landscape areas, tree protection and a fire access lane* would also require the installation of retaining walls *of varying heights*."

Please refer to the attached retaining wall Exhibit A that shows location of each of the walls, A-K, described in further detail below:

WALL A: Proposed wall to match adjacent existing wall, which will be CMU with plaster and painted in a color that will blend with the hillside. There will be area in front of wall to allow plantings to further screen the wall. This wall is relatively "low profile" in terms of neighbor/public visibility.

WALL B: Existing painted, plaster over CMU wall to remain and painted to blend into hillside, with in front of it. This wall will not be visible, similar to Wall A.

WALL C: New wall, proposed to be a split-faced CMU block, which would have allowed planting in front of it. This wall will be below the driveway with numerous trees in canyon below that will provide additional screening.

WALL D: New wall, ranging between four and ten (10) feet. Given the height and potential visibility from Carrillo Street, it will be a CMU wall with a sandstone veneer and a planting area in front that will provide partial screening.

WALL E: New wall with a maximum height of 6 feet. It will be a CMU wall with a sandstone veneer and a planting area in front that will provide screening.

WALL F: A new three foot high wall proposed around the retention basin in split-faced CMU.

WALL G: New wall of real, stack sandstone boulders at a maximum of six feet high that will be aesthetically pleasing and blend into the hillside.

WALL H: New wall of CMU covered in plaster and capped with a sandstone cap or sandstone veneer.

WALL J: New small (2'), **non-retaining** walls put in place for privacy, creating sense of space and/or creating seating will all be real sandstone.

WALL K: New wall, approximately three feet high proposed to be plaster over CMU and may or may not have sandstone cap and painted a color to blend with the natural hillside.

II. Biological Resources

The first paragraph can be revised to provide additional clarification of the drain line installation. Both the civil engineer and arborist surveyed the area and determined that the drain line installation could be carried out in a manner to avoid oak tree impacts. The discussion estimates that the area of disturbance for the drain line installation would be approximately 15 feet in width. A width of two feet is more accurate; however, implementation of mitigation measure BIO-6 would ensure no impact if the drain line were installed above grade. We suggest that the project be revised to propose the drain line above grade to avoid complication and confusion of a combination of above and below grade installation.

III. Hazards – Existing Conditions and Project Impacts

The discussion on page 24, 6.d) Fire Hazard, should include the following description that was incorporated into the Code Alternate request submitted and approved by the Fire Department on April 4, 2007: (See attachments included).

A shelter in place plan has been developed, in response to the City Fire Department request, which communicates how in an emergency situation, beds could be moved from their individual rooms to a central temporary "ward-style" location within the building. As shown in the diagram, 15 beds, or 83% of the beds could be relocated to a compartmentalized location, which is separated from the rest of the building with rated area separation walls (this exceeds the 70% average of non-ambulatory patients assumed to be in the facility at one time). The shelter in place plan is not intended to affect the exterior appearance of the proposed building. At the time of building permit submittal, further coordination with the Santa Barbara Building Department and local Fire Marshal will occur as appropriate.

On page 26, the first bullet point should be revised to state, "Upgrade the existing on-site fire hydrant to commercial grade.

IV. Noise

The discussion under Existing Conditions and Project Impacts, *Project Generated Noise* page 28, states, "...the ventilation system equipment would have the potential to result in noise levels up to 94 dBA. The noise level would have the potential to result in significant interior noise impacts and significant noise impacts to residences located adjacent to the project site." The specification sheet submitted to staff did indicate a maximum 94 dBA at the point source; however, the mechanical equipment will be enclosed in the roof structure that would incorporate additional noise reducing elements. The subsequent maximum noise level has not been

evaluated as the exact configuration and construction techniques have not yet been developed. However, the project team intends to carry out the required and recommended mitigation measures, and understand that they provide assurances through conditions that these techniques will be incorporated into the final construction plans.

N-4 Construction Noise Plan. The end of the first sentence should be revised to state, "...to reduce noise impacts to the ~~office~~ residential uses located to the east and west of the project site."

V. Transportation

At the Planning Commission hearing, a question was raised regarding the location of the construction worker parking and construction staging.

Our response: Discussions with project vicinity property owners have begun to locate construction worker parking and off-site storage. It is our intention to provide an off-site parking area and shuttle for workers during the construction period of this project in order to minimize impacts of traffic on Carrillo Street.

VI. Water Resources – Existing Conditions and Project Impacts

The discussion in the first paragraph on page 41 should include additional project details as stated under the Project Description comments contained in this letter. Further, discharge from the cistern would occur in an event that exceeds the 100-year storm when the cistern is full.

VII. Planning Commissioners' comments

At the September 20, 2007 hearing, a Planning Commissioner made mention of observed settlement around the west side of the existing Resource Building during the site visit. The project geologist's response to this concern is that the settlement around the building that he observed was displacement of the patio and sidewalk panels. He did not observe indications of settlement in the existing buildings at the site. The sidewalk and patio issues could be related to tree roots, initial construction practices, or just old age. He did not observe site conditions that couldn't be dealt with during construction.

Another Commissioner was interested in a visual separation between the Highlands parking lot/driveway and the Serenity House driveway easement. We have studied this entrance and plan on improving the existing condition at the entrance by providing a driving surface change on the Serenity House side of the drive as well as construct a proper planting pocket on the Highlands Association property. These improvements have been indicated on the plans.

DRAFT MND COMMENT LETTER
930 MIRAMONTE DRIVE (MST2004-00743)
1 OCTOBER 2007
PAGE 6 OF 6

Conclusion

As stated at the public comment hearing, the Initial Study/Draft MND is a thorough document addressing project potential environmental impacts. The applicant team comment letter primarily focuses on project description detail and clarification. The project applicant team is in agreement to both the required and recommended mitigation measures contained the Initial Study/Draft MND dated September 10, 2007 prepared for the subject project.

Thank you for consideration of our written comments and please do not hesitate to call me or any of the project team if you have any questions or would like to discuss the comments contained in this letter.

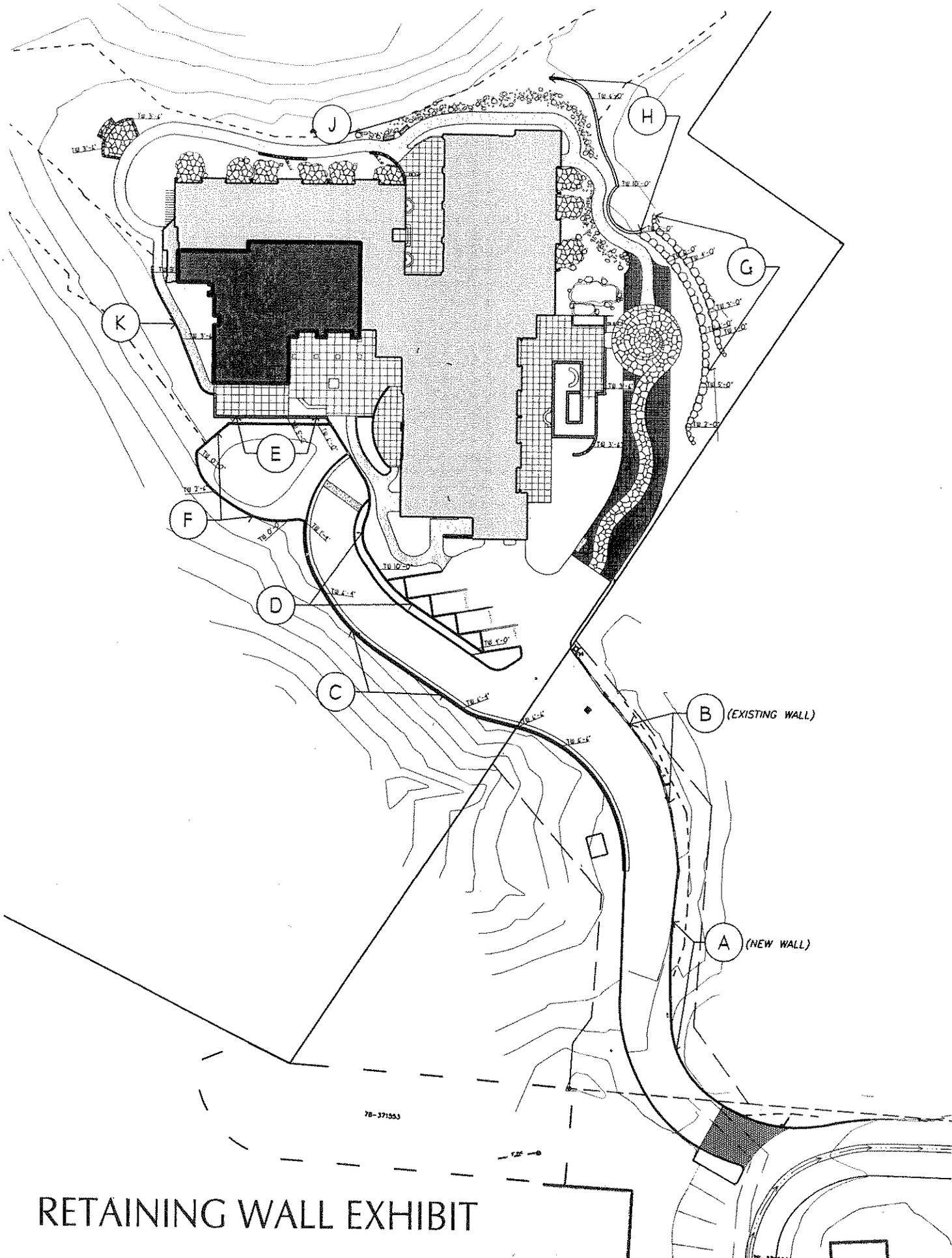
Sincerely,

SUZANNE ELLEDGE
PLANNING & PERMITTING SERVICES



Trish Allen, AICP
Associate Planner

Exhibit A: Retaining Wall Exhibit
Exhibit B: Shelter-in-Place Plan

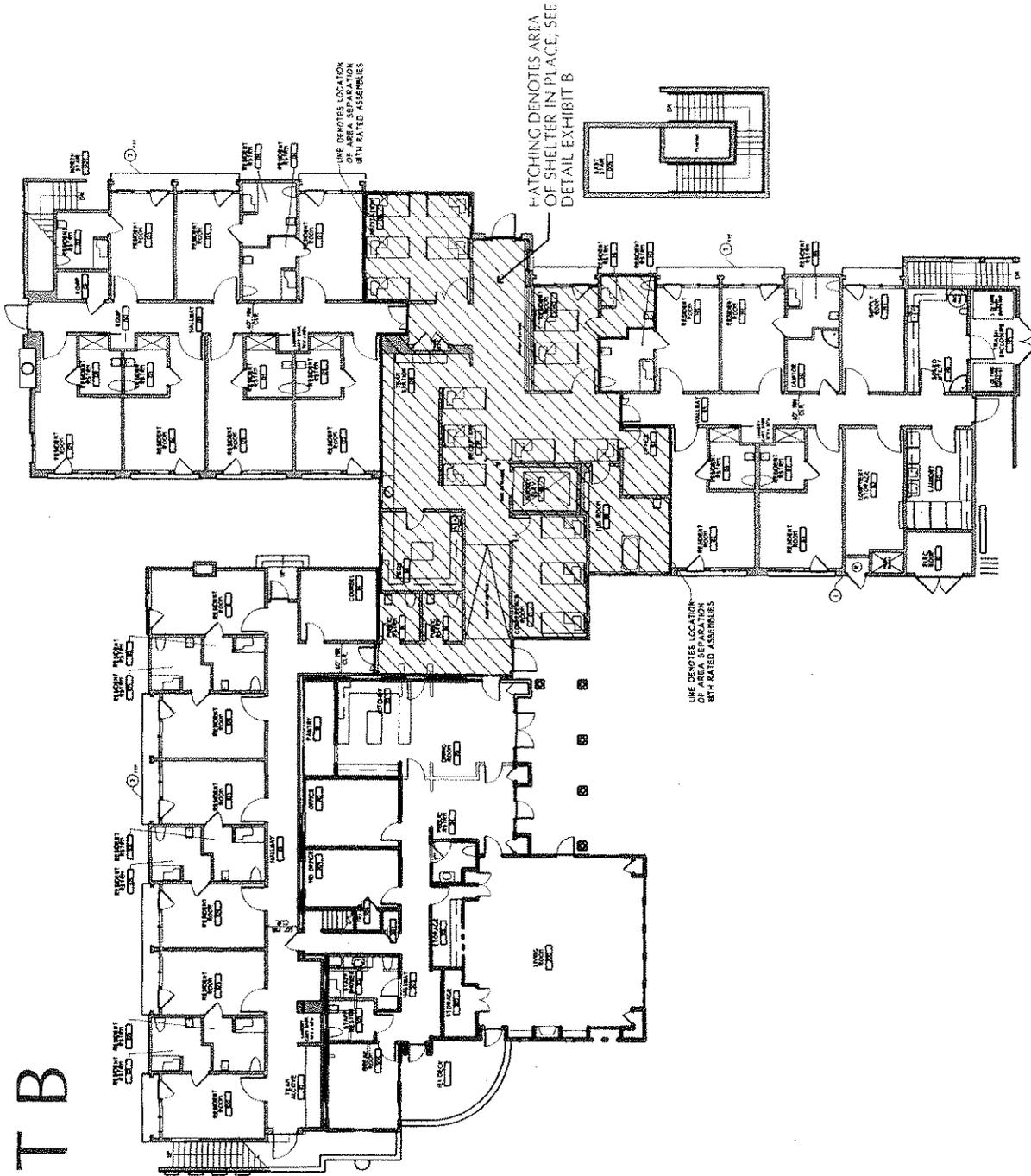


RETAINING WALL EXHIBIT

EXHIBIT B

DATE: 03/23/2001

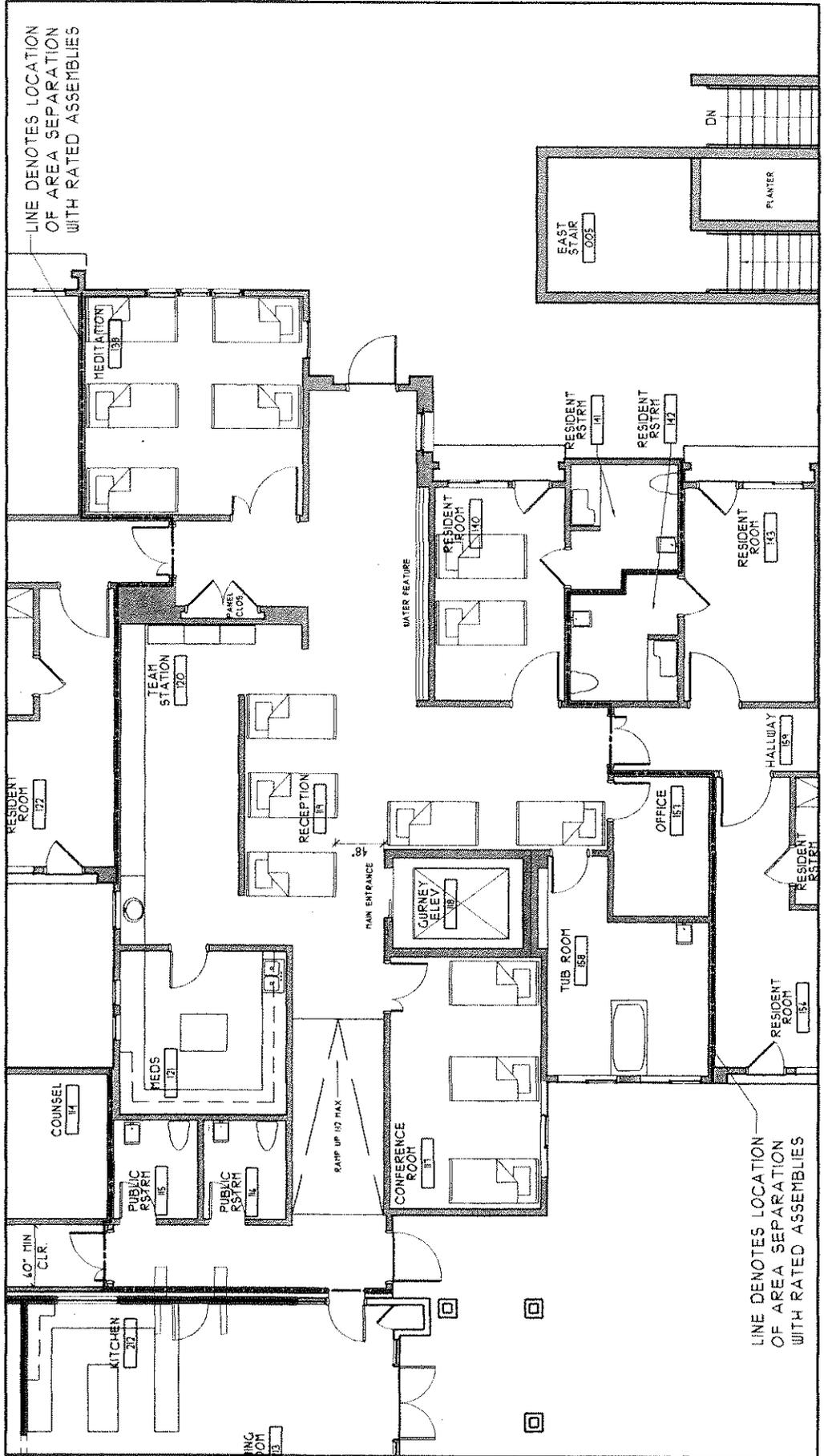
SCALE: NTS



DETAIL EXHIBIT B

DATE: 03/23/2001

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



Kennedy, Kathleen

From: jmn1629@aol.com
Sent: Wednesday, September 12, 2007 5:49 PM
To: Kennedy, Kathleen
Subject: Kathleen

My name is Jacquelin Daugherty. I am writting you today in disbelief how our town has been processing this property.

