



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: October 25, 2012
AGENDA DATE: November 1, 2012
PROJECT ADDRESS: 2224 Gibraltar Road (MST2012-00187)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *DJK*
 Allison De Busk, Project Planner *ADP*

I. PROJECT DESCRIPTION

The proposed project involves an amendment to site's building envelope in order to allow the construction of a new two-car garage and the conversion of the existing two-car garage into additional living area for an existing single-family residence.

The project site is 11.46 acres and is currently developed with a 3,714 square foot two-story residence with an attached 575 square foot two-car garage. The proposal is to convert the existing garage area into habitable space and add a new 480 square foot attached two-car garage to the north of the existing residence.

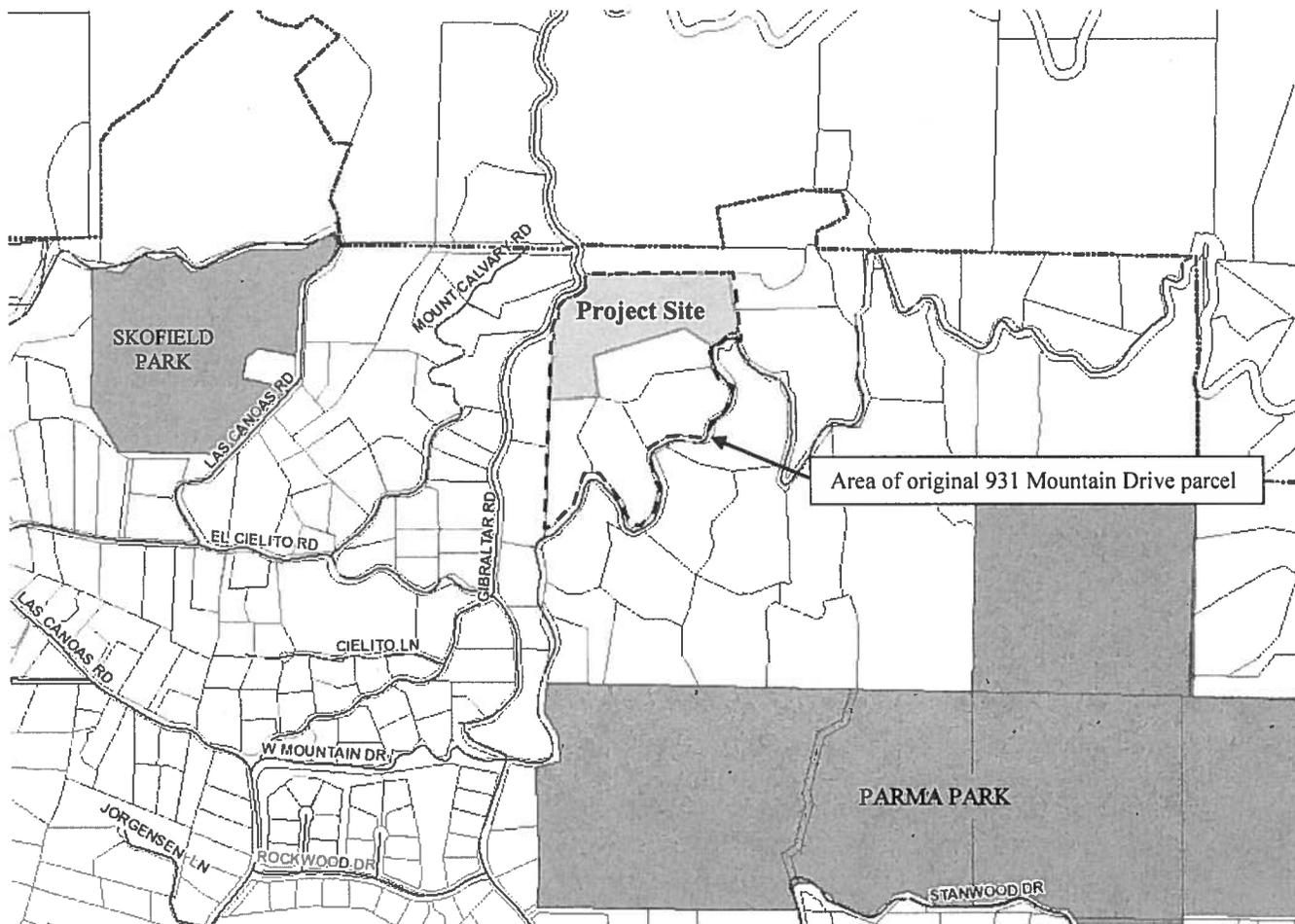
The subject parcel was created in 1991 as part of the subdivision of 931 Mountain Drive. The approved subdivision identified a 12,135 square foot building envelope for the subject parcel. The proposed new garage would be located outside of the previously identified building envelope. Therefore, the applicant is requesting to amend the building envelope by relocating 535 square feet of the approved building envelope from behind the existing residence to the area of the proposed garage addition.

II. REQUIRED APPLICATIONS

The discretionary application required for this project is an Amendment to the previously approved Building Envelope for the site, as required per Planning Commission Resolution 012-91 and shown on the approved Final Map for 931 Mountain Drive. If approved by the Planning Commission, the Amendment to the Final Map will require City Council approval prior to recordation.

III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood and the original project approval, and the project would not impact biological resources. Therefore, Staff recommends that the Planning Commission approve the project, making the findings outlined in Section IX of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map – 2224 Gibraltar Road

IV. BACKGROUND

In 1991, the Planning Commission approved the subdivision of a 29.27-acre parcel identified as 931 Mountain Drive into five lots (Resolution No. 012-91). As part of that approval, building envelopes were identified for each of the lots. The project site was identified as Lot 4 of that five-lot subdivision.

The original subdivision request was for a seven-lot subdivision referred to as Anacapa Ranch. Environmental review (a Negative Declaration) was done based on this seven-lot subdivision proposal. On December 20, 1990, the Planning Commission continued the project noting concerns with:

- Building pads and roads on 30% slopes
- Fire clearance around the building pads
- Issues regarding “dry lot” subdivision
- Possible reduction of parcels
- Attempt to preserve 90% of terrain
- Need to locate and identify trees and trunk sizes on Map

- Add the City as a party to additional sections of the CC&Rs for greater control
- Mountain Drive improvements

The applicant submitted plans for a revised five-lot subdivision, including revised CC&Rs, that addressed the Commission's concerns. Therefore, on February 14, 1991, the five-lot subdivision was approved.

In 2003, a two-story residence was built on the project site (Lot 4). In 2009, an addition to the residence was permitted.

V. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Adam Sharkey, Blackbird Architects		
Property Owner:	Allison Armour		
Site Information			
Parcel Number:	021-180-004	Lot Area:	11.58 acres (gross) 11.46 acres (net)
General Plan:	Low Density Residential (1 du/ac max.)	Zoning:	A-1 One Family Residence
Existing Use:	Single-Family Residence	Topography:	46% slope
Adjacent Land Uses			
North – Single Family Residential		East - Single Family Residential	
South - Single Family Residential		West - Single Family Residential	

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	3,714 net sf	+ 575 sf = 4,289 net sf
Garage	575 net sf	480 net sf
Floor Area Ratio	0.009 = 40% of Maximum Guideline FAR	0.010 = 44% of Maximum Guideline FAR

VI. POLICY AND ZONING CONSISTENCY ANALYSIS

A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/ Allowance	Existing	Proposed
Setbacks			
-Front	35 feet	200 feet	170 feet
-Interior	15 feet	210 feet	190 feet
Building Height	30 feet	29 feet	No change
Parking	2 covered	2 covered (garage)	2 covered (garage)

Open Yard	1,250 square feet	>1,250 sf		No change	
Lot Coverage					
-Building	N/A	2,448 sf	0.60%	2,973 sf	0.60%
-Paving/Driveway	N/A	2,775 sf	0.56%	2,070 sf	0.42%
-Landscaping	N/A	493,926 sf	98.84%	494,112 sf	98.98%

As identified in the table above, the project would meet the requirements of the A-1 One Family Residence Zone.

B. GENERAL PLAN CONSISTENCY

The project site is located in the Cielito neighborhood, which is described as the area bounded on the north, east and west by the City limits and on the south by the top of Mission Ridge. The Cielito neighborhood is characterized by single family homes on large lots, many with steep slopes and open space areas. There is little potential for increased density, and the northern portion of the neighborhood is in the Extreme High Fire Hazard Zone. The neighborhood contains the Sheffield Reservoir, Parma Park, Skofield Park and St. Mary’s Seminary.

The project does not involve additional density on the project site, but is requesting an addition to an existing residence in an area of the property previously restricted from development through application of a building envelope.

Based on review of the project files for the original subdivision of 931 Mountain Drive, it appears as though the building envelope for Lot 4 was developed primarily to avoid impacts to oak trees. Specifically, to the north of the building envelope is a cluster of oak trees. An Arborist Report was prepared by Progressive Environmental Industries, Inc., dated July 30, 2012, to analyze potential impacts to the oaks resulting from the relocated building envelope and proposed construction of a two-car garage. The Report states that only the multi-trunk oak (16” and 25” diameter) would be potentially affected by the proposed development. The Report concludes that less than 10% of the oak’s critical root zone will be disturbed by the proposed development. Therefore, the Arborist determined that there would be no adverse biological impact resulting from the addition.

The proposed area of relocation of the building envelope is a flat, paved area. The existing building envelope area proposed to be removed is relatively steep and is located closer to existing oak trees than the proposed area of building envelope relocation.

Additionally, staff has reviewed the recorded CC&Rs for the development and has confirmed that the proposed building envelope amendment is not in conflict with that document.

Therefore, staff finds that the proposed amendment to the building envelope represents an improvement relative to current site constraints, and that the area proposed for construction of the new garage is preferable to any within the existing building envelope.

VII. ENVIRONMENTAL REVIEW

A Negative Declaration (SB-90-91) was adopted by the Planning Commission for the original 5-lot subdivision (refer to Exhibit F). An Addendum to that Negative Declaration has been

prepared for the proposed project and is provided as Exhibit E. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, an addendum to a previously adopted negative declaration may be prepared if only minor changes in the project are proposed and no new significant environmental effects or increased severity of previously identified impacts would result.

As outlined in the Addendum, the amendment to the building envelope for the subject property would not result in new or additional environmental impacts. The Addendum, together with the Negative Declaration, constitutes adequate environmental documentation in compliance with CEQA for the revised project.

VIII. DESIGN REVIEW

This project was reviewed by the Single Family Design Board (SFDB) on October 8, 2012 (refer to Exhibit D – SFDB Minutes). At that meeting, the SFDB found the proposed addition to be appropriate for the site and compatible with existing and surrounding development. The plans submitted for Planning Commission review (Exhibit B) include the change to the garage roof form as required by the SFDB.

IX. FINDINGS

The Planning Commission finds the following:

A. ENVIRONMENTAL FINDINGS

1. The previous Negative Declaration approved by the Planning Commission on February 14, 1991 (SB-91-90) and Addendum dated October 10, 2012 for the building envelope amendment have been considered prior to approval of the proposed project. Together they are determined to be adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA. The Addendum did not raise important new issues about significant environmental effects.
2. The decision to not prepare a Subsequent Negative Declaration pursuant to CEQA Guidelines Section 15162 was based on a review of substantial evidence in light of the whole record and a determination that:
 - a. No substantial changes are proposed in the project or with respect to circumstances under which the project is undertaken that will involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - b. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was approved, shows any of the following:
 - (1) The project will have one or more significant effects not discussed in the previous Negative Declaration; and
 - (2) Effects previously examined will be substantially more severe than shown in the previous Negative Declaration.

B. FINAL MAP AMENDMENT (SUBDIVISION MAP ACT, SECTION 66472.1)

There is evidence in the record to support the required findings under Section 66472.1 of the Subdivision Map Act to amend the recorded Final Map. The subject application consists of an Amendment to the Final Map to revise the existing 12,135 square foot building envelope on Lot 4 of the Final Map to relocate a 525 square foot portion of the building envelope from an area behind the existing residence to the area immediately north of the previously approved building envelope. A Map Amendment is required to amend a recorded building envelope pursuant the Subdivision Map Act (Section 66472.1 of the Government Code).

There are changes in circumstances that make portions of the originally recorded building envelope no longer necessary. The building envelope was determined at the time of the original 5-lot subdivision of a 29.27-acre parcel. The requested building envelope amendment will relocate a 525 square foot area of the building envelope from a steep and vegetated portion of the site to a flat, paved area north of the existing two-car garage. The building envelope was originally chosen to avoid impacts to oak trees; however, the building envelope amendment and proposed development within that area has been reviewed by an Arborist that determined that the project would not have a negative impact on the existing oak trees. Therefore, the amendment to the building envelope and the proposed garage development will not cause additional impacts compared to the impacts from the development that was allowed under the original building envelope on the parcel.

