



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

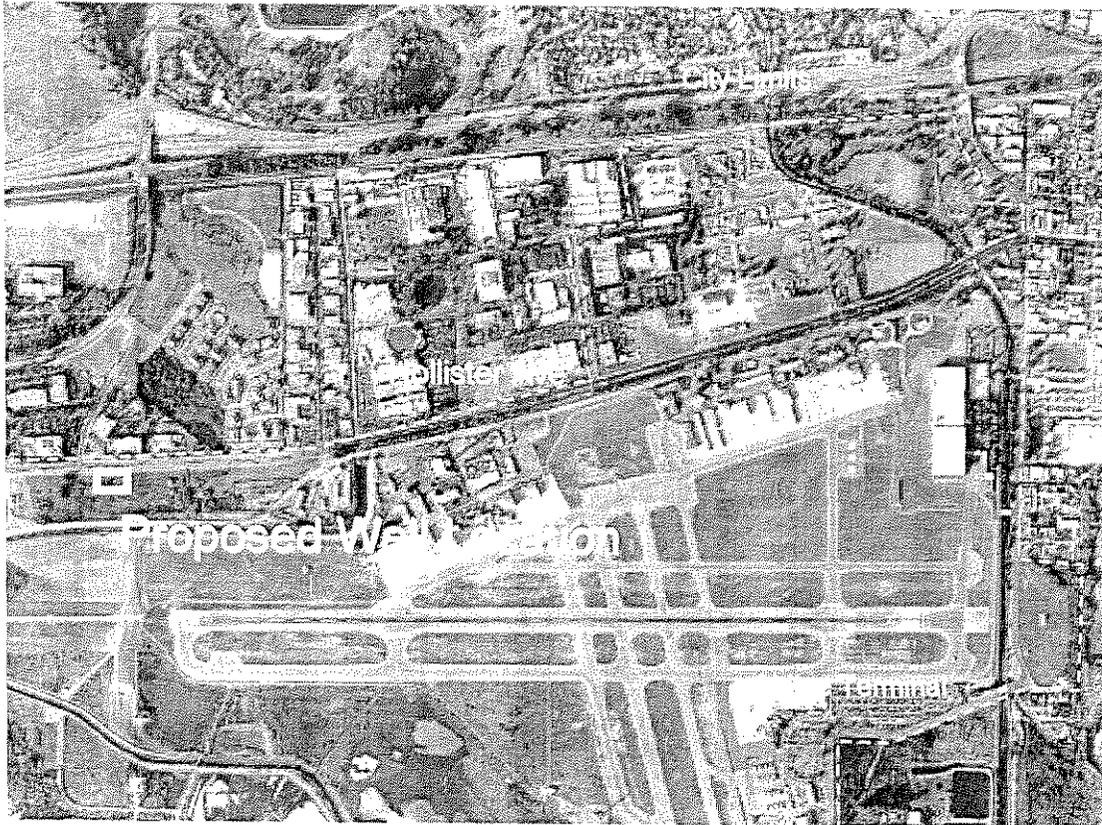
REPORT DATE: July 16, 2009
AGENDA DATE: July 23, 2009
PROJECT ADDRESS: 6401 Hollister Avenue (MST2008-00432)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner
 Andrew Bermond, Associate Planner *ARB*

I. SUBJECT

The proposed project would consist of two groundwater monitoring wells in wetlands near Hollister Avenue on Santa Barbara Airport property. This work is required by the Santa Barbara County Fire Department for a site assessment relating to methyl tertiary butyl ether (MTBE) groundwater contamination from the former Chevron fueling station site at 6470 Hollister Avenue. The discretionary application required for this project is a Goleta Slough Coastal Development Permit (CDP2009-00005) to allow the proposed installation of two monitoring wells in the Goleta Slough Reserve in the Appealable Jurisdiction of the California Coastal Zone (SBMC §29.25.020).

II. RECOMMENDATION

The proposed project would provide information about the reach of contamination which would enable the applicant to complete remediation of a contaminated site. The proposed project is consistent with the plans and policies of the General Plan and the Local Coastal Program. Therefore, Staff recommends that the Planning Commission approve the proposed project, making the findings outlined in Section VII of this report.



III. PROJECT DESCRIPTION

The project consists of the installation of two groundwater monitoring wells in wetlands south of Hollister Avenue on Santa Barbara Airport property, in the appealable jurisdiction of the Coastal Zone. Installation of these wells is required by the Santa Barbara County Fire Department as part of the site assessment for MTBE contamination associated with a former Chevron gas station that was located at 6470 Hollister Avenue. Five monitoring wells were previously installed outside the wetland area as part of the site assessment. Based on the data collected from the existing wells, the County Fire Department has requested installation of two additional wells south and east of the existing wells to further delineate the down-gradient extent of MTBE in groundwater. The 6-inch diameter wells would be manually drilled to a depth of approximately 10 feet. Soil samples would be collected from the boring material and the wells would be completed with 2-inch diameter Schedule 40 PVC casings that would extend above the ground and be encased in a well monument set into a small concrete pad so that the wells can be located year-round. The proposed wells would be fully removed after one year of quarterly monitoring, or as directed by the County Fire Department. The area occupied by the wells would then be filled in and replanted with native wetland vegetation.

The proposed project also includes the restoration of eight square feet of habitat to mitigate the temporary loss of wetland habitat associated with the installation of the two wells.

IV. SITE INFORMATION AND PROJECT STATISTICS

Applicant: Elva Rogers, Holguin, Fahan & Associates	Property Owner: Karen Ramsdell, City of Santa Barbara
Parcel Number: 073-450-003	Lot Area: 725 acres (project site less than 50 square feet)
General Plan: Recreational Open Space	Zoning: G-S-R, S-D-3
Existing Use: Wetland	Topography: 1-5%
Adjacent Land Uses: North – Hollister Avenue South – Carneros Creek East – Wetland habitat West – Wetland habitat	

V. PLAN AND POLICY CONSISTENCY

A. GOLETA SLOUGH RESERVE ZONE (G-S-R)

Both proposed monitoring well sites are within the Goleta Slough Reserve Zone (G-S-R) (SBMC 29.25). The intent of this zone is to ensure that any development in any wetland area is designed to preserve or improve habitat value. The proposed project would provide information about the spread of MTBE contamination in the groundwater and soils of the Goleta Slough. The G-S-R allows for the issuance of a Goleta Slough Coastal Development Permit for incidental public service purposes where the project is necessary to maintain an existing public service and there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided. The proposed project would be two six-inch groundwater monitoring wells required by the Santa Barbara County Fire Department to facilitate the remediation of the former Chevron Gas Station. The proposed project is scaled to the minimum size required and would incorporate mitigation measures as provided in the Mitigated Negative Declaration (Exhibit C). Therefore the proposed project is consistent with the intent of the G-S-R.

B. LOCAL COASTAL PROGRAM (S-D-3)

Policy F-3 of the Airport and Goleta Slough Coastal Plan states that new development shall protect and preserve culturally sensitive resources. The proposed project would install two groundwater monitoring wells in a zone designated as “low sensitivity” in the Master Environmental Assessment. A surface survey and records search were completed by an archaeologist from URS Corporation to assess the potential for cultural resource disturbance. The report concluded that no important archaeological resources are present at the depths of construction proposed and that no further study or mitigation was necessary. Therefore the proposed project is potentially consistent with Policy F-3 by avoiding impacts to cultural resources subject to the Conditions of Approval (Exhibit A) and Mitigation Measure CR-1-4.

Policy C-12 of the Plan states that new development shall be sited to protect water quality and minimize impacts to coastal waters by limiting disturbance of natural drainage features, vegetation, and storm water quality while also minimizing impervious surfaces.

The purpose of the proposed project is to determine the extent of MTBE contamination from the former Chevron Gas Station. The proposed project would install two 6-inch diameter wells disturbing approximately 2 square feet of wetland habitat.

With the implementation of Mitigation Measure BIO-1, the proposed project would mitigate significant biological impacts by restoring eight square feet of wetland habitat. No other disturbance to natural drainage or native vegetation is anticipated to occur. Therefore the proposed project is consistent with Policy C-12 and Sections 30240, 30230, 30231, and 30236 of the Coastal Act as incorporated by reference into the LCP.

VI. ENVIRONMENTAL REVIEW

Environmental Review of the proposed project is conducted pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Draft Mitigated Negative Declaration were prepared to evaluate the proposed project's potential impacts on the physical environment. The Initial Study found potentially significant but mitigable impacts to short-term air quality, biological resources, and water quality. The Final Mitigated Negative Declaration and its attachments are included as Exhibit C.

Significant environmental effects identified in the Final Mitigated Negative Declaration that are anticipated as a result of the project include impacts related to biological and cultural resources. The Final Mitigated Negative Declaration includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level. These measures are incorporated into Staff's recommended Conditions of Approval (Exhibit A).

A. BIOLOGICAL RESOURCES

The proposed project site contains wetlands, native communities, and endangered species habitat. The proposed project would temporarily disturb four square feet of wetland vegetation. Mitigation Measure BIO-1 would mitigate significant biological impacts by restoring eight square feet of wetland habitat. The implementation of this mitigation measure would reduce the potential impact to less than significant levels.

B. CULTURAL RESOURCES

The proposed project area is located in the Pre-Historic and Native American low sensitivity zone as identified by the Santa Barbara Airport Phase I Archaeological Assessment prepared in 1993. An Archaeological Report prepared by URS Corporation for this project concluded that no cultural resources are anticipated to be discovered during construction.

Drilling of a monitoring well would have the potential to affect cultural resources. These activities could result in a potentially significant, avoidable impact to archaeological resources, which could be reduced to a less than significant level by the implementation of Mitigation Measures CR-1-4. These mitigation measures require that the applicant contract with a City-qualified archaeologist and Native American Monitor to monitor during all earth moving activities and to discontinue work in the event of such an encounter.

VII. RECOMMENDATION

The Planning Commission finds the following:

A. FINAL MITIGATED NEGATIVE DECLARATION ADOPTION (CEQA GUIDELINES §15074)

1. The Planning Commission has considered the proposed Final Mitigated Negative Declaration together with any 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, as mitigated, will have a significant impact on the environment. The Final Mitigated Negative Declaration dated July 6, 2009 is hereby adopted.
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.
5. 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 has been prepared.
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.
7. The California Department of Fish and Game (DFG) is a Trustee Agency with oversight over fish and wildlife resources of the State. The DFG collects a fee from project proponents of all projects potentially affecting fish and wildlife, to defray the cost of managing and protecting resources. The project is subject to the DFG fee, and a condition of approval has been included which requires the applicant to pay the fee within five days of project approval.

B. GOLETA SLOUGH COASTAL DEVELOPMENT PERMIT (SBMC §29.25.020)

1. The project is consistent with the policies of the California Coastal Act, because it has been designed to minimize environmental impacts to the extent feasible as described in Section VII of the staff report (Coastal Act Section 30236).
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, because it would be constructed in previously disturbed areas and would

not adversely affect cultural or biological resources (Policies F-3 and C-12) as described in Section V of this staff report.

3. The project is consistent with the Chapter 3 (commencing with Section 30200) Policies of the Coastal Act regarding public access and public recreation, because it would not introduce a new impediment to public access as it would not impede travel on any existing trail or roadway.
4. The project use is dependent upon the resources of the environmentally sensitive area, consistent with Section 30233 of the Coastal Act because the testing of groundwater at another location would not provide adequate information about the level of contamination in the Goleta Slough.
5. The project has been designed to prevent impacts which would significantly degrade environmentally sensitive habitat by restricting the use of vehicles and restoring eight square feet of wetland habitat compatible with the existing environment.
6. The project does not maintain a buffer area between itself and delineated wetlands because a buffer area around the two monitoring wells would be infeasible.
7. The project will be carried out in a manner that will sustain the biological productivity of coastal waters and maintain healthy populations of all species of marine organisms by restricting use of vehicles and requiring that all material be hauled out of the wetland upon completion of the well installation and habitat restoration.
8. The project includes adequate impact avoidance and mitigation measures to ensure protection of rare, threatened, or endangered species, that are designated or candidates for listing under State or federal law through the incorporation of Mitigation Measure BIO-1 and the Conditions of Approval.
9. There is no less environmentally damaging alternative to the proposed development, all feasible mitigation measures have been provided to minimize adverse environmental effects, and all spoils shall be removed from the wetland area to avoid significant disruption to wildlife habitat and water circulation.
10. Archaeological or other culturally sensitive resources within the Goleta Slough are protected from impacts with the implementation of Mitigation Measures CR-1-4.
11. Sedimentation from the proposed development has been reduced to a minimum and is compatible with the wetland area.
12. The project enhances public educational or recreational opportunities at the Goleta Slough by restoring habitat to a natural state in an area outside of the Airport Operations Area security fence.

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Exhibits:

- A. Conditions of Approval
- B. Site Plans
- C. Mitigated Negative Declaration (with attachments)
- D. Applicant letter dated, September 10, 2008
- E. Relevant Policies

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PLANNING COMMISSION CONDITIONS OF APPROVAL

6401 Hollister Avenue
MST2008-00432, CDP2009-00005

JULY 23, 2009

In consideration of the project approval granted by the Planning Commission and for the benefit of the Applicant, the 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. **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 fee required is \$1,993.00 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.

- B. **Written Agreement.** Prior to the issuance of a Public Works permit for the project, the Applicant 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 and shall include the following:
 - 1. **Approved Development.** The development of the Real Property approved by the Planning Commission on July 23, 2009 is limited to a two groundwater monitoring wells, and eight square feet of wetland habitat restoration shown on the submitted plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

 - 2. **Geotechnical Liability Limitation.** The Applicant understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Applicant unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Applicant agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Applicant's successor-in-interest or third parties.

- C. **Community Development Requirements with Public Works Permit Application.** The following shall be submitted with the application for a Public Works permit and finalized prior to Public Works Permit issuance:
 - 1. **Project Environmental Coordinator Required.** Submit to the Planning Division a contract with a qualified representative for the Applicant, 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

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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 monthly 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/case planner.
 - 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.
 - g. The PEC shall monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when construction work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District upon request (*Required Mitigation Measure AQ-8*).
2. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property Applicants, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the (Project Environmental Coordinator (PEC) and) Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.
3. **Contractor and Subcontractor Notification.** The Applicant 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.