This property @ 930 Miramonte is not a comercial property!! How can you change a residential area like the highlands.

Have you seen this property?

The cross street of Miramonte and Carrillo is an issue.

The amount of cars located in the highlands is an issue.

What is this negotiation declaration for this property?

I understand our assciation received money for the easement to our driveway were one of my cars are located.

Many, I mean many owners know nothing of this project.

This is my home. This is were I live, lay my head at night.

They are calling for a fire turn around of 20 feet in width. Our driveway is two small lanes.

The hill side were this is to be built is ten feet wide.

What type of retaining walls are going to be needed for this MASSIVE project.

The nursing hospice center should be used as a park. keep it natural.

This is the only way the enviromental center received a comercial permit.

How can this large project be SQUEEZED into a small hill side? The angels of the hillside is over 30.

Everyone envolved in this project needs to really think about our residencial neiborhood.

Home is SB are over a million. Our twobedroom condo's sell for over \$650.00k - over \$700.00k

What is happen to the City if SB planning division?

I hope to attend meetings with pictures in hand.

I am not a writer but I hope you can understand my concerns.

Thank you
Jacquelin

O yes, WHo midigated? Who paid for it?

Email and AIM finally together. You've gotta check out free [AOL Mail!](#)

Kennedy, Kathleen

From: Anne Shoemaker [anneshoe4@cox.net]
Sent: Sunday, September 30, 2007 6:48 PM
To: Kennedy, Kathleen
Subject: Project location 930 Miramonte Drive
Importance: High

Dear Ms. Kennedy,

I am responding to the letter sent out about the project located at 930 Miramonte Dr; 18 bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara. I think this facility is better suited for another location. I realize a hospice facility is a special and needed facility. The current location you want to rebuild on will increase traffic travel and noise for both Santa Barbara Highlands residents and home owners nearest to the entrance and on Miramonte Dr. This will be especially noticeable during the construction phase. There is also the strong possibility it will have a negative impact on resale values for the homes and condominiums nearest the entrance. Due to the nature of the facility, people will be driving in and out at all hours of the day/night. As the resident right next to the entrance, I don't want to hear anymore traffic than already exists. It would be nice if it decreased actually.

I acknowledge the importance of the facility, but I DO NOT want it built in the proposed location.

Sincerely,
Anne Shoemaker
946 Miramonte Dr. #1

Sept 18, 2007
650 Miramonte Dr
Santa Barbara, Calif 93110
PAULA WESTBURY
Re: 930 Miramonte Dr
Hearing Thurs 9-20-07

PLANNING Commission
630 Garden St P.O. Box 1900
Santa Barbara, Calif 93102

Dear Members of the Planning Commission

Please never ever develop this site, 930 Miramonte Dr.

I was there as a child. It was an abandoned Dairy, Sunset Stables was from the TV station almost to Victoria and Mountain. It was wonderful wilderness and I was there often as a child. Please save the present site from development as it still has pristine wilderness all around - or it did until somebody cut the oaks. Community Environmental Council really overdeveloped but they are state-of-the-art Historic 60's Architecture which retained a garden as a center of life where they could maintain offices in a rural atmosphere. The Architecture is unique centered around the garden which was to provide food for the people living and working there. The garden needs to be saved because of this unique 60's Architecture which included a sod-roof goat motif-energy efficient - and a large water collector etc. They legally could have a cow or goat or horse. Save this last vestige of pasture and agriculture on the hill. Never tear down the garden building. They are cool. The garden is extraordinary. It is full of native American people making people well. I never dig a septic tank ever again. The dirt was carefully moved to the sod roof but the Indians were on a different Heaven. Don't move the dirt now. Never excavate. Never develop any more. The gylder is downtown and people work from home. It was a bit Environmental Center. Save all aspects of it. Be well there. Hospice is way too big. 11,890 square feet is not what is needed. Never bulldoze. Never cement. Never grade a bit. Save every tree and all vegetation. It's full of Indians who make people well. Save the food garden. Save the Orchard. Save the Land which provides for all people. Never overdevelop. Never tear down the buildings. Hospice is far too big, will fall down in a 2 or 30 is unsafe here. Present building is 25+, especially the sod area.

Save this magical place of childhood which is so special to us. Let the adults pick the vegetables. People need to live. Let Agriculture survive. Save all open space. Never ever overbuild. Never ever grade this land. Never touch the dirt. We were told to park on the street and walk down to get our veggies! when I was in the neighborhood Agricultural Program. It was

take a bike
make a
it's
see
see



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL MITIGATED NEGATIVE DECLARATION – MST2004-00743**

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, this Final Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 930 Miramonte Drive

PROJECT PROPONENT: Visiting Nurse & Hospice Care (VNHC) of Santa Barbara

PROJECT DESCRIPTION: The project consists of the development of a new 18-bed hospice facility for the Visiting Nurse and Hospice Care of Santa Barbara on a 5.5 acre site which was formerly owned by the Community Environmental Council. The existing 3,990 square foot two-story building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities. The existing building would be used for offices and other staff-related purposes. A total of 26 parking spaces would be provided including four surface parking spaces and 22 parking spaces in an underground parking garage. The proposed project would widen the existing driveway to a uniform 20-foot width and a new fire truck turn-around area would be provided at the top of the driveway. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway.

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that, with implementation of identified required mitigation measures, the proposed project will not have a significant effect on the environment


Environmental Analyst

11-7-07
Date

CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

FINAL INITIAL STUDY/ ENVIRONMENTAL CHECKLIST MST2004-00743

PROJECT: 930 Miramonte Drive

November 15, 2007

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: Trish Allen, Suzanne Elledge Planning and Permitting Services. Inc. (Agent)

Owner: Visiting Nurse & Hospice Care (VNHC) of Santa Barbara

PROJECT ADDRESS/LOCATION

The 5.5-acre project site (Assessor Parcel 035-023-003) is located at 930 Miramonte Drive. Access to the project site is provided by an existing driveway that extends approximately 400 feet north off of Miramonte Drive. Regional access to the project is from West Carrillo Street. See Exhibit A-Vicinity Map. The site is in the Alta Mesa neighborhood of the City of Santa Barbara.

PROJECT DESCRIPTION (See Exhibit B-Project Plans)

Project Characteristics. Previously occupied by the Community Environmental Council, the project site has been developed with a 3,990 square foot two-story building, a 640 square foot garden center building and an attached 453 square foot garage. The objective of the proposed project is to develop a new 18-bed hospice facility on the project site. The major elements of the proposed project are described below.

Proposed Buildings. The existing 3,990 square foot (gross area) two-storey building would be retained, and the garden center and garage buildings (1,093 square feet total) would be demolished. A new 11,890 square foot (gross area) hospice facility building would be developed along the north and east sides of the existing building that is to be retained. The new building would provide 18 beds/rooms for clients, along with other accessory facilities, including support services such as team stations, patient tub room, laundry and equipment storage, kitchen, staff offices and rooms, meditation room and conference room. The existing building would be used for offices and other staff-related purposes. Patios, walkways, gardens and other features would also be provided adjacent to the existing and proposed buildings.

Parking. A total of 26 parking spaces would be provided on the project site. Four on-grade spaces would be located in an existing parking area south of the proposed building, and 22 parking spaces would be provided in an underground parking garage to be located beneath the eastern wing of the proposed building. The underground parking garage would have an area of 9,639 square feet.

Driveway Improvements. The existing driveway leading to the project site is 10-14 feet in width. The proposed project would widen the driveway to a uniform 20-foot width, and a new fire truck turn-around area would also be provided at the top of the driveway. To facilitate the widening of the driveway, retaining walls would be provided along the western and eastern sides of the driveway. The height of the retaining walls would vary, but would generally range between two and ten feet.

Grading and Drainage. The proposed project would result in approximately 4,910 cubic yards of excavation and 220 cubic yards of fill. In total approximately 4,690 cubic yards of soil would be exported from the project site. To provide a level patio area and fire access lane along the east side of the proposed building, a retaining wall would be provided. The height of the wall would vary, but would generally range between six and 13 feet.

Drainage from the eastern portion of the project site would be conveyed through swales and culverts, and would be directed to a below-ground, 20,000-gallon (eight-foot deep) cistern that would store water for subsequent irrigation use. After the cistern is full, runoff would be directed to a bioswale/detention area located along the northern perimeter of the project site. The maximum water depth in the bioswale would be approximately three feet before discharging through a 12-inch drain pipe to an area approximately 140 feet north of the proposed development area. The proposed discharge area is in an existing drainage swale that would be provided with new ungrouted rip rap to minimize erosion impacts.

Drainage from the western portion of the project site would be directed to a new detention basin located on the west side of the proposed development area. Water from the basin would be discharged through an underground pipe that extends down the new project site driveway, then down the slope located west of the development area. The proposed discharge area is an existing drainage swale that would be provided with new ungrouted rip rap to minimize erosion impacts.

Fuel Management Plan. The project site is located in a high fire hazard area. To minimize the effects of a wildfire, the provisions of a Fuel Modification Plan would be implemented on the project property. In general, the plan is intended to meet or exceed Santa Barbara fire code requirements, including the requirements of the High Fire Hazard Area Requirements and Minimum Brush Clearance and Landscape Guidelines contained in Title 8 of the City's Municipal Code.

The Fuel Modification Plan would establish four landscape zones around the existing and proposed buildings, with specified planting and maintenance provisions for each zone. In total, the four fuel management zones would extend 100 feet from the existing and proposed buildings, except along the sloping area along the north side of the building area, where prescribed fuel management requirements would extend 150 feet from the buildings. Smaller fuel management areas located in the northern and western corners of the project parcel that are adjacent to neighboring residences would also be provided.

The Fuel Modification Plan also describes proposed structural design features to be provided to minimize potential fire hazards and to enhance defensible space provisions at the project site. These additional fire protection features have been proposed to allow project residents to "shelter in place" during a fire emergency if evacuation is not feasible due to health or other reasons. The enhanced fire protection provisions have also been proposed to obtain a modification of Fire Department access requirements related to the provision of an access road to within 150 feet of all portions of the on-site buildings. Specific vegetation management and building provisions proposed for the project site are described in detail by the Fuel Modification Plan prepared for the proposed project (Fuel Modification Plan for the Serenity House Project - Exhibit C).

Oak Tree Removal and Protection. The proposed project would result in the removal of eight coast live oak trees. In addition, seven coast live oak trees located adjacent to proposed development areas would likely be impacted during project construction. The landscaping plan for the proposed project includes planting 45 new oak trees, including 20 five-gallon trees and 25 15-gallon trees. The overall replacement ratio for removed and impacted oak trees would be 3 to 1. The proposed landscaping plan also includes measures for the protection of oak trees to be retained on the project site.

Construction. The applicant estimates that the entire project construction period would require approximately 16 months to complete. Construction of proposed driveway improvements would take approximately nine weeks to complete. Demolition and grading on the project site would take approximately 12 weeks and building construction would take approximately 11 months. Construction hours would be Monday through Friday, 8:00 AM to 5:00 PM.

Required Approvals. The proposed project requires the following discretionary approvals:

1. A Conditional Use Permit to allow a State-licensed residential care facility for the elderly, community care facilities and hospices serving more than 12 individuals in the A-1 zone (SBMC Section 28.94.030.Q) and to allow a public or quasi-public facility in any zone (SBMC Section 28.94.030.V).
2. Design review and final approval of the project by the Architectural Board of Review (SBMC Section 22.68).

ENVIRONMENTAL SETTING

Existing Site Characteristics

Existing Development. The 5.5-acre project property contains buildings and facilities previously used by the Community Environmental Council. These facilities include a two-story 3,990 square foot building, a 640 square foot garden building, a 453 square foot garage, and garden areas. Access to the project site from Miramonte Drive is along an existing driveway that is 10-14 feet in width. A total of 10 parking spaces are provided at the project site.

Topography. Elevations across the project parcel range from 350 feet in the northwest corner to 160 feet in the northern corner. The overall slope of the project parcel is approximately 46 percent, although the existing project site building pad is relatively level. It appears that the existing building pad was created using cut and fill grading techniques in the 1930's. Ascending cut slopes with a gradient of about 2 horizontal to 1 vertical (2h:1v) or somewhat steeper, are located along the eastern sides of the building pad. Descending slopes are located on the northern and western sides of the pad. The southwest-facing descending slope has a gradient of about 2h:1v to nearly 1h:1v locally and is about 100 feet in height. The north-facing descending slope is about 200 feet high and has a gradient ranging from about 1.2h to 1v, and 1.33h to 1v (Fugro West, 2007).

Seismic/Geologic Conditions. The project site is underlain by Santa Barbara formation, which consists of fine to medium grained sandstone, with some siltstone and claystone. Ground water at the project site is likely to be deeper than 50 feet below the ground surface and the project site has a low potential to experience liquefaction-related impacts (Fugro West, 2007).

The inferred location of the potentially active Mesa Fault is approximately 1,200 feet north of the project site. The inactive Lavigia fault is approximately 1,300 feet south of the project site. The City's Master Environmental Assessment indicates that the project area has a "light" seismic hazard, with a low damage potential for one- to three-story structures.

Steep 175- and 200-foot high descending slopes are adjacent to the southwestern and northern sides of the proposed building area. According to the California Department of Mines and Geology, the project area is classified as having a high landslide potential due to weak erodable bedrock materials and moderately steep to steep terrain (Fugro West, 2007).

Flooding/Drainage. The project site is not located within a designated flood zone. There are no "blue-line" streams located on the project property, however, a small ephemeral channel is located along the western property boundary.

Biological Resources. An assessment of biological resources located on the project site has been prepared (Watershed Environmental, Inc, 2007). Vegetation communities located on the project property include coast live oak woodland, coastal sage scrub, coyote bush scrub and non-native annual grassland. These areas encompass approximately 4.4 acres of the 5.5-acre project parcel. Other areas on the project site include ornamental landscaping, vegetable and flower gardens, and building/driveway areas. The biological assessment identified 29 native plant species and 28 non-native plants on the project property. The complete plant list and

biological assessment report is provided as Exhibit D. A tree survey report prepared for the project site identified 94 coast live oak trees on and within 100 feet of the proposed building area. The size and health of the oak trees, as well as other trees located in the project area, are provided in a tree survey report prepared for the project (Westree, 2007). The tree survey report is provided as Exhibit E. Wildlife species observed and potentially occurring of the project property is limited to species adapted to urban environments. No plant or animal species protected by the federal and/or state Endangered Species Acts, or species meeting the CEQA definition of "rare" were identified on the project site (Watershed Environmental, Inc, 2007). One special status plant, Plummer's baccharis, has been identified on the project site. This species is a California Native Plant Society's List 4 plant. List 4 plants are not considered to be "rare" as defined by CEQA.