The amendment to the building envelope will not impose any burden on the fee owners of the subject property. The amendment has been requested by the property owner. The amendment to the building envelope will not alter any right, title, or interest in the real property reflected on the recorded map.

The amendment to the building envelope conforms to Section 66474 of the Government Code, as follows:

- a. The proposed Map is consistent with the General Plan and the Zoning Ordinance of the city of Santa Barbara as discussed in Section VI of the staff report.
- b. The design and improvements of the subdivision is consistent with applicable general and specific plans and these improvements were approved by the Planning Commission in 1991 (see Resolution 012-91) and have subsequently been constructed. The Amendment to the Final Map will not change or impact those previously-approved improvements and basic subdivision design;
- c. The site is physically suitable for the proposed development as identified in Sections VI and VIII of the staff report;
- d. The site is physically suitable for the density of the development because the site is 11.46 acres and developed with one single-family residence, which is a much lower density than the site's one dwelling unit per acre General Plan designation and its minimum lot size requirement of three acres (based on A-1 zoning for a site with a slope of greater than 30%);
- e. The design of the project will not cause substantial environmental damage, as summarized in Section VII of the staff report, because it has been located such that it will

not impact surrounding oak trees and is in an area that is flat and without other significant environmental constraints;

f. The design of the subdivision is not likely to cause serious health problems because the proposal is for an amendment to a building envelope in order to construct a new two-car garage to serve an existing single-family residence; and

g. The design of the subdivision and the type of improvements does not conflict with easements for access through or use of property within the previously-approved subdivision, and the proposed Amendment to the Final Map will have no impact on any easements.

Exhibits:

- A. Conditions of Approval
- B. Project Plans
- C. Applicant's letter received May 15, 2012
- D. SFDB Minutes, October 8, 2012
- E. Addendum dated October 10, 2012
- F. Negative Declaration (SB-90-91) – provided under separate cover

PLANNING COMMISSION CONDITIONS OF APPROVAL

2224 GIBRALTAR ROAD
AMENDMENT TO FINAL MAP AND CONDITIONS OF APPROVAL
NOVEMBER 1, 2012

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

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.
2. Pay Land Development Team Recovery Fee.
3. Submit an application for and obtain City Council approval of the Final Map Amendment and Agreement(s) and record said documents.
4. Permits following recordation of Final Map Amendment.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for any required public improvements and complete said improvements.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute an *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder concurrent with the Final Map amendment, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on November 1, 2012 is limited to an amendment of the previously approved Building Envelope for Lot 4 of the prior subdivision of 931 Mountain Drive (per Planning Commission Resolution No. 012-91). Approximately 535 square feet of the previously approved Building Envelope will be removed from behind the existing residence and relocated to the north of the existing building to allow for construction of a new garage, as shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board.

3. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
1. **Tree Protection Measures.** The project plans shall include the following tree protection measures:
 - a. **Tree Protection.** All trees not indicated for removal on the approved site plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.
 - b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the SFDB.
 - c. **Oak Trees.** The following additional provisions shall apply to existing oak trees on site:
 - (1) No irrigation system shall be installed within three feet of the dripline of any oak tree.
 - (2) Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a ten to one (10:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.
 - (3) The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.
 - (4) No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.
 - d. **Arborist's Report.** Include a note on the plans that the recommendations/conditions contained in the arborist's report prepared by Progressive Environmental Industries, Inc., dated July 30, 2012, shall be implemented.
 - e. **During Construction.**
 - (1) All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.
 - (2) No grading shall occur within three feet of the dripline(s) of the existing tree(s).
 - (3) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

- (4) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
 - (5) No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.
 - (6) Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
 2. **Tree Removal and Replacement.** All trees removed, except oak trees (see replacement ratio identified above), fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-site on a one-for-one basis with minimum 15 gallon size tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.
 3. **Trash Enclosure Provision.** A trash enclosure with adequate area for recycling containers (an area that allows for a minimum of 50 percent of the total capacity for recycling containers) shall be provided on the Real Property and screened from view from surrounding properties and the street.
- D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Please note that these conditions are in addition to standard submittal requirements.
 1. **Public Works Department.**
 - a. **Final Map Amendment.** The Owner shall submit to the Public Works Department for approval, a Final Map Amendment prepared by a licensed land surveyor or registered Civil Engineer. The Final Map Amendment shall conform to the requirements of the City Survey Control Ordinance.
 - b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water Management Plan (treatment, rate and volume). The Owner shall submit drainage calculations or worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water Management Plan. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no significant construction-related or long-term effects from increased

runoff, erosion and sedimentation, urban water pollutants, or groundwater pollutants would result from the project.

2. **Community Development Department.**

- a. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- b. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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

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

- 1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that lists the contractor(s) name and telephone number(s) and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet if in a single family zone.
- 2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.
- 3. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

4. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nest(s).
5. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The contractor or builder shall designate a person or persons to 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 work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
 - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.

- h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
 - i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
6. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

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

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of

completion of the monitoring and prior to any certificate of occupancy for the project.

F. **General Conditions.**

1. **Prior Conditions.** These conditions are in addition to the conditions identified in Planning Commission Resolution No. 012-91 (931 Mountain Drive), with the exception of prior design review (conditions E1-E4) and construction-related (conditions F1 and G1-G4) conditions, which are replaced by Sections C Design Review and E Construction Implementation Requirements, respectively, as identified herein.
2. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
3. **Approval Limitations.**
 - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
 - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
 - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
 - d. The Planning Commission action approving this Final Map Amendment shall expire two (2) years from the date of approval. The applicant may request an extension of this time period by requesting an amendment to these conditions of approval from the Planning Commission.
4. **Land Development Team Recovery Fee Required.** The land development team recovery fee (30% of all planning fees, as calculated by staff) shall be paid at time of building permit application.
5. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold

harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

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

Project Information

Owner: Allison Armour
 Project Address: 2224 Gibraltar Road, Santa Barbara, CA, 93105
 Assessor's Parcel Number: 021-180-004
 Zone: A-1
 General Plan Neighborhood: Riviera, Cielito
 Gross and net lot area: High Fire Hazard Area (Extreme Foothill Zone)
 Proposed project's % of maximum FAR for lot size: gross: 11.58 acres, 504,425 gsf; net: 11.46 acres, 499,197 nsf
 Slope of Property: 45%
 Building Envelope: 46%
 Number of Residential Units: 12,135 SF
 Parking: required 2 covered spaces; proposed 2 covered spaces

Scope of Work

The addition of a two-car garage and the renovation of existing garage spaces into art studio and office space.

Project Description

The addition of a two-car garage and the renovation of existing garage spaces into additional living area.

Vicinity Map



Sheet Index

general	AO.0	Title Sheet
architectural	A1.1	Existing Site Data
	A1.2	Existing Second Floor Plan
	A1.3	Proposed Site Plan
	A2.1	Existing Elevations
	A3.2	Existing Elevations
	A3.3	Proposed Elevations
	A3.4	Proposed Elevations

Grading	cut < 50 cu. yd. fill < 50 cu. yd. import 0 cu. yd. export 0 cu. yd.	gross 0 net 0
Demolished Area	total	0
Existing Area (Existing house plans and existing house areas based upon recorded & approved 2009 Permit BLD2009-02162)	lower floor 1,816 + upper floor 2,077 residence total 3,893 other 0 storage 0 garage 632 total 4,525 gsf	1,717 1,997 3,714 0 0 575 4,289 nsf
Addition Area	residence 0 other 0 storage 0 garage 525 total 525 gsf	0 0 0 480 480 nsf
Proposed Area (Existing + Addition)	lower floor 2,448 + upper floor 2,077 residence 4,525 other 0 storage 0 garage 525 total 5,050 gsf	2,292 1,997 4,289 0 0 480 4,769 nsf
Area to be converted to living space	existing garage total	632 gsf 575 nsf
Existing Lot Coverage	buildings 2,448 sq. ft. hardscape 2,775 sq. ft. landscaping 493,926 sq. ft. total 499,197 sq. ft.	0.60% 0.56% 99.84% 100%
Proposed Lot Coverage	buildings 2,973 sq. ft. hardscape 2,070 sq. ft. landscaping 494,112 sq. ft. total 499,197 sq. ft.	0.60% 0.42% 99.98% 100%
Code Compliance	2007 California Building Code 2007 California Mechanical Code 2007 California Plumbing Code 2007 California Electrical Code 2007 California Fire Protection Code 2008 California Energy Code Local Jurisdiction Code Amendments	

RECEIVED
OCT 15 2012

**CITY OF SANTA BARBARA
PLANNING DIVISION**

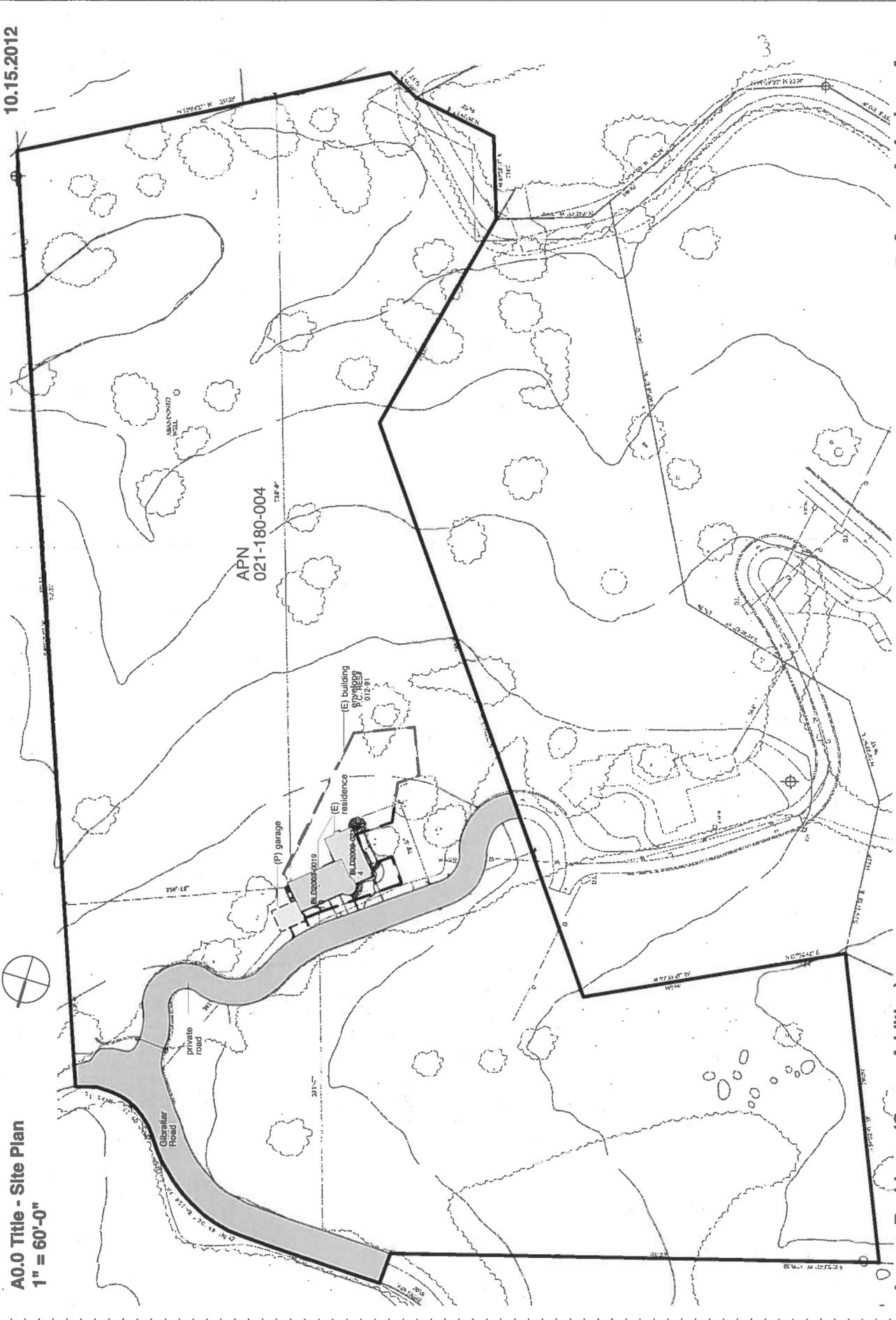
Armour Residence (Garage Addition)