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4. **Restoration Plan.** Applicant shall submit final landscaping and restoration plans for the project to be reviewed by City staff. The plans should include restoration of all temporarily disturbed habitat areas with native riparian and wetland species and creation of eight sq. ft. of additional wetland habitat area onsite to mitigate the permanent loss of habitat. Initial planting shall occur in concert with or immediately following construction activities associated with the project. An eight square foot area of the noxious weed Harding grass (*Phalaris aquatica*) shall be removed from the area surrounding the well installations. The disturbed areas shall be immediately be seeded with local native wetland and transitional wetland species as specified in the Wetland Delineation Report for the project dated November 14, 2007. Well installation and weeding and seeding shall be implemented in the dry season (late summer/early fall) to minimize impacts to wetlands (*Required Mitigation Measure BIO-1*).
5. **Archaeological Monitor Required.** The following language shall be reproduced on the construction plans submitted for building plan check and the directives of this mitigation measures followed:
 - a. Prior to the issuance of a public works permit, the applicant shall contract with a City-approved archaeologist to provide for monitoring of additional ground disturbing activities, and, as may be determined to be necessary based on the results of the surface survey. The archaeologist shall include a City qualified Native American monitor who shall be required to be on-site during all excavation activities. Contract(s) shall be subject to the review and approval of the Environmental Analyst.
 - b. The General Contractor shall schedule a construction conference. The conference shall include representatives from the Public Works Department, Building Division, Planning Division, the Property Owner and Contractor. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, a Phase 3-recovery program shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission. That portion of the Phase 3 program, which requires work on-site, shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbances in the area of the find.

- c. All construction personnel shall be informed that in the event cultural resources may be present. If any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site grading, trenching or construction activities, all work must stop immediately in the area and a City-approved archaeologist retained by the applicant to evaluate the deposit. The City of Santa Barbara Environmental Analyst must also be contacted for review of the archaeological find(s).
 - d. If any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site grading, trenching or construction activities, all work must stop immediately in the area and a City-approved archaeologist retained by the applicant to evaluate the deposit. The City of Santa Barbara Environmental Analyst must also be contacted for review of the archaeological find(s). If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission must also be contacted and State procedures followed. Work in the area may only proceed after authorization is granted by the Environmental Analyst (*Required Mitigation Measures CR-1-4*).
6. **Construction During Dry Season.** Construction activity in the area where flows occur in the channel shall be limited to the dry season months of July through October. (*Required Mitigation Measure WE-1*).
- D. **Public Works Permit Plan Requirements.** The following requirements/notes shall be incorporated into the construction plans submitted to the Engineering Division for Public Works permits.
1. **Mitigation Monitoring and Reporting Requirement.** Applicant 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.
 2. **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., Archaeologist contract submitted to Community Development 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.

JULY 7, 2009

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Signed:

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

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

1. **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.

F. **Prior to Project Completion.** Prior to issuance of the Certificate of Occupancy, the Applicant shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, roadways, etc.) subject to the review and approval of the Public Works Department per SBMC §22.60.090. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Planning Division within 180 days of completion of the monitoring or prior to the issuance of the Final Inspection, whichever is earlier.

JULY 7, 2009

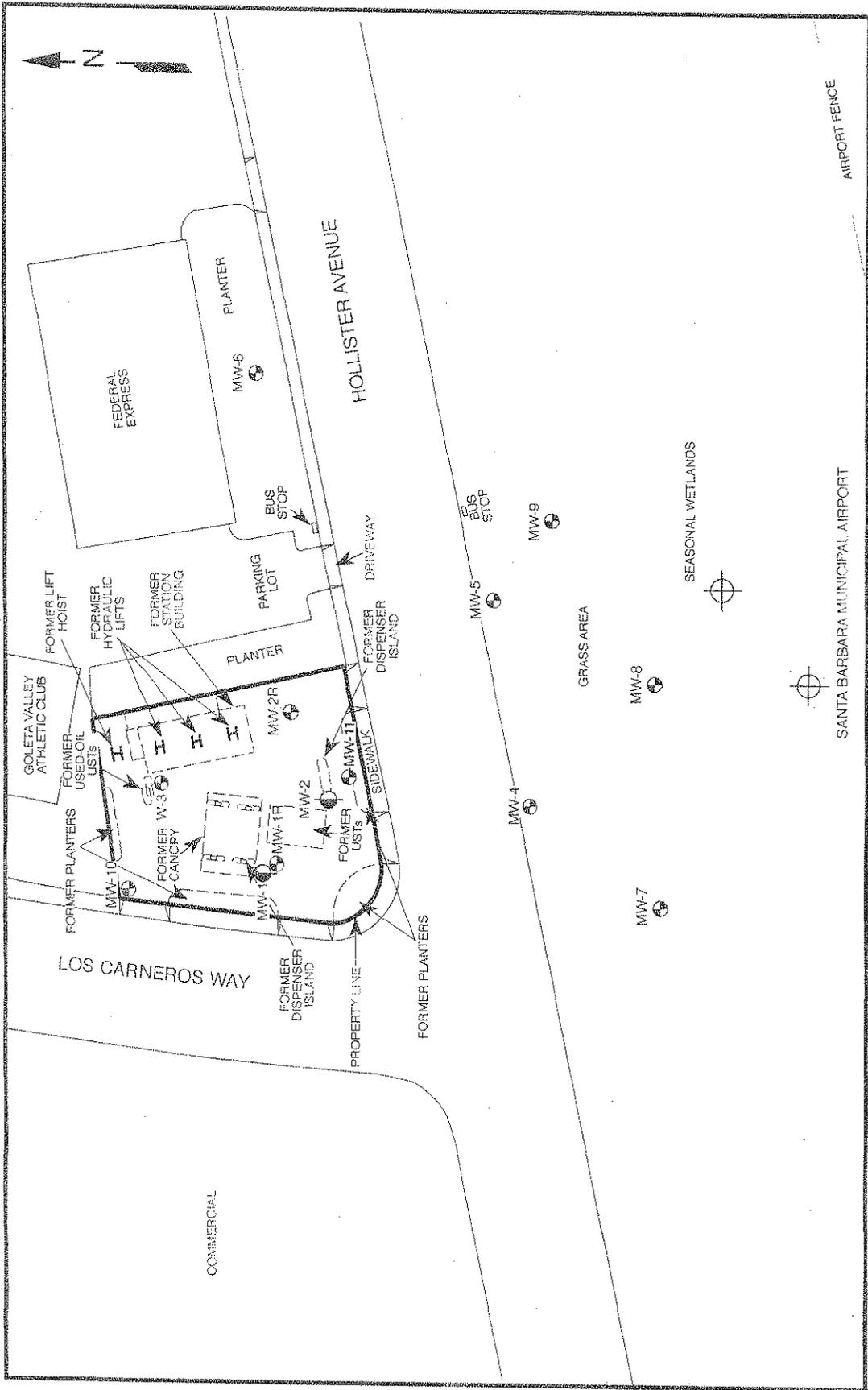
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3. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8 ½ x 11” board and submitted to the Planning Division.
 4. **Mitigation Monitoring Report.** Submit a final construction report for mitigation monitoring.
 5. **Biological Monitoring Contract.** Submit a contract with a qualified biologist acceptable to the City for on-going monitoring.
- G. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant 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 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 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 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 GOLETA SLOUGH COASTAL DEVELOPMENT PERMIT TIME LIMITS:

Pursuant to Section 28.44.230 of the Santa Barbara Municipal Code, work on the approved development shall commence within two years of the final action on the application, unless a different time is specified in the Goleta Slough Coastal Development Permit. Up to three (3) one-year extensions may be granted by the Community Development Director in accordance with the procedures specified in Subsection 28.44.230.B of the Santa Barbara Municipal Code.



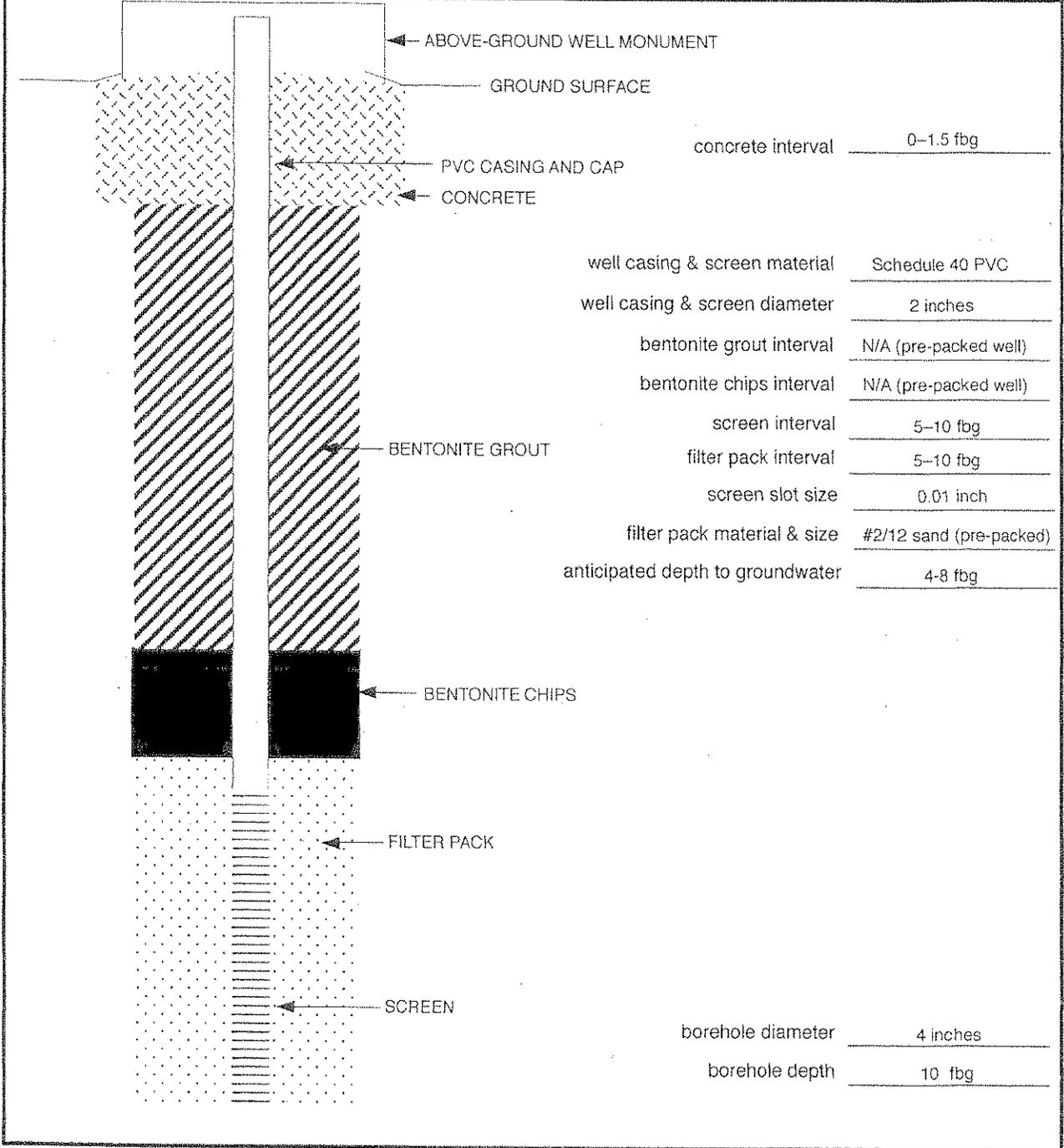
<p>CHEVRON ENVIRONMENTAL MANAGEMENT COMPANY</p>	<p>LEGEND</p> <ul style="list-style-type: none"> ⊕ GROUNDWATER MONITORING WELL ⊙ ABANDONED GROUNDWATER MONITORING WELL <p>PROPOSED GROUNDWATER MONITORING WELL LOCATION</p> <p>SCALE IN FEET</p> <p>0 50 100</p>
<p>FORMER SERVICE STATION #9-4419 6470 HOLLISTER AVENUE GOLETA, CALIFORNIA</p> <p>FIGURE 6 - PROPOSED GROUNDWATER MONITORING WELL LOCATIONS</p>	<p>HOLGUIN, FAHAN & ASSOCIATES, INC.</p>

REVISION DATE: JULY 19, 2007; LBS

Exhibit: B

PROPOSED WELL CONSTRUCTION DETAILS

Client Name	Chevron Environmental Management Company	Well No. <u>Proposed</u>
Project Name	Chevron Former Service Station #9-4419	
Site Address	6470 Hollister Avenue	
	Goleta, California	





CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
FINAL MITIGATED NEGATIVE DECLARATION – MST2008-00432, CDP2009-00005

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: 6401 Hollister Avenue

PROJECT PROPONENT: Elva Rogers, Holguin, Fahan & Associates

PROJECT DESCRIPTION:

The project consists of the installation of two groundwater monitoring wells in wetlands south of Hollister Avenue on Santa Barbara Airport property in the appealable jurisdiction of the Coastal Zone. Installation of these wells is required by the Santa Barbara County Fire Department as part of the site assessment for MTBE contamination associated with a former Chevron gas station that was located at 6470 Hollister Avenue. Five monitoring wells were previously installed outside the wetland area as part of the site assessment. Based on the data collected from the existing wells, the County Fire Department has requested installation of two additional wells south and east of the existing wells to further delineate the down-gradient extent of MTBE in groundwater. The 6-inch wide wells would be manually drilled to a depth of approximately 10 feet. Soil samples would be collected from the boring material and the wells would be completed with 2-inch diameter Schedule 40 PVC casings that would extend above the ground and be encased in a well monument set into a small concrete pad so that the wells can be located year-round. The proposed wells would be fully removed after one year of quarterly monitoring, or as directed by the County Fire Department. The area occupied by the wells would then be filled in and replanted with native wetland vegetation.

The proposed project also includes the restoration of eight square feet of habitat to mitigate the temporary loss of wetland habitat associated with the installation of the two wells.

FINAL MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that with application of the identified mitigation measures agreed to by the applicant, the proposed project will not have a significant effect on the environment.

A handwritten signature in black ink, appearing to be "MB", is written over a horizontal line.

Environmental Analyst

7/6/2009
Date



CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

INITIAL STUDY CHECKLIST MST2008-00432

PROJECT TITLE: 6401 HOLLISTER AVENUE MONITORING WELLS

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.

PROJECT DESCRIPTION (See Site Plan, Exhibit 1)

The project consists of the installation of two groundwater monitoring wells in wetlands south of Hollister Avenue on Santa Barbara Airport property in the appealable jurisdiction of the Coastal Zone. Installation of these wells is required by the Santa Barbara County Fire Department as part of the site assessment for MTBE contamination associated with a former Chevron gas station that was located at 6470 Hollister Avenue. Five monitoring wells were previously installed outside the wetland area as part of the site assessment. Based on the data collected from the existing wells, the County Fire Department has requested installation of two additional wells south and east of the existing wells to further delineate the down-gradient extent of MTBE in groundwater. The 6-inch wide wells would be manually drilled to a depth of approximately 10 feet. Soil samples would be collected from the boring material and the wells would be completed with 2-inch diameter Schedule 40 PVC casings that would extend above the ground and be encased in a well monument set into a small concrete pad so that the wells can be located year-round. The proposed wells would be fully removed after one year of quarterly monitoring, or as directed by the County Fire Department. The area occupied by the wells would then be filled in and replanted with native wetland vegetation.