Historic Resources. The City's Master Environmental Assessment does not identify any important historical resources in the project area.

Archaeological Resources. The project site was the subject of a Phase I Archaeological investigation (Stone Archaeological Consulting, 2004). The survey concluded that the proposed project would not have the potential to impact significant or important prehistoric or historic cultural archaeological remains.

Noise. Noise affecting the project site is primarily from traffic along West Carrillo Street. The City's Master Environmental Assessment indicates that ambient noise levels on the project property are less than 60 dBA Ldn.

Hazards. The State Water Resources Control Board Geotracker website (<http://geotracker.swrcb.ca.gov>) does not report any active leaking underground fuel tank cases on or adjacent to the project site.

PROPERTY CHARACTERISTICS

Site Information Summary

Applicant:	Trish Allen (Agent)	Property Owner:	Visiting Nurse & Hospice Care (VNHC) of Santa Barbara
Parcel Number:	035-023-003	Lot Area:	5.5 acres
General Plan:	Residential	Zoning:	A-1
Existing Uses:	Office, gardens and related uses	Topography:	Varies – relatively level to moderately steep slopes
Adjacent Land Uses:			
	North – Open space		East - Residences
	South – Open space and residences		West – Open space and residences

Project Statistics

	Existing	Proposed
Structures	1,093 sq. ft. to be demolished <u>3,990</u> to be retained 5,083 total	3,990 sq. ft. to be retained <u>11,890</u> sq. ft. new construction (1 st floor) 15,513 subtotal <u>9,639</u> below-grade garage 25,152 total
Parking	10 on-grade parking spaces	4 on-grade parking spaces <u>22</u> below grade parking spaces 26 total
Lot Coverage	2 percent	6 percent
Max. Building Height	22' 8"	22' 8"
Grading	----	4,910 cubic yards of cut <u>220</u> cubic yards of fill 5,130 total cubic yards

PLANS AND POLICY DISCUSSION

Land Use and Zoning Designations

The project site is designated "Residential, 3 units per acre" by the General Plan Land Use Element, and is within an "A-1" zoning district. Community care facilities and hospices serving more than 12 individuals are a conditionally permitted use in the A-1 zone.

General Plan Policies

Various sections of this Initial Study refer to applicable General Plan policies and ordinance provisions. Additional discussion of policy consistency issues, including the Land Use Element, Housing Element, Conservation Element and other applicable plans and policies, will subsequently be provided in a staff report to the Planning Commission. Final determinations of project consistency with applicable plans and policies will be made by the decision-makers as part of their action to approve or deny the proposed project.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A Mitigation Monitoring and Reporting Program will be prepared for the subject project in compliance with Public Resources Code §21081.6. Monitoring and reporting requirements are adopted as conditions of project approval.

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 <i>Level of Significance</i>
a) Affect a public scenic vista or designated scenic highway or highway/roadway eligible for designation as a scenic highway?		Less than Significant
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, the appearance of the proposed project on the project site 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 can be assessed qualitatively based on consideration of the proposed physical change and project design within the context of the surrounding visual setting. Visual changes can also be evaluated based on the proposed project's consistency with adopted plans and policies intended to minimize or avoid the loss of scenic views or the development of visually incompatible structures. To conduct an analysis of potential visual impacts, the visual setting is reviewed to determine whether important scenic views or other conditions have the potential to be affected by the project. The importance of existing views is assessed qualitatively, which includes an assessment of whether or not important visual resources such as mountains, skyline trees, or the coastline, can be seen, the extent and scenic quality of the views, and whether the views are experienced from public viewpoints. 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

Existing Conditions. Development located on the 5.5-acre project property includes 5,083 square feet of structural development, including a two-story building, a garden building with a sod roof and an attached garage. Other development includes gardens, patios, a driveway and parking areas. The portion of the project site previously used for development is approximately one acre in area. The remainder of the project parcel is vacant/open space, with moderately steep hillside areas adjacent to the north and west of the developed area. The hillside to the north contains dense oak woodland vegetation, and slopes to the west contain a mix of vegetation, including annual grasses, sage scrub and oak woodland. Other development adjacent to the project parcel includes one- and two-story residences.

The project site is located at the top of a small ridge that overlooks West Carrillo Street, which is approximately 500 feet to the west of the project site. The most prominent public views of the project site are provided while traveling northward along a short segment of West Carrillo Street. The project site can be clearly seen from the roadway segment that extends between an area near the crest of the West Carrillo Street hill to an area near Miramonte Drive, a distance of approximately 500 feet. Exhibit F, Figure 1 provides a representative view of the project site as seen from a view point looking northward from the intersection of West Carrillo Street and Miramonte Drive. As shown by the figure, the existing project site building is a prominently visible feature, however, the size and scale of the structure is generally similar to other development in the project area and the building does not interfere with scenic views of the Santa Ynez Mountains.

When traveling northward on West Carrillo Street north of Miramonte Drive, views of the project site and the existing building are intermittently screened by off-site vegetation. As a result, the project site and existing building can be seen, but they are no longer prominently visible features.

Due to the orientation of West Carrillo Street and the presence of intervening vegetation, the project site and existing buildings are not prominently visible to traffic traveling southward on West Carrillo Street. Exhibit F, Figure 2 provides a representative view of the project site as seen from a view point looking east from the intersection of West Carrillo Street and Chino Street. The existing building can be seen at the top of the ridge, but due to the small size of the structure and screening provided by existing vegetation, the existing building is not prominently visible and does not adversely affect views provided from the view point. The view provided in Figure 2 is representative of views towards the project site that are available to southbound traffic on West Carrillo Street.

Other locations that provide public views of the project site are limited, generally due to distance and intervening vegetation and topography. For example, views of the project site provided from Hilda Raye Park, which is approximately 2,000 feet west of the project site on the west side of West Carrillo Street, are partially screened by off-site vegetation.

1.a) Scenic Views

Exhibit F, Figure 3 provides a photosimulation depicting the proposed project as it would be seen from the viewpoint located near the intersection of West Carrillo Street and Miramonte Drive. The photosimulation indicates that the proposed development would be primarily seen as extending to the east of the existing building, and a smaller new building area would be seen on the west side of the existing building. The proposed addition would have an appearance that is similar to the existing building, and the overall appearance of the

project would be similar to residential development located in the project area and that can be seen from West Carrillo Street. The proposed building additions would not be seen as extending above the top of the slope that forms the eastern edge of the project site, and would not interfere with existing scenic views of the Santa Ynez Mountains. To reduce impacts resulting from the planned removal of oak trees, the project proposes to plant additional oak trees on the slope located west of the project building area. As the proposed oak trees mature, they would provide additional screening of the existing and new buildings as seen from view points along West Carrillo Street.

Exhibit F, Figure 4 provides a photosimulation depicting the proposed project as it would be seen from the viewpoint located near the intersection of West Carrillo Street and Chino Street. The photosimulation indicates that the proposed building addition would be only marginally visible and would not substantially change existing views of the project site provided from this view point.

The proposed project includes widening the driveway that leads to the project site, which will require excavation of existing slope areas and the construction of retaining walls along the west and east sides of the driveway. Grading on the eastern side of the proposed development area to provide an enlarged patio area would also require the installation of a retaining wall. Due to intervening topography and vegetation, it is unlikely that any of the proposed driveway improvements would be visible from West Carrillo Street or other public view points. Any driveway-related grading or construction that may be visible from public view points would be very limited, and would not substantially change the existing visual conditions of the project site. Grading and the proposed retaining wall on the east side of the development site would be screened from view by the existing and proposed buildings. Other grading that would occur on the project site would be primarily related to the excavation of the proposed underground parking area. Therefore, project-related grading and proposed retaining walls would not have an adverse effect on scenic vistas provided from public view points located in the project area.

In conclusion, the proposed project would not result in development that is incompatible with the project site or surrounding development, would not block scenic views of the Santa Ynez Mountains as seen from off-site public view points, and would not substantially change existing visual conditions as seen from public view points located in the project area. The proposal to replace oak trees that are removed and impacted by the project would further reduce the potential for the project to result in impacts to existing visual conditions. Therefore, the proposed project's impact to scenic views would be *less than significant*.

1.b) On-Site Aesthetics

The proposed building would be a one-story structure located along the east and north sides of the existing project site building. The maximum height of the proposed building would be similar to the maximum height of the existing building, and the architectural styles of both buildings would also be similar. As depicted in the proposed building elevations (Exhibit B) and the photosimulations provided by Exhibit F, the existing and proposed buildings would have a unified appearance.

The Architectural Board of Review (ABR) has conducted a concept review of the proposed project (Exhibit G) and indicated that the Board was satisfied with the "hill town" appearance of the project and new building's design that breaks up the mass of the building. Therefore, the proposed project would not result in a substantial negative aesthetic effect or incompatibility with surrounding land uses or structures due to project size, massing, scale, density, or architecture, and the project would result in *less than significant* impacts related to on-site aesthetics.

1.c) Lighting

The lighting plan prepared for the project indicates that exterior lighting would be provided along the driveway and around the existing and proposed buildings. Three pole-mounted lights are proposed for the driveway/parking area, and minimal architectural lighting would be provided in the proposed development area. Interior lighting provided within the buildings would not be a substantial source of new light in the project area.

All proposed exterior lighting would be required to comply with the requirements of the City's Outdoor Lighting and Design Ordinance (SBMC §22.75), which limits exterior lighting placement, height, and requires that lighting be hooded and directed so that it is not directed offsite. Compliance with this ordinance, as enforced by ABR review of the lighting plan, would ensure that impacts from exterior lighting are *less than significant*.

Visual Aesthetics – Recommended Mitigation

- A-1 **Design Review.** Prior to building permit issuance, proposed project grading and landform alteration, structural design, landscaping, and lighting plans shall receive preliminary and final review and approval by the Architectural Board of Review. The required review and approval will ensure project consistency with design guidelines related to views, visual aesthetics and compatibility, and lighting.
- A-2 **Lighting.** Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects. The proposed lighting plan shall be approved by the Architectural Board of Review.

Visual Aesthetics - Residual Impacts

Project-related impacts to visual resources and aesthetics would be less than significant and would be further reduced with implementation of the recommended measures.

2. AIR QUALITY	NO	YES <i>Level of Significance</i>
Could the project:		
a) Violate any air quality standard or contribute to an existing or projected air quality violation?		Potentially Significant, Mitigable
b) Expose sensitive receptors to pollutants?		Potentially Significant, Mitigable
c) Create objectionable odors?	X	
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) 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 (PM₁₀) 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 Central 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. The County of Santa Barbara is designated as a federal ozone attainment area for the 8-hour ozone National Ambient Air Quality Standard. The 1-hour federal ozone standard has been revoked. The County is also considered in attainment for the state 1-

hour standard for ozone as of June, 2007. A new California 8-hour ozone standard was implemented in May, 2006. The County violates this new state 8-hour ozone standard and continues to violate the state standard for PM₁₀. The County meets the federal PM₁₀ air quality standard. 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 result in 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 PM₁₀;
- Emit less than 25 pounds per day of ROC or NO_x from motor vehicle trips only;
- 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 (PM₁₀). 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 (CAP) 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. Long-term project-related air pollutant emissions would result primarily from vehicle trips generated by the project and from stationary sources required for the operation of the project (space heating, cooling, water heaters, etc). Depending on their size and air emission characteristics, stationary sources (i.e., water heaters or boilers) may require permits from the SBCAPCD. Any existing or new boilers or water heaters must comply with APCD rules 342, 352, 360 and/or 361 (adoption date expected December, 2007).

The proposed project would generate a total of approximately 114 average daily vehicle trips per day (see section 11.0 – Transportation/Circulation). It is estimated that project-generated vehicle trips would result in NOx emissions of approximately 1.55 pounds per day, and ROG emission of approximately 1.13 pounds per day (URBEMIS 2007). Therefore, project-related mobile emission would be below the threshold of significance of 25 pounds per day. Long-term operation of emissions sources such as heaters, landscape maintenance, and consumer products would result in approximately 0.16 pounds of NOx per day, and approximately 1.02 pounds of ROC per day. Therefore, the proposed project's long-term combined mobile and stationary emissions would be substantially below the significance threshold of 240 pounds per day.

Long-term emissions resulting from the proposed project would be below significance thresholds adopted by the SBAPCD and City of Santa Barbara. Therefore, the proposed project would have a less than significant long-term air quality impact.

Short-Term (Construction) Emissions. Development of the proposed project will require the use of construction equipment for demolition, grading, transport of soils and demolition material from the site, paving, and landscaping activities. The use of this equipment would have the potential to cause localized nuisance dust impacts and contribute to particulate matter (PM10) emissions in the air basin. Standard mitigation measures, including site watering, covering of transported soil and stockpiles, and planting, paving, or other treatment of graded areas are considered adequate to reduce potentially significant, mitigable project-related dust generation impacts to a less than significant level.

Project-related construction equipment would also emit NOx and ROC emissions. Based on the relatively small size of the project site, the limited amount of equipment that could be operated on the site, and the limited duration for proposed construction activities, emissions of NOx and ROC would not exceed the APCD guideline of 25 tons per year and would be less than significant. Recommended mitigation measures related to the use of ultra low sulfur diesel fuel, bio-diesel, and diesel particulate filters on construction equipment would further minimize construction-related emissions.

Existing buildings located on the project site were constructed in the mid-1970's, therefore it is unlikely that the buildings to be demolished have a significant amount of material that contains asbestos. SBAPCD regulations require that prior to obtaining a demolition permit, the building must be surveyed to identify the presence of regulated asbestos containing material (any material containing greater than one percent friable asbestos). If regulated asbestos containing material is identified, that material must be removed by a licensed asbestos contractor in accordance with applicable APCD, state and federal regulations before the building is demolished. Potentially significant, mitigable asbestos-related impacts would be reduced to a less than significant level through compliance with these regulations. Asbestos containing waste that is removed from the project site buildings must be placed in a package or container that prevents spilling or breaking during transport, and that is appropriately labeled as containing asbestos material. If more than 50 pounds of asbestos containing waste is to be transported from the project site, it must be hauled to a permitted treatment, storage or disposal site by a registered waste hauler. The removal of asbestos containing materials prior to building demolition as required

by federal, state and local regulations would be adequate to reduce potential asbestos-related hazards to the environment, public and workers to a less than significant level. No additional mitigation measures are required.

Sensitive Receptors. Sensitive receptors are defined as children, elderly, or ill people that can be more adversely affected by air pollutants. Land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics. A survey of parcels adjacent to the project site did not identify sensitive receptors such as those identified above. There are, however, several residences located in the vicinity of the project site.

Particulate emissions in diesel exhaust are classified as carcinogenic by the State of California. The most extensive use of diesel equipment on the project site would be for the demolition and excavation phases of the project development, and the duration of those activities on the project site are expected to occur over a period less than four months (Tryon, 2007). Diesel emissions from the project site would also be reduced by existing State regulations that require drivers of diesel-powered commercial vehicles weighing more than 10,000 pounds to not idle the vehicle's primary diesel engine for longer than five minutes at any location. The proposed project construction phasing and management plan (Tryon, 2007) indicates that grading activities will also be limited to one piece of heavy equipment when operating within 250 feet on any existing residence. Therefore, potential impacts related to exposure to diesel particulate matter emissions would be *less than significant* and no additional mitigation measures are required. Recommended mitigation measures related to the use of ultra low sulfur diesel fuel, bio-diesel, and diesel particulate filters on construction equipment would further minimize construction-related emissions.