2224 Gibraltar Road
Santa Barbara, CA 93103
APN: 021-180-004

B I A C K b i r d
Architects Inc.
235 Palm Avenue
Santa Barbara CA
93101 USA
1 805 957 1315
1 805 957 1317

10.15.2012

A0.0 Title - Site Plan
1" = 60'-0"



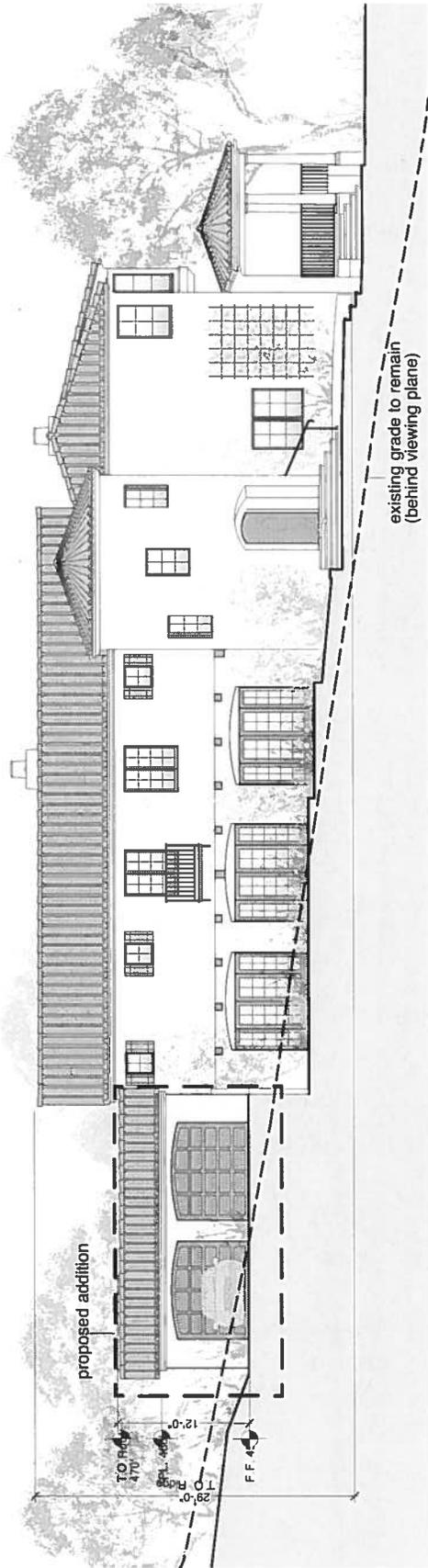
Armour Residence (Garage Addition)

Blackbird
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235 Palm Avenue
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T 805.957.1315
F 805.957.1317

2224 Gibraltar Road
Santa Barbara, CA 93103
APN: 021-180-004

Note: Existing plans based on approved 2009 permit BLD2009-02162



West Elevation
1/8" = 1'-0"

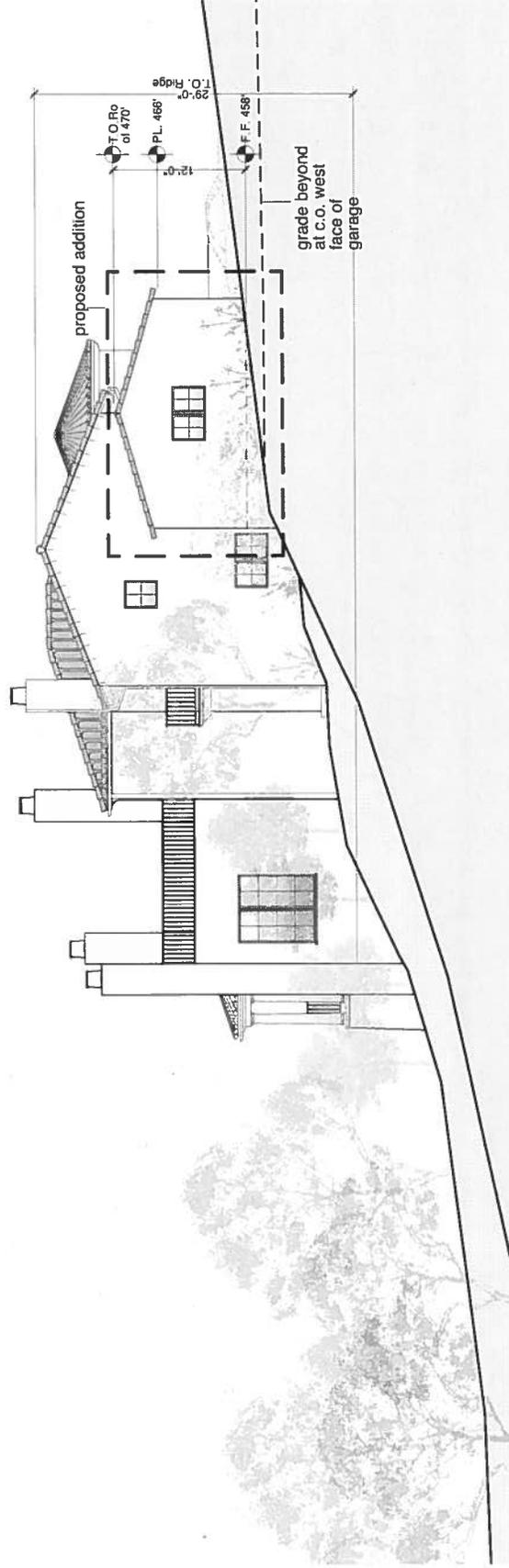
Armour Residence (Garage Addition)

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2224 Gibraltar Road
Santa Barbara, CA 93103
APN: 021-160-004

Note: Existing elevations based on approved 2009 permit BLD2009-02162



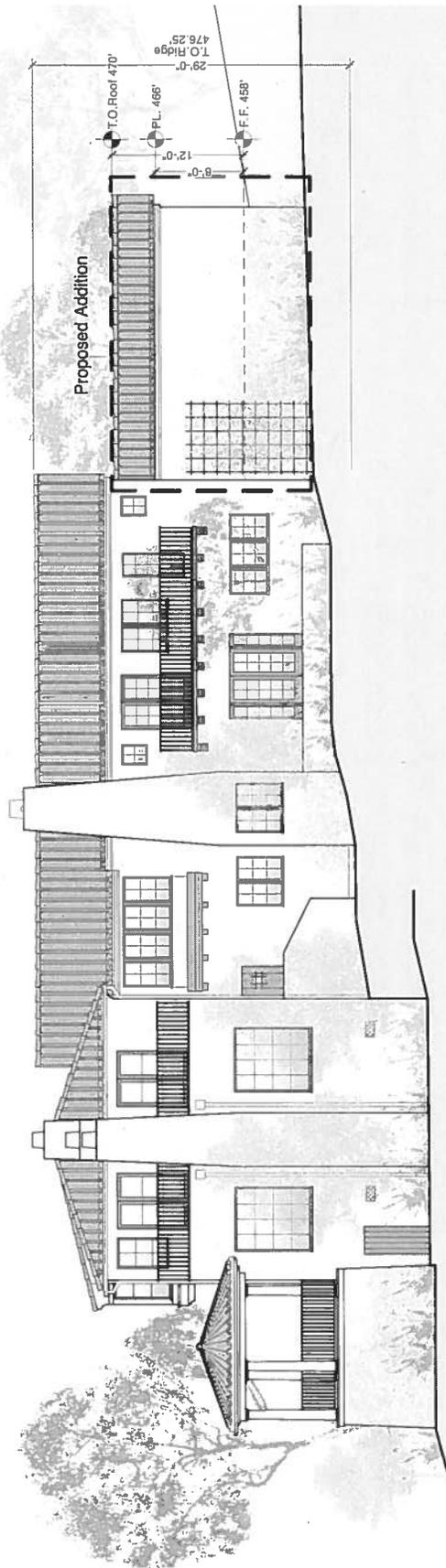
North Elevation
1/8" = 1'-0"

Armour Residence (Garage Addition)

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2224 Gibraltar Road
Santa Barbara, CA 93103
APN: 021-180-004

Note: Existing elevations based on approved 2009 permit BLD2009-02162



East Elevation
1/8" = 1'-0"

Armour Residence (Garage Addition)

B l a c k b i r d

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Architects Inc.

2224 Gibraltar Road
Santa Barbara, CA 93103
APN: 021-180-004

Note: Existing elevations based on approved 2009 permit BLD2009-02162



South Elevation
1/8" = 1'-0"

Armour Residence (Garage Addition)

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2224 Gibraltar Road
Santa Barbara, CA 93103
APN: 021-180-004

Note: Existing elevations based on approved 2009 permit BLD2009-02162

DART Application**2224 Gibraltar Road, APN # 021-180-004**

Owner: Allison Armour

Applicant: Blackbird Architects – Ken Radtkey

We are requesting the adjustment of the building envelope at 2224 Gibraltar Road in Santa Barbara for the purpose of constructing a 525 GSF single-story addition of a 2 car garage and storage area to the north side of the existing 2 bedroom, 4,415 GSF residence. This addition would allow for the conversion of the existing 2-car garage into additional needed living space for the home.

The attached drawings identify the existing and proposed components of the project. The north end of the existing residence is on the edge of the parcel's existing building envelope, and thus the envelope would need to be adjusted to include the proposed additional area. Due to the slope of the property and layout of the existing house, this area on the lot is the most feasible for the addition. If required by the City as part of project approval, area could be removed from the development envelope to have the current and proposed envelopes be equal. In our review of the Planning documents involved in the lot split that created the building envelope for the 499,200 GSF lot, it appears that the boundary was generally located in this area to protect existing Oak trees. We have identified those trees and designed the addition to avoid any negative impacts.

The existing property is surrounded by A-1 zoned single-family residences. The existing city-required 2 covered parking spaces would be maintained. Proposed grading is anticipated to be less than 50 cu. yd. cut, and less than 50 cu. yd. fill and all grading will be balanced onsite. New exterior lighting proposed on the front elevation of the garage will be cutoff type down-lights. The project would not involve the creation of smoke, odors, or new noise sources. Geotechnical studies have not been prepared specifically for the project site, but the scale of the addition is minor and is anticipated to be of conventional construction like the existing house. As described above, resource or constraint studies have been identified in older Planning Files relating to the original lot creation, which was in 1991 and was called "Anacapa Ranch". There are no existing or proposed designated recreational trails or easements traversing the project site. The project area is not located adjacent to or near a creek or other water source. The property is on private septic and the water purveyor is the City of Santa Barbara. Demolition and construction activity are anticipated to be minor due to the small project size. The project would not involve use or disposal of hazardous materials and there is no known site contamination from hazardous materials.

Founder:
Ken Radtkey AIA235 Palm Ave.
Santa Barbara, CA
93101 USA
805.957.1315
fax 957.1317

The project was discussed at a Pre-Application Planning Consultation on May 2, 2012 with Daniel Gullett.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 2224 GIBRALTAR RD

A-1 Zone

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00187
Owner: Allison Armour
Architect: Blackbird Architects

(Proposal to convert the existing 575 square foot two-car garage into a residential office and art room, and construct a new 480 square foot ,attached two-car garage for an existing 3,714 square foot, two-story single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Comments only; project requires environmental assessment and Planning Commission review.)

(6:41)

Present: Ken Radtkey; Architect; and Allison Armour, Owner.

Public comment opened at 6:49 p.m.

Jonathan Bvoise, spoke in support of the project as long as the proposed structure matches in color, material, and style.

Public comment closed at 6:50 p.m.

Motion: Continued indefinitely to Planning Commission to return to Consent with positive comments and direction to correct the roof from a gable roof to a hip roof.

Action: Miller/Zimmerman, 6/0/0. Motion carried. (Bernstein absent).

**** MEETING ADJOURNED AT 7:00 P.M. ****



CITY OF SANTA BARBARA

ADDENDUM TO NEGATIVE DECLARATION

**931 MOUNTAIN DRIVE
(SB91-90)**

**FOR 2224 GIBRALTAR ROAD BUILDING ENVELOPE AMENDMENT
(MST2012-00187)**

OCTOBER 10, 2012

This Addendum is prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, which provides that an addendum to a previously adopted negative declaration may be prepared if only minor technical changes or additions are necessary to make the prior document adequate for the current project.

This Addendum is prepared to address the amendment to the designated Building Envelope for Lot 4 (currently referred to as 2224 Gibraltar Road) of the previously approved subdivision of 931 Mountain Drive.