The proposed project also includes the restoration of eight square feet of habitat to mitigate the temporary loss of wetland habitat associated with the installation of the two wells.

APPLICANT/PROPERTY OWNER NAME AND ADDRESS

<u>Applicant:</u>	Elva Rogers Holguin, Fahan & Associates 50 West Main Street Ventura, CA 93001	<u>Property Owner:</u>	Karen Ramsdell, Airport Director City of Santa Barbara Airport 601 Norman Firestone Road Santa Barbara, CA 93117
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PROJECT ADDRESS/LOCATION (See Vicinity Map Exhibit 2)

6401 Hollister Avenue – Wetland area south and east of the intersection of Hollister Avenue and Los Carneros Way. The two wells would be approximately 150-200 feet due south of Hollister Avenue and 100-200 feet east of Los Carneros Way.

ENVIRONMENTAL SETTING

The Santa Barbara Airport property is approximately 830 acres and the project area consists of less than 50 square feet in two locations in the northwestern region of Airport property near the intersection of Hollister Avenue and Los Carneros Way.

The project site is characterized by palustrine emergent wetland vegetation dominated by a mix of obligate, facultative wetland and facultative plant species. The dominant facultative wetland species include alkali heath (*Frankenia salina*), alkali weed (*Cressa truxillensis*) and tall flatsedge (*Cyperus eragrostis*). Dominant facultative plant species at the site are Harding grass (*Phalaris aquatica*) and bristly ox-tongue (*Picris echioides*). The area also includes scattered patches of facultative upland plant species giant ryegrass (*Leymus condensatus*), facultative species rough cocklebur (*Xanthium strumarium*), facultative wetland species salt grass (*Distichlis spicata*) and curly dock (*Rumex crispus*) and obligate wetland species willow-weed (*Polygonum lapathifolium*). The dominant vegetation around the proposed well sites is hydrophytic, and thus the sites qualify as California Coastal Commission jurisdictional wetlands. The site also qualifies as wetlands under Army Corps of Engineers criteria.

PROPERTY CHARACTERISTICS

Assessor's Number:	Parcel 073-450-003	General Designation:	Plan Major Public and Institutional MPI
Zoning:	Goleta Slough Reserve GSR, Special District Coastal Overlay SD-3	Parcel Size:	725 Acres Affected Area: less than 50 square feet
Existing Land Use:	Wetland	Proposed Land Use:	Wetland
Slope:	Less than 10 percent.		
Surrounding Land Uses:			
North:	City of Goleta, Commercial and Industrial Areas.		
South:	Santa Barbara Airport: creek and airfield areas.		
East:	Santa Barbara Airport: creek and airfield areas.		
West:	Santa Barbara Airport creek and airfield areas.		

PLANS AND POLICY DISCUSSION

The proposed project site is located inside the City of Santa Barbara (City) limits and is subject to City development policies and regulations. The project area is completely within the appealable jurisdiction of the Coastal Zone. The State Coastal Act, the City General Plan, and Airport and Goleta Slough Local Coastal Program development policies and regulations guide development of this area.

The project would require a Coastal Development Permit from the City of Santa Barbara. The project would also require a Clean Water Act (CWA) Section 404 Permit from the U.S. Army Corps of Engineers, and a CWA Section 401 certification from the RWQCB.

The proposed project appears to be consistent with the Airport and Goleta Slough Local Coastal Program, which ensures that environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses dependent on such resources shall be allowed within such areas (Coastal Act Section 30240). Because of the estimated location of the contamination, the monitoring wells, there are no alternate locations for placement of the monitoring wells. The project description includes restoration and mitigation of wetlands, which is consistent with Coastal Act Section 30230, which states that marine resources shall be maintained, enhanced, and where feasible, restored. Additional analysis of the project's consistency with City plans and policies would be included in the Staff Hearing Officer Staff Report prepared for this project. The Staff Hearing Officer, or Planning Commission or City Council on appeal would make the final determination of the project's consistency with the plans and policies as part of the Coastal Development Permit.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A Mitigation Monitoring and Reporting Program has been prepared for the subject project in compliance with Public Resources Code §21081.6. The MMRP is attached herewith as Exhibit 3.

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:

- Known Significant: Known significant 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 which need further review to determine significance level.
- Significant, Mitigatable: Potentially significant impacts which can be mitigated to less than significant levels.
- Less Than Significant: Impacts which are not considered significant.

I. AESTHETICS. Could the project:	NO	YES
a) Affect a public scenic vista or designated scenic highway or highway/roadway eligible for designation as a scenic highway?		Level of Significance 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?	✓	

Discussion:

1a. Public Scenic Views

The proposed project site is not located near a State Scenic Highway in the California Highways Master Plan. The proposed project would not have the potential to alter the visual character of the site, nor would it impact any views from the site. Overall, views from Hollister Avenue would improve after the project has been implemented, as there would be removal of non-native invasive species and replanting with native vegetation as part of the restoration included in the project description. These changes would have a **less than significant** impact on public scenic views.

1b. Project Aesthetics

The project proposes restoration of four square feet of wetland area with native vegetation. The restoration would improve the visual aesthetics of the overall site. The project would temporarily impact the aesthetics of a very small (4 sq. ft.) area to a height of no more than two feet. Given that this area is small and the overall project would result in a net increase in wetland area in the long term, the projects impacts on aesthetics are considered **less than significant**.

1c. Lighting

There are no changes to lighting associated with this project.

2. AIR QUALITY Could the project:	NO	YES Level of Significance
a) Conflict with or obstruct implementation of the applicable air quality plan?	✓	
b) Exceed any City air quality emission threshold? Long-term	✓	
Short-term	✓	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is designated in non-attainment under an applicable federal or state ambient air quality standard?	✓	
d) Expose sensitive receptors to substantial pollutants?	✓	
e) Create objectionable odors affecting a substantial number of people?	✓	

Background:

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 [ROG] (referred to as ozone precursors) with sunlight over a period of several hours. Primary sources of ozone precursors in the South Coast area are vehicle emissions. Sources of particulate

matter (PM₁₀ and PM_{2.5}) include demolition, grading, road dust and vehicle exhaust, as well as agricultural tilling and mineral quarries.

Sensitive receptors are defined as children, elderly, or ill people that can be more adversely affected by air quality emissions. Land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics. Stationary sources of air emission are of particular concern to sensitive receptors, as is construction dust and particulate matter.

Long-Term (Operational) Impact Guidelines: A project may create a significant air quality impact by:

- 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.
- Creating nuisance odors inconsistent with APCD regulations.
- Emitting (from all project sources, both stationary and mobile) more than 240 pounds per day for ROG and NO_x, and 80 pounds per day for PM₁₀.
- Emitting more than 25 pounds per day of ROG or NO_x from motor vehicle trips only;
- Contributing more than 800 peak hour trips to an individual intersection (CO);
- Causing a violation of any California or National Ambient Air Quality Standard (except ozone);
- Exceeding the APCD health risks public notification thresholds adopted by the APCD Board; and
- Being inconsistent with the adopted federal and state air quality plans for Santa Barbara.

Short-Term (Construction) Impacts Guidelines: A project would have a significant impact if combined emissions from all construction equipment exceed 25 tons of any pollutant (except carbon monoxide) within a 12-month period.

Projects involving grading, paving, construction, and landscaping activities may cause localized nuisance dust impacts and increased particulate matter (PM₁₀ and PM_{2.5}). 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.

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.

Setting: The Santa Barbara Airport is part of the South Central Coast Air Basin (SCCAB). The City is subject to the National Ambient Air Quality Standards and the California Ambient Air Quality Standards (CAAQS), which are more stringent than the national standards. The CAAQS apply to 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 SCAB is considered in attainment of the federal eight-hour ozone standard, and in attainment of the state one-hour ozone standard. The SCAB does not meet the state standard for particulate matter less than ten microns in diameter (PM₁₀). There is not yet enough data to determine SCAB attainment status for either the federal standard for particulate matter less than 2.5 microns in diameter (PM_{2.5}) or the state PM_{2.5} standard, although SCAB will likely be in attainment of the federal 2.5 standard.

Discussion:

2.a Air Quality Standards

Direct and indirect emissions associated with the project are accounted for in the 2007 Clean Air Plan emissions growth assumptions. Appropriate air quality mitigation measures, including construction dust suppression, would be applied to the

project, consistent with CAP and City policies. The project could be found consistent with the 2007 Clean Air Plan and is not resulting in any emissions; therefore, the project would result in **no impacts**.

2.b Air Pollutant Emissions

Short Term (Construction) Impacts:

No use of mechanized equipment is proposed as part of construction of this project. The two wells would be bored and constructed using manual equipment. No short-term construction impacts would result.

Long-Term (Operational Emissions) Impacts:

Long-term project emissions primarily stem from motor vehicles associated with projects and from stationary sources that may require permits from the APCD. Examples of stationary emission sources include gas stations, auto body shops, diesel generators, dry cleaners, oil and gas production and processing facilities, and water treatment facilities. Other stationary sources such as small wineries, residential heating and cooling equipment, wood burning stoves and fireplaces, or other individual appliances do not require permits from the APCD and are known as "area sources". The proposed project does not contain any stationary sources that require permits from APCD.

The proposed project does not contain any stationary sources that require permits from APCD. The project is limited to two monitoring wells. Aside from intermittent monitoring visits to the wells (in combination with monitoring of the existing wells already located on the site), the proposed project would not generate any new long-term vehicle use.

Cumulative Impacts:

Global Climate Change (GCC) is a change in the average weather of the earth that can be measured by changes in wind patterns, storms, precipitation and temperature. GCC is generally thought to be caused by increased emission of greenhouse gases (GHG) because these gases trap heat in the atmosphere. Common GHG include water vapor, carbon dioxide, methane, nitrous oxides, chlorofluorocarbons, hydrofluorocarbons, ozone and aerosols. Natural processes and human activities emit GHG and help to regulate the earth's temperature; however, it is believed that substantial emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. California is a substantial contributor of GHG (2nd largest contributor in the U.S. and the 16th largest contributor in the world), with transportation and electricity generation representing the two largest contributing factors (41 and 22 percent, respectively).

As the project would not result in increased vehicle trips, it is not anticipated to contribute to the generation of GHG emissions.

2.c. Cumulative Emissions

Since project impacts do not exceed any adopted significance thresholds and the project is consistent with the Clean Air Plan, cumulative project emissions would not result in any impacts.

2.d. Sensitive receptors

Sensitive receptors are defined as children, elderly, or ill people who can be more adversely affected by air quality problems. Types of land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics. Stationary sources are of particular concern to sensitive receptors. The project area is not near any sensitive receptors, nor is the project resulting in any emissions.

2.e. Objectionable Odors

The project does not contain any features with the potential to emit odorous emissions from sources such as cooking equipment, combustion or evaporation of fuels, sewer systems, or solvents and surface coatings.

Mitigation Measures: **None.**

Residual Impact: **None.**

3. BIOLOGICAL RESOURCES.		NO	YES
Could the project result in impacts to:			Level of Significance
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?	✓	
c)	Natural communities (e.g. oak woodland, coastal habitat, etc.).		Potentially Significant, Mitigable
d)	Wetland habitat (e.g. marsh, riparian, and vernal pool)?		Potentially Significant, Mitigable
e)	Wildlife dispersal or migration corridors?		Less Than Significant

Discussion:

A wetland delineation of the project site was prepared by URS Corporation (November 14, 2007) (Exhibit 4). The project site is characterized by palustrine emergent wetland vegetation dominated by a mix of obligate, facultative wetland and facultative plant species. The dominant facultative wetland species include alkali heath (*Frankenia salina*), alkali weed (*Cressa truxillensis*) and tall flatsedge (*Cyperus eragrostis*). Dominant facultative plant species at the site are Harding grass (*Phalaris aquatica*) and bristly ox-tongue (*Picris echioides*). The area also includes scattered patches of facultative upland plant species giant ryegrass (*Leymus condensatus*), facultative species rough cocklebur (*Xanthium strumarium*), facultative wetland species salt grass (*Distichlis spicata*) and curly dock (*Rumex crispus*) and obligate wetland species willow-weed (*Polygonum lapathifolium*). The dominant vegetation around the proposed well sites is hydrophytic, and thus the sites qualify as California Coastal Commission jurisdictional wetlands. The site also qualifies as wetlands under Army Corps of Engineers criteria.

3.a. Endangered, Threatened or Rare Species or Their Habitats

A variety of sensitive plant and wildlife species and their habitats occur on the Airport Property including portions of the Goleta Slough. These species include ones designated as threatened or endangered by the state or federal government, or Species of Special Concern as designated by the California Department of Fish and Game. Sensitive species known to reside, breed, or regularly forage in Goleta Slough include the brown pelican, peregrine falcon, the tidewater goby, and the Belding's savannah sparrow. The southwestern willow flycatcher and the bank swallow may occur as rare migrants in portions of the Slough.

None of the above sensitive species are known to occur in the project area, nor are any such species likely to occur in the future. Suitable habitat is not present at the project site for the above species.

3.b. Locally Designated Historic, Landmark or Specimen Trees

No trees are present at the project site and no trees would be removed as part of the project. Therefore, there would be **no impacts** to Locally Designated Historic, Landmark or Specimen Species.

3.c. and 3.d. Natural communities and Wetland Habitat

The project site is considered to be "wetlands" as defined by the California Coastal Act and "waters of the U.S." as defined by the Army Corps of Engineers pursuant to Section 404 of the Clean Water Act.

Temporary Impacts

Because the wells would be removed after approximately one year of monitoring, the project would temporarily disturb four square feet of Coastal and Corps wetlands. This impact would be reduced to a **less than significant** level with the incorporation of Mitigation Measure BIO-1.

Permanent Impacts

The project would not result in the permanent loss of Coastal Act or Corps wetlands.

3.e. Wildlife Corridors

The project would involve construction of two small monitoring wells and thus would not create any new barriers to wildlife movement. The proposed restoration with native wetland vegetation would result in beneficial improvements to the project site as wildlife habitat. The project would, therefore, result in **less than significant** impacts to wildlife corridors.

Required Mitigation Measure(s):

BIO-1 The applicant shall submit final landscaping and restoration plans for the project to be reviewed by City staff prior to commencement of construction. The plans should include restoration of all temporarily disturbed habitat areas with native wetland species and creation of eight sq. ft. of wetland habitat area onsite to mitigate the temporary loss of four sq. ft. of habitat. Initial planting shall occur in concert with or immediately following construction activities associated with the project. An eight square foot area of the noxious weed Harding grass (*Phalaris aquatica*) shall be removed from the area surrounding the well installations. The disturbed areas shall be immediately be seeded with local native wetland and transitional wetland species as specified in the Wetland Delineation Report for the project dated November 14, 2007. Well installation and weeding and seeding shall be implemented in the dry season (late summer/early fall) to minimize impacts to wetlands.