Construction dust has the potential to affect sensitive receptors, result in nuisance impacts, and has the potential to result in *potentially significant, mitigable* air quality impacts. Nuisance dust impacts would be reduced to a less than significant level through application of dust control measures. The less than significant amounts of NOx and ROG pollutants generated by proposed construction activities would not result in significant short-term air quality impacts to sensitive receptors that may be located in the vicinity of the project site, and would also be reduced with the implementation of recommended mitigation measures.

2.c) Odors

The proposed project would not include uses or facilities (i.e., wood burning stoves, grills, manufacturing or agricultural activities) that would be a substantial source of objectionable odors. Therefore, potential odor-related impacts would be *less than significant*.

Consistency with the Clean Air Plan

The proposed project does not include a general plan or zoning amendment that would not cause CAP population growth estimates to be exceeded. Appropriate air quality mitigation measures, including construction dust suppression, would be applied to the project consistent with CAP and City policies. Therefore, the project would be consistent with the CAP.

Air Quality – Required 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 complete, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
- A. Seeding and watering until grass cover is grown.
 - B. Spreading soil binders.
 - C. 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.
 - D. 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.

Air Quality – Recommended Mitigation

- AQ-6 Construction Ozone Precursors.** The following shall be adhered to during project grading and construction to reduce emissions from construction equipment:
- A. **Diesel Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.
 - B. **Engine Size.** The engine size of construction equipment shall be the minimum practical size.
 - C. **Equipment Use Management.** 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.
 - D. **Equipment Maintenance.** Construction equipment shall be maintained in tune per the manufacturer's specifications.
 - E. **Engine Timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.
 - F. **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - G. **Low Sulfur Fuel.** All diesel-powered equipment shall use ultra low sulfur diesel fuel.
 - H. **Diesel Emission Reduction.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
 - I. **Diesel Equipment Reduction.** Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - J. **Engine Idling Limitations.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes. Auxiliary power units should be used whenever possible. The

operation of diesel engines and auxiliary power units shall comply with applicable state regulations regarding the duration and location of use.

- K. **Minimize Employee Trips.** Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- L. **Bio-diesel.** To the extent feasible, diesel-powered construction equipment and vehicles used on site shall be fueled using bio-diesel fuels.

Air Quality - Residual Impacts

Implementation of Mitigation Measures AQ-1 through AQ-5 would reduce the potentially significant effects of dust generation during construction to a less than significant level. Less than significant construction equipment emissions would be further reduced by implementation of Mitigation Measure AQ-6. Project-related operational impacts would be less than significant and no mitigation is required.

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

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

Existing Conditions

A revised biological assessment dated April 10, 2007, was prepared for the proposed project by Watershed Environmental (Exhibit D). An evaluation of the oak trees located on and adjacent to the proposed project area, dated February 7 and August 21, 2007, were prepared by Westree (Exhibit E). The results of the assessments are summarized below.

Vegetation Communities. Vegetation communities located on the project property include coast live oak woodland (2.82 acres), coastal sage scrub (0.97 acres), coyote bush scrub (0.36 acres) and non-native annual grassland (0.26 acres). These areas encompass approximately 4.4 acres of the 5.5-acre project parcel. Other areas on the project site include ornamental landscaping (0.65 acres), vegetable and flower gardens (0.16 acres), and building/driveway areas (0.30 acres). The biological assessment identified 29 native plant species and 28 non-native plants on the project property. Complete descriptions of the plant communities located on the project site and the complete project site plant list are provided in Exhibit D.

A coast live oak tree survey identified 94 oak trees on and within 100 feet of the proposed building area. The size and health of the oak trees, as well as other trees located in the project area, are provided in the tree survey report prepared for the project (Exhibit E).

Wildlife. Wildlife species observed and potentially occurring on the project property is generally limited to species adapted to urban environments. A red-tailed hawk was observed on the project site, and other raptors that have the potential to use the on-site oak woodland habitat include sharp-shinned hawk, Cooper's hawk, red-shouldered hawk and American kestrel.

Sensitive Species. No plant or animal species protected by the federal and/or state Endangered Species Acts, or species meeting the CEQA definition of "rare" were identified on the project site. Approximately 100 feet north of the proposed building area, is an area containing Plummer's baccharis, which is a California Native Plant Society (CNPS) List 4 plant, was identified. The CNPS List 4 is a watch list for plants "of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears relatively low at this time." The CNPS does not consider List 4 plants to be "rare" as defined by CEQA.

3.a Endangered, threatened or rare species or their habitats

The biological assessment prepared for the proposed project identified several sensitive plant and animal species known to existing in the project region, and surveys were conducted on the project site to detect the presence of those species. No sensitive wildlife species were found on the project property, nor are any sensitive species expected to occur due to the lack of suitable habitat. Surveys were also performed for raptor nests and none were found. Surveys for rare plants (as defined by CEQA) were performed and none were found. Therefore, project-related impacts to endangered, threatened or rare species or their habitats would be *less than significant*.

Plant surveys on the project site did find an isolated area that contains Plummer's baccharis. Impacts to this sensitive plant species would have the potential to result from the installation of the proposed storm water drain line that would extend northward from the proposed building area. Although Plummer's baccharis is not a "rare" plant as defined by CEQA, a recommended mitigation measure is provided to minimize the potential for impacts to this plant species.

Surveys of the project site did not detect the presence of active or abandoned raptor nests. Therefore, it is anticipated that the proposed project would have a *less than significant* impact to sensitive bird species. A recommended mitigation measure would further reduce the potential for impacts to nesting birds by providing

performance standards that would ensure compliance with the requirements of the federal Migratory Bird Treaty Act.

3.b and c Natural communities or specimen trees

Vegetation Community Impacts. The biological assessment prepared for the proposed project evaluated the potential for impacts to vegetation communities located in the project site development area and within 100 feet of the development area. The assessment concluded that the proposed structures and driveway improvements would result in the permanent removal of 50 square feet of annual grassland, 2,558 square feet of oak woodland, and 2,333 square feet of coyote bush/sage scrub. The biological assessment did not identify the permanent loss of annual grassland, coyote bush/sage scrub, or oak woodland habitat as a significant impact because those habitat areas on the project site are isolated, and not considered sensitive or regionally rare. Project-related impacts to individual oak trees are described below.

The proposed project would provide new drainage improvements, including the installation of two new drain lines that extend away from the proposed development area. One of the new drain lines would extend approximately 140 feet north of the proposed development area, and the other would extend approximately 40 feet to an area west of the development area. Impacts to vegetation communities resulting from the installation of the proposed drain lines were not included in the proposed project's biological assessment. The drain line extending to the north would be located in an area of oak woodland. If the construction/disturbance corridor for the northern pipeline were approximately 15 feet wide, the drain line would result in impacts to approximately 2,100 additional square feet of oak woodland habitat. If the construction/disturbance corridor for the western pipeline were approximately 15 feet wide, the drain line would result in impacts to approximately 600 additional square feet of coyote bush/sage scrub habitat. Although the habitat value of the areas that may be disturbed by pipeline installation activities is relatively low, the ground disturbance/vegetation removal that may occur would be in areas to be retained as open space and not located at or adjacent to the proposed building development area. Therefore, impacts to vegetation communities that may result from the installation of proposed drain lines are potentially significant, mitigable. Potentially significant impacts could be reduced to a less than significant level by revegetating disturbed areas.

The proposed project would implement a proposed Fuel Modification Plan to reduce wildfire hazard risks on the project parcel. Additional information regarding the proposed plan is provided in Section 6 (Hazards) of this Initial Study. Vegetation management activities that would occur in the designated fire hazard reduction zones includes the removal of dead and low tree limbs, maintenance of landscape trees and shrubs, and mowing of grasses, and maintenance of other vegetation to a height of 18 inches or less. The vegetation communities located in proposed fuel management areas are primarily oak woodland with a non-native plant understory. The biological assessment prepared for the proposed project concluded that the short- and long-term impacts resulting from proposed fuel management activities would be adverse but less than significant because habitat that would be disturbed on an annual basis is already fragmented and primarily non-native, thereby providing a low overall habitat value.

In addition to the permanent removal of native vegetation areas, the biological assessment assumed that temporary impacts would also occur to areas located within ten feet of proposed construction areas. The assessment determined that temporary impacts would affect 357 square feet of annual grassland, 1,698 square feet of oak woodland, and 1,646 square feet of coyote bush/sage scrub. Vegetation removal must be conducted consistent with the requirement of the Vegetation Removal Permit (SBMC 22.10). The biological assessment did not identify the temporary disturbances of annual grassland, coyote bush/sage scrub and oak woodland as a significant impact. Project-related impacts to individual oak trees are described below.

Oak Tree Impacts. The oak tree survey and biological assessment prepared for the proposed project indicate that the implementation of the proposed project would result in the removal of eight oak trees, and that significant impacts would occur to six additional oak trees. Oak trees were considered to be impacted if more

than 20 percent of the area beneath the dripline would be disturbed, or if the tree would be within 10 feet of proposed driveway improvements. The trees that would be removed have trunk sizes of approximately 7, 7, 8, 12, 13, 13, 17 and 46 inches measured one foot above the ground surface. Most the trees that would be removed have multiple trunks. Trees that would be impacted have trunk sizes of approximately 3, 13, 15, 17, 24 and 33 inches measured one foot above the ground. The health of the trees to be removed/impacted were evaluated on scale of 1-5, and most trees were determined to be a "3." This rating indicates a low "overall vigor." The proposed project's landscape plan includes planting 45 replacement oak trees, which equals a replacement ratio of approximately 3:1 for removed and impacted trees. As proposed, 20 five-gallon and 25 15-gallon replacement trees would be provided. The replacement trees would be planted in the vicinity of the proposed building and the slope located west of and adjacent to the proposed development area. In addition, the proposed landscape plan includes detailed tree protection notes to minimize damage to other trees located on the project site.

Santa Barbara Municipal Code Section 22.10.060.B.6 requires that the oak trees removed by the proposed project be replaced at a ratio of 5:1. The proposed project would result in the removal of eight oak trees, therefore the Municipal Code requires that 40 mitigation trees be provided on the project site. Mitigation is also required for the six oak trees that would be impacted by the project. If impacted trees were to be mitigated at a ratio of 3:1, 18 additional mitigation trees would be required. In total, 58 mitigation trees would be required for the proposed project. Since the project proposes to provide only 45 mitigation trees, oak tree impacts on the project site would be a *potentially significant, mitigable* impact.

Proposed mitigation measure BIO-2 requires that removed oak trees be replaced a ratio of 5:1, and that impacted trees be replaced at a ratio of 3:1. With the implementation of this mitigation measure, a total of 58 mitigation trees, or 13 trees plus the 45 proposed replacement trees, would be required on the project site. There is adequate area on the project site to comply with the requirements of this mitigation measure. Proposed mitigation measure BIO-7 also minimizes oak tree-related impacts by establishing performance standards related to the survival rate of the mitigation trees. This measure requires that at least 80% of the mitigation trees must be in good health after a two year period, and that if necessary, replacement trees be provided. With the implementation of the proposed mitigation measures, project-related impacts to oak trees would be reduced to a less than significant level.

The oak tree impact evaluations prepared for the project did not evaluate the potential for permanent impacts that may result from the installation of a proposed storm drain line that would extend north of the proposed building area and that would pass through an area with dense oak tree coverage. The number of additional trees that may be impacted by the installation of the northern drainage pipeline would be dependent upon the precise alignment of the pipeline and the extent of ground disturbance required to install the line. Proposed mitigation measure (BIO-5) requires on-site monitoring during the construction of the project to determine if project-related construction is causing unanticipated impacts to individual oak trees. The identification of additional impacted oak trees would require a corresponding increase in the number of mitigation trees provided on the project site. In addition, to minimize the potential for oak tree impacts resulting from the installation of the proposed drain line north of the building area, mitigation measure BIO-6 requires that the drainage pipeline be installed above grade when it passes through areas containing oak trees.

3.d Wetland habitat

Field studies conducted on the project site identified a small ephemeral drainage channel in the southwestern portion of the site, approximately 125 feet from the proposed project area. This channel does not present hydrologic characteristics that would create conditions needed for wetlands, no wetland vegetation is present, and wetland soils are not present. Therefore, the three parameters that identify wetland areas are not exhibited by this drainage feature. The proposed project would have *no impact* on wetland resources.

3.e Wildlife dispersal or migration corridors

Wildlife movement in the project area is constrained by fencing, roadways and residential structures. The undeveloped portion of the project property provides a relatively low habit area that is isolated from other non-urban habitat. The nearest open habitat area is Honda Valley, approximately one-quarter mile to the north. This open space area is physically separated from the project site by residential development and Miramonte Drive. Therefore, the proposed project would have no impact on animal migration corridors.

Biological Resources – Required Mitigation

- BIO-1. Revegetation of Disturbed Areas.** If the installation of storm drain lines located north and west of the proposed building area result in ground disturbance/vegetation removal, the project applicant shall submit a revegetation/maintenance plan to the City for review and approval prior to the approval of a grading permit. The plan shall address methods to minimize project-related impacts to oak woodland understory plants and coyote bush/sage scrub; identify how reseeding or other approved revegetation efforts shall be implemented; and identify criteria to be used to determine if revegetation efforts have been successful. Replanted areas shall be monitored and maintained for a period of two years. If a 1:1 replacement ratio has not been achieved at the end of the first two-year monitoring period, additional planting and monitoring shall be provided until the required revegetation success criteria have been achieved. All initial revegetation requirements shall be completed prior to occupancy of the proposed building.
- BIO-2. Oak Tree Replacement Ratio.** All oak trees that are removed by the proposed project shall be replaced on the project site at a ratio of 5:1, in accordance with SBMC section 22.10.060. All oak trees identified as being impacted by project-related construction activities shall be replaced on-site at a ratio of 3:1. All required mitigation trees shall be depicted on the required Oak Tree Planting Plan and the project's landscape plan.
- BIO-3. Oak Tree Planting Plan.** Prior to the issuance of a grading permit, the project applicant shall submit to the City for review and approval an oak tree mitigation planting plan that depicts the location, size, installation and maintenance details for all required mitigation trees. The mitigation plan shall be updated as necessary if additional impacts to oak trees are identified during the proposed project's construction period.
- BIO-4. Tree Protection Requirements.** All tree protection measures included on the proposed landscape plan shall be implemented throughout the project's construction period.
- BIO-5. Oak Tree Impact Monitoring.** An arborist shall periodically monitor construction activities at the project site to ensure that: approved tree protection measures are being implemented; disturbance to native trees and their root zones is minimized; and to document unanticipated impacts to oak trees on the project site. Any additional trees identified by the monitor as being impacted by construction activities shall be mitigated at a ratio of 3:1 and depicted on the tree planting plan required by mitigation measure BIO-3.
- BIO-6. Northern Storm Drain Line Installation.** The proposed storm drain line that would extend northward from the project building area shall be installed above grade when it passes through areas containing oak trees.
- BIO-7. Mitigation Tree Monitoring.** Two years after an occupancy permit is issued for the proposed project, an arborist shall submit to the City a health assessment for all required mitigation replacement trees. After the two year period, at least 80% of required mitigation trees must be found to be in good health. Trees that have died or that are in poor health shall be replaced at a ratio of 1:1.

BIO-8. Fuel Modification Plan. All vegetation maintenance on the project site shall comply with the vegetation management provisions contained in an approved Fuel Modification Plan.

Recommended Mitigation

BIO-9. Prior to the installation of the storm drain line that extends north of the proposed building area, a qualified biologist shall mark in the field the location of Plummer's baccharis plants on the project site. Construction activities required for the installation of the drain line shall minimize ground disturbance activities in the vicinity of the identified plants to the extent possible.

BIO-10 The applicant shall retain a qualified, City-approved biologist to implement preconstruction surveys to ensure potential impacts to nesting raptors are avoided. Beginning at least 30 days prior to the removal of any habitat between March 1 through September 15, the applicant shall retain a qualified, City-approved biologist to conduct weekly surveys for raptor nests. The survey area will include approximately 500 feet around construction work areas. In the event that any nests are observed within construction work areas or within 500 feet of those areas, the applicant shall delay construction work until: (a) after September 15 or (b) until continued monitoring demonstrates that the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Limits of construction to avoid potential nest sites shall be established in the field by flagging with stakes or construction fencing. Construction personnel shall be instructed on ecological sensitivity of the area. Locating and determining the status of the nest shall be performed in accordance with procedures approved by the USFWS and CDFG.