PRIOR ENVIRONMENTAL DOCUMENT

The original Negative Declaration (ND) was prepared for a seven-lot subdivision of a 29.97-acre parcel identified as 931 Mountain Drive. Ultimately, a five-lot subdivision was approved by the Planning Commission in order to minimize impacts. Each lot included a designated building envelope within which all residential and related improvements were to be located.

Major environmental concerns that were identified in the ND included geology and soils, water resources, plant life, construction-related traffic and visuals/aesthetics. The two issues discussed in most detail were plant life resources (riparian habitat and native bunch grass) and visuals/aesthetics. The ND concluded that the riparian area would not be encroached into with the proposed development and the native bunch grass would be revegetated on site. Therefore, no significant effects on the environment would result from the project.

REVISED PROJECT DESCRIPTION

The applicant is proposing to relocate a portion of the designated building envelope in order to construct a new garage immediately north of the existing garage. The existing building envelope would be reduced by 535 square feet in an area east of the existing garage, and would be enlarged by 535 square feet to the north of the existing garage. A new two-car garage would be constructed in this relocated building envelope area, and the existing two-car garage would be converted to habitable space. Refer to the Applicant Letter (Attachment 1) and project site plans (Attachment 2) for a complete description/representation of the above-listed project changes.

ANALYSIS OF ENVIRONMENTAL CIRCUMSTANCES

There have been no substantial changes in existing environmental conditions since preparation of the Negative Declaration. The previously approved subdivision has been recorded and access roads and houses have been constructed.

ANALYSIS OF PROJECT IMPACTS AND MITIGATIONS

Based on review of the Negative Declaration and the current proposal, Staff determined that the issue areas that required more thorough analysis were visual and biological resources. After conducting additional analysis, staff determined that the project would not have significant impacts on either visual or biological resources.

Visual Resources: The proposed changes to the building envelope, and associated new development, represent very minor changes to the overall layout of the subdivision. The new garage would be less than 500 net square feet and would be approximately 12 feet in height. This represents a small addition to the existing two-story residence. These changes were reviewed by the Single Family Design Board (SFDB) on October 8, 2012, and were found to be acceptable and compatible with the surrounding development. Final design approval from the SFDB will be required if the Planning Commission approves the building envelope amendment.

Biological Resources: For the subject lot, the ND originally noted that there were four clusters of oak trees that surround the building envelope. The proposed changes to the building envelope include would bring the building envelope closer to existing oak trees located north of the previously approved building envelope. An Arborist Report was prepared by Progressive Environmental Industries, Inc., dated July 30, 2012, to analyze potential impacts to the oaks resulting from the relocated building envelope and proposed construction of a two-car garage. The Report states that only the multi-trunk oak (16" and 25" diameter) would be potentially affected by the proposed development. The Report concludes that less than 10% of the oaks' critical root zone would be disturbed by the proposed development. Therefore, the Arborist determined that there would be no adverse biological impact resulting from the addition.

Additionally, it should be noted that the proposed area of relocation of the building envelope is a flat, paved area. The existing building envelope area proposed to be removed is relatively steep and is located closer to existing oak trees than the proposed area of building envelope relocation.

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15162, no Subsequent Negative Declaration is required for the project revisions because new

information and changes in project description, circumstances, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

This Addendum identifies the project revisions. This Addendum, together with the Negative Declaration, constitutes adequate environmental documentation in compliance with CEQA for the revised project.

Prepared by: Allison De Busk Date: 10-10-12
Allison De Busk, Project Planner

Reviewed by: Danny Kato Date: 10/19/12
Danny Kato, Senior Planner

Attachments

1. Applicant Letter prepared by Ken Radkey, Blackbird Architects, received May 15, 2012
2. Proposed Site Plan
3. Arborist Report prepared by Progressive Environmental Industries, Inc., dated July 30, 2012
4. Planning Commission Resolution 012-91

**DART Application
2224 Gibraltar Road, APN # 021-180-004**

Owner: Allison Armour

Applicant: Blackbird Architects – Ken Radtkey

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Founder:
Ken Radtkey AIA

235 Palm Ave.
Santa Barbara, CA
93101 USA
805.957.1315
fax 957.1317

www.bbbird.com

The project was discussed at a Pre-Application Planning Consultation on May 2, 2012 with Daniel Gullett.



PROGRESSIVE ENVIRONMENTAL INDUSTRIES, INC.
DBA PROGRESSIVE CARE

RECEIVED
SEP 07 2012

July 30, 2012

Allison Armour 805-450-6422
2224 Gibraltar Road
Santa Barbara, CA 93105

CITY OF SANTA BARBARA
PLANNING DIVISION

Arborist Report: Quercus agrifolia at 2224 Gibraltar road Santa Barbara

Background

Progressive tree care was contacted by Allison Armour and asked to prepare a report on an oak tree (*Quercus agrifolia*) located at the northern end of the residence at 2224 Gibraltar road Santa Barbara. The house is being remodeled to include an addition of a two-car garage at the northern end of the residence. The City planning department requires an arborist report that details the impact the proposed project will have on the oak that is a regulated species.

Scope of the project:

A field assessment and review of the proposed construction. An arborist report addressing details requested by the City planning department.

Observations:

There are three existing oak trees in the general vicinity of the proposed addition. Two of the three will not be affected by the proposed development due to their specific circumstances of being either far enough away or located downhill and with solid Sespe rock between the oak tree and the proposed development. These Oaks are labeled "NOT AFFECTED BY DEVELOPMENT" on the architectural site plan. The third Oak is labeled "SUBJECT OAK" on the architectural site plan. This mature oak is located at the northern end of the existing residence, and is on the outer edge of a grove of some sixty oaks that are growing on the north-facing slope of their property. The subject oak is approximately 25 feet tall with 25 inch and 16 inch diameter trunks at chest height, the foliage color and density and leaf size is normal, it has been maintained according to industry standards for several years. The proposed single story addition of a two-car garage will encroach on less than 10% of the oaks critical root zone based the projects plans prepared by the architects. The closest part of the footprint will be twelve feet from the trunk of the tree. No roots greater than 1/16 inches in diameter were found in two holes excavated at the site approximately eighteen inches deep at the edge of the proposed site of the new construction.

Conclusion:

The subject oak is in good condition. Less than 10% of the critical root zone will be disturbed by the building footprint. Negative impact on the tree should be minimal. Tree protection measures to prevent root zone compaction during

construction are recommended.

Recommendations:

1. Deep root fertilize and aerate oak before and after construction to promote tree health and alleviate soil compaction after the project is completed.
 2. Install four-foot tall orange construction fencing to protect the tree during construction. And to prevent wastewater or materials being stored in the area of critical root zone around the tree.
 3. Keep soils moist in open trenches within critical root zone and trim any small exposed roots with a clean cut and leave no ragged cuts or tears at root ends.
- Arborist Report: Quercus agrifolia at 2224 Gibraltar road Santa Barbara

Respectfully Submitted,

Arturo Gonzalez
Certified Arborist / President
Date: _____

Accepted By: _____



City of Santa Barbara
California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 012-91
931 MOUNTAIN DRIVE
FEBRUARY 14, 1991

SUBJECT:

A proposal by Hughes Morton, for a Seven (7) Lot Subdivision on a 29.27 Acre Parcel. Discretionary Applications for the Project are:

1. Waiver to allow service of more than two (2) lots by a private road (SBMC §22.60.300);
2. Modification to allow portions of the private road to exceed the required sixteen percent (16%) grade (SBMC §28.90.045.); and
3. Tentative Subdivision Map for a seven (7) lot subdivision (SBMC §27.07).

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application or in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, dated February 14, 1991.
2. Site Plan.
3. Previous Staff Report with Attachments, dated December 20, 1990.
4. June 1, 1990 letter from the League of Women Voters requesting that a full EIR be required for this project.
5. Letter received October 16, 1990 from Mr. & Mrs. Boyd Wyse stating their opposition to the project.

NOW, THEREFORE IT WAS MOVED that the City Planning Commission:

- I. Approve the subject application making the following findings and determinations:

A. For environmental purposes:

1. That with the project amendments, there will be no significant environmental impacts as a result of this project; and
2. Pursuant to Section §15070 of the California Environmental Quality Act Guidelines, the Planning Commission adopt the Negative Declaration SB-91-90.

B. For the modification:

The modification to allow portions of the private road to exceed the maximum allowed grade of sixteen (16%) percent is necessary to secure an appropriate improvement on the site, that improvement being fire equipment access with a minimum amount of grading.

C. For the waiver to allow more than two (2) lots to be served by one roadway:

1. The proposed roadway will provide adequate access to the subject properties; and
2. The proposed roadway will provide adequate access for fire suppression vehicles; and
3. There is adequate provisions for maintenance of the proposed private roadways through the CC&R's that must be recorded for the property; and
4. This waiver is in the best interests of the City and will improve the quality and reduce the impacts (specifically grading and visual impacts) of the proposed development.

D. For the subdivision:

The Tentative Subdivision Map is consistent with the City of Santa Barbara Zoning Ordinance and General Plan.

II. Said approval is subject to the following conditions:

- A. Prior to the issuance of any building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner

with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" which shall be reviewed as to form and content by the City Attorney and Community Development Director:

1. Owner shall submit to the Environmental Analyst a monitoring program for the project's mitigation measures as stated in the Negative Declaration approved February 14, 1991. Mitigation monitors responsible for permit compliance monitoring must be hired. The project's mitigation monitors shall include, but not be limited to, a biological/botanical monitor, and a Project Environmental Coordinator (PEC). The duties of the biological/botanical monitor shall be determined by the studies listed as Attachments included in the Initial Study dated November 2, 1990. The Environmental Analyst shall have the authority to resolve the disputes between the PEC and the General Contractor for the project. The PEC will be responsible for monitoring daily activities, enforcement of permit compliance conditions, presentation of mitigation monitor briefing sessions, maintaining contact with the Owner, the Environmental Analyst, and the public, as well as issuing Environmental Quality Control Reports. Such reports must be submitted to the Owner and the Environmental Analyst. The mitigation monitoring program shall include, but not be limited to:
 - a. A list of the project's mitigation measures.
 - b. An indication of the frequency of the monitoring of these mitigation measures.
 - c. A schedule of the monitoring of the mitigation measures.
 - d. A list of reporting procedures.
 - e. A list of the mitigation monitors to be hired.
2. There shall be no further subdivision of the property. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate.

Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

3. Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property as water service is extended to each lot. Said assignment and any related agreements are subject to the review and approval of the City Attorney.
4. Exterior lighting, where provided, shall be of low intensity in order to promote safety, but shall not impose on adjacent properties and uses. No floodlights shall be allowed. Lighting shall be directed toward the ground. All lighting, other than lighting within residential units, shall be energy-efficient lighting of a type other than incandescent, except as determined to be impractical by the Community Development Director.
5. Only those trees identified on the Tentative Subdivision Map for removal shall be removed. All other existing trees shall be preserved, protected and maintained. An arborist or botanist, approved by the Environmental Analyst is required to approve and supervise all work specified in this plan and shall be on site when any work impacting trees is performed. Progress reports of this work must be submitted to the Environmental Analyst on at least a weekly basis when work is performed. Standard mitigation shall include the replacement planting of oak trees on a ratio of 10:1 for each oak removed other than dead trees verified by the arborist or botanist. The replacement trees shall range in size from 1 gallon to 15 gallon trees. Planting locations shall be appropriate for oak trees on the site as determined by the arborist or botanist, and included in the project landscape plan.
6. An adequate reciprocal access easement (16 feet - 20 feet in width) which has been recorded which provides ingress to any lots with common drives, subject to approval by the Public Works Department and/or the Division of Land Use Controls.

7. An agreement must be provided for adequate maintenance of the private road and facilities.
 8. The applicant must obtain water through the City's water allocation process for each specific lot prior to issuance of any building permit for that lot.
 9. Covenants, Conditions and Restrictions (CC&R's) shall be recorded for the subject property. These CC&R's shall include the City of Santa Barbara as a party to restrictions on the property related, but not limited to, design and construction of the lots, as included in the project description approved on February 14, 1991 and included in this conditions as Attachment A.
 10. Development of the Real Property is limited to five (5) lots with associated building envelopes and the improvements shown on the Tentative Subdivision Map which was approved by the Planning Commission on February 14, 1991.
 11. Owner shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.
- B. The owner shall submit to the Public Works Department, a Final Map prepared by a licensed Land Surveyor or Registered Engineer.
- C. The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Final Map:
1. Encroachment Permits from the City for the construction of retaining walls in the public right of way. Such permits shall be submitted to the Public Works Department.
 2. Improvement plans for construction of the following:
 - a) New driveway on Gibraltar Road;
 - b) Widening Gibraltar Road to 32 feet where feasible;

- c) Placement of asphalt overlay on Mountain Drive from the southwest corner of the property to the southeast side of the driveway for Road "B", servicing parcels 2 and 5;
- d) Minor repairs on the remainder of the Mountain Drive frontage to provide for a smooth traveled way.