Residual Impact: With the application of mitigation measures BIO-1 above, **potentially significant, mitigable impacts** to biological resources would be reduced to **less than significant** levels.

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

Discussion:

4.a.c. Archeological Resources, Ethnic/Religious Resources

The Airport Archaeological Site Sensitivity Map prepared by Snethcamp and Associates in 1993 indicates that the project Area of Potential Effect (APE) is within the low potential zone for occurrence of cultural resources.

A Phase I Archaeological Resources Report was prepared by URS Corporation (November 2007) for the proposed project. A records search of the Central Coast Information Center, part of the California Historical Resources Information System (CHRIS) located at the University of California, Santa Barbara revealed four previously recorded archaeological sites within the quarter mile search radius of the project site; however no known sites were identified within a 200 meter radius of the project area. The records search also revealed 12 previous archaeological surveys had been conducted within the quarter miles search radius; however only one examined the project area. This survey did not identify any archaeological sites within the project area.

A surface survey of the project site was conducted; and no cultural or historical resources were observed. However ground visibility was poor and intact cultural deposits may exist subsurface in the project area. If unknown cultural resources exist in the project area, any ground disturbing activity could result in a **potentially significant, mitigable impact**. **Required Mitigation Measures Mitigation Measures CR-1 through CR-4** shall be implemented to mitigate potentially significant impacts to cultural resources.

4.b. Historic Structures

The project site does not contain a site designated or eligible for designation as a National, State or City landmark nor does the site have ethnic cultural or religious significance. The project work is limited to installation of monitoring wells and therefore does not have the potential to affect an historic resource on site or cause a physical change that would affect ethnic cultural values or restrict religious uses in the project area. Thus, there would be **no impacts** on historic, ethnic, or religious resources.

Required Mitigation Measure(s):

CR-1 The applicant shall contract with a City-approved archaeologist to provide for monitoring of ground disturbing activities. The contract shall include a City qualified Native American monitor for consultation

in the event prehistoric resources are discovered during construction. Contract(s) shall be subject to the review and approval of the Environmental Analyst.

CR-2 Prior to the start of any ground disturbing activities including boring, grading or vegetation removal, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, a Phase 3-recovery program shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission. That portion of the Phase 3 program, which requires work on-site, shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbances in the area of the find.

CR-3 Prior to construction, all construction personnel shall be informed that in the event cultural resources may be present. If any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site grading, trenching or construction activities, all work must stop immediately in the area and a City-approved archaeologist retained by the applicant to evaluate the deposit. The City of Santa Barbara Environmental Analyst must also be contacted for review of the archaeological find(s).

CR-4 If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission shall also be contacted to determine the origin of remains and all State procedures shall be followed. Work in the area may only proceed after authorization is granted by the Environmental Analyst.

Residual Impact: With the application of mitigation measures, **potentially significant impacts** to archeological resources would be reduced to **less than significant** levels.

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

Discussion:

5.a-c
The closest faults to the project vicinity are the More Ranch Fault and the North Ellwood Fault. The routes of these faults through this area are along the southern edge of Goleta Slough and the northern part of the UCSB main campus. No faults have been identified on the project sight and the probability of rupture is low. Both faults are considered to be potentially active. However, the project area may be prone to ground shaking in the event of a major quake. The proposed monitoring wells would result in **less than significant** impacts related to seismic activity.

5.d-f
There is no potential for landslides or mudslides which would affect the project site due to the flatness of the site. Therefore there would be **no impacts** with respect to landslides, mudslides, land subsidence or expansive soils.

5.g

The grading associated with this project is limited to the small amount needed to dig the monitoring well. There would **no impacts** with respect to grading.

Mitigation Measure(s): **None.**

Residual Impact: **None.**

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

Discussion:

6. a.-c.

The site is located in an area with known groundwater contamination and is on the State list of contaminated sites due to the leaking tanks that were remediated at the former Chevron station located across Hollister Avenue. The purpose of the monitoring wells is to delineate the location and extent of the remaining groundwater contamination. The installation of the proposed monitoring wells would not involve the use of hazardous materials. However, digging of the wells could result in exposure of workers to contaminated soils or water. Installation of the monitoring wells would be performed by trained professionals under the supervision of the County Fire Department. No potential health hazards would result from this activity. Therefore, hazard-related impacts would be **less than significant**.

6. d. Native revegetation activities would have no effect regarding fire hazard and would be consistent with City Fire Hazard Landscape Guidelines. **No impacts** pertaining to fire hazards would result.

Mitigation Measure(s): **None.**

Residual Impact: **Less than Significant.**

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

Discussion:

7a,b.

Long Term

Noise guidelines are established in the City's General Plan Noise Element and in Chapter 9.16 of the Santa Barbara Municipal Code (Noise Ordinance). The Noise Element establishes the maximum acceptable exterior Day-Night Noise Level (L_{dn}) for residential uses at 60 dB(A) and at 45 dB(A) for interior noise levels. It is important to note that these guidelines are intended for long-term, permanent land uses, and do not apply to temporary construction activities. The Noise Ordinance regulates construction noise and stationary mechanical equipment noise.

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 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. The project is limited to drainage outfall construction and habitat improvements and involves no changes in the long-term use, and no long-term noise impacts of or to the waterway.

Short Term (Construction)

Heavy construction equipment can generate noise levels in the range of 80 to 85 dBA at a distance of 50 feet, while shorter more impulsive noises from other construction equipment can be higher, to over 100 dBA. Noise levels produced by construction equipment vary substantially depending on the type of equipment used and on their operation and maintenance. Some typical examples of construction noise levels are provided in Table 1 below (summarized from Harris, 1979):

Table 1

Equipment	Noise Level (dBA at 50 feet)
Compactor (roller)	70-87
Front loaders	70-96
Backhoes	70-94
Tractors	74-96
Scrapers, graders	75-96
Pavers	82-92
Trucks	69-96
Concrete mixers	72-90
Concrete pumps	74-85
Cranes (moveable)	74-95
Cranes (derrick)	85-88
Pumps	69-80
Generators	69-82
Compressors	68-87
Pneumatic wrenches	82-88
Jackhammers and drills	68-105

Construction of the project, including the construction of both out falls, as well as restoration and ongoing maintenance elements may result in temporary increases in noise from earthmoving equipment. However, these potential increases are temporary, and the general Airport area is already subject to noise from existing aircraft.

There are several businesses within 100 to 400 feet of the proposed project location, both on and off Airport property. None of these businesses are noise sensitive receptors. The City's Noise Ordinance limits noise generating construction activities between the hours of 8:00 p.m. and 7:00 a.m.

Given that the wells would be installed with manual equipment, **no noise impacts** associated with construction or operation of the monitoring wells would occur.

Mitigation Measure(s): **None.**

Residual Impact: **None.**

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)?	✓	
b) Displace existing housing, especially affordable housing?	✓	

Discussion:

The project is limited to monitoring well construction and habitat restoration. The project would not involve extension of major utility infrastructure. No loss of dwellings or new dwelling units are proposed, and no increase in population would result from the project.

Mitigation Measure(s): **None.**

Residual Impact: **None.**

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

Discussion:

9a,b,c,d,e,f,g,h,i.

The proposed project is limited to monitoring well construction and habitat restoration. The proposed project would have no impact on fire and police protection, schools, maintenance of public facilities or other government services.

9.j. Solid Waste Disposal

No solid waste disposal would be associated with the project. However, if contaminated soils are found, they would need to be disposed of according to Santa Barbara County Fire Department protocols.

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

Discussion:

10.a-b.

The proposed project is limited to monitoring well construction and habitat restoration. Demand for neighborhood or regional parks or other recreational facilities would not be increased, nor would the project affect existing parks or facilities. Therefore, there would be no impact to recreation as a result of the proposed project.

Mitigation Measure(s): **None.**

Residual Impact: **None.**

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

Discussion:

11.a-e.

The monitoring wells would be monitored quarterly, consistent with the existing monitoring schedule for the existing wells presently located on the site. No additional traffic trips would result. The monitoring well construction and wetland restoration would not require any alterations to traffic or access on Hollister Avenue nor would any changes to parking capacity occur. No hazards or barriers to pedestrians or bicyclists would result. **No impacts** from increased vehicle trips, inadequate access or insufficient parking capacity would result.

Mitigation Measure(s): None.

Residual Impact: None.

12. WATER ENVIRONMENT.	NO	YES
Could the project result in:		Level of Significance
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?	✓	
c) Discharge into surface waters?	✓	
d) Change in the quantity, quality, direction or rate of flow of ground waters?	✓	
e) Increased storm water drainage?		Less than Significant

Discussion:

12.a. Absorption, Drainage, and Runoff

The proposed project would not change the drainage capacity or runoff from the project site. The increase in impervious surfaces would be approximately 4 square feet on a temporary basis. This is an incremental amount, which would have a negligible effect on absorption, runoff, or drainage and thus would be considered a **less than significant** impact to drainage patterns and the rate and amount of surface runoff.

12.b. Exposure of People or Property to Flooding

The proposed project would not increase flood capacity of the project site. **No impacts** related to flood hazards would occur.

12.c. Discharge into Surface Waters

The installation of the wells would occur manually and the soil borings would be removed from the project site. No discharge to surface waters would occur.

12.d. Change in Quantity, Quality, or Flow of Groundwater:

The project would not generate any additional drainage or make any subsurface changes that could lead to changes in ground water quality, quantity, or rate of flow.

12.e. Storm Water Drainage:

The project would result in incremental increase in surface runoff, as there would be an increase of approximately of four square feet of impervious surfaces in the project vicinity on a temporary basis. This is an incremental amount and is considered to be a **less than significant** impact to storm water drainage. **Recommended Mitigation Measure WE-1** would further reduce less than significant impacts associated with storm water drainage.

Recommended Mitigation Measure(s):

WE-1 Construction activity should be limited to the dry season months of July to October.

Residual Impact: Application of recommended **Mitigation Measure WE-1** would further reduce the **less than significant impacts** to water resources.

MANDATORY FINDINGS OF SIGNIFICANCE.		
	NO	YES
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?	✓	
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	✓	
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓	
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓	

INITIAL STUDY CONCLUSION

On the basis of this initial evaluation it has been determined that:

Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in the initial study have been added to the project. A MITIGATED NEGATIVE DECLARATION has been prepared.

Case Planner/Initial Study Preparer: Andrew Bermond _____

Environmental Analyst: Michael Berman _____

Date: July 6, 2009

Exhibits

1. Site Plan

2. Vicinity Map
3. MMRP
4. Wetland Delineation (URS Corporation, November 14, 2007)
5. State Clearinghouse Letter dated May 26, 2009

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 Circulation Element

General Plan Conservation Element

1995 Housing Element

General Plan Land Use Element

General Plan Noise Element w/appendices

General Plan Map

General Plan Seismic Safety/Safety Element

Geology Assessment for the City of Santa Barbara

Institute of Traffic Engineers Parking Generation Manual

Institute of Traffic Engineers Trip Generation Manual

Local Coastal Plan (Main & Airport)

Master Environmental Assessment

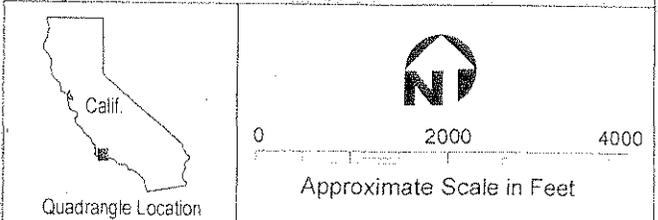
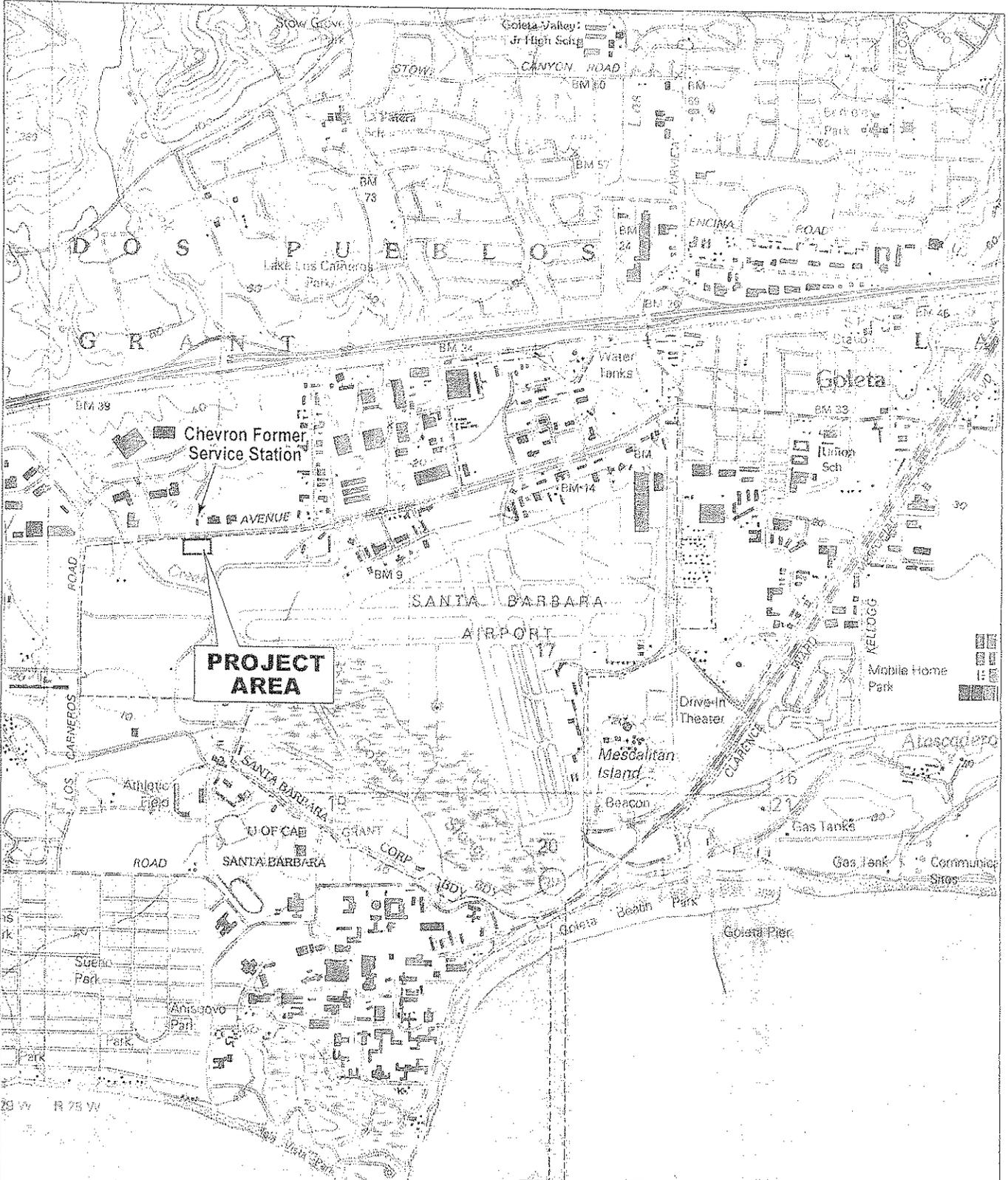
Santa Barbara Municipal Airport Master Phase 1 Archeological Assessment

Santa Barbara Municipal Code & City Charter

Special District Map

Uniform Building Code as adopted by City

Zoning Ordinance & Zoning Map



Chevron Former Service Station 9-4419
Wetland Delineation

URS Corporation

Source:
USGS 7.5' topographic
quadrangle:
Goleta, California 1995

Figure 1. PROJECT LOCATION

November
2007

6401 HOLLISTER AVENUE MONITORING WELL MST2008-00432

MITIGATION MONITORING AND REPORTING PROGRAM

PURPOSE

The purpose of the 6401 Hollister Avenue Monitoring Well 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.