Biological Resources – Residual Impact

With the implementation of the proposed mitigation measures BIO-1 through BIO-8, impacts to vegetation communities and oak trees located on the project site would be reduced to a less than significant level. With the implementation of recommended mitigation measures BIO-9 and BIO-10, less than significant impacts to Plummer's baccharis (a CNPS special status species) and raptors' nests (protected under the federal Migratory Bird Treaty) would be further reduced.

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

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-c) Archaeological and Historical Resources

A Phase I archaeological survey of the site has been prepared (Stone Archaeological Consulting, 2004). The evaluation of potential project-related impacts is based on information provided by that report.

Historic background research suggests that the project site was not developed with structures until 1977. An intensive archaeological investigation on the project site did not identify any prehistoric or historic cultural remains within proposed improvements areas, and the overall reliability of the survey results are considered good. Due to the absence of occupation on the project site during the late 19th and early 20th centuries, and the ground disturbance associated with the property's development in the 1970's through the 1990's, there is a low potential for the presence of unknown, intact subsurface prehistoric and historic archaeological resources. As a result, no further archaeological investigations on the project property are considered necessary and the project would have *no impact* on archaeological or historic resources.

Archaeological Resources – Recommended Mitigation

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

If archaeological resources are encountered or suspected, work shall be halted or redirected by the archaeologist immediately, and the Planning Division shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, preparation of further site studies and/or mitigation.

If the discovery consists of possible human remains, the Owner shall contact the Santa Barbara County Coroner immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. The Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List

shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, the Owner shall retain a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

Cultural Resources – Residual Impacts

The proposed project is not expected to result in impacts to archaeological resources.

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

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, ground-shaking, liquefaction (a condition in which saturated soil loses 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

A geologic site evaluation of the project site has been prepared (Fugro West, Inc, 2007, Exhibit H). The evaluation of potential project-related geologic impacts is based on information provided by that report.

5.a-c) Seismic Hazards

Fault Rupture: The inferred location of the potentially active Mesa Fault is approximately 1,200 feet north of the project site. The inactive Lavigia fault is approximately 1,300 feet south of the project site. Therefore, on-site ground rupture as a result of movement along that fault is not anticipated and there would be no impact to the proposed project associated with fault rupture impacts.

Ground Shaking and Liquefaction: The project site is located in a seismically active area of southern California. Significant ground shaking as a result of a local or regional earthquake is likely to occur during the life of the project. Compliance with existing building regulations would reduce ground shaking impacts to structures built on the project site to a less than significant level and no mitigation measures are required.

The potential for liquefaction to occur in the Santa Barbara formation, which underlies the project site, is considered to be low, and groundwater levels in the project site are likely to be more than 50 feet below the ground surface. Therefore, there is a less than significant risk that liquefaction-related hazards will affect the project site.

Seiche or Tsunami. The project site is located at an elevation that is at least 300 feet above sea level and not within a tsunami run-up zone as identified by the City's Seismic Safety-Safety Element. There are no open water bodies near the project site that could result in potential seiche-related impacts. Therefore, there would be no impact to project-related structures from tsunami and seiche hazards.

5.d-f) Geologic or Soil Instability

Landslides. Evidence of surficial slope instability/erosion features are visible on the southwest-facing slope west of the proposed building area, and slope instabilities have occurred along the existing project site driveway (Fugro, 2007). A slope stability evaluation of the project site was performed and determined that natural and proposed slopes would generally be stable. However, a potentially significant, mitigable slope stability impact was identified on the northern side of the proposed building area associated with the adjacent descending slope. This potential impact can be reduced to a less than significant level by supporting proposed building loads on deepened foundations or by drilled piers to comply with minimum setback requirements established by the Uniform Building Code (i.e., 40 feet from the face of the slope to the face of foundation members).

Cut and natural slopes adjacent to developed areas may be subject to erosion and surficial failures. This potentially significant, mitigable impact can be reduced to a less than significant level by providing appropriate erosion resistant slope facing (i.e, landscaping) and by providing appropriate drainage at the top and toe of slopes.

Subsidence. Based on on-site soil conditions, the Santa Barbara formation bedrock underlying the project site does not appear to be susceptible to seismically induced settlement or collapse. Therefore, there would be no impact to project-related structures from subsidence-related hazards.

Expansive Soils. The City's Master Environmental Assessment indicates that soils on the project are not considered to be expansive. Therefore, there would be no impact to project-related structures from expansive soil-related impacts.

5.g) Topography; Grading

The proposed project would result in approximately 5,130 cubic yards of grading. The majority of the grading would occur to excavate the proposed underground parking garage, and additional grading would be required for the proposed driveway improvements and the creation of a patio area in the northern portion of the development site. Proposed grading operations would not result in long-term slope stability impacts or result in extensive changes to the topography of the project site. Construction of the below-grade parking garage, driveway and patio area retaining walls would require excavations and the creation of temporary slopes. Potentially significant short-term slope stability impacts can be minimized by implementing OSHA temporary excavation regulations. The project would be required to comply with grading regulations provided by the City's Grading Ordinance and a site-specific soil report. Therefore, potential grading-related impacts would be *less than significant*.

Geophysical Conditions – Required Mitigation

G-1 Geotechnical Recommendations. Site preparation and project construction shall be in accordance with the recommendations contained in the Geologic Site Evaluation prepared by Fugro West, dated January 4, 2007, and other site-specific soils investigations prepared for the project. Compliance shall be demonstrated on plans submitted for grading and building permits.

Geophysical Conditions – Residual Impacts

Implementation of the required site preparation and structural design measures would mitigate potential geologic hazards to a less than significant level.

6. HAZARDS Could the project involve:	NO	YES <i>Level of Significance</i>
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?		Less than significant
c) Exposure of people to existing sources of potential health hazards?		Less than significant
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 State Water Resources Control Board Geotracker website (<http://geotracker.swrcb.ca.gov>) does not report any active leaking underground fuel tank cases on or adjacent to the project site. Therefore, the proposed project would not be subject to potentially significant soil- or groundwater-related impacts. Land uses in the vicinity of the project site are predominately residential, which would not result in a substantial use of hazardous materials or result in significant hazardous material/waste impacts to occupants of the proposed project.

The use of the proposed project to provide hospice-related services would have the potential to result in the generation of medical waste. The storage, handling and disposal of medical waste is regulated by the California Medical Waste Act, and enforced by the County of Santa Barbara Public Health Department. The implementation of existing regulations would be adequate to reduce potential medical waste impacts to on-site occupants and uses adjacent to the project site to a *less than significant* level. No mitigation measures are required.

6.d) Fire Hazard

The project site is located in a City-designated high fire hazard area due to its location in an area with heavy vegetation and steep slopes. Development in the project area has resulted urban uses being interspersed within vegetated areas. This interface between urban uses and open areas increases the potential for wildfire-related impacts. The primary wildfire hazard areas adjacent to the project site are to the north and northeast. Areas to the northwest of the project site present a somewhat reduced wildfire threat.

In addition to the proposed structural development on the project site, the project has requested a modification to the Fire Department access standard that requires the provision of an access road to within 150 feet of all portions of the on-site buildings. The project has also proposed additional fire protection features to allow project occupants to “shelter in place” during a fire emergency if evacuation is not feasible due to health or other reasons.

A Fuel Modification Plan was prepared for the proposed project to evaluate potential wildfire risk and to identify methods to minimize the potential for fire-related impacts (Firewise 2000, 2007). The Plan was provided to meet the requirements of the Fire Department’s “Minimum Brush Clearance Standards” as adopted by City Ordinances 5256 and 5257. The evaluation of potential project-related wildfire hazard impacts incorporates information provided by that report.

The project has proposed to implement the vegetation management provisions outlined in the Fuel Modification Plan, which would establish four management zones around the perimeter of the project site development area. The requirements for each of the on-site fuel modification zones are summarized below. The location of each proposed fuel management zone in relation to the proposed building and project site property lines is depicted by the proposed project’s landscape plan (Exhibit I).

Irrigated Zone 1. This shall be an irrigated and landscaped defensible space provided from the exterior of the structure extending 30 feet out in all directions. Plants should be low growing, fire-resistant, and not more the 12 inches in height. No plants from the Undesirable Plants Species List (Appendix B of the

Fuel Modification Plan) shall be used in this zone or anywhere on the property. Trees shall not be planted within 15 feet of the structure. Also, a minimum three feet of space with level access walkways to support fire suppression personnel will encompass all sides of the proposed structure.

Irrigated Zone 2. This is an irrigated and landscaped area extending from the outer edge of Zone 1 covering a distance of 20 feet. This Zone will also consist of low-growing, fire-resistant plants and succulents. Shrubs are acceptable in this zone provided they are no more than three feet in height and are spaced 18 feet or more from other shrubs and trees, their clusters are no more than 10 feet in diameter, and they are not planted underneath tree canopies. Trees should also be spaced at a minimum of 30 feet apart to prevent their crowns from touching once fully grown.

Irrigated Zone 3. This zone is also an irrigated and landscaped area extending from the outer edge of zone 2 and covering a distance of 20 feet. This zone will consist of similar plants, succulents, shrubs and trees as outlined for Zone 2. Shrubs and plants within Zone 3 shall not exceed a height of six feet and shall be spaced 18 feet or more from other shrubs and trees. Their clusters shall be no more than 10 feet in diameter and they shall not be planted underneath tree canopies. Trees should also be spaced at a minimum of 30 feet apart to prevent their crowns from touching once fully grown.

Thinning Zone 4. This zone is a non-irrigated area extending from the outer edge of Zone 3 to a distance of 30 feet on the east, south and west sides of the proposed structure, and to a distance of 80 feet on the north side of the proposed structure. There are no vegetation height limitations in this Zone, but shrub groupings should still be spaced a minimum of 18 feet apart. Trees in this zone can be planted in groups or individually, but should still allow for 30 feet of spacing. Vegetation should be reduced in the zone by thinning of existing plants, pruning, and removal of dead material and elimination of "ladder fuels." Additionally, on the north and southwest boundaries of the project parcel, there shall be a thinning Zone 4 established at a width of 70 feet to add an additional layer of protection where neighboring building setbacks are less than 100 feet.

In addition to the above fuel modification requirements, the project landscape plan provides the annual brush clearance maintenance requirements specified by Ordinance 5257.

The Fuel Modification Plan evaluated several wildfire scenarios that would have the potential to affect the project site, and also evaluated the effectiveness of the proposed brush management program in reducing fire-related hazards. For example, the evaluation determined that for a fire scenario consisting of untreated vegetation and a 60 mile per hour northeast wind, flame lengths on the project site could reach a height of approximately 34 feet. After the implementation of the proposed fuel management program, wildfire flame heights on the project site under similar conditions would be approximately 4.3 feet in height. Another fire scenario assumed a 30 mile per hour upslope wind condition. Under these conditions, unmanaged vegetation on the project site could result in flame heights of over 34 feet, while under managed conditions flame heights would be reduced to approximately 17 feet. The analysis provided by the Fuel Modification Plan demonstrates that the proposed vegetation management provision would be capable of substantially reducing the potential for fire-related impacts to structures located on the project site.

In addition to the proposed vegetation management program, the project proposes to implement a variety of additional fire risk reduction measures. Examples of these measures include:

- Widen the site access driveway to 20 feet for improved Fire Department access.
- Provide an on-site fire truck turnaround area.
- Provide fire sprinklers in the existing and proposed structures.
- Install fire alarms.
- Provide one-hour flame resistant construction for the proposed building.

- Upgrade the existing on-site fire hydrant to commercial grade.
- Provide fire suppression water standpipes at 150 foot overlapping intervals to achieve adequate coverage on all sides of the structures.
- Provide fire personnel access around the buildings.
- Install tempered glass on north-facing building exposures.
- Provide a fire truck access along the east side of the proposed building.

The proposed shelter in place plan would provide an option to the evacuation of project residents and staff in the event of a wildfire. Should it be determined that a shelter in place response to a wildfire is appropriate, patient beds would be moved from their rooms to a central "ward-style" location in the proposed building. As proposed, 15 of the facilities' 18 beds could be accommodated in a compartmentalized location that is separated from the remainder of the building by rated fire separation walls. Proposed mitigation measures require Fire Department approval of a shelter in place plan (FIRE-4) and specify standards for proposed non-combustible construction (FIRE-5). Implementation of these mitigation measures would reduce potential hazard-related impacts associated with the proposed shelter in place plan to a less than significant level.

In a letter dated April 4, 2007 (Attachment K), the Fire Department approved a modification to the Department's 150-foot access requirement pending the implementation of five conditions of approval, which are provided below as required mitigation measures. Based on the Fire Department's approval of the proposed project's requested access modification, this analysis has concluded that potential wildfire effects on the proposed project are a *potentially significant, mitigable* impact that can feasibly be reduced to a less than significant level with the implementation of existing building regulations, the proposed project's design, the proposed Fuel Management Plan and maintenance procedures, and proposed mitigation measures.

Hazards – Mitigation

- FIRE-1.** All proposed measures outlined in the applicant's letter to the Fire Department dated March 27, 2007 shall be implemented as required by the Fire Department.
- FIRE-2.** The Fuel Modification Plan shall be approved by the Fire Department prior to approval of a building permit.
- FIRE-3.** The extension of the fire truck access along the east of the proposed building shall be a minimum of 20 feet in width with a vertical clearance of 13 feet 6 inches.
- FIRE-4.** Proposed shelter in place and disaster evacuation plans shall be approved by the Fire Department prior to issuance of a certificate of occupancy.
- FIRE-5.** The non-combustible construction classification as identified within the applicant's access modification request shall be a UBC approved construction type. The type of construction shall continue throughout any new construction and meet the provisions under the Building Code.

Hazards – Residual Impact

Potential project-related health hazards and impacts from hazardous materials would be less than significant, and no mitigation measures are required. Proposed mitigation measures would reduce potentially significant fire-related hazards to a less than significant level.

7. NOISE Could the project result in:	NO	YES <i>Level of Significance</i>
a) Increases in existing noise levels?		Potentially Significant, Mitigable
b) Exposure of people to severe noise levels?		Less than Significant

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 Equivalence 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 sound 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).
 - Hospitals, Nursing Homes: Normally acceptable maximum exterior ambient noise level of 65 dB(A); maximum interior noise level of 45 dB(A).
 - Office Buildings: Normally acceptable maximum exterior ambient noise level of 75 dB(A); maximum interior noise level of 50 dB(A).
- Substantial noise from grading and construction activity in 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. Noise affecting the project site is primarily from traffic along West Carrillo Street. The City's Master Environmental Assessment indicates that in the project area, the 60 dBA ambient noise contour is located adjacent to the southwestern property line of the project property. The proposed building site is approximately 300 feet east of the project parcel property line, therefore, existing ambient traffic noise levels at the project site are substantially lower than 60 dBA.

Exterior Noise. The estimated exterior noise level adjacent to the existing and proposed buildings on the project site resulting from traffic on West Carrillo Street are substantially lower than the maximum exterior noise criteria of 60 dBA CNEL. Therefore, exterior noise impacts to the proposed project would be less than significant.

Interior Noise. Standard construction materials and techniques typically result in an exterior to interior noise attenuation of 15 to 20 dB. Therefore, interior noise in the existing and proposed buildings would not exceed the 45 dB CNEL threshold standard and interior noise impacts would be less than significant.

Project-Generated Traffic Noise. An evaluation of traffic that would be generated by the proposed project was prepared by Associated Transportation Engineers (2006). The evaluation determined that the use of the existing project site building by the Community Environmental Council generated approximately 61 average daily vehicle trips (see section 11.0, Transportation/Circulation below). The traffic study also determined that the proposed project would generate approximately 114 average daily trips. Therefore, the proposed project would result in a net increase of approximately 53 vehicle trips when compared to traffic volumes generated by the previous use of the existing building. When added to existing traffic volumes on West Carrillo Street, an incremental increase of 53 average daily trips would not have the potential to result in a significant increase in traffic-related noise. Therefore, traffic noise impacts of the proposed project would be less than significant.