As determined by the Public Works Department, the improvements shall include, but not be limited to, asphalt concrete pavement on aggregate base, underground utilities, sewer system, water system and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer, and reviewed and signed by the City Engineer.

- 3. Executed Agreement for Public Land Development Improvements and improvement security for construction of improvements.
 - 4. Where feasible, as determined by the Public Works Director, dedicate owners portion of the 50 foot right-of-way for the length of the frontages on both Gibraltar Road and Mountain Drive.
- D. Prior to the owner of any Parcel 2-5 receiving a City Water Meter, all Private Land Improvements shall be bonded for construction of improvements.
- E. The following is subject to the review and approval of the Architectural Board of Review (ABR):
- 1. The existing trees shown on the approved Tentative Subdivision Map to be saved shall be preserved and protected. Preservation measures shall include, but not limited to:
 - a. The area within the dripline of trees should remain as close as possible to its original state. Mechanical injury to roots, trunk and limbs; grade changes; soil compaction; trenching; and altered drainage can jeopardize the appearance, health and survival of trees.

- b. All oak and sycamore trees outside of the grading limits of the proposed roads shall be preserved. Prior to grading, temporary protective fencing (4 ft. high) shall be installed 3 feet outside the driplines of any endangered tree except where construction/grading is allowed within the dripline, where fencing shall be as far as possible from the tree trunk, but no closer than 6 feet from the trunk. Trees in close proximity to each other can be fenced as a group. All fencing shall be approved by the project arborist or botanist when completed.
- c. All heavy equipment shall avoid areas within 3 feet of all oak driplines, except where approved by the arborist or botanist and after protective fencing has been installed.
- d. No fill soil, rocks, or construction materials shall be stored or placed within the dripline of oak trees.
- e. Where fill soil will come within 3 feet of tree trunks a rock/rip-rap gravity wall or tree well shall be provided. Where fill is greater than 2 feet high retaining walls are required. Aeration systems designed by the project arborist or botanist shall be installed if fill soil 6 inches or deeper affects more than 40% of the area under the dripline.
- f. All slope cuts within tree driplines shall be supervised by the project arborist or botanist and all roots encountered over 1 inch in diameter shall be cut cleanly and treated.
- g. All trenching shall take place on only one side of the tree and shall be at least 6 feet from tree trunks (affecting no more than 40% of the area under the dripline).
- h. Grade beams shall be used where foundations are within 6 feet of tree trunks.
- i. Soil sterilants shall not be used under streets, walkways or other improvements.

- j. Drainage patterns shall not direct or cause water to accumulate within 6 feet of oak tree trunks.
 - k. New landscaping shall be appropriate for planting under oak trees by having minimal water requirements.
 - l. After construction, deep root feed the oak trees impacted by construction and grading activities to rejuvenate the trees by increasing soil aeration and encouraging root development. Feeding shall be in accordance with arborist's or botanist's recommendations, injected under pressure into the soil on 3 foot centers to a depth of 1-2 feet. Fertilizer is to be applied at a rate of 100 gal./1000 sq. feet in an area that extends from the trunk to 3 feet beyond the dripline. Work is to be performed by a qualified contractor.
 - m. Mitigation for removal of oak trees over 6 inches in diameter is the planting of replacement trees of the same species at a ratio of 10:1 for each tree removed, except for trees designated as dead or hazardous.
2. The Developer shall meet with the City Police Department Crime Analyst to determine how lighting, locking mechanisms, egress and fencing can be designed and installed so as to reduce the potential number of calls for police service from occupants of the Real Property. The results of this meeting shall be incorporated in the plans presented to the ABR.
3. All grading, construction, and alterations shall be subject to the review and approval of the ABR.
- Because each lot in the subdivision is over 30% slope, the ABR must find that the public health, safety and welfare are protected, that the grading is appropriate to the site and shall not significantly alter the natural topography, and that the development will be consistent with the scenic character of the City.

4. Retaining walls shall present a natural appearance and shall blend into the hillside.
- F. The Owner shall complete the following prior to the issuance of building permits:
1. A construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department, Building Division, Planning Division, Environmental Analyst, the Mitigation Monitoring Team, the Property Owner and Contractor. The following shall be finalized and specified in written form and submitted with the application for a building permits:
 - a. A mitigation monitoring program subject to review and approval by the Environmental Analyst, which includes, but is not limited to, all project amendments contained in the Initial Study, all mitigation measures identified in the Mitigation Plan For Proposed Road "B"; Revegetation Program For Stipa Grasslands; the Environmental Assessment prepared by Interface; and the Restoration Plan, Anacapa Ranch Project, prepared by Storrer & Semonsen.
 - b. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
 - c. The route of construction-related traffic established to minimize trips through surrounding residential neighborhoods.
 - d. Construction prohibited on Saturday, Sunday, Holidays, and between the hours of 7:00 p.m. and 7:00 a.m.
 - e. Regular water sprinkling schedule during site grading and the transportation of fill materials, using reclaimed water whenever the Public Works Director determines that it is reasonably available.

- f. Schedule for the qualified arborist's or botanist's presence during grading and construction activities near the trees which are to be preserved pursuant to applicable conditions contained herein.
- g. The contractor shall prepare a traffic and pedestrian detour plan subject to the review and approval of the Transportation and Parking Manager. The contractor shall provide signs and devices necessary to implement the plan, and shall submit any changes to the plan at least seven days in advance.
- h. During clearing, grading, earth moving or excavation:
 - (1) Water trucks or sprinkler systems shall be used in sufficient quantities to prevent dust raised from leaving the site.
 - (2) The entire area of disturbed soil shall be sufficiently wet down to create a crust, after each day's activities cease.
 - (3) The haul routes for materials imported or exported from the site shall be determined in conjunction with Transportation Staff.
- i. After clearing, grading, earth moving or excavation is completed:
 - (1) The entire area of disturbed soil shall be treated to prevent wind pick up of soil. This may be accomplished by:
 - (a) Seeding and watering until grass cover is grown.
 - (b) Spreading soil binders.
 - (c) Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pick up by the wind.
 - (d) Other methods approved in advance by the Air Pollution Control District.

j. During Construction:

- (1) Water trucks or sprinkler systems to be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. As a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
- (2) All roadways, driveways, sidewalks, etc., should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

k. Activation of Increased Dust Control Measures:

The contract or builder shall designate a person or persons to 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 work may not be in progress. The name and telephone number of such person(s) shall be provided to the Air Pollution Control District. The Environmental Analyst shall review the mitigation program request for proposal and contract.

- l. Covered trucks hauling grading material are required.
- m. During construction of all roads and individual residences, at least one lane of Mountain Drive and Gibraltar Road shall remain open. At least one flagperson shall be present at all times. Details are to reviewed and approved by the Transportation Division.

G. The following requirements shall be incorporated into, or submitted with the construction plans submitted to the Division of Land Use Controls with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:

1. A drainage and grading plan.
2. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: the undersigned have read, understand, and agree to abide by the above conditions.

Signed:

Property Owner	Date
----------------	------

Contractor	Date	License No.
------------	------	-------------

Architect	Date	License No.
-----------	------	-------------

Engineer	Date	License No.
----------	------	-------------

3. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of a qualified Arborist.
4. Contractors and construction personnel involved in any form of ground disturbance (i.e., utility placement or maintenance, grading, etc.) shall be alerted to the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the City Environmental Analyst and a professional archaeologist shall be consulted. They shall assess the nature of any discoveries and develop appropriate management recommendations for archaeological resource treatment. If Native American resources are

Resolution No. 012-91
931 Mountain Drive
February 14, 1991
Page 13

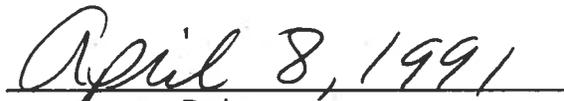
involved, Native American organizations and individuals recognized by the City shall be notified and consulted about any plans for treatment.

This motion was passed and adopted on the 14 day of February, 1991 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 4 NAYS: 2 (Johnson & Blum)
ABSTAIN: 1 (Prieto) ABSENT: 0

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.


Anita L. Leski, Secretary


Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.



ENVIRONMENTAL CHECKLIST FORM

To Be Completed by Lead Agency

I. PROJECT NAME: Anacapa Ranch, 931 Mountain Drive

II. NAME, ADDRESS, TELEPHONE OF APPLICANT: Hughes Morton
P.O. Box 1033
Carpinteria, CA 93103

III. ENVIRONMENTAL IMPACTS:

(Explanation of "yes" and "maybe" answers on attached sheets)

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Geology and Soils.</u> Will the proposal result in:			
a. Unstable earth conditions or changes in geologic substructures?	—	—	<u>X*</u>
b. Disruptions, displacements, compaction or over-covering of the soil?	—	—	<u>X</u>
c. Change in topography or ground surface relief features?	—	—	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	—	—	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	—	—	<u>X*</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, ground failure, mud-slides or similar hazards?	—	—	<u>X</u>
2. <u>Air Quality.</u> Will the proposal result in:			
a. Substantial air emissions or deterioration of local or regional ambient air quality?	—	—	<u>X*</u>
b. The creation of objectionable odors?	—	—	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>

ENVIRONMENTAL CHECKLIST FORM (Continued)

YES MAYBE NO

3. Water. Will the proposal result in:

- | | | | | |
|----|--|---|---|-----------|
| a. | Changes in currents, or the course of direction of water movements, in either marine or fresh water? | — | — | <u>X*</u> |
| b. | Changes in absorption rates, drainage patterns or the rate and amount of surface water runoff? | — | — | <u>X*</u> |
| c. | Alterations to the course or flow of flood waters? | — | — | <u>X</u> |
| d. | Change in the amount of surface water in any water body? | — | — | <u>X</u> |
| e. | Exposure of people or property to water related hazards such as flooding or tsunamis? | — | — | <u>X</u> |
| f. | Substantial reduction in the amount of water available for public water supplies? | — | — | <u>X*</u> |
| g. | Discharge into surface waters, or in the alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | — | — | <u>X</u> |
| h. | Change in the quantity of ground waters, either through direct additions or withdrawals or through interception of an aquifer by cuts or excavations? | — | — | <u>X</u> |
| i. | Alteration of the direction or rate of flow of ground waters? | — | — | <u>X</u> |

4. Plant Life. Will the proposal result in:

- | | | | | |
|----|--|---|---|-----------|
| a. | Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)? | — | — | <u>X*</u> |
| b. | Reduction in numbers or habitat area of any unique, rare or endangered plant species? | — | — | <u>X*</u> |
| c. | Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species? | — | — | <u>X</u> |
| d. | Reduction in acreage of any agricultural crop? | — | — | <u>X</u> |

5. Animal Life. Will the proposal result in:

- | | | | | |
|----|--|---|---|----------|
| a. | Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | — | — | <u>X</u> |
| b. | Reduction of numbers or habitat area of any unique, rare or endangered animal species? | — | — | <u>X</u> |

ENVIRONMENTAL CHECKLIST FORM (Continued)

YES MAYBE NO

- | | | | | |
|-----|--|---|---|----------|
| c. | Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | — | — | <u>X</u> |
| d. | Deterioration to existing fish or wildlife habitat? | — | — | <u>X</u> |
| 6. | <u>Noise</u> . Will the proposal result in: | | | |
| a. | Increases in existing noise levels? | — | — | <u>X</u> |
| b. | Exposure of people to severe noise levels? | — | — | <u>X</u> |
| 7. | <u>Light and Glare</u> . Will the proposal produce new light and glare? | — | — | <u>X</u> |
| 8. | <u>Land Use</u> . Will the proposal result in: | | | |
| a. | A substantial alteration of the present or planned land use of an area? | — | — | <u>X</u> |
| b. | Non-conformance with existing zoning and general plan designations? | — | — | <u>X</u> |
| 9. | <u>Natural Resources</u> . Will the proposal result in: | | | |
| a. | Increases in the rate of use of natural resources? | — | — | <u>X</u> |
| b. | Substantial depletion of any nonrenewable natural resource? | — | — | <u>X</u> |
| 10. | <u>Risk of Upset</u> . Will the proposal involve: | | | |
| a. | A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset condition? | — | — | <u>X</u> |
| b. | Possible interference with an emergency response plan or an emergency evacuation plan? | — | — | <u>X</u> |
| 11. | <u>Population</u> . Will the proposal alter the location, distribution, density or growth rate of the human population of an area? | — | — | <u>X</u> |
| 12. | <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing? | — | — | <u>X</u> |