6401 HOLLISTER AVENUE MONITORING WELL (MST2008-00432)
 MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	MITIGATION FREQUENCY	MONITORING FREQUENCY	REPORTING FREQUENCY	COMPLIANCE CHECK	VERIFICATION
BIO-1	Submit final landscaping and restoration prior to commencement of construction. The plans should include restoration of all temporarily disturbed habitat areas with native wetland species and creation of eight sq. ft. of wetland habitat area onsite to mitigate the temporary loss of four sq. ft. of habitat. Initial planting shall occur in concert with or immediately following construction activities associated with the project. An eight square foot area of the noxious weed Harding grass (<i>Phalaris aquatica</i>) shall be removed from the area surrounding the well installations. The disturbed areas shall be immediately be seeded with local native wetland and transitional wetland species as specified in the Wetland Delineation Report for the project dated November 14, 2007. Well installation and weeding and seeding shall be implemented in the dry season (late summer/early fall) to minimize impacts to wetlands.	Contractor	City staff	Check for compliance.	Once during construction.	Once during construction.	Once following completion of construction activities.	PEC report to Planning division.	
CR-1	Contract with a City-approved archaeologist to provide for monitoring of ground disturbing activities. The contract shall include a City qualified Native American monitor for consultation in the event prehistoric resources are discovered during construction.	Applicant	Environmental Analyst	Review Contract	Once prior to construction.	Once prior to construction.	Final Report	Planning Division	

MITIGATION MONITORING AND REPORTING PROGRAM MATRIX

MITIGATION MEASURE	MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	MITIGATION FREQUENCY	MONITORING FREQUENCY	REPORTING FREQUENCY	COMPLIANCE CHECK	VERIFICATION
CR-2	Contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If the findings are potentially significant, a Phase 3-recovery program shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission. That portion of the Phase 3 program, which requires work on-site, shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbances in the area of the find.	Contractor/ Owner/ Archaeologist	PEC	Ensure monitoring activities occur on site.	Prior to the start of any ground disturbing activities including boring, grading or vegetation removal, and throughout construction period	Throughout construction period.	Weekly, Final Report	Planning Division	

MITIGATION MEASURE	MONITORING REQUIREMENT	RESPONSIBLE ENTITY	MONITOR	ACTION BY MONITOR	MITIGATION FREQUENCY	MONITORING FREQUENCY	REPORTING FREQUENCY	COMPLIANCE CHECK	VERIFICATION
CR-3	All construction personnel shall be informed that in the event cultural resources may be present. If any archaeological artifacts, exotic rock (non-native) or unusual amounts of shell or bone are uncovered during any on-site grading, trenching or construction activities, all work must stop immediately in the area and a City-approved archaeologist retained by the applicant to evaluate the deposit. The City of Santa Barbara Environmental Analyst must also be contacted for review of the archaeological find(s).	Contractor/ Owner/ Archaeologist	PEC	Ensure monitoring activities	Prior to the start of any ground disturbing activities including boring, grading or vegetation removal, and throughout construction period	Throughout construction period.	Weekly; Final Report	Planning Division	
CR-4	If the discovery consists of potentially human remains, the Santa Barbara County Coroner and the California Native American Heritage Commission shall also be contacted to determine the origin of remains and all State procedures shall be followed. Work in the area may only proceed after authorization is granted by the Environmental Analyst.	Contractor/ Owner/ Archaeologist	PEC	Ensure monitoring activities	Throughout construction period.	Throughout construction period.	Weekly; Final Report	Planning Division	
WE-1	Construction may only occur during the dry season (July-October).	Contractor	PEC	Ensure requirement carried out on site.	Throughout construction period.	Throughout construction period.	Weekly; Final Report	Planning Division	





November 14, 2007

Elva Rogers, Geologist
Holguin, Fahan & Associates
50 West Main Street
Ventura, CA. 93001

**Re: Wetland Delineation for the Chevron Former Service Station #9-4419
Groundwater Wells**

Dear Ms. Rogers:

URS Corporation (URS) was retained by Holguin, Fahan & Associates (HFA) to perform an Army Corps of Engineers (USACE) jurisdictional wetland delineation for the Chevron Former Service Station #9-4419 Groundwater Wells project. The purpose of this letter is to summarize our findings of the wetland delineation and to assist HFA with site selection of their groundwater wells. This draft report should be submitted to the California Coastal Commission (CCC) and USACE for their concurrence of our findings during the permitting phase of the project.

INTRODUCTION

The study area is located on Santa Barbara Airport property between Hollister Avenue and Carneros Creek near the site of the dismantled Chevron Service Station #9-4419. The location of the former Chevron station is currently a vacant lot which is situated at the corner of Hollister Avenue and Los Carneros Way (see Attachment 1). The project that HFA proposes to implement within the study area consists of installing two new groundwater wells southeast and south of well MW-8. The 1.38-acre study area shown in Attachment 2 includes the area where the wells could potentially be located in order to meet the project objective to delineate the down gradient extent of MTBE concentrations in groundwater, as required by the Santa Barbara County Fire Department, Fire Prevention Division (FPD).

The wells will be installed by a person walking to the site and manually drilling a hole approximately 6 inches in diameter and 10 feet below grade with hand tools, primarily a stainless steel hand auger. Material removed from the borehole will be placed in a 5-gallon bucket and removed from the site. The wells will be completed with 1 to 2-inch diameter schedule 40 PVC casing and stainless steel pre-packed screen. The pre-packed screen will



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11/14/2007
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extend from 5 to 10 feet below grade. The PVC casing will extend from 5 feet below grade to approximately 2 feet above ground. The annular space will be filled with sand pack around the pre-packed screen and low permeability seal material (hydrated bentonite) above the sand pack to approximately 1 foot below grade. A 10- to 12-inch diameter Sonotube (concrete column form) will extend from the surface to approximately 1 foot below grade. Each well will be encased in a metal well monument set in concrete inside the Sonotube. The well monument will be locked and will include a watertight seal. It is assumed that this process would result in approximately 2 square feet of disturbance to the vegetation surrounding each well site.

Any material removed from the well during well development or monitoring will be contained in 5-gallon buckets and removed from the site. Well locations will be surveyed in accordance with AB2886 requirements. The wells will be monitored quarterly or as directed by FPD, so impacts to the surrounding vegetation include minor human trampling. FPD may reduce the required monitoring frequency to minimize foot traffic in the wetland-delineated area.

After a minimum of one year of monitoring and when directed by FPD, the wells will be destroyed in accordance with the Santa Barbara County Well Permit and California Department of Water Resources Bulletin #74. The well monument will be removed and hand tools will be used to destroy the well. The borehole will be sealed and all materials removed during well destruction will be placed in 5-gallon buckets and removed from the site.

Previous site investigations by URS senior biologist Johanna Kisner concluded that the study area is located within an area dominated by wetland vegetation and is within the coastal zone, and thus it is subject to the jurisdiction of the CCC. It was also determined that portions of the study area are likely located within USACE jurisdictional wetlands. Thus, we conducted a formal wetland delineation to determine USACE wetland boundaries within the study area to assist HFA in selecting well sites that avoid or minimize impacts to USACE and CCC wetlands.

The California Coastal Commission Code of Regulations (Section 13577 (b)) defines wetlands as:

“...land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes, and shall also include those types of wetlands where vegetation is lacking and soil is poorly developed or absent as a result of frequent or drastic fluctuations of surface



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water levels, wave action, water flow, turbidity or high concentration of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deepwater habitats.”

The Army Corps of Engineers defines wetlands as:

“... those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

The three parameters that are needed to qualify as a USACE jurisdictional wetland are:

- Hydrophytic vegetation – more than 50 percent of dominant plants are adapted to anaerobic soil conditions
- Hydric soils – soils classified as hydric or that exhibit characteristics of a reducing soil environment
- Wetland hydrology – inundation or soil saturation during at least five percent of the growing season (in Southern California, this is equal to 18 days)

Only one of these parameters listed in the USACE definition is needed to meet criteria for jurisdictional wetlands under CCC regulations.

METHODOLOGY

The wetland determination was conducted to determine the locations and boundaries of jurisdictional wetlands, if present, following field procedures described in the 1987 *Corps of Engineers Wetland Delineation Manual* and the 2006 *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region*. All references are listed in Attachment 6. The field survey of the study area was conducted on October 11, 2007 by URS senior biologists Johanna Kisner and John Davis IV. Seven sampling points (SP) were established in several appropriate locations throughout the study area in order to identify USACE and CCC wetland boundaries (See Attachment 2).

Site features were mapped using a Trimble GeoXT GPS Unit with ArcPad 7.0.1. Features that were mapped included the study area boundary, the seven sampling sites, and wetland and hydrological features. Photographs of the study area and sample points were taken.

RESULTS

The following is a description of the findings of the wetland delineation to assist in consultations with the USACE and CCC, and to ensure that all jurisdictional wetlands are either avoided or any temporary impacts are minimized and mitigated. Field data associated with each sampling point was recorded on Wetland Determination Data Forms provided as Attachment 3.

Vegetation

The study area consists of persistent palustrine emergent vegetation dominated by a mix of obligate, facultative wetland and facultative plant species. The dominant facultative wetland species in the area include alkali heath (*Frankenia salina*), alkali-weed (*Cressa truxillensis*), and tall flatsedge (*Cyperus eragrostis*). Dominant facultative plant species at the site are Harding grass (*Phalaris aquatica*) and bristly ox-tongue (*Picris echioides*). The area also includes scattered patches of the facultative upland species giant ryegrass (*Leymus condensatus*), facultative species rough cocklebur (*Xanthium strumarium*), facultative wetland species salt grass (*Distichlis spicata*) and curly dock (*Rumex crispus*), and obligate wetland species willow-weed (*Polygonum lapathifolium*). A complete species list of vegetation recorded at the sampling sites is provided in Attachment 5. Wetland status of these plants was determined using the USACE approved 1988 *National List of Plant Species That Occur in Wetlands: California (Region 0)*.

All of the sampling sites meet the criteria for hydrophytic vegetation. Sampling points SP3, SP5, and SP6 are dominated by native facultative wetland species (see Attachment 4, Photographs 4, 5, and 9). Sampling points SP1 and SP7 are dominated by alkali heath and bristly ox-tongue (facultative wetland and facultative species) (see Attachment 4, Photograph 1). Sampling points 2 and 4 are dominated by non-native facultative species, Harding grass and bristly ox-tongue (see Attachment 4, Photographs 2 and 7).

Soil

The soil type in this area is classified as aquents fill (URS, 2007). In 1928, the Airport was expanded by filling in historic wetlands with native soils from nearby. The only obvious



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modification to the soil near the study area is a soil pile created when the airport dredged an area at the south end of the study area. There were several deep vertical cracks in the soil throughout the study area indicating soils with high clay content.

All seven sampling points contain hydric soils due to the presence of iron mottles or redox concentrations in low chroma soils. Redox concentrations are between 0 to 5 percent cover at SP2, SP4, SP5, SP6 and SP7. For SP1, redox concentrations are between 5 to 10 percent; for SP3 redox concentrations are 20 percent. All soil samples have a chroma value of 10YR3/2. Sample points SP1 and SP2 are composed of loam (see Attachment 4, Photograph 3), SP3, SP4, and SP6 are composed of silt-clay loam (see Attachment 4, Photographs 6 and 8), and SP5 is composed of silt-clay soil (see Attachment 4, Photograph 10).

Hydrology

The hydrology within the study area is problematic because it has been isolated from Goleta Slough for decades by Hollister Avenue and the airport runway. Although hydrophytic vegetation and hydric soils remain in place, historic hydrological features are altered. There are no wetland hydrology indicators for sample points SP1, SP2, SP4, and SP6. Wetland hydrology indicators are present for SP3 and SP5. Oxidized rhizospheres along living roots, a primary wetland indicator, are present at SP5. SP3 characterizes a small drainage that captures runoff from Hollister Avenue, adjacent wetlands, and direct rainfall that flows into several small, low gradient channels that flow to the south and east towards another larger drainage that flows to Carneros Creek (see Attachment 2).

An aerial photograph taken approximately during the rainy season of 2003 shows ponded water adjacent to the east side of the small drainage. The small drainage likely connects with this wetland area during higher rainfall events (see Attachment 2). The gradient in the study area is from the west to east toward the larger drainage channel that flows into Carneros Creek. The elevation in the study area ranges from approximately 5.9 feet at the east edge of the study area to 7.2 feet near the western edge of the study area. Historically, the study area was within the range of a high tide in the slough; however, it no longer receives surface water tidal influence because of alterations to Carneros Creek which created a berm that separates the wetland from the slough. In addition, the outflow pipe that flows under the berm from the larger drainage to Carneros Creek is designed to only allow flows out from the drainage to Carneros Creek, but does not allow flow from Carneros Creek into the drainage. Carneros Creek flows into Tecolotito Creek from the east which then drains to the Pacific Ocean (note that the depiction of these creeks on Attachment 1 is no longer accurate since these creeks were realigned further to the west for the Airport runway safety area project in 2006).



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CONCLUSIONS/RECOMMENDATIONS

Approximately 1.38 acres of CCC and 0.95 acres of USACE jurisdictional wetlands were observed in the study area for the Chevron Service Station #9-4419 Groundwater Wells project. The entire study area consists of CCC wetlands. SP3 and SP5 characterize the delineated USACE jurisdictional wetlands. Attachment 2 shows the "preferred option" for well sites in the "disturbed CCC wetlands" characterized by SP2 and SP4. To avoid impacts to USACE wetlands and minimize impacts to CCC wetlands, these areas are preferable well location sites. Impacts to CCC wetlands would be minimized by placing the wells in the most disturbed areas dominated by the noxious weed Harding grass. The "secondary option" for well sites is within the "CCC only wetlands". The boundary between CCC wetlands and USACE wetlands is approximate based on the sampling points and aerial photograph showing ponded water. If wells must be placed within 15 feet of this boundary and HFA would still like to avoid USACE permitting, it is recommended that a biologist be present to ensure the wells are not placed within a USACE wetland.