Project-Generated Noise. Activities conducted at the project site would not be a substantial source of noise that would have the potential to adversely affect nearby residential uses. However, mechanical noise from heating, cooling and ventilation equipment would have the potential to be significant long-term source of noise. Information provided by the project applicant regarding mechanical equipment noise indicates that potential noise levels may vary substantially, but that ventilation system equipment would have the potential to result in noise levels up to 94 dBA. This noise level would have the potential to result in significant interior noise impacts and significant noise impacts to residences located adjacent to the project site. This potentially significant, mitigable impact can be reduced to a less than significant level with the use of construction techniques and appropriate sound attenuating materials.

Short-Term Construction Noise. Residences are located adjacent to the project site to the east and west of the project site, and are considered to be noise sensitive receptors. The highest construction-related noise levels would generally occur during the demolition and grading phases of the project, and during the proposed use of a drill rig to install foundation piles during the construction phase of the project. Peak noise levels from

demolition, grading and drilling activities have the potential to result in noise levels of 85-90 dBA measured at a distance 50 feet from the noise source. Demolition and grading operations are scheduled to last approximately nine weeks for the proposed driveway reconstruction, and demolition and grading activities in the proposed building area would occur over a period of approximately 12 weeks. The proposed project's construction phase would occur over a period of approximately 11 months.

Based on a peak demolition/grading noise level of 85-90 dBA, and an average distance of 250 feet between the building area and the closest adjacent residence, construction-related noise would have the potential to result in off-site noise levels of 71 to 76 dBA. This *potentially significant, mitigable* impact can be reduced to a less than significant level with the implementation of routine construction site noise controls to minimize temporary peak construction noise at sensitive receptors adjacent to the project site.

Proposed construction activities would also generate short-term traffic as workers, equipment and materials are brought to the project site. The increase in traffic on roadways near the project site would result in an incremental increase in existing traffic noise conditions, however, construction-related traffic would not result in a substantial increase in daily traffic volumes and would not result in a significant increase in traffic noise levels. Therefore, construction-related traffic would result in a *less than significant* noise impact.

Noise – Required Mitigation

Long Term Project Operation Noise

N-1 Mechanical Equipment Noise. Proposed mechanical systems located on the project site shall be designed and installed to ensure that required exterior and interior noise levels are not exceeded. This may be achieved by using appropriate building techniques for equipment enclosures, providing sound insulation, or other measures identified on building plans. An acoustical report prepared for the proposed building mechanical systems shall be prepared by a qualified noise engineer or acoustician to verify that adequate structural or other measures have been provided as part of the proposed project's design so that interior and exterior living area noise levels comply with Noise Element Land Use Compatibility Guidelines. The required noise evaluation shall be submitted to the Building and Safety Division prior to the approval of a building permit.

Short-Term Construction Noise

N-2 Construction Notice. At least 30 days prior to commencement of construction, the contractor shall provide written notice to all property owners and building occupants 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-3 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. weekdays by the Chief of Building and Zoning (per Section 9.16.015 of the Municipal Code). In the event of such night work approval, the applicant shall provide written notice to all property owners and occupants within 450 feet

of the project property boundary and the City Planning and Building Divisions at least 48 hours prior to commencement of night work. Night work shall not be permitted on weekends and holidays.

N-4 Construction Noise Plan. Prior to the approval of a demolition permit, the applicant shall prepare and submit a sound control plan, prepared by a qualified noise consultant, that identifies noise attenuation measures and/or devices, such as the use of noise shields and blankets, to reduce noise impacts to the residential uses located east and west of the project site. If noise control devices are provided, they shall be maintained on the project site throughout all proposed demolition, grading and foundation preparation/drilling operations.

N-5 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

Implementation of the required mitigation measure for long-term mechanical equipment noise impacts would be capable of reducing potential on- and off-site noise impacts to a less than significant level. With the implementation of proposed construction noise mitigation measures, short-term noise impacts to adjacent noise-sensitive land uses would also be reduced to a less than significant level.

8. POPULATION AND HOUSING		NO	YES
Could the project:			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)?	X	
b)	Displace existing housing, especially affordable housing?	X	

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 site is located in an existing developed urban area already served by urban infrastructure. No extensions of infrastructure or urban services would be necessary to serve the project site. Therefore, the project would have no impact related to growth inducing impacts.

8.b) Housing Displacement

The project would not result in the removal of any dwelling units. Therefore, the proposed project would have no impact related to housing.

Population and Housing - Mitigation

No mitigation is required.

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 <i>Level of Significance</i>
a) Fire protection?		Less than Significant
b) Police protection?		Less than Significant
c) Schools?	X	
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

9a-b, d-g. Facilities and Services

The project site is located in an urban area where all public services are available. In 2005, the City prepared a General Plan Update: 2030 Condition, Trends, and Issues (CTI) Report (September 2005) that examined existing conditions associated with fire protection, police protection, library services, public facilities, governmental

facilities, electrical power, and natural gas. The CTI Report specifically analyzed whether there were deficiencies, existing or anticipated, for each of the public services. The CTI report determined that police and fire protection services, and library services are being provided at acceptable levels to the City. In addition, the CTI Report determined that electricity, natural gas, telephone, and cable telecommunication services are being provided at acceptable service levels and utility companies did not identify any deficiencies in providing service in the future. Finally, the CTI Report determined that demand for City buildings and facilities will continue to be impacted by growth, although no appropriate/acceptable levels of service have been established.

The project site has access to existing roads and would be served with connections to existing public services for gas, electricity, cable, and telephone that are available at the site. The project would not result in a substantially increased demand on police protection services, library services, or City buildings and facilities than created by the existing on-site use and than that was anticipated in the CTI Report. Therefore, impacts to fire protection, police protection, library services, City buildings and facilities, electrical power, natural gas, telephone, and cable telecommunication services would be *less than significant*.

The proposed project would result in additional development in a high fire hazard area. Potential impacts would be reduced to a less than significant level with the implementation of mitigation measures identified in Section 6 (Hazards) of this Initial Study. No additional mitigation measures are required.

9.c) Schools

The project site is served by the Santa Barbara Elementary and High School Districts for elementary and high school. The project would result not result in a significant direct or indirect increase in the population of school age children in the project region. Therefore, the project would have *no impact* related to schools.

9.h,i) Water and Sewer

Water Demand. 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.

In 2005, the City prepared a General Plan Update: 2030 Condition, Trends, and Issues (CTI) Report (September 2005) that examined existing conditions associated with water supply, treatment, and distribution system, and specifically analyzed and determined that there were no existing or anticipated deficiencies for the next 20-year planning period based on a growth rate of 0.7% per year.

The proposed project would receive water service from the City of Santa Barbara. The project is within the anticipated growth rate for the City and, therefore, the City's long-term water supply and existing water treatment and distribution facilities would adequately serve the proposed project.

Based on water billing information, existing facilities at the project site used 262 units¹ or approximately 0.6 of an acre foot of water in 2006. Based on the water demand estimates provided below, the proposed project's

¹ A "unit" equals 100 cubic feet of water, which is approximately 748 gallons.

water demand would be approximately 4.0 AFY. Actual water use by the project may be somewhat lower due to the proposal to install a 20,000-gallon cistern that would capture rainwater for subsequent irrigation use.

Office Use (continued use of the existing building) 0.060 AFY per 1,000 sf
 $0.60 \text{ AFY} \times 3.99 = 2.4 \text{ AFY}$
Hospice Use (proposed new building) 0.090 AFY per bed
 $0.090 \times 18 = 1.6 \text{ AFY}$
Total = 4.0 AFY

The proposed project would result in a net increase in water demand of approximately 3.4 AFY. The additional demand of 3.4 AFY by the proposed project would not result in a significant water supply impact. Therefore, the water demand of the proposed project would result in a less than significant impact to the City water supply, treatment, and distribution facilities.

Waste Water Generation. The maximum capacity of the El Estero Treatment Plant is 11 million gallons per day (MGD), and the current average daily flow is 8.5 MGD. Waste water generation resulting from domestic uses is generally related to potable water use, and waste water generation is commonly estimated to be approximately 90% of the project's potable water demand. With a net increase in water use of 3.4 AFY, the proposed project would have a net waste water treatment demand increase of approximately 3.1 AFY (0.002 MGD). There would be adequate treatment capacity at the Treatment Plant to accommodate waste water generated by the proposed project. Therefore, the waste water generation/disposal resulting from the proposed project can be accommodated by the existing City sewer system and sewage treatment plant, and would result in a less than significant impact.

9.j) Solid Waste Generation/ Disposal

Solid waste generated in the City of Santa Barbara is collected and transported to the Tajiguas Landfill for disposal. The Tajiguas Landfill is operated by the County of Santa Barbara, and is located approximately 26 miles west of the City. Final approvals by the Regional Water Quality Control Board and California Integrated Waste Management Board were obtained in 2003 to expand the landfill. Based on current solid waste disposal trends, it is anticipated the recent landfill expansion will provide approximately 18 years of the solid waste disposal capacity. A Multi-Jurisdictional Task Group was established in June 2001 by the County Board of Supervisors and the Santa Barbara City Council to provide the communities in Santa Barbara County with a forum to discuss and plan long-term solid waste management strategies and facilities.

The County of Santa Barbara 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 4,000 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 (TPY), is considered an adverse cumulative impact.

Long-Term (Operational). Based on the following waste generation rates, it is estimated that the existing office building on the project site generated approximately 5.2 tons of solid waste per year:

Office: $3,990 \text{ s.f.} \times 0.0013 \text{ tons}^2 \text{ of solid waste generated/year} = 5.2 \text{ tons of solid waste/year}$

With application of source reduction, reuse, and recycling, it is estimated that the amount of solid waste generated by the existing office building on the project site that required landfill disposal was approximately 2.6 tons per year.

It is estimated that the proposed project would generate approximately 34.2 tons of solid waste per year.

Hospitals: $1.9 \text{ tons}^3 \text{ of solid waste generated/year} \times 18 \text{ beds} = 34.2 \text{ tons/year}$

With application of source reduction, reuse, and recycling, project-related landfill disposal of solid waste could be reduced to approximately 17.1 TPY. Therefore, the proposed project would result in total of approximately 19.7 tons of solid waste per year that requires landfill disposal. The project-specific impacts are considered *less than significant* because the 196 TPY project-specific threshold would not be exceeded. The 40 TPY cumulative threshold would also not be exceeded by the proposed project. Compliance with code requirements to provide suitable areas on the project site for the collection of recyclable materials would further minimize the effects of cumulative solid waste disposal impacts.

Short-Term (Demolition and Construction). The solid waste generation/disposal thresholds adopted by the County do not apply to short-term construction projects. While project-related demolition and grading would result in the generation of waste material, this impact would not exceed an adopted threshold and would result in a *less than significant* waste disposal impact. The implementation of recommended mitigation measures to reduce, re-use, and recycle construction and demolition waste to the extent feasible would further minimize the potential for short-term waste disposal impacts.

Public Services – Recommended Mitigation

PS-1 Demolition/Construction Materials Recycling. Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on the project to minimize landfill disposal of construction-generated waste. The location of collection container(s) of sufficient size to accommodate construction waste collection shall be indicated on project plans and shall be subject to review and approval by the City Solid Waste Specialist. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

Public Services – Residual Impacts

The proposed project would not result in significant public service impacts. Implementation of the recommended mitigation measure would further reduce short-term construction-related solid waste impacts.

² Source: County of Santa Barbara, Environmental Thresholds and Guidelines Manual, 2003

³ Ibid

10. RECREATION Could the project:	NO	YES <i>Level of Significance</i>
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	X	
b) Affect existing parks or other public recreational facilities?	X	

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

There are more than 1,800 acres of natural open space, park land and other recreational facilities in the City. In addition, there are 28 tennis courts, 2 public outdoor swimming pools, beach volleyball courts, sport fields, lawn bowling greens, a golf course, 13 community buildings and a major skateboard facility. The City also offers a wide variety of recreational programs for people of all ages and abilities in sports, various classes, tennis, aquatics and cultural arts.

In 2005, the City prepared a General Plan Update: 2030 Condition, Trends, and Issues (CTI) Report (September 2005) that examined existing conditions associated with recreation and parks. Population characteristics including income, age, population growth, education and ethnicity affect recreation interests and participation levels.

The CTI Report determined that there is an uneven distribution of parkland in the City, such that some areas of the City may currently be underserved with neighborhood parks, but overall the City has adequate passive, community, beach, regional, open space, and sports facility parks.

The proposed project and users of the facility would not result in a direct or indirect increase in the demand for park and recreation opportunities. Therefore, the proposed project would have no impact related to the demand for park and recreation facilities.

10.b) Existing Recreational Facilities

The proposed project would not directly or indirectly result in a population increase that would have the potential to result in a substantial increase in the use of existing recreation facilities. Short-term construction and long-term operation of the project would not result in impacts that have the potential to interfere with the use or enjoyment of existing parks or recreational facilities. Therefore, the project would have no impact on existing.

Recreation - Mitigation

None required.

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

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.

Based on traffic generation factors used in a traffic study prepared for the proposed project (ATE, 2006, Exhibit K), it is estimated that the former use of the project site by the Community Environmental Council generated approximately 61 average daily trips, nine AM peak hour trips and nine PM peak hour trips.

Trip generation characteristics for the proposed project were estimated based on the proposed employee and volunteer staffing levels, shift schedules, delivery information and visitor count data collected at the VNHC's existing six bed hospice facility. Based on the collected data, it is estimated that the proposed project would generate approximately 114 average daily trips, one AM peak hour trip and nine PM peak hour trips. The proposed project would result in an increase of 53 average daily trips, however, the project would also result in an eight trip reduction during the AM peak hour, and there would be no net change in PM peak hour trips when compared to the traffic generated by the former use of the project site. Since the proposed project would not result in an increase in AM or PM peak hour traffic when compared to the former use of the on-site building, the proposed project would have a *less than significant* impact to the operation of roadways and intersections located in the project area.

Short-Term Construction Traffic. It is estimated that the proposed project's construction process would last approximately 16 months, and that grading on the project site would result in the export of approximately 4,690 cubic yards of soil. The project's demolition and grading phase would generate the most project-related truck traffic. Based on the use of 15 cubic yard haul trucks and 10-wheel dump trucks to haul soil and demolition material, it is estimated that approximately 388 round-trip truck trips would be generated over a three week period during the demolition and grading phase of the project. This would result in approximately 3.25 trips per hour over a period of approximately three weeks during a typical eight hour workday (Tryon, 2007). A limited number of additional truck trips would also be generated throughout the project's construction period to haul construction supplies to and from the project site. It is anticipated that construction traffic would enter/leave the project site using Miramonte Drive, and travel on West Carrillo for access to/from U.S. 101. Temporary

construction traffic impacts that could result from a project-related increase in truck traffic would be potentially significant, mitigable with the implementation of standard construction traffic mitigation measures, such as restrictions on the hours permitted for construction trips and approval of routes for construction traffic.

11.b Access/Circulation

Access to the project site is provided from Miramonte Drive via two easements through the Santa Barbara Highlands complex and an adjacent single-family residence. The existing project site access driveway varies in width. At one point where there is a 90-degree curve in the driveway, the roadway is 10 feet wide with retaining walls on both sides of the driveway. Closer to the existing building site, the driveway is approximately 14 feet in width. The proposed project would provide improvements to the existing driveway to widen it to 20 feet. The proposed design would be consistent with the City's residential roadway standard. Therefore, the proposed access driveway would be adequate to serve the proposed project and there would be no impact related to site access.

11.c Emergency Access

In a letter dated April 4, 2007 (Exhibit J), the Fire Department approved a modification to the Department's access requirements pending the implementation of five conditions of approval, which are provided as mitigation measures in the Hazards section of this Initial Study. Based on the Fire Department's approval of the proposed project's requested access modification, this analysis has concluded that the project's potential access impacts are a potentially significant, mitigable impact that can feasibly be reduced to a less than significant level with the implementation of proposed mitigation measures FIRE-1 through FIRE-5.