ENVIRONMENTAL CHECKLIST FORM (Continued)

YES MAYBE NO

13. Transportation/Circulation. Will the proposal result in:
- a. Generation of substantial additional vehicular movement? — — X*
 - b. Effects on existing parking facilities, or demand for new parking? — — X
 - c. Substantial impact upon existing transportation systems? — — X*
 - d. Alterations to present patterns of circulation or movement of people and/or goods? — — X
 - e. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? — — X
 - f. Alterations to waterborne, rail or air traffic? — — X
14. Public Service. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
- a. Fire protection? — — X*
 - b. Police protection? — — X
 - c. Schools? — — X
 - d. Parks or other recreational facilities? — — X
 - e. Maintenance of public facilities, including roads? — — X
 - f. Other governmental services? — — X
15. Energy. Will the proposal result in:
- a. Use of substantial amounts of fuel or energy? — — X
 - b. Substantial increase in demand upon existing energy sources or require the development of new sources? — — X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to public utilities (i.e. water, sewer, power, storm drainage, telephone)? — — X
17. Human Health. Will the proposal result in:
- a. Creation of any health hazard or potential health hazard (excluding mental health)? — — X
 - b. Exposure of people to potential health hazards? — — X

ENVIRONMENTAL CHECKLIST FORM (Continued)

YES MAYBE NO

- | | | | | |
|-----|---|---|---|-----------|
| 18. | <u>Visual.</u> Will the proposal obstruct any scenic vista or view open to the public or create an aesthetically offensive site open to public view? | — | — | <u>X*</u> |
| 19. | <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | — | — | <u>X</u> |
| 20. | <u>Cultural Resources.</u> | | | |
| a. | Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site? | — | — | <u>X*</u> |
| b. | Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? | — | — | <u>X</u> |
| c. | Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? | — | — | <u>X</u> |
| d. | Will the proposal restrict existing religious or sacred uses within the potential impact area? | — | — | <u>X</u> |
| 21. | <u>Mandatory Findings of Significant Environmental Effect.</u> | | | |
| 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 major periods of California's history or prehistory? | — | — | <u>X</u> |
| b. | Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | — | — | <u>X</u> |
| c. | Does the project have environmental effects which are individually limited but cumulatively considerable? | — | — | <u>X</u> |
| d. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | — | — | <u>X</u> |
| 22. | <u>Alternatives to the Proposed Action.</u> Does the project require the discussion and evaluation of a range of reasonable alternatives which could feasibly attain the basic objectives of the project? | — | — | <u>X</u> |

IV. DISCUSSION OF ENVIRONMENTAL EVALUATION AND MITIGATION MEASURES:

See attached narrative description of the environmental impacts.

* = An explanation is attached although a "no" is indicated.

V. RECOMMENDATION OF THE ENVIRONMENTAL ANALYST:

On the basis of this initial evaluation:

I find the proposed project will NOT have a significant adverse environmental effect, and a NEGATIVE DECLARATION should be prepared.

I find that although the proposed project could have a significant adverse environmental effect, there would not be a significant effect in this case if the project amendments described herein are included in the project. A NEGATIVE DECLARATION should be prepared.

I find that the proposed project MAY have a significant adverse environmental effect, and an ENVIRONMENTAL IMPACT REPORT should be prepared.

I find that the project MAY have a significant adverse environmental effect and the impact is described in the

Brant Darsiehl
Staff Signature

10/26/90
Date

DETERMINATION OF THE ENVIRONMENTAL REVIEW COMMITTEE

(Action)

(Date)

ENVIRONMENTAL CHECKLIST FORM (Continued)

INITIAL STUDY

SB-91-90, 931 Mountain Drive

APPLICATION

- ▶ Tentative Subdivision Map
- ▶ Waiver to permit access for more than two lots from a private road

PROJECT DESCRIPTION

Assessor's Parcel Number: 21-050-31

Parcel Size: 29.27 acres

Current Zoning: A-1, Single-Family Residence

General Plan Designation: Recreation/Open Space/Major Hillside

Existing Use: Single Family Residence under construction

Proposed Use: 7 Lot Subdivision

- Parcel 1 - 3.83 acres
- Parcel 3 - 3.55 acres
- Parcel 4 - 8.62 acres
- Parcel 5 - 3.25 acres
- Parcel 6 - 4.38 acres
- Parcel 7 - 3.20 acres
- Parcel 8 - 3.15 acres

BACKGROUND

The applicant has submitted an Environmental Assessment to address potential environmental issues (Attachment 2). The assessment includes the property's environmental setting, project components, potential environmental effects, mitigation measures and CC&R's. The 931 Mountain Drive Initial Study hereby incorporates the Anacapa Ranch Environmental Assessment prepared by Interface Planning and Counseling Corporation, dated April 1990, as allowed per CEQA Section 15150.

The project had been previously scheduled for the June 1, 1990 ERC hearing. At the site visit of May 31, 1990, Planning Staff expressed concern regarding grading associated with the placement of utility lines for the previously approved single family residence proposed at 2222 Gibraltar Road. The specific concerns were the increased erosion potential as a result of the grading and the potential effect on the adjacent riparian habitat. The proposed 931 Mountain Drive subdivision was continued indefinitely to allow the concerns to be assessed.

Planning and Division of Land Use Controls Staff have reviewed the approved plans for the single family residence at 2222 Gibraltar Road. The 2222 Gibraltar project received a categorical exemption and was approved by the ABR. The approved plans included the placement of the utilities adjacent to the riparian habitat. Planning and Division of Land Use Controls Staff have determined that the grading was in compliance with the ABR approval.

While the grading was in compliance with the original approval, Planning Staff remained concerned that the grading's effect on the riparian habitat had not been assessed. In response to Planning Staff's concern, The applicant has submitted the following reports: the Storrer & Semonsen Anacapa Ranch Restoration Plan, dated June 24, 1990 (Attachment 3); and the Rachel Tierney Mitigation Plan For Proposed Road "B" On Anacapa Ranch, dated October, 1990 (Attachment 4). Planning Staff has reviewed the plans and has authorized their implementation where applicable. The studies are further discussed in the Plant life section of the Initial study.

ENVIRONMENTAL IMPACT DISCUSSION:

1. Geology and Soils
a. and e.

The Master Environmental Assessment (MEA) indicates that the project is in an area of low level damage to single family and small 2 to 3 story structures. A portion of the site is also identified as being within an area of high erosion potential.

The applicant has submitted a Preliminary Engineering Geological Report and a Foundation Exploration Study (Attachments 5 & 6). The studies concluded that no known active faults were found to cross the site. The studies did indicate that an inactive fault does exist on-site. The Division of Land Use Controls determined that it was not necessary to establish structural setbacks.

The project description submitted by the applicant has incorporated the recommendations presented in the reports. With the implementation of the mitigation program, significant impacts are not expected to occur (Amendment A.V.a.).

2. Air
a.

The proposed project will result in 7 PM peak hour trips. This will generate 0.15 lbs/peak hour of RHC and 0.19 lbs/peak hour of NOx (Attachment 7). No significant project specific impacts are expected to occur.

Short-term air quality impacts could result with an increase of particulate emissions from construction and grading activities. With the implementation of dust control measures (Amendments A.IV.a.8.-12.), significant impacts should not occur.

3. Water
a. and b.

The project will create new impervious surfaces and aggregate runoff. The Applicant's Environmental Assessment anticipated that drainage would generally be collected in the driveway shoulder, conveyed to the appropriate "downdrain" structure, and then carried to the existing drainage courses. In addition to the Environmental Assessment, the applicant has submitted a preliminary drainage analysis (Attachment 8). The analysis concluded that the increase in flow that might occur as a result of the proposed subdivision was not substantial and was not expected to affect downstream structures.

The project description submitted by the applicant has incorporated a series of mitigation measures. The mitigation measures include drainage devices and establishes general drainage patterns (Amendment A.V.a). With the implementation of the mitigation program, significant impacts are not expected to occur.

f.

Since this proposal is a "dry lot subdivision" no building permits for any of the residential structures, except the one that is currently being constructed, will be issued until such time as water becomes available for each of these lots (Amendment A.I.h.). Therefore, no significant impact is expected to occur.

4. Plant Life
a. and b.

The MEA identifies the following biotic communities within the project site: Coastal Sage Scrub, Chaparral and Riparian Woodland and Creek. The applicant has submitted a Biological Resources Assessment, Follow-up Biological Assessment, Revegetation Program For Stipa Grasslands and a survey of rare plant species (Attachments 9, 10, 11 and 12). The Biological Resource Assessment identified three distinct plant communities: Northern Mixed Chaparral, Southern Coast Live Oak Riparian Woodland and Needlegrass Grassland. The rare plant species survey identified numerous patches of native needlegrass grassland.

The applicant's Environmental Assessment stated that out of approximately 200 existing mature specimen oaks on the property, only three (3) would be removed. These will be replaced at a 10:1 ratio (Amendment A.III.a.13). As previously stated, the applicant has also submitted two (2) reports assessing the potential effect of the grading associated with the construction of the residence at 2222 Gibraltar Road on a riparian habitat located on-site. The applicant has submitted the following reports: the Storrer & Semonsen Anacapa Ranch Restoration Plan, dated June 24, 1990 (Attachment 3); and the Rachel Tierney Mitigation Plan For Proposed Road "B" On Anacapa Ranch, dated October, 1990 (Attachment 4). Planning Staff has reviewed the plans and has authorized their implementation where applicable.

The MEA and the Conservation Element consider both riparian habitats and native perennial grasslands as sensitive biotic environments. The MEA requires an Initial Study assessing biotic resources to include the following:

- Determine the general biotic resources present at the proposed site and adjacent properties using the Biotic Community map and field observation.
- Determine and note in the Initial Study the regional and local importance of the project site.
- If the project site contains resources of significant value, and if the proposed project would cause large scale changes in the vegetation pattern of the site and/or adjacent areas, the project should be subject to an EIR.

The Staff analysis focuses on the following biotic communities:

1. Riparian Woodland

The MEA identifies riparian woodlands and creeks as particularly sensitive. In describing riparian woodlands and creeks the MEA states:

Urban development has encroached upon City creeks, substantially altering the creek environment. This has caused increased bank erosion coupled with downstream siltation, abundant growth of noxious algae, and loss of many organisms formerly associated with the creeks. Continued streamside development will further damage this resource.

The Conservation Element Implementation Strategy 1.0 states:

Development adjacent to creeks shall not degrade the creeks or their riparian environments.

The initial submittal for the project site included eight lots. As a result of the Biological Assessment and Staff direction, the project was revised to delete Lot 2 and the roadway serving Lots 5, 7, and 8 was redesigned to avoid the need for clearing, in-fill, and channelization of the drainage course. The follow-up biological assessment states that certain measures be taken during construction of the roadway to avoid impacts associated with vegetation damage, sedimentation or fill entering the drainage, and streambank erosion. The measures include fencing, careful soil handling, and responsible operation of equipment. The report concludes that the measures taken by the applicant will benefit the site's biological character.

The biological assessment identified three ephemeral drainages within the site. The westernmost drainage forms at the northern property boundary, just below Gibraltar Road. The eastern drainage separates into two smaller

branches that converge at Mountain Drive. All three drainage courses meet south of the project site, eventually converging at Sycamore Canyon Creek.

The biotic analysis concludes that approximately 200 specimen live oaks are present on the property. Approximately 50 oaks are associated with the westernmost drainage and the remaining 150 trees along the easternmost canyon and adjacent stream channel.

Staff is specifically concerned with the indirect effect of earthwork on the riparian habitats. The application submittal estimates that a approximately 2,750 cubic yards of fill and approximately 4,850 cubic yards of excavation would occur in order to construct the roads. The submittal further states that grading of the individual parcels is expected to be difficult due to the shallow nature of the soils and the existence of rock which lies below those soils. The Mitigation Plan for Proposed Road "B" (Attachment 4) addresses these issues (Amendment A.IV.a.1), and it is Staff's position that if this plan is fully implemented, no significant impacts are expected to occur.

2. Stipa Grassland

The MEA identifies Coastal Perennial Grasslands as particularly sensitive. In describing grasslands the MEA states:

Native grasslands were largely replaced by exotic annual grasslands during the last 400 years, primarily as a result of grazing pressure. In the recent past, grassland habitat was converted to urban areas because of the ease of developing the coastal plain.