PROPOSED MITIGATION MEASURES

We recommend the following measures to mitigate for temporary disturbance to CCC wetlands and any USACE jurisdictional wetlands that may need to be impacted within the study area. As typically required for temporary impacts to wetlands, CCC may require a wetland restoration mitigation ratio of 4:1. A superior option would be to pay a negotiated compensatory mitigation fee to Santa Barbara Land Trust to assist with the restoration project at the California Department of Fish and Game properties in the Goleta Slough. In addition, we recommend that when the wells are removed, soil similar to the native soil be placed in the well hole from the surface to a 12 inch depth and the disturbed area should be seeded with a native seed mix as described below.

For the wetland restoration option, a noxious weed harding grass (*Phalaris aquatica*) should be removed from within a 8 square foot area surrounding each well site immediately following well installation. These disturbed areas should be immediately seeded with local native wetland and transitional wetland species. Species should be chosen that germinate easily with natural rainfall and without supplemental irrigation. Native species that should be seeded include alkali heath, wild heliotrope (*Heliotropum curassavicum*), meadow barley (*Hordeum brachyantherum* ssp. *brachyantherum*), southern tarplant (*Centromadia parryi* ssp. *australis*, previously *Hemizonia parryi* ssp. *australis*), and slender-leaved aster (*Aster subulatus* var. *ligulatus*). Well installation and the weeding and seeding effort should be implemented during the dry season (late summer/early fall) to minimize impacts to wetlands.



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Local native seed for the proposed project should be supplied by Growing Solutions, a sub-contractor to URS. Growing Solutions and URS have collected seed and propagated plants for various wetland restoration projects at the Santa Barbara Airport, and have intimate knowledge of the plant species near the study area.

It is our intent that this letter serve as a means to avoid, minimize, and/or mitigate for impacts associated with the proposed project to the CCC and USACE wetlands, and to facilitate an informed discussion with these agencies. Please contact Ms. Kisner at (805) 361-1121 if you have any questions.

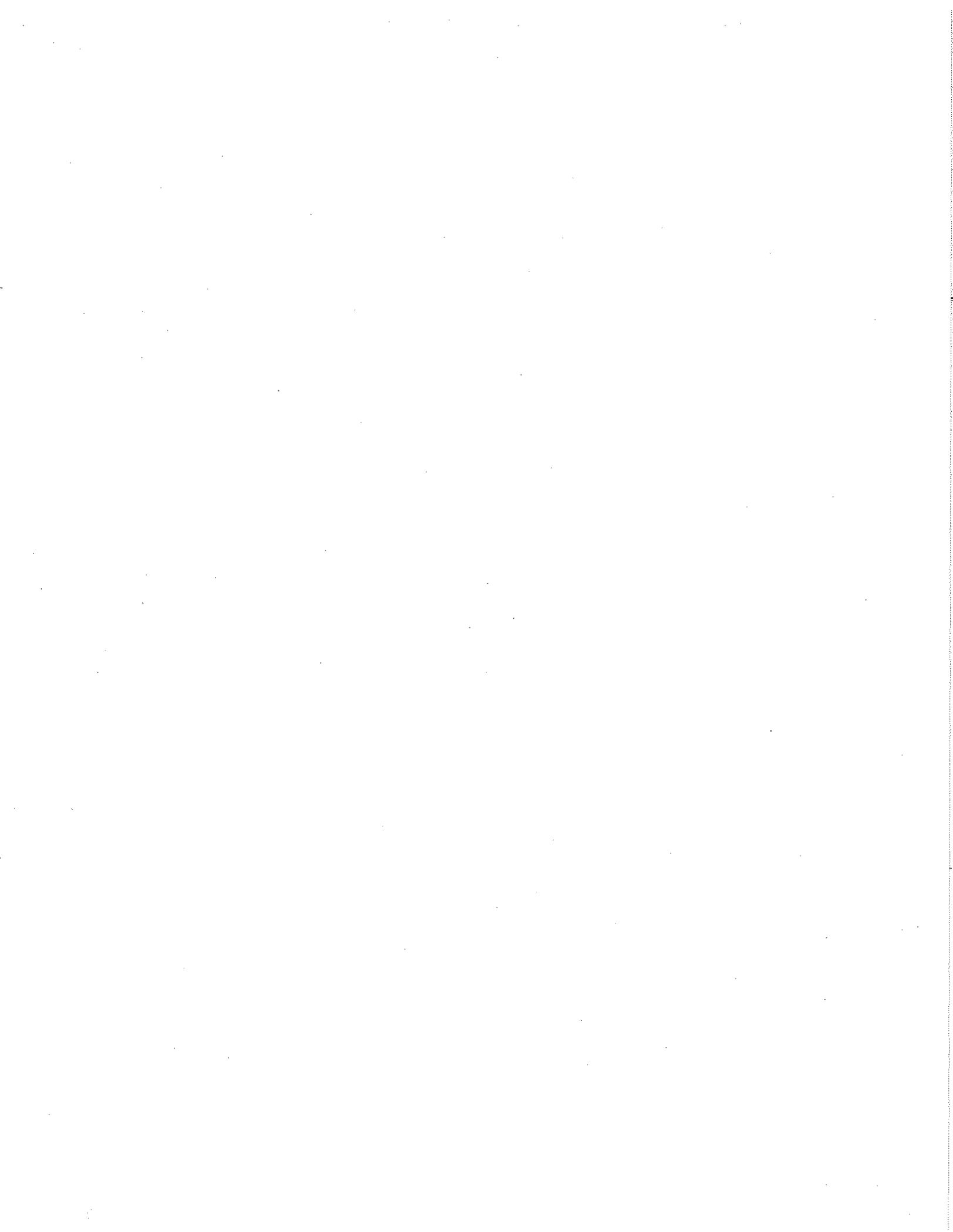
Sincerely,
URS Corporation

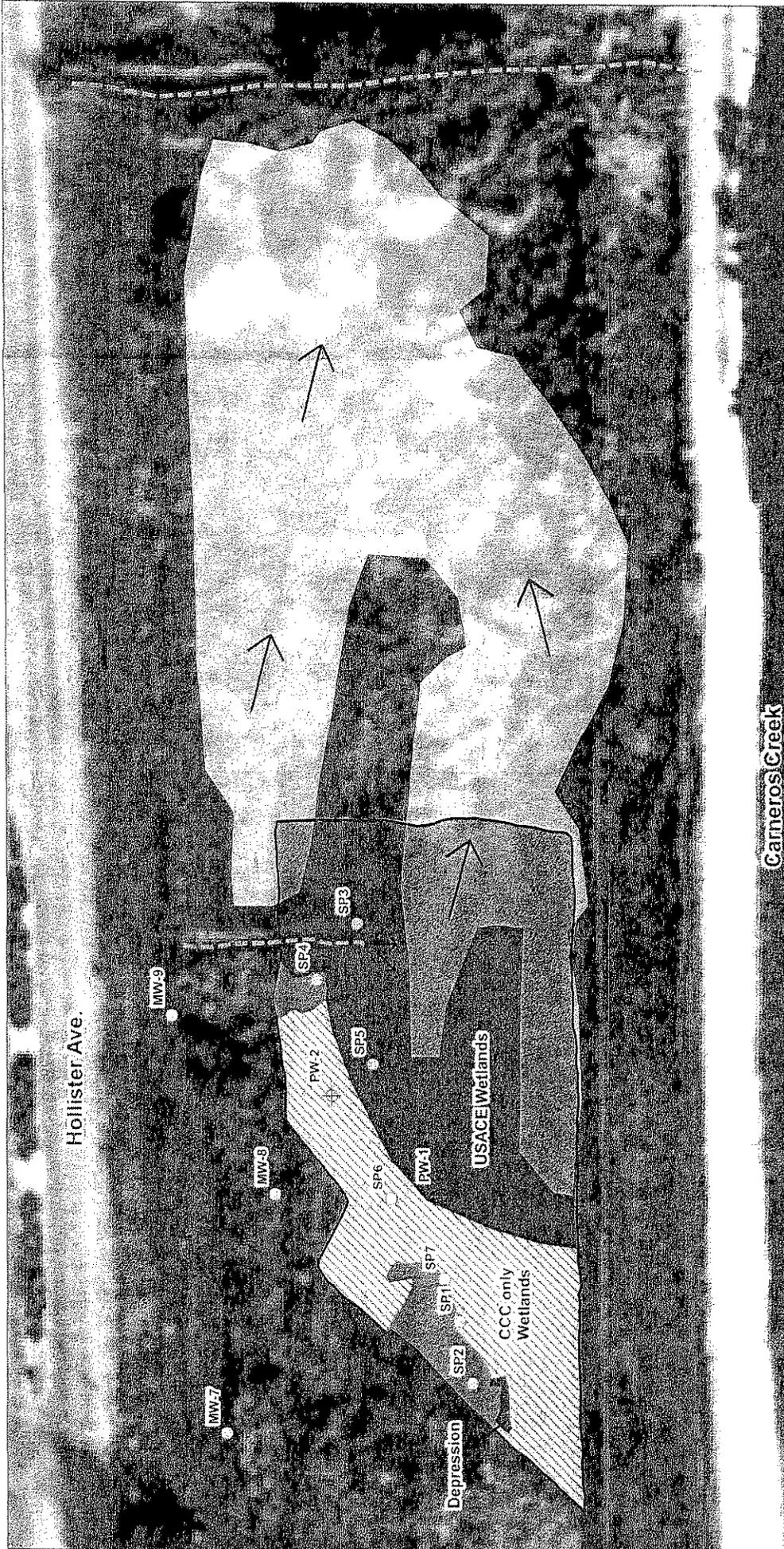
Johanna Kisner
Project Manager/Biologist

John Davis IV
Senior Biologist
Biology Team Manager

Attachments

- Attachment 1: Project Location
- Attachment 2: Study Area Map
- Attachment 3: Wetland Determination Data Forms – Arid West Region
- Attachment 4: Project Site Photographs
- Attachment 5: Vegetation Species List
- Attachment 6: References





Legend

	Proposed Groundwater Well		USACE Drainage
	Existing Groundwater Well		CCC only Wetlands (Secondary Options for Well Sites)
	Sampling Points		USACE Wetlands
	Project Boundary		Disturbed CCC Wetlands (Preferred Options for Well Sites)
			Aerial Interpreted Hydrology

Scale: 1 inch equals 60 feet
1:720

North Arrow: N

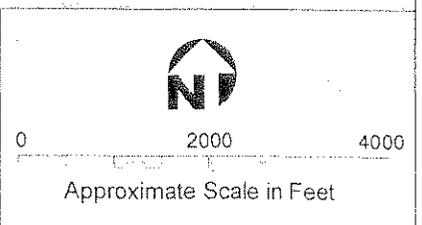
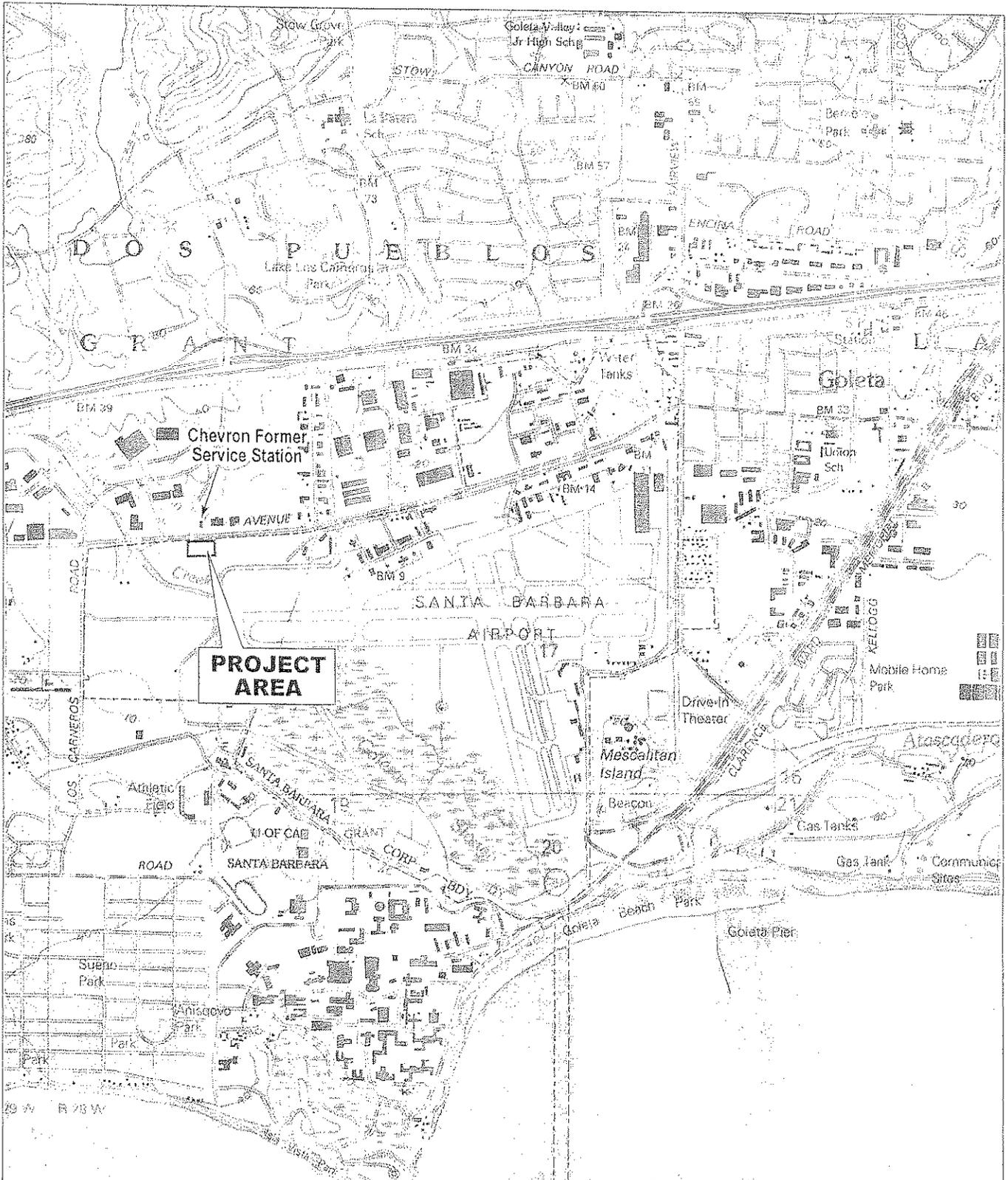
Scale Bar: 0, 30, 60, 120 Feet