11.d. Parking

Short-Term. It is estimated that there could be up to 20 construction workers on the project site, depending upon the construction-related phase of the project. During the project's construction process, there will be periods when the project site will not accommodate all required material storage and construction worker parking. This would most likely occur during the construction of the below-grade parking garage, as after the garage is completed, it could be used for construction-related storage and parking. The project applicant has indicated that appropriate off-site parking and storage locations would be used when necessary. Potential traffic- and circulation-related impacts resulting from off-site parking and material storage is a potentially significant, mitigable impact that can be reduced to a less than significant level by implementing an approved construction worker parking and material storage plan.

Long-Term. The proposed project would provide 4 surface parking spaces and 22 spaces in an underground garage, for a total of 26 parking spaces. The project also provides a loading area for delivery vehicles.

The City's Zoning Ordinance has a parking requirement of 0.5 parking space for each bed space in a skilled nursing/hospice facility. Based on the Zoning Ordinance standard, the project would be required to provide nine parking spaces. The proposed project would be consistent with the most applicable parking requirement factor provided by the Zoning Ordinance, however, it is anticipated that the project would have a higher demand for visitor parking spaces than a skilled nursing facility.

A parking demand analysis was prepared for the proposed project (ATE, 2006) based on operation data provided by VNHC staff and facility visitor rates developed from the existing Serenity House counts and staff/visitor log data. Based on the collected data, it was determined that the project would have a peak parking demand of 26 spaces, as summarized in the table provided below. Additional information regarding the evaluation of project-related parking demand is provided in traffic study, included as Exhibit K.

Use	Size	Rate	Peak Parking Demand
Hospice Employees	6 staff	1.0 space/staff	6 spaces
Additional Employees	5 staff	1.0 space/staff	5 spaces
Volunteers	3 volunteers	1.0 space/volunteer	3 spaces
Visitors	18 beds	0.66 spaces/bed	12 spaces
Total	---	---	26 spaces

Based on the parking demand data obtained from the existing Hospice facility in Santa Barbara, the proposed project would provide an adequate amount of project and there would be no impact to parking supplies in the project area.

11.e. Circulation Safety

The proposed project would result in less than significant impacts associated with long-term hazards or barriers for pedestrians on sidewalks along Miramonte Drive or bicyclists using the street, as adequate site distance would be provided from the project's driveway.

Transportation – Required Mitigation

T-1 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 residential neighborhoods and minimize congestion.

T-2 Construction Parking and Storage. Construction parking and vehicle/equipment/materials storage shall be provided as follows:

- a. During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.
- b. Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.
- c. Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.

The project's potential emergency access impacts can feasibly be reduced to a less than significant level with the implementation of proposed mitigation measures FIRE-1 through FIRE-5. No additional mitigation measures are required.

Transportation – Residual Impact

The proposed project would not result in a significant long-term increase in traffic levels on streets or at intersections in the project area. Potential short-term impacts resulting from construction-related traffic can be

reduced to a less than significant by implementing required mitigation measures that minimize traffic- and parking-related impacts to surrounding neighborhoods. Potential project-related emergency access impacts would be reduced to a less than significant level with the implementation of proposed mitigation measures FIRE-1 through FIRE-5.

12. WATER ENVIRONMENT		NO	YES
Could the project result in:			<i>Level of Significance</i>
a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?		Less than Significant
b)	Exposure of people or property to water related hazards such as flooding?	X	
c)	Discharge into surface waters?		Potentially Significant, Mitigable
d)	Change in the quantity, quality, direction or rate of flow of ground waters?	X	
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,e) Drainage and Surface Runoff Rate

Drainage. A drainage analysis for the proposed project was prepared by Erie & Van Sande (February, 2007, Exhibit L). The conclusions of the study are summarized below.

Drainage from the project site is presently conveyed off the property by two natural drainage swales located to the north and west of the existing building area. Existing stormwater flows in the northern swale during a 25-year storm are approximately four cubic feet per second (cfs), and seven cfs during a 100-year storm. Existing stormwater flows in the western swale at a location west of the project property are approximately six cfs during a 25-year storm, and 12 cfs during a 100-year storm.

The proposed project would provide a series of drainage swales, culverts, detention basins and a 20,000-gallon storage cistern to manage increases in stormwater runoff that would result from the addition of impervious surfaces on the project site. Along the east side of the proposed building addition, runoff would be directed to a 20,000-gallon cistern that would be used to store water for irrigation purposes. When the cistern is full, runoff would be directed through a six-inch underground pipe to a bioswale/stormwater detention area located along the north side of the new building. The bioswale/retention basin would have a depth of three feet when full, and would discharge through a 12-inch pipe extending northward approximately 140 feet to the existing drainage swale located on the northern portion of the project property. UngROUTED rip rap would be provided at the discharge location to minimize potential erosion impacts.

Runoff from the west side of the proposed building would be directed to a new detention basin located on the west side of the project site building area. This basin would have a depth of approximately three feet when full, and would discharge through a 12-inch underground pipe located beneath the project site driveway. This discharge pipe would then turn to the west for approximately 40 feet and discharge to the existing drainage swale located on the western portion of the project property. UngROUTED rip rap would be provided at the discharge location to minimize potential erosion impacts.

After the development of the proposed project, stormwater flows in the northern swale during a 25-year storm would be approximately four cubic feet per second (cfs), and six cfs during a 100-year storm. Existing stormwater flows in the western swale at a location west of the project property would be approximately six cfs during a 25-year storm, and 12 cfs during a 100-year storm (Erie & Van Sande, 2007). Off-site stormwater discharges would not be increased by the project due to water storage provided by the proposed stormwater detention basins. Therefore, the proposed project would not result in an increase in storm water runoff and drainage-related impacts would be less than significant. No mitigation measures are required.

12.b) Flooding

The City's Master Environmental Assessment indicates that the project site and the surrounding area are not located in a 100-year flood zone. Therefore, the project would have no impact related to potential flood hazards.

12.c) Drainage into Surface Waters and Water Quality

Short-term Impacts. The proposed project would result in demolition and grading activities that would expose and disturb project site soils, resulting in potentially significant erosion-related water quality impacts. Construction activities also have the potential to result in discharges of petroleum-based products, construction materials and other substances that have potentially significant impacts to the quality of runoff water. Numerous federal, state and local regulatory programs have been established to minimize impacts to water quality resulting from construction operations. The project's potentially significant, mitigable short-term water quality impacts can be reduced to a less than significant level through compliance with applicable regulations and the mitigation requirements provided below.

Long-term Impacts. The uses proposed for the project site would be a potential source of runoff pollutants, although project site parking would be located beneath the proposed structure, which would minimize the potential for runoff water to collect oil, grease and other pollutants commonly associated with parking lot runoff. In addition, the proposed bioswale located along the northern portion of the project site would reduce the

potential for project-related stormwater quality impacts. The project's *potentially significant, mitigable* long-term water quality impacts can be reduced to a less than significant level through compliance with applicable regulations and the mitigation requirements provided below. These requirements include the preparation of an operation and maintenance plan for the use of storm drain surface water pollutant interceptors, stenciling of storm drain warnings of the direct connection of the drainage system to creeks and the ocean, and implementation of water quality protection best management practices (BMPs).

12.d) Groundwater

Groundwater levels on the project site are in excess of 50 feet below the ground surface. The uses proposed for the project site would not be a substantial source of pollutants that would have the potential to adversely affect the quality of groundwater. The proposed project would not result in significant changes in the quantity, quality, direction or rate of flow of groundwater, and there are no direct groundwater extractions proposed by the project. Therefore, there would be *no impacts* to groundwater and no mitigation measures are required.

Water Resources – Required Mitigation

W-1 Erosion Control/Water Quality Protection Plan. Prior to the issuance of a demolition permit for the proposed project, the applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the *Procedures for the Control of Runoff into Storm Drains and Watercourses* and the Building and Safety Division *Erosion/Sedimentation Control Policy* (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site.

At minimum, the erosion control/water quality protection plan prepared for the proposed project shall address the implementation, installation and/or maintenance of each of the following water resource protection strategies:

- Paving and Grinding
- Sandbag Barriers
- Spill Prevention/Control
- Solid Waste Management
- Storm Drain Inlet Protection
- Stabilize Site Entrances and Exits
- Illicit Connections and Illegal Discharges
- Water Conservation
- Stockpile Management
- Liquid Wastes
- Street Sweeping and Vacuuming
- Concrete Waste Management
- Sanitary/Septic Waste Management
- Vehicle and Equipment Maintenance
- Vehicle and Equipment Cleaning
- Vehicle and Equipment Fueling

W-2 Minimization of Storm Water Pollutants of Concern. The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern including automobile oil, grease and metals. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent

feasible, and obtain approval from Public Works Engineering. The owners association shall maintain approved facilities in working order for the life of the project, and shall inspect annually and submit report to City annually.

W-3 Storm Drain System Stenciling and Signage. Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit a report to the City annually.

W-4 Trash Storage Area Design. Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. The applicant shall submit project plans to the satisfaction of Public Works Engineering and Solid Waste that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The owners association shall maintain these structural storm water quality protections in working order for the life of the project, and shall inspect at least annually and report to City annually.

Water Resources – Residual Impact

Implementation of the identified mitigation measures would reduce potential short- and long-term water quality 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 wildlife 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?		X
b)	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		X
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)?		X
d)	Does the project have potential environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

a) Biological and Cultural Resources.

The project site provides low quality biological habitat due to its relatively disturbed condition and surrounding

development, and no sensitive plant or animal species are expected to occur on or near the project site. Implementation of proposed mitigation measures for oak tree protection and revegetation of disturbed areas located beyond the proposed building area would be adequate to reduce potential project-related impacts to biological resources to a less than significant level.

The project site does not contain any known prehistoric or historic cultural resource sites, and the site is not considered to be sensitive for the potential presence of buried prehistoric artifacts. The potential for impacts to previously undetected archaeological resources would be further reduced by a recommended mitigation measure that requires appropriate consultation and management of archaeological resources in the low probability event that construction operations uncover previously undetected resources.

b) Short-Term vs. Long-Term Environmental Goals.

The proposed project would have the beneficial effect of providing expanded Hospice-related services. All of the short- and long-term impacts of the proposed project can be reduced to a less than significant level.

c) Cumulative Impacts.

The proposed project would not result in air emissions that would exceed the threshold adopted by the APCD related to cumulative air quality impacts. The project site has low biological habitat value, is surrounded by urban development, and is not occupied by rare, threatened or endangered species. With the implementation of proposed mitigation measures, the project would not substantially contribute to significant cumulative impacts to biological resources. Peak hour traffic generated by the proposed project would be similar to or less than traffic generated by the former use of the project site, therefore, the project would not result in significant cumulative traffic-related impacts. The proposed project would not result in the substantial use of available potable water supplies or available waste water treatment capabilities, and would not result in significant cumulative public service/utility impacts. Other impacts of the proposed project can also be reduced to a less than significant level and would not result in a considerable contribution to cumulative environmental impacts.

d) Other Environmental Effects.

With the implementation of proposed mitigation measures, project-related air quality, biology, geology, fire hazard, noise, short-term construction traffic and water quality impacts can be reduced to a less than significant level.

INITIAL STUDY CONCLUSION

On the basis of this initial evaluation it has been determined that the proposed project's potentially significant environmental impacts can be feasibly reduced to a less than significant level by identified mitigation measures, and a Mitigated Negative Declaration is the appropriate environmental review document.

Case Planner: Kathleen Kennedy

Environmental Analyst: DA Andaleone Date: 11-7-07

EXHIBITS:

- A. Vicinity Map
- B. Project Plans
- C. Fuel Modification Plan, Firewise, February 9, 2007.
- D. Biological Assessment, Watershed Environmental, Revised Final April 10, 2007.

- E. Existing Tree Survey, Westree, February 7 and August 21, 2007.
- F. Site Photographs and Simulations (Figures 1-4)
- G. ABR Minutes from 11/29/04, 8/21/06, 2/26/07
- H. Geotechnical Evaluation, Fugro West, 2007
- I. Proposed Landscape Management Zones.
- J. Fire Department Letter dated April 4, 2007.
- K. Updated Phase 1 Traffic and Parking Analysis, Associated Transportation Engineers, June 26, 2006.
- L. Pre/Post Development Drainage Analysis, Erie & Van Sande, February, 2007

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.

California Environmental Quality Act (CEQA) & CEQA Guidelines

General Plan Conservation Element

General Plan Land Use Element

General Plan Map

General Plan Seismic Safety/Safety Element

General Plan Update 2030: Conditions, Trends and Issues Report

Master Environmental Assessment

Santa Barbara Municipal Code

930 Miramonte Drive; MST2004-00743

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The purpose of the **930 Miramonte Drive** Mitigation Monitoring and Reporting Program (MMRP) is to ensure compliance with all mitigation measures identified in the Initial Study to mitigate or avoid potentially significant adverse environmental impacts resulting from the proposed project. The implementation of this MMRP shall be accomplished by City staff and the project developer's consultants and representatives. The program shall apply to the following phases of the project:

- Plan and specification preparation
- Pre-construction conference
- Construction of the site improvements
- Post Construction

I. RESPONSIBILITIES AND DUTIES

A qualified representative of the developer, approved by the City Planning Division and paid for by the developer, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of this mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

It is the responsibility of the contractor to comply with all mitigation measures listed in the attached MMRP matrix. Any problems or concerns between monitors and construction personnel shall be addressed by the PEC and the contractor. The contractor shall prepare a construction schedule subject to the review and approval of the PEC. The contractor shall inform the PEC of any major revisions to the construction schedule at least 48 hours in advance. The PEC and contractor shall meet on a weekly basis in order to assess compliance and review future construction activities.

A. PRE-CONSTRUCTION BRIEFING

The PEC shall prepare a pre-construction project briefing report. The report shall include a list of all mitigation measures and a plot plan delineating all sensitive areas to be avoided. This report shall be provided to all construction personnel.

The pre-construction briefing shall be conducted by the PEC. The briefing shall be attended by the PEC, construction manager, necessary consultants, Planning Division Case Planner, Public Works representative and all contractors and subcontractors associated with the project. Multiple pre-construction briefings shall be conducted as the work progresses and a change in contractor occurs.

The MMRP shall be presented to those in attendance. The briefing presentation shall include project background, the purpose of the MMRP, duties and responsibilities of each participant, communication procedures, monitoring criteria, compliance criteria, filling out of reports, and duties and responsibilities of the PEC and project consultants.

It shall be emphasized at this briefing that the PEC and project consultants have the authority to stop construction and redirect construction equipment in order to comply with all mitigation measures.

Once construction commences, field meetings between the PEC and project consultants, and contractors shall be held on an as-needed basis in order to create feasible mitigation measures for unanticipated impacts, assess potential effects, and resolve conflicts.

II. IMPLEMENTATION PROCEDURES

There are three types of activities which require monitoring. The first type pertains to the review of the Conditions of Approval and Construction Plans and Specifications. The second type relates to construction activities and the third to ongoing monitoring activities during operation of the project.

A. MONITORING PROCEDURES

The PEC and required consultant(s) shall monitor all field activities. The authority and responsibilities of the PEC and consultant(s) are described in the previous section.

B. REPORTING PROCEDURES

The following three (3) types of reports shall be prepared:

1. Schedule

The PEC and contractor shall prepare a monthly construction schedule to be submitted to the City prior to or at the pre-construction briefing.

2. General Progress Reports

The PEC shall be responsible for preparing written progress reports submitted to the City. These reports would be expected on a weekly basis during grading, excavation and construction, activities. The reports would document field activities and compliance with project mitigation measures, such as dust control and sound reduction construction.

3. Final Report

A final report shall be submitted to the Planning Division when all monitoring (other than long term operational) has been completed and shall include the following:

- a. A brief summary of all monitoring activities.
- b. The date(s) the monitoring occurred.
- c. An identification of any violations and the manner in which they were dealt with.

- d. Any technical reports required, such as noise measurements.
- e. A list of all project mitigation monitors.

C. MMRP MATRIX

The following MMRP Matrix describes each initial study mitigation measure, monitoring activities and the responsibilities of the various parties, along with the timing and frequency of monitoring and reporting activities. For complete language of each condition, the matrix should be used in conjunction with the mitigation measures described in full in the Initial Study.