The Revegetation Program For Stipa Grassland Study identified a small Stipa grassland within Building Envelope #6 and dense growth within Building Envelope #7. The study concluded that approximately 5,505 sf of Stipa grassland within envelope #6 and approximately 6,000 sf of chaparral containing a Stipa understory within envelope #7 would be impacted by construction on these lots.

The revegetation program submitted by the applicant includes revegetation procedures. The procedures include seed collection and handling, propagation and planting of nursery-grown stock and direct seeding. In evaluating the success of the program the report concluded that while pure strands of needlegrass no longer exist, a sustaining cover of 40 percent Stipa or greater along the access road shoulders or one or more Stipa plants established per square foot would indicate success. The consultant has

stated that one Stipa restoration program has been implemented in Santa Barbara County. This one program is considered a success, with a survival rate of over 90 percent (Attachment 11, Page 2).

The revegetation program further indicated that while not listed on any state or federal agency list of rare, endangered or threatened species, the California Department of Fish and Game list native grassland communities as being rare throughout the state.

It is clear that the Stipa grasslands located on the site meet the criteria listed in the MEA for regional and local importance. The MEA includes several generic mitigation measures which could potentially reduce significant impacts. With the implementation of the Revegetation Program for Stipa Grasslands on Anacapa Ranch (Amendment A.IV.a.1), it is Staff's position that the MEA mitigation measures have been addressed in a specific fashion regarding the grasslands, and no significant impact is expected to occur.

13. Transportation/Circulation
a. and c.

Transportation Staff has assessed the project and has concluded that the project could potentially generate 7 PM PHTs and that the generated trips would not enter impacted intersections. Significant impacts are not expected to occur.

Short-term traffic impacts could occur as a result of construction traffic. Staff is especially concerned with the residential character of the surrounding area and the limited width and winding nature of both Gibraltar Road and Mountain Drive surrounding the project site. The project description has been amended to include an on-site construction conference. With the implementation of the mitigation measures (Amendment A.IV.a.2,3,7,& 13), no significant impacts should occur.

14. Public Service
a.

The project is located in a high fire hazard area. The City requires a minimum 20 foot wide vehicle and pedestrian access road, driveways with a slope of 16 percent or less at all points and swithbacks a minimum of 21 ft wide. The Fire Department has granted a variance regarding the 16 percent requirement for short distances on the roads and driveways. The applicant is proposing a series of mitigation measures that include brush clearing, fire resistant planting and residential fire sprinklers (Included in the CC&R's as part of the Environmental Assessment. Amendment A.IV.a.1). No significant impacts are expected to occur.

18. Visual/Aesthetics

The General Plan Designation for the project site is Recreation/Open Space/Major Hillside. The MEA identifies the site as an area of visual sensitivity. The applicant has submitted a view analysis that concluded that the project would be visible only from local vantage points (Attachment 13).

The CC&R's submitted by the applicant would limit construction, grading, and vegetation within the designated building envelopes. The CC&R's further establish maximum house sizes which range from 4,500 sf to 6,500 sf. The mitigation measures provided in the submitted environmental assessment include review of all residences by the ABR, utilization of split pad, stepped footings and grade separations construction methods, and building materials and colors that shall blend with the existing landscape.

The City has no written environmental guidelines related to visual impacts. However, the Conservation Element includes a discussion and Goals, Policies and Implementing Strategies related to Visual Resources

The Conservation Element Visual Resources Section focusses on major visual resources including creeks, hillsides, the shoreline, specimen and street trees, and significant open spaces (i.e. City parks, etc.). The Goals and Policies require that these resources and views of them be protected. Staff believes that the project site would qualify as a major visual resource.

In addition to the Conservation Element, the City's Open Space Element also discusses aesthetic issues. This Element defines open space as:

1. Essentially open. While the land can have limited development, it must maintain the characteristic of being predominantly open.
2. Natural. Some spaces, such as the Mesa bluffs and beaches, are completely natural and are proposed to be retained in that form. Other spaces, such as the freeway, are completely altered and include significant improvements. However, it is proposed that natural characteristics be created in such spaces in order to reduce the adverse impacts of the development and activities in the space on the surrounding areas.
3. Significance. An open space is significant to the entire City or to a major portion of it.

Similar to the Visual Resources section of the Conservation Element, the Open Space Element describes the types of open spaces that need protection and enhancement including the ocean, mountains, major hillsides, creeks, shoreline, major parks and the freeway.

The General Plan further states in discussing single family zoned areas a classification of "open space" should be applied in those sections of the City identified as Major Hillside Open Spaces in the Open Space Element. The General Plan further recommends that residential density in these areas be limited to one or less units per acre and that appropriate densities may be as low as one dwelling unit for every ten or more acres in some of the steeper hillside areas.

It is the Staff determination that the site is identified as being a major visual resource and meets the definition of "open space". As a major visual resource, it is important that a reasonable worst case analysis be assessed. A reasonable worst case scenario would result in the construction of six (6) additional homes, each totaling between 4,500 sf and 6,500 sf, and a private road system. Staff agrees with the applicant that the submitted mitigation program will reduce the potential impacts, because the CC&R's for the project address specific guidelines (such as materials, colors, landscaping, split pads, etc.) that assist in mitigating any significant visual impact (Amendment A.IV.a.1). Therefore, no significant impact is expected to occur.

20. Cultural Resources
a.

A Phase I Cultural Resource study which includes assessments of potential prehistoric resources was accepted by the Landmarks Committee (Attachment 14). A Phase II study was not required. While monitoring is not required, an archaeologist is to be contacted in the event cultural resources are encountered (Amendment A.V.d). No significant impacts should occur.

STAFF RECOMMENDATION:

- A. Staff recommends that the following Amendments be incorporated into the project description:
- I. Prior to the issuance of any building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" which shall be reviewed as

to form and content by the City Attorney and Community Development Director:

- a. Owner shall submit to the Environmental Analyst a monitoring program for the project's mitigation measures. Mitigation monitors responsible for permit compliance monitoring must be hired. The project's mitigation monitors shall include, but not be limited to, a biological/botanical monitor, and a Project Environmental Coordinator (PEC). The duties of the biological/botanical monitor shall be determined by the studies listed as Attachments included in the Initial Study dated November 2, 1990. The PEC will be responsible for monitoring daily activities, enforcement of permit compliance conditions, presentation of mitigation monitor briefing sessions, maintaining contact with the Owner, the Environmental Analyst, and the public, as well as issuing Environmental Quality Control Reports. Such reports must be submitted to the Owner and the Environmental Analyst. The mitigation monitoring program shall include, but not be limited to:
 1. A list of the project's mitigation measures.
 2. An indication of the frequency of the monitoring of these mitigation measures.
 3. A schedule of the monitoring of the mitigation measures.
 4. A list of reporting procedures.
 5. A list of the mitigation monitors to be hired.
- b. Owner shall provide for the flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. Owner is responsible for the adequacy of any drainage facilities and for the continued maintenance thereof in a manner which will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
- c. Owner shall assign to the City of Santa Barbara the exclusive right to extract water from under the Real Property. Said assignment and any

related agreements are subject to the review and approval of the City Attorney.

- d. Exterior lighting, where provided, shall be of low intensity in order to promote safety, but shall not impose on adjacent properties and uses. No floodlights shall be allowed. Lighting shall be directed toward the ground. All lighting, other than lighting within residential units, shall be energy-efficient lighting of a type other than incandescent, except as determined to be impractical by the Community Development Director.
 - e. The existing trees shown on the Tentative Subdivision Map shall be preserved, protected and maintained. An arborist or botanist, approved by the Environmental Analyst is required to approve and supervise all work specified in this plan and shall be on site when any work impacting trees is performed. Progress reports of this work must be submitted to the Environmental Analyst on at least a weekly basis when work is performed. Standard mitigation shall include the replacement planting of oak trees on a ratio of 10:1 for each oak removed other than dead trees verified by the arborist or botanist. The replacement trees shall range in size from 1 gallon to 15 gallon trees. Planting locations shall be appropriate for oak trees on the site as determined by the arborist or botanist, and included in the project landscape plan.
 - f. An adequate reciprocal access easement must be recorded which provides ingress and egress for those parcels sharing driveways and roadways.
 - g. An agreement must be provided for adequate maintenance of the private road and facilities.
 - h. Water must be allocated to each specific lot prior to issuance of any building permit.
- II. The Owner shall submit the following or evidence of completion of the following to the Public Works Department prior to the recordation of the Final Map:
- a. A proposed scope of work for the mitigation monitoring program subject to review and approval by the Environmental Analyst.
 - b. Dedicate or offer to make a dedication for:

1. Shared driveway easements as described in the CC&Rs, subject to approval by the Public Works department and/or the Division of Land Use Controls.
- c. Encroachment Permits from the City for the construction of retaining walls in the public right of way. Such permits shall be submitted to the Public Works Department.

III. The following is subject to the review and approval of the Architectural Board of Review (ABR):

- a. The existing trees shown on the approved Tentative Subdivision Map to be saved shall be preserved and protected. Preservation measures shall include fencing at the dripline during construction.
 1. The area within the dripline of trees should remain as close as possible to its original state. Mechanical injury to roots, trunk and limbs; grade changes; soil compaction; trenching; and altered drainage can jeopardize the appearance, health and survival of trees.
 2. All oak and sycamore trees outside of the grading limits of the proposed roads shall be preserved. Prior to grading, temporary protective fencing (4 ft. high) shall be installed 3 feet outside the driplines of any endangered tree except where construction/grading is allowed within the dripline, where fencing shall be as far as possible from the tree trunk, but no closer than 6 feet from the trunk. Trees in close proximity to each other can be fenced as a group. All fencing shall be approved by the project arborist or botanist when completed.
 3. All heavy equipment shall avoid areas within 3 feet of all oak driplines, except where approved by the arborist or botanist and after protective fencing has been installed.
 4. No fill soil, rocks, or construction materials shall be stored or placed within the dripline of oak trees.

5. Where fill soil will come within 3 feet of tree trunks a rock/rip-rap gravity wall or tree well shall be provided. Where fill is greater than 2 feet high retaining walls are required. Aeration systems designed by the project arborist or botanist shall be installed if fill soil 6 inches or deeper affects more than 40% of the area under the dripline.
6. All slope cuts within tree driplines shall be supervised by the project arborist or botanist and all roots encountered over 1 inch in diameter shall be cut cleanly and treated.
7. All trenching shall be at least 6 feet from tree trunks on only one side of the tree (affecting no more than 40% of the area under the dripline).
8. Grade beams shall be used where foundations are within 6 feet of tree trunks.
9. Soil sterilants shall not be used under streets, walkways or other improvements.
10. Drainage patterns shall not direct or cause water to accumulate within 6 feet of oak tree trunks.
11. New landscaping shall be appropriate for planting under oak trees by having minimal water requirements.
12. After construction, deep root feed the oak trees impacted by construction and grading activities to rejuvenate the trees by increasing soil aeration and encouraging root development. Feeding shall be in accordance with arborist's or botanist's recommendations, injected under pressure into the soil on 3 foot centers to a depth of 1-2 feet. Fertilizer is to be applied at a rate of 100 gal./1000 sq. feet in an area that extends from the trunk to 3 feet beyond the dripline. Work is to be performed by a qualified contractor.
13. Mitigation for removal of oak trees over 6 inches in diameter is the planting of replacement trees of the same species at a ratio of 10:1 for each tree removed,

except for trees designated as dead or hazardous.

- b. The Developer shall meet with the City Police Department Crime Analyst to determine how lighting, locking mechanisms, egress and fencing can be designed and installed so as to reduce the potential number of calls for police service from occupants of the Real Property.
- IV. The Owner shall complete the following prior to the issuance of building permits:
- a. A construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department, Building Division, Planning Division, the Mitigation Monitoring Team, the Property Owner and Contractor. The following shall be finalized and specified in written form and submitted with the application for a building permits:
 1. A mitigation monitoring program subject to review and approval by the Environmental Analyst, which includes, but is not limited to, all project amendments contained in the Initial Study, all mitigation measures identified in the Mitigation Plan For Proposed Road "B"; Revegetation Program For Stipa Grasslands; the Environmental Assessment prepared by Interface; and the Restoration Plan, Anacapa Ranch Project, prepared by Storrer & Semonsen.
 2. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways.
 3. The route of construction-related traffic established to minimize trips through surrounding residential neighborhoods.
 4. Construction prohibited on Saturday, Sunday, Holidays, and between the hours of 7:00 p.m. and 7:00 a.m.
 5. Regular water sprinkling schedule during site grading and the transportation of fill materials, using reclaimed water whenever

the Public Works Director determines that it is reasonably available.