Map Labels: Hollister Ave., Cameros Creek, Depression, MW-7, MW-8, MW-9, SP1, SP2, SP3, SP4, SP5, SP6, SP7, PW-2, USACE Wetlands, CCC only Wetlands

Metadata:
 Date: 11/20/07
 Source: Aerial Photo provided by Santa Barbara Airport, November 20, 2006.
 November, 2007

Client: Chevron Former Service Station
 9-4419 Wetland Delineation

Logo: URS

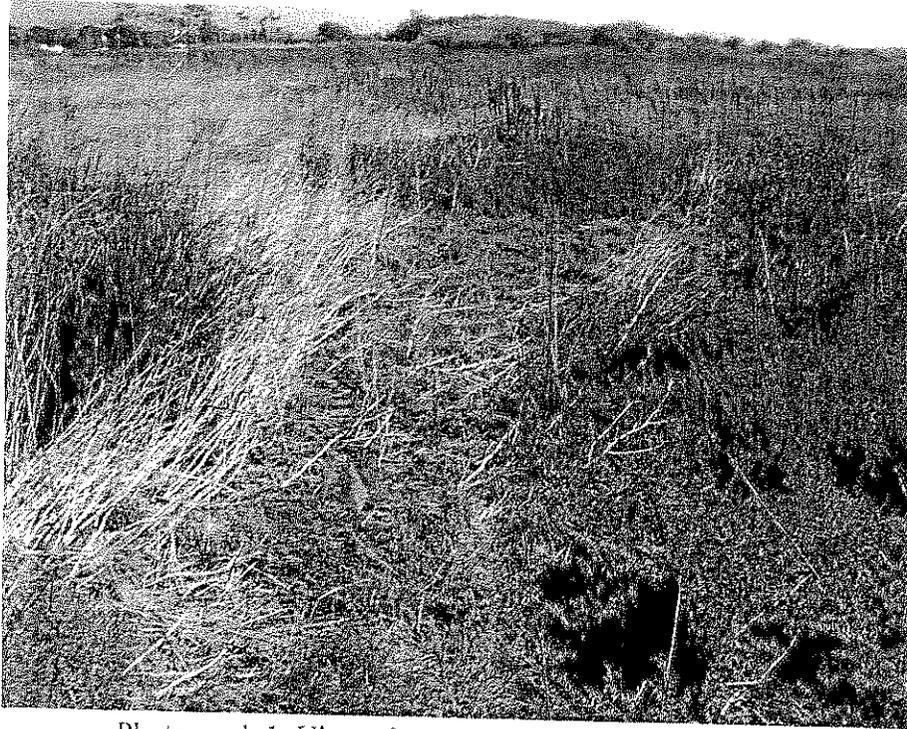


Chevron Former Service Station 9-4419
Wetland Delineation
URS Corporation

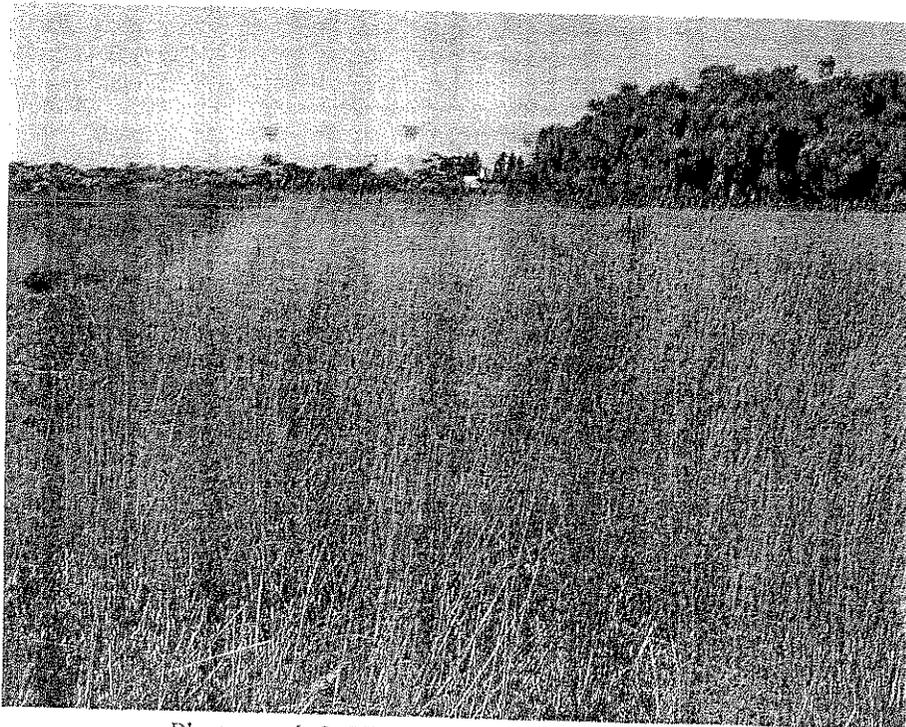
Source:
USGS 7.5' topographic
quadrangle:
Goleta, California 1995

Figure 1. PROJECT LOCATION

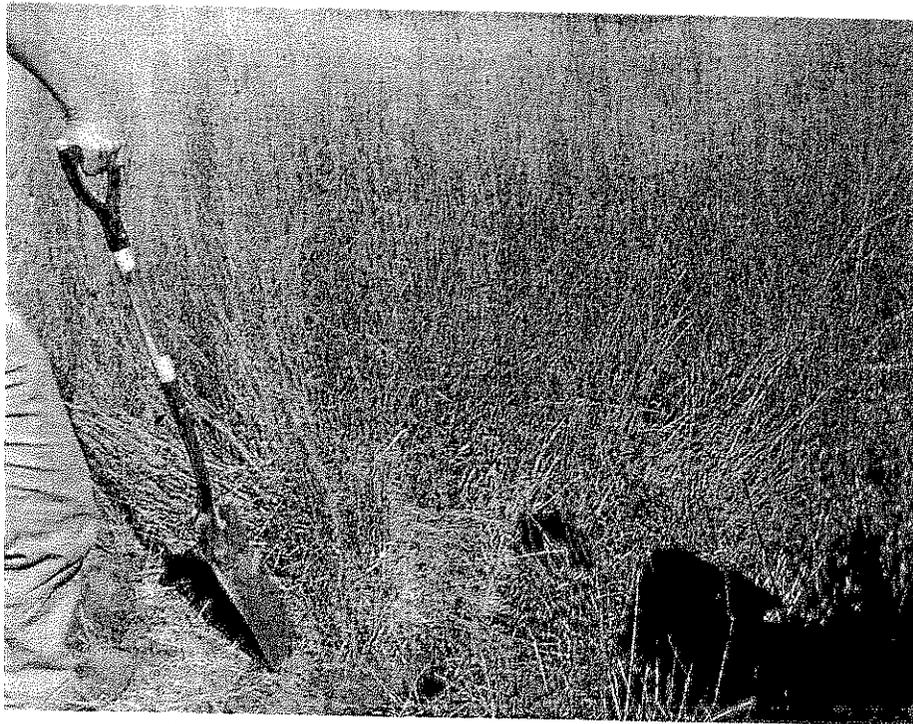
November
2007



Photograph 1. View of sample point 1 facing northeast.



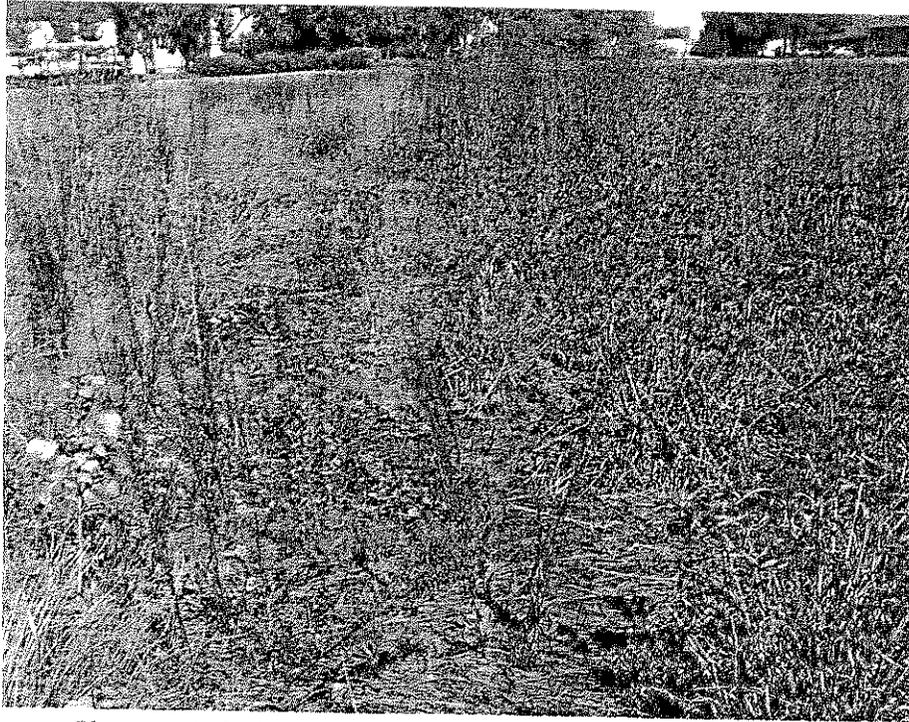
Photograph 2. View west from sample point 2.



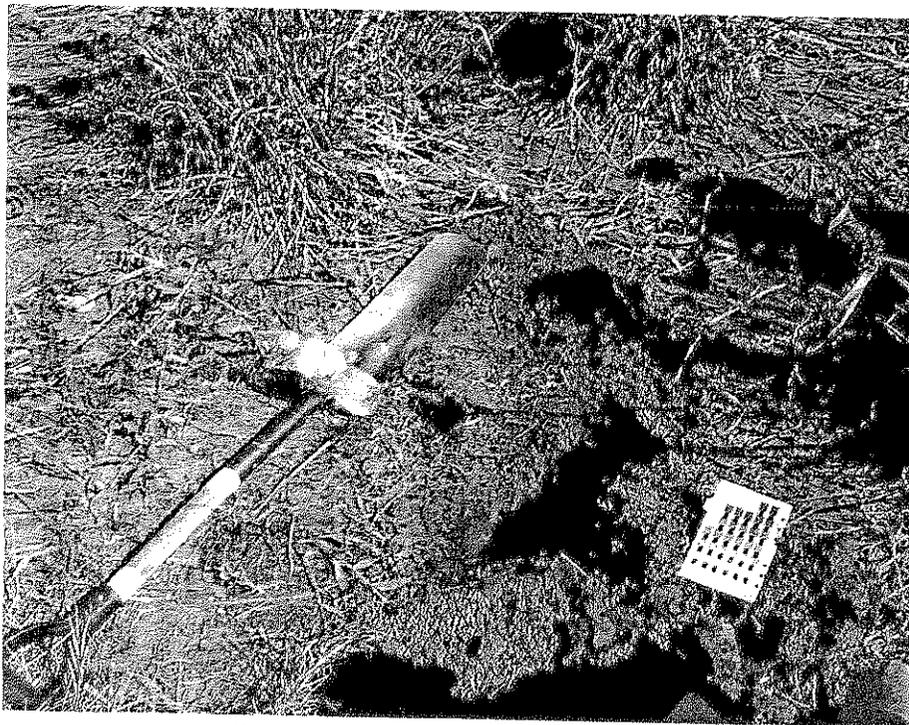
Photograph 3. Photo of soil pit at sample point 2.



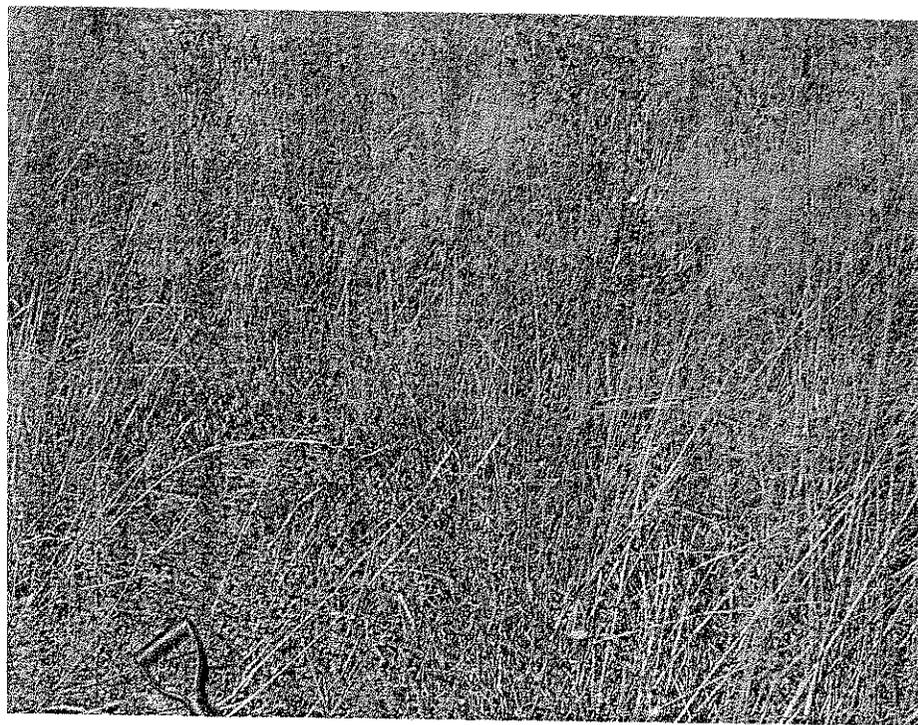
Photograph 4. View south from sample point 3.



Photograph 5. Sample point 3 facing north in drainage channel.