The MMRP Matrix is intended to be used by all parties involved in monitoring the project mitigation measures, as well as project contractors and others working in the field. The Matrix should be used as a compliance checklist to aid in compliance verification and monitoring requirements. A copy of the MMRP matrix shall be kept in the project file as verification that compliance with all mitigation measures has occurred.

**930 MIRAMONTE DRIVE (MST2004-00743)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

MITIGATION MEASURE	MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	MITIGATION FREQUENCY	MONITORING FREQUENCY	COMPLIANCE CHECK	VERIFICATION
A-1	Design Review. Prior to building permit issuance, proposed project grading and landform alteration, structural design, landscaping, and lighting plans shall receive preliminary and final review and approval by the Architectural Board of Review. The required review and approval will ensure project consistency with design guidelines related to views, visual aesthetics and compatibility, and lighting.	Applicant	ABR/ Planning Division	Check construction plans to ensure compliance with ABR approved plans	Once, at design review	Once, at design review	Planning Division	
A-2	Lighting. Lighting design shall conform with City Lighting Ordinance requirements, including shielding and direction to the ground to avoid off-site lighting and glare effects. The proposed lighting plan shall be approved by the Architectural Board of Review.	Applicant	ABR/ Planning Division	Check construction plans to ensure compliance with ABR approved plans	Once, at design review	Once, at design review	Planning Division	

**930 MIRAMONTE DRIVE (MST2004-00743)
MITIGATION MONITORING AND REPORTING PROGRAM MATRIX**

MITIGATION MEASURE	MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	MITIGATION FREQUENCY	MONITORING FREQUENCY	COMPLIANCE CHECK	VERIFICATION
AQ-1	<p>Construction Dust Control – Watering – During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water 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.</p> <p>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.</p>	Applicant/ Contractor	PEC	Check in field	Throughout grading and construction	Daily	PEC reports	
AQ-2	<p>Construction Dust Control – Tarping – Trucks transporting fill material to and from the site shall be covered from the point of origin.</p>	Applicant/ Contractor	PEC	Check in field	Throughout grading activities	Daily during grading activities	PEC reports	
AQ-3	<p>Construction Dust Control – Gravel Pads – Gravel pads shall be installed at all access points to prevent tracking of mud on to public roads.</p>	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	

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AQ-4	<p>Construction Dust Control – Disturbed Area Treatment – After clearing, grading, earth moving or excavation is complete, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:</p> <ul style="list-style-type: none"> • Seeding and watering until grass cover is grown. • Spreading soil binders. • 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. • Other methods approved in advance by the Air Pollution Control District. 	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily, after grading is complete	PEC reports	
AQ-5	<p>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.</p>	Applicant/ Contractor	PEC	Check in field	After completion of grading	After grading is complete	PEC reports	
AQ-6	<p>Construction Ozone Precursors – The following shall be adhered to during project grading and construction to reduce emissions from construction equipment:</p> <ul style="list-style-type: none"> • Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible. • The engine size of construction equipment shall be the minimum practical size. • The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one 	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC reports	

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	<p>time.</p> <ul style="list-style-type: none"> • Construction equipment shall be maintained in tune per the manufacturer's specifications. • Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines. • Catalytic converters shall be installed on gasoline-powered equipment, if feasible. • All diesel-powered equipment shall use ultra low sulfur diesel fuel. • Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. • Diesel powered equipment should be replaced by electric equipment whenever feasible. • Idling of heavy-duty diesel trucks during loading and unloading should be limited to five minutes; auxiliary power units should be used whenever possible. • Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite. • To the extent feasible, diesel-powered construction equipment and vehicles used on site shall be fueled using bio-diesel fuels. 							

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BIO-1	Revegetation of Disturbed Areas. If the installation of storm drain lines located north and west of the proposed building area result in ground disturbance/vegetation removal, the project applicant shall submit a revegetation/maintenance plan to the City for review and approval prior to the approval of a grading permit. The plan shall address methods to minimize project-related impacts to oak woodland understory plants and coyote bush/sage scrub; identify how reseeding or other approved revegetation efforts shall be implemented; and identify criteria to be used to determine if revegetation efforts have been successful. Replanted areas shall be monitored and maintained for a period of two years. If a 1:1 replacement ratio has not been achieved at the end of the first two-year monitoring period, additional planting and monitoring shall be provided until the required revegetation success criteria have been achieved. All initial revegetation requirements shall be completed prior to occupancy of the proposed building.	Applicant/ Landscape Architect/ Biologist	ABR/ Planning Division	Review plan	At design review, at building plan check, additional mitigation if needed	At building plan check, prior to C of O, annually for two years following C of O.	Planning Division	
BIO-2	Oak Tree Replacement Ratio. All oak trees that are removed by the proposed project shall be replaced on the project site at a ratio of 5:1, in accordance with SBMC section 22.10.060. All oak trees identified as being impacted by project-related construction activities shall be replaced on-site at a ratio of 3:1. All required mitigation trees shall be depicted on the required Oak Tree Planting Plan and the project's landscape plan.	Applicant/ Contractor	PEC	Check in field	Throughout project construction	Daily	PEC reports	

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BIO-3	Oak Tree Planting Plan. Prior to the issuance of a grading permit, the project applicant shall submit to the City for review and approval an oak tree mitigation planting plan that depicts the location, size, installation and maintenance details for all required mitigation trees. The mitigation plan shall be updated as necessary if additional impacts to oak trees are identified during the proposed project's construction period.	Applicant/ Arborist	ABR/ Planning Division/PEC	Review plan; make sure that it is carried out in field & updated if additional impacts	At design review, at building plan check, during project construction, including notification in PEC reports.	At design review, at building plan check, during project construction, including notification in PEC reports.	Planning Division	
BIO-4	Tree Protection Requirements. All tree protection measures included on the proposed landscape plan shall be implemented throughout the project's construction period.	Applicant/ Contractor	PEC	Check in field	Throughout project construction	Daily	PEC reports	
BIO-5	Oak Tree Impact Monitoring. An arborist shall periodically monitor construction activities at the project site to ensure that: approved tree protection measures are being implemented; disturbance to native trees and their root zones is minimized; and to document unanticipated impacts to oak trees on the project site. Any additional trees identified by the monitor as being impacted by construction activities shall be mitigated at a ratio of 3:1 and depicted on the tree planting plan required by mitigation measure BIO-3.	Applicant/ Arborist	PEC	Check in field	Throughout project construction	Daily	PEC Reports	
BIO-6	Northern Storm Drain Line Installation. The proposed storm drain line that would extend northward from the project building area shall be installed above grade when it passes through areas containing oak trees.	Applicant/ Contractor	Building & Safety/ Planning Division	Check construction plans	At building plan check	Once, at building plan check & by building inspector in the field	Building & Safety/ Planning Division	

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BIO-7	Mitigation Tree Monitoring. Two years after an occupancy permit is issued for the proposed project, an arborist shall submit to the City a health assessment for all required mitigation replacement trees. After the two year period, at least 80% of required mitigation trees must be found to be in good health. Trees that have died or that are in poor health shall be replaced at a ratio of 1:1.	Applicant/ Arborist	PEC	Check in field	Once, two years after occupancy	Once, two years after occupancy	PEC Reports	
BIO-8	Fuel Modification Plan. All vegetation maintenance on the project site shall comply with the vegetation management provisions contained in an approved Fuel Modification Plan.	Applicant/ Contractor	PEC	Check in field	Throughout project construction and ongoing for the life of the project	Daily during construction; periodically over the life of the project	PEC Reports during construction' Fire Dept. after C of O	
BIO-9	Prior to the installation of the storm drain line that extends north of the proposed building area, a qualified biologist shall mark in the field the location of Plummer's baccharis plants on the project site. Construction activities required for the installation of the drain line shall minimize ground disturbance activities in the vicinity of the identified plants to the extent possible.	Applicant/ Biologist	PEC	Check in field	Throughout project construction	Daily	PEC Reports	

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BIO-10	<p>The applicant shall retain a qualified, City-approved biologist to implement preconstruction surveys to ensure potential impacts to nesting raptors are avoided. Beginning at least 30 days prior to the removal of any habitat between March 1 through September 15, the applicant shall retain a qualified, City-approved biologist to conduct weekly surveys for raptor nests. The survey area will include approximately 500 feet around construction work areas. In the event that any nests are observed within construction work areas or within 500 feet of those areas, the applicant shall delay construction work until: (a) after September 15 or (b) until continued monitoring demonstrates that the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Limits of construction to avoid potential nest sites shall be established in the field by flagging with stakes or construction fencing. Construction personnel shall be instructed on ecological sensitivity of the area. Locating and determining the status of the nest shall be performed in accordance with procedures approved by the USFWS and CDFG.</p>	Applicant/ Biologist	PEC	Check for compliance; review survey, if necessary	Weekly during 30 days prior to removal of habitat	30 days prior to removal of habitat	PEC reports	
CR-1	<p>Discovery Procedures and Mitigation – Standard discovery measures shall be implemented per the City Master Environmental Assessment throughout grading and construction.</p>	Applicant/ Contractor	PEC	Check in field	Throughout grading and construction	Daily	PEC	

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G-1	Geotechnical Recommendations. Site preparation and project construction shall be in accordance with the recommendations contained in the Geologic Site Evaluation prepared by Fugro West, dated January 4, 2007, and other site-specific soils investigations prepared for the project. Compliance shall be demonstrated on plans submitted for grading and building permits.	Applicant/ Architect	Building & Safety Division	Check for compliance	Once, at building plan check	Once, at building plan check	Building & Safety Division	
FIRE-1	All proposed measures outlined in the applicant's letter to the Fire Department dated March 27, 2007 shall be implemented as required by the Fire Department.	Applicant/ Architect	Fire Department	Check for Compliance	Once, at building plan check	Once, at building plan check	Fire Department	
FIRE-2	The Fuel Modification Plan shall be approved by the Fire Department prior to approval of a building permit.	Applicant/ Architect	Fire Department	Review and approve plan	Once, at building plan check	Once, at building plan check	Fire Department	
FIRE-3	The extension of the fire truck access along the east of the proposed building shall be a minimum of 20 feet in width with a vertical clearance of 13 feet 6 inches.	Applicant/ Architect	Fire Department	Verify compliance	Once, at building plan check	Once, at building plan check	Fire Department	
FIRE-4	Proposed shelter in place and disaster evacuation plans shall be approved by the Fire Department prior to issuance of a certificate of occupancy.	Applicant/ Architect	Fire Department	Review and approve plan	Once, at building plan check	Once, at building plan check	Fire Department	
FIRE-5	The non-combustible construction classification as identified within the applicant's access modification request shall be a CBC or City-approved construction type. The type of construction shall continue throughout any new construction and meet the provisions under the Building Code.	Applicant/ Architect	Building & Safety Division	Verify compliance	Once, at building plan check	Once, at building plan check	Fire Department	

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N-1	<p>Mechanical Equipment Noise. Proposed mechanical systems located on the project site shall be designed and installed to ensure that required exterior and interior noise levels are not exceeded. This may be achieved by using appropriate building techniques for equipment enclosures, providing sound insulation, or other measures identified on building plans. An acoustical report prepared for the proposed building mechanical systems shall be prepared by a qualified noise engineer or acoustician to verify that adequate structural or other measures have been provided as part of the proposed project's design so that interior and exterior living area noise levels comply with Noise Element Land Use Compatibility Guidelines. The required noise evaluation shall be submitted to the Building and Safety Division prior to the approval of a building permit.</p>	Applicant/ Architect/ Noise Consultant	PEC/ Building & Safety Division	Verify Compliance	Once, at building plan check	Once, at building plan check	Building & Safety Division	
N-2	<p>Construction Notice. At least 30 days prior to commencement of construction, the contractor shall provide written notice to all property owners and building occupants 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.</p>	Applicant/ Contractor	Planning Division	Verify Compliance	Once	Once	Planning Division	

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N-3	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.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC Reports	
N-4	Construction Noise Plan. Prior to the approval of a demolition permit, the applicant shall prepare and submit a sound control plan, prepared by a qualified noise consultant, that identifies noise attenuation measures and/or devices, such as the use of noise shields and blankets, to reduce noise impacts to the residential uses located east and west of the project site. If noise control devices are provided, they shall be maintained on the project site throughout all proposed demolition, grading and foundation preparation/drilling operations.	Applicant/ Noise Consultant	Building & Safety Division and Planning Division	Review Plan	Once, at building plan check	Once, at building plan check	Planning Division	
N-5	Construction Equipment Sound Control. All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.	Applicant/ Contractor	PEC	Check in field	Throughout project duration	Daily	PEC Reports	

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PS-1	Demolition/Construction Materials Recycling, Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on the project to minimize landfill disposal of construction-generated waste. The location of collection container(s) of sufficient size to accommodate construction waste collection shall be indicated on project plans and shall be subject to review and approval by the City Solid Waste Specialist. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.	Contractor	PEC	Verify implementation on site	Throughout construction	Daily	Building & Safety Division	
T-1	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 residential neighborhoods and minimize congestion.	Applicant/ Contractor	PEC	Establish routing plan with Transportation Division and ensure plan is followed	Throughout project duration	Daily	PEC Reports	

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T-2	<p>Construction Parking – As follows:</p> <p>During construction, free parking spaces for construction workers and construction shall be provided on-site or off-site in a location subject to the approval of the Public Works Director. Construction workers are prohibited from parking within the public right-of-way, except as outlined in subparagraph b. below.</p> <p>Parking in the public right of way is permitted as posted by Municipal Code, as reasonably allowed for in the 2006 Greenbook (or latest reference), and with a Public Works permit in restricted parking zones. No more than three (3) individual parking permits without extensions may be issued for the life of the project.</p> <p>Storage or staging of construction materials and equipment within the public right-of-way shall not be permitted, unless approved by the Transportation Manager.</p>	Applicant/ Contractor	PEC	Determine parking and storage areas with Transportation Division and ensure areas are used	Throughout project duration	Daily	PEC Reports	

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W-1	Erosion Control/Water Quality Protection Plan -- Applicant or project developer shall prepare an erosion control plan that is consistent with the requirements outlined in the Procedures for the Control of Runoff into Storm Drains and Watercourses and the Building and Safety Division Erosion/Sedimentation Control Policy (2003). The erosion control/water quality protection plan shall specify how the required water quality protection procedures are to be designed, implemented and maintained over the duration of the development project. A copy of the plan shall be submitted to the Community Development and Public Works Departments for review and approval, and a copy of the approved plan shall be kept at the project site.	Applicant/ Contractor	Planning Division/ Building & Safety Division/ Engineering Division/ PEC	Check for compliance	At building plan check and throughout project duration	Daily	PEC Reports/ Building & Safety Division	
W-2	Minimization of Storm Water Pollutants of Concern -- Applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern including automobile oil, grease and metals. The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from Public Works Engineering. The owners association shall maintain approved facilities in working order for the life of the project, and shall inspect annually and submit report to City annually.	Applicant/ Contractor	Building & Safety Division/ Engineering Division/ PEC/ Engineering Division	Check for compliance	At building plan check and throughout project duration	Daily; annually thereafter	PEC Reports/ Building & Safety Division/ Planning Division	

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W-3	Storm Drain System Stenciling and Signage – Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of Public Works Engineering that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The owners association shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and submit report annually.	Applicant	Building & Safety Division/ Engineering Division/ PEC/ Engineering Division	Check for compliance	At building plan check and throughout project duration	Daily; annually thereafter	PEC Reports/ Building & Safety Division/ Planning Division	
W-4	Trash Storage Area Design – Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality. Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. The applicant shall submit project plans to the satisfaction of Public Works Engineering and Solid Waste that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The owners association shall maintain these structural storm water quality protections in working order for the life of the project, and shall inspect at least annually and report to City annually.	Applicant/ Architect	Building & Safety Division/ Engineering Division/ PEC/ Engineering Division	Check for compliance	At building plan check; throughout project duration; and for the life of the project	Daily; annually thereafter	PEC Reports/ Building & Safety Division/ Planning Division	