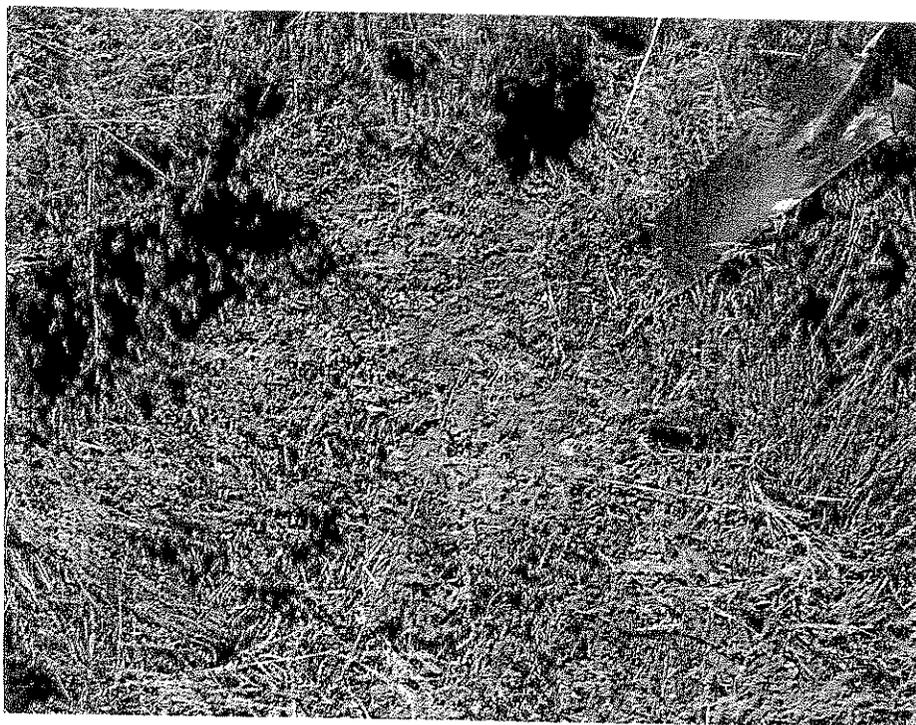
Photograph 6. Sample point 3 soil pit.



Photograph 7. View of sample point 4.



Photograph 8. Soil pit at sample point 4.



Photograph 9. View of sample point 5.



Photograph 10. View of soil from sample point 5.

Attachment 5
Plant Species Observed on Site

Scientific Name	Common Name	Plant Indicator Status Categories
<i>Cressa truxillensis</i>	Alkali weed	FACW
<i>Cyperus eragrostis</i>	Tall flatsedge	FACW
<i>Distichlis spicata</i>	Salt grass	FACW+
<i>Frankenia salina</i>	Alkali heath	FACW
<i>Leymus condensatus</i>	Giant ryegrass	FACU
<i>Lolium multiflorum</i>	Italian ryegrass	FAC*
<i>Malvella leprosa</i>	Alkali mallow	FAC*
<i>Phalaris aquatica</i>	Harding grass	FAC+
<i>Picris echioides</i>	Bristly ox-tongue	FAC+
<i>Polygonum lapathifolium</i>	Willow-weed	OBL
<i>Rumex crispis</i>	Curly dock	FACW-
<i>Salicornia virginica</i>	Pickleweed	OBL
<i>Xanthium strumarium</i>	Rough cocklebur	FAC+

OBL-Obligate wetland plant, FACW-Facultative wetland plant, FAC-Facultative plants, FACU-Facultative upland plants, (+) and (-) modifiers (Reed, 1988)

ATTACHMENT 6 REFERENCES

- Environmental Laboratory. December 2006. Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. ERDC/EL TR-06-16. U.S. Army Corps of Engineers Engineer Research and Development Center. Vicksburg, MS.
- Environmental Laboratory. January 1987. Corps of Engineers Wetland Delineation Manual. Technical Report Y-87-1. U.S. Army Corps of Engineers Waterways Experiment Station. Vicksburg, MS.
- Kartesz, J.T. 1996. National List of Vascular Plant Species That Occur in Wetlands: 1996 National Summary. U.S. Fish and Wildlife Service.
- Munsell Color. 2000. Munsell Soil Color Charts. GretagMacbeth. New Windsor, NY.
- Reed, P.B. May 1988. National List of Plant Species That Occur in Wetlands: California (Region 0). Biological Report 88. U.S. Fish and Wildlife Service Research and Development. Washington, D.C.
- URS Corporation. 2007. City of Santa Barbara, Master Service Agreement Series (2 of 11) Soil Type map.



ARNOLD SCHWARZENEGGER
GOVERNOR

May 26, 2009

Andrew Bermond
City of Santa Barbara
601 Firestone Road
Santa Barbara, CA 93102

Subject: Chevron Monitoring Wells on Hollister Avenue
SCH#: 2009041109

Dear Andrew Bermond:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on May 22, 2009, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

RECEIVED

MAY 29 2009

CITY OF SANTA BARBARA
AIRPORT DEPARTMENT



CYNTHIA BRYANT
DIRECTOR

**Document Details Report
State Clearinghouse Data Base**

SCH# 2009041109
Project Title Chevron Monitoring Wells on Hollister Avenue
Lead Agency Santa Barbara, City of

Type Neg Negative Declaration

Description The project consists of the installation of two groundwater monitoring wells in wetlands south of Hollister Avenue on Santa Barbara Airport property in the appealable jurisdiction of the Coastal Zone. Installation of these wells is required by the Santa Barbara County Fire Department as part of the site assessment for MTBE contamination associated with a former Chevron gas station that was located at 6470 Hollister Avenue. Five monitoring wells were previously installed outside the wetland area as part of the site assessment. Based on the data collected from existing wells, the County Fire Department has requested installation of 2 additional wells south and east of the existing wells to further delineate the down-gradient extent of MTBE in groundwater. The 6 inch wide wells would be manually drilled to a depth of ~10 ft. Soil samples would be collected from the boring material and the wells would be completed with 2 inch diameter Schedule 40 PVC casings that would extend above ground and be encased in a well monument set into a small concrete pad so that the wells can be located year-round. The proposed wells would be fully removed after one year of quarterly monitoring or as directed by the County Fire Department. The area occupied by the wells would then be filled in and replanted with native wetland vegetation. The proposed project also includes the restoration of 4 sf of habitat to mitigate the temporary loss of wetland habitat associated with the installation of the 2 wells.

Lead Agency Contact

Name Andrew Bermond
Agency City of Santa Barbara
Phone 805-692-6032
email
Address 601 Firestone Road
City Santa Barbara
State CA **Zip** 93102
Fax

Project Location

County Santa Barbara
City Santa Barbara
Region
Lat / Long
Cross Streets Hollister Ave / Los Cameros Way
Parcel No. 073-450-003
Township

Proximity to:

Highways 101, 217
Airports Santa Barbara
Railways UPRR
Waterways Pacific Ocean, Goleta Slough
Schools UCSB, Kellogg, Goleta Valley Jr HS, Isla Vista
Land Use PLU: Goleta Slough
Z: G-S-R/SD-3
GP: Major Public, Institution

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Cumulative Effects; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

**Document Details Report
State Clearinghouse Data Base**

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; Air Resources Board, Airport Projects; State Water Resources Control Board, Clean Water Program; State Water Resources Control Board, Division of Water Rights; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

Date Received 04/23/2009 **Start of Review** 04/23/2009 **End of Review** 05/22/2009



HOLGUIN, FAHAN & ASSOCIATES, INC.
ENVIRONMENTAL MANAGEMENT CONSULTANTS

September 10, 2008

RECEIVED
SEP 15 2008

City of Santa Barbara
Planning Division
630 Garden Street
Santa Barbara, California 93101

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Subject: COASTAL DEVELOPMENT PERMIT APPLICATION FOR INSTALLATION OF TWO GROUNDWATER MONITORING WELLS IN WETLANDS ON SANTA BARBARA AIRPORT PROPERTY FOR CHEVRON PRODUCTS COMPANY FORMER SERVICE STATION #9-4419 6470 HOLLISTER AVENUE, GOLETA, CALIFORNIA (FPD LUFT SITE #502431)

Dear City of Santa Barbara:

On behalf of Chevron Environmental Management Company (Chevron EMC), Holguin, Fahan, & Associates, Inc. (HFA) submits the coastal development permit application for installation of two groundwater monitoring wells in wetlands on Santa Barbara Airport property for the above-referenced site. The proposed well locations are located at the edge of California Coastal Commission and United States Army Corps of Engineers jurisdictional wetlands near Hollister Avenue. The work has been proposed as required by the Santa Barbara County Fire Department, Fire Prevention Division and will be performed as part of site assessment activities associated with the above-referenced site. A coastal development permit is required for field activities. City Planning Commission approval of the project and permit issuance is requested.

The coastal development permit application includes:

- Figure 1 - Plot Plan Showing Proposed Groundwater Monitoring Well Locations
- Attachment 1 - City of Santa Barbara Planning Commission (PC) and Staff Hearing Officer (SHO) Cover Sheet
- Attachment 2 - HFA's Site Assessment Work Plan and Additional Project Information
- Attachment 3 - Agency Correspondence
- Attachment 4 - Photographs
- Attachment 5 - City of Santa Barbara Pre-Application Review Team (PRT) Comments
- Attachment 6 - City of Santa Barbara Master Application
- Attachment 7 - City of Santa Barbara Coastal Development Permit Application
- Attachment 8 - URS' Wetland Delineation Report
- Attachment 9 - URS' Archaeological Resources Report

ENVIRONMENTAL SCIENTISTS GEOLOGISTS ENGINEERS
Contaminated Site Assessment • Fixed & Mobile Remediation • Project & Program Management

Ventura, CA
805-641-1056

Pleasanton, CA
800-672-0219

Colton, CA
909-422-8988

Tempe, AZ
480-505-3332

Flagstaff, AZ
928-779-6447

<http://www.hfa.com>

Exhibit D



HOLGUIN, FAHAN
& ASSOCIATES, INC.

ENVIRONMENTAL MANAGEMENT CONSULTANTS

City of Santa Barbara
Planning Division
September 10, 2008 - Page 2

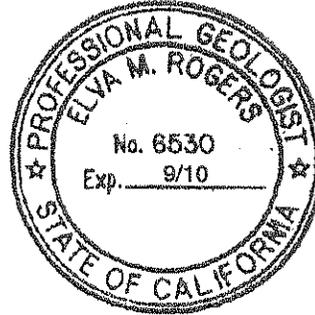
If you have any questions or require additional information, please contact me at (805) 641-4088 or Elva_Rogers@hfa.com, or Ms. Holly Holwager at (805) 701-4885 or Holly_Holwager@hfa.com.

Respectfully submitted,

Elva M. Rogers, PG
Project/Property Specialist
Holguin, Fahan & Associates, Inc

HH/EMR:lbs:mgh

cc: Mr. John R. Frary, Chevron EMC
Ms. Karen Ramsdell, c/o Mr. Andrew Bermond, City of Santa Barbara Airport



RELEVANT POLICIES

Environmental Review

California Environmental Quality Act of 1970

15074. CONSIDERATION AND ADOPTION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION

- (a) Any advisory body of a public agency making a recommendation to the decision-making body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation
- (b) Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.
- (c) When adopting a negative declaration or mitigated negative declaration, the lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- (d) When adopting a mitigated negative declaration, the lead agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.
- (e) A lead agency shall not adopt a negative declaration or mitigated negative declaration for a project within the boundaries of a comprehensive airport land use plan or, if a comprehensive airport land use plan has not been adopted, for a project within two nautical miles of a public airport or public use airport, without first considering whether the project will result in a safety hazard or noise problem for persons using the airport or for persons residing or working in the project area.
- (f) When a non-elected official or decision making body of a local lead agency adopts a negative declaration or mitigated negative declaration, that adoption may be appealed to the agency's elected decisionmaking body, if one exists. For example, adoption of a negative declaration for a project by a city's planning commission may be appealed to the city council. A local lead agency may establish procedures governing such appeals.

Cultural Resources

Local Coastal Program

Policy F-3: New development shall protect and preserve archaeological or other culturally sensitive resources from destruction, and shall minimize and, where feasible, avoid impacts to such resources. "Archaeological or other culturally sensitive resources" include human remains, and archaeological, paleontological, or historic resources.

- Coastal Development Permits for new development within or adjacent to archaeologically or other culturally sensitive resources shall be conditioned upon the implementation of appropriate mitigation measures to minimize and, where feasible, avoid impacts to such resources.
- New development on or adjacent to sites with archaeologically or other culturally sensitive resources shall include on-site monitoring by a qualified archaeologist/s and appropriate Native American consultant/s of all grading, excavation, and site preparation that involve earth-moving operations.

Biological Resources

California Coastal Act of 1976

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Local Coastal Program

Policy C-12: New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- Protect areas that provide important water quality benefits, that are necessary to maintain riparian and aquatic biota and/or that are particularly susceptible to erosion and sediment loss.
- Limit increases of impervious surfaces.
- Limit disturbance of natural drainage features and vegetation.
- Minimize, to the maximum extent feasible, the introduction of pollutants that may result in significant impacts from site runoff from impervious areas. New development shall incorporate Best Management Practices (BMPs) or a combination of BMPs best suited to reduce pollutant loading to the maximum extent feasible.

Development

Zoning Ordinance:

GOLETA SLOUGH COASTAL DEVELOPMENT PERMIT

29.25.050 Findings.

Prior to the approval of a Goleta Slough Coastal Development Permit by the Planning Commission, or City Council upon appeal, all of the following must be found:

A. The project is consistent with the City's Coastal Land Use Plan and all applicable provisions of the Code.

B. The project is consistent with the policies of the California Coastal Act.

C. The proposed use is dependent upon the resources of the environmentally sensitive area or the proposed use is found to be consistent with Section 30233 of the Coastal Act.

D. Development in areas adjacent to an environmentally sensitive area shall be designed to prevent impacts which would significantly degrade such area and shall be compatible with the continuance of such habitat.

E. A natural buffer area of 100 feet will be maintained in an undeveloped condition along the periphery of all wetland areas. Where development of the Airfield Safety Projects renders maintenance of a 100 foot buffer area between new development and delineated wetlands infeasible, the maximum amount of buffer area is provided and all impacts to wetland habitat will be mitigated to the maximum extent feasible such that no net loss of wetland habitat occurs.

F. The proposed use shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific and educational purposes.

G. The proposed project includes adequate impact avoidance and mitigation measures to ensure protection of rare, threatened, or endangered species, that are designated or candidates for listing under State or Federal law, "fully protected" species and/or "species of special concern," and plants designated as rare by the California Native Plant Society.

H. There is no less environmentally damaging alternative to the proposed development, all feasible mitigation measures have been provided to minimize adverse environmental effects and, if applicable:

1. All dredged spoils shall be removed from the wetland area to avoid significant disruption to wildlife habitat and water circulation.

2. Diking, filling or dredging in the Goleta Slough shall maintain or enhance the functional capacity of the wetland or estuary.

I. Channelizations or other substantial alteration of rivers and streams shall incorporate the best mitigation measures feasible.

J. Archaeological or other culturally sensitive resources within the Goleta Slough are protected from impacts of the proposed development.

K. The proposed use shall minimize any adverse effects of wastewater discharges, run-off and interference with surface water flow.

L. Sedimentation from the proposed development has been reduced to a minimum and is compatible with the maintenance of the wetland area.

M. The proposed project enhances public educational or recreational opportunities at the Goleta Slough including, but not limited to:

1. Providing area(s) and facilities on the periphery of the wetland for recreational and educational use of the Slough; or,

2. Developing educational tour routes and procedures for such tours in dry land areas of the Slough.

a. Educational/explanatory signs shall be included as part of any walking tour or viewing facilities project.