6. Schedule for the qualified arborist's or botanist's presence during grading and construction activities near the trees which are to be preserved pursuant to applicable conditions contained herein.
7. The contractor shall prepare a traffic and pedestrian detour plan subject to the review and approval of the Transportation and Parking Manager. The contractor shall provide signs and devices necessary to implement the plan, and shall submit any changes to the plan at least seven days in advance.
8. During clearing, grading, earth moving or excavation:
 - a. Water trucks or sprinkler systems shall be used in sufficient quantities to prevent dust raised from leaving the site.
 - b. The entire area of disturbed soil shall be sufficiently wet down to create a crust, after each day's activities cease.
 - c. The haul routes for materials imported or exported from the site shall be determined in conjunction with Transportation Staff.
9. After clearing, grading, earth moving or excavation is completed:
 - a. The entire area of disturbed soil shall be treated to prevent wind pick up of soil. This may be accomplished by:
 - i. Seeding and watering until grass cover is grown.
 - ii. Spreading soil binders.
 - iii. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pick up by the wind.

- iv. Other methods approved in advance by the Air Pollution Control District.

10. During Construction:

- a. Water trucks or sprinkler systems to be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. As a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.
- b. All roadways, driveways, sidewalks, etc., should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

11. Activation of Increased Dust Control Measures:

The contract or builder shall designate a person or persons to 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 work may not be in progress. The name and telephone number of such person(s) shall be provided to the Air Pollution Control District. The Environmental Analyst shall review the mitigation program request for proposal and contract.

- 12. Covered trucks hauling grading material are required.
- 13. During construction of all roads and individual residences, at least one lane of Mountain Drive and Gibraltar Road shall remain open. At least one flagperson shall be present at all times. Details are to reviewed and approved by the Transportation Division.

- V. The following requirements shall be incorporated into, or submitted with the construction plans submitted to the Division of Land Use Controls with applications for building permits. All of these construction requirements must be completed prior to the issuance of a Certificate of Occupancy:

- a. A drainage and grading plan.

- b. All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: the undersigned have read, understand, and agree to abide by the above conditions.

Signed:

Property Owner _____ Date _____

Contractor _____ Date _____ License No. _____

Architect _____ Date _____ License No. _____

Engineer _____ Date _____ License No. _____

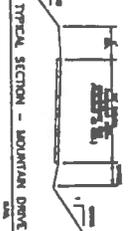
- c. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots are to be pruned under the direction of a qualified Arborist.
- d. Contractors and construction personnel involved in any form of ground disturbance (i.e., utility placement or maintenance, grading, etc.) shall be alerted to the remote possibility of encountering subsurface cultural resources. If such resources are encountered or suspected, work shall be halted immediately, and the City Environmental Analyst and a professional archaeologist shall be consulted. They shall assess the nature of any discoveries and develop appropriate management recommendations for archaeological resource treatment. If Native American resources are involved, Native American organizations and individuals recognized by the City shall be notified and consulted about any plans for treatment.

- B. Staff recommends that the Environmental Review Committee make the following findings:
- I. That with the project amendments, there will be no significant environmental impacts as a result of this project; and
 - II. Pursuant to Section §15070 of the California Environmental Quality Act Guidelines, the ERC directs Staff to prepare a Negative Declaration.

Attachments:

1. Site Plan/Tentative Subdivision Map
2. Environmental Assessment of Anacapa Ranch, 11/89, Revised 04/90, (given to ERC under separate cover).
3. Storrer & Semonsen Anacapa Ranch Restoration Plan, 06/24/90
4. Rachel Tierney Mitigation Plan For Proposed Road "B" On Anacapa Ranch, 10/90
5. Preliminary Engineering Geological Report, excerpts from 7/6/89 report
6. Foundation Exploration Study, excerpts from 2/7/85 report
7. Air Quality Calculation Sheet
8. Memo from Ken Kules, regarding Mountain Drive/Gibraltar Road Improvements, 01/30/90
9. Biological Resources Assessment, 11/20/89
10. Follow-up Biological Assessment, 03/28/90
11. Revegetation Program For Stipa Grasslands On Anacapa Ranch, 10/90
12. Letter from John Storrer regarding a survey of rare plant species, 05/25/90
13. Anacapa Ranch View Analysis
- ~~14. Phase I Cultural Resource Study, 11/10/89~~

- LEGEND**
- ① EXISTING ROAD
 - ② EXISTING DRAINAGE
 - ③ EXISTING UTILITY
 - ④ EXISTING BUILDING
 - ⑤ EXISTING TREE
 - ⑥ EXISTING FENCE
 - ⑦ EXISTING WALL
 - ⑧ EXISTING POOL
 - ⑨ EXISTING WELL
 - ⑩ EXISTING CISTERN
 - ⑪ EXISTING TOWER
 - ⑫ EXISTING SIGN
 - ⑬ EXISTING LIGHT
 - ⑭ EXISTING FURNACE
 - ⑮ EXISTING AIR COND.
 - ⑯ EXISTING REFRIG.
 - ⑰ EXISTING STOVE
 - ⑱ EXISTING WASH.
 - ⑲ EXISTING SINK
 - ⑳ EXISTING TUB
 - ㉑ EXISTING SHOWER
 - ㉒ EXISTING BATH
 - ㉓ EXISTING KITCHEN
 - ㉔ EXISTING LIVING
 - ㉕ EXISTING BEDROOM
 - ㉖ EXISTING BATH
 - ㉗ EXISTING HALL
 - ㉘ EXISTING CLOSET
 - ㉙ EXISTING PORCH
 - ㉚ EXISTING PATIO
 - ㉛ EXISTING DECK
 - ㉜ EXISTING BALCONY
 - ㉝ EXISTING TERRACE
 - ㉞ EXISTING DRIVEWAY
 - ㉟ EXISTING GARAGE
 - ㊱ EXISTING CARPORT
 - ㊲ EXISTING TRAILER
 - ㊳ EXISTING MOBILE HOME
 - ㊴ EXISTING SHED
 - ㊵ EXISTING BARN
 - ㊶ EXISTING STABLE
 - ㊷ EXISTING HORSE
 - ㊸ EXISTING DOG
 - ㊹ EXISTING CAT
 - ㊺ EXISTING BIRD
 - ㊻ EXISTING FISH
 - ㊼ EXISTING PLANT
 - ㊽ EXISTING TREE
 - ㊾ EXISTING SHRUB
 - ㊿ EXISTING FLOWER



**TENTATIVE MAP
AND PRELIMINARY GRADING
AND DRAINAGE PLAN
FOR THE SUBDIVISION OF
A.P.N. 21-050-31**

931 MOUNTAIN DRIVE
CITY OF SANTA BARBARA, CALIFORNIA

NOVEMBER 13, 1989
REVISED: JANUARY 29, 1990
DECEMBER 13, 1990
JANUARY 24, 1991

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



NOTICE

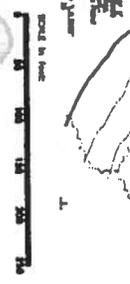
THIS MAP AND PRELIMINARY GRADING AND DRAINAGE PLAN IS A TENTATIVE MAP AND PRELIMINARY GRADING AND DRAINAGE PLAN FOR THE SUBDIVISION OF A.P.N. 21-050-31. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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ENVIRONMENTAL ASSESSMENT

for

ANACAPA RANCH

Prepared For

Mr. Hughes Morton
P.O. Box 1033
Carpinteria, CA 93013

Prepared By

Interface Planning and Counseling Corporation
829 De la Vina Street, Suite 210
Santa Barbara, CA 93101
805-963-0651

November 1989
REVISED April 1990



TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. PROJECT DESCRIPTION	2
III. LAND USE PLANS AND POLICIES	10
IV. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES	14
A. Geology and Soils	14
B. Biological Resources	18
C. Aesthetic/Visual Resources	23
D. Drainage	29
E. Water	31
F. Public Services	33
G. Traffic	38
H. Air Quality	40
V. APPENDICES	43
A. CC&R's	
B. Air Quality Calculations	
C. Updated Biology Report	
	(Not included in 11-1-12 P.C. Staff Report)

LIST OF FIGURES

	<u>Page</u>
FIGURE 1 Regional Setting	4
FIGURE 2 Local Setting	5
FIGURE 3 Site Plan	6
FIGURE 4 General Plan Map	8
FIGURE 5 Zoning Map	9
FIGURE 6 Biological Resources	19
FIGURE 7 Aerial View of Subdivision and Surrounding Lands	25
FIGURE 8 View of Project Site	26

LIST OF TABLES

TABLE 1 Parcel Statistics	3
TABLE 2 Existing Land Use, General Plan and Zoning Designations in Project Vicinity	7
TABLE 3 Percentage Open Space per Parcel	24
TABLE 4 Construction Emissions	41
TABLE 5 Project Specific Auto Emissions	41
TABLE 6 Project Auto Emissions (Cumulative Threshold Analysis)	41

I. INTRODUCTION

Interface has been contracted to prepare an Environmental Assessment to address environmental issues regarding the proposed Anacapa Ranch Subdivision. This document is designed to present the property's environmental setting, to describe the project components and potential environmental affects, as well as to identify mitigation measures which could lessen any project specific and cumulative environmental impacts.

The purpose of the Environmental Assessment is to:

- Provide the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration (ND);
- Enable the applicant or the City to modify the project to mitigate adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a Negative Declaration;
- Assist in the preparation of an EIR, if one is required, by: focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining the potentially significant effects would not be significant;
- Eliminate unnecessary EIRs; and,
- Determine whether a previously prepared EIR could be used with the project.

Subsequent to the preparation of this assessment, the project was revised to delete Lot 2 and it's associated access road in order to preserve the habitat in the ravine area. This revision resulted in Lot 4 being enlarged. All lots numbers have remained unchanged to allow consistency with lot references in the technical studies. The text in this document has been updated to reflect the revised project.

II. PROJECT DESCRIPTION

A. Applicant/Landowner

Mr. Hughes Morton and Family/Anacapa Ranch LTD.
P.O. Box 1033
Carpinteria, CA 93013

B. Project Location

The proposed subdivision is located within the jurisdictional limits of the City of Santa Barbara in close proximity to the northern boundary of the City limits. The 29.97 acre site is located at 931 Mountain Drive. See Figures 1 and 2 for Local and Regional Settings. The site's legal description is Assessor Parcel Number 21-050-31.

C. Project Description and Objectives

The proposed project entails the "raw land" subdivision of a 29.97 acre parcel into seven individual parcels. The Applicant proposes to build out the majority of lots individually as water is allotted to the property. Therefore, the project would be inherently phased. Figure 3 depicts the seven (7) parcels with each parcel's associated building envelope. Home sites have been proposed to take advantage of the views and the topography of the site. The delineation of building envelopes in which construction can take place would minimize development and maximize open space.

Each of the seven parcels has an average slope of 30 percent or greater. The approximate size of each parcel and building envelope, along with the the percentage of open space each parcel provides, is shown in Table 1. Parcels 1, 4, and 5 follow the main knoll of the project site down the center of the subject property. The building envelopes for Parcels 1, 4, and 5 are located just off to the side of the main knoll. Parcels 3 and 7 are located in the western most knoll of the property, along Gibraltar Road. The building envelopes for Parcels 3 and 7 are situated on the east facing side of the ravine.

Parcel 6 is located along the central section of the eastern knoll on the property. The building envelope for Parcel 6 is situated in a bowl just north of the center of the parcel. Parcel 8 is located on a small plateau in the southern portion of the site, just north of Mountain Drive. Parcel 8's building envelope is located in the center of the small mesa.

Access to the project site would be provided by two private roadways ranging from 16 to 20 feet in width. Parcels 1, 3, 4, & 6 would be accessed from Gibraltar Road in the the northwest corner of the property. The access road would travel south down the property's main knoll. Parcels 5, 7, & 8 would be accessible from the southwest corner of of the parcel off of Mountain Drive. This road would be located adjacent to the western most ravine on the property, above one of the drainage channels.

TABLE 1

Parcel Statistics

<u>Parcel</u>	<u>Parcel Size (in Acres/Sq.Ft.)</u>	<u>Building Envelope (in Sq.Ft.)</u>	<u>% of Open Space</u>
1	3.72 Ac./162,024 Sq. Ft.	18,063	89
3	3.55 Ac./154,477 Sq. Ft.	14,072	91
4	8.61 Ac./375,051 Sq. Ft.	12,135	94
5	3.25 Ac./141,531 Sq. Ft.	8,692	94
6	4.49 Ac./195,471 Sq. Ft.	14,053	93
7	3.20 Ac./139,197 Sq. Ft.	16,983	88
8	3.15 Ac./137,352 Sq. Ft.	16,997	88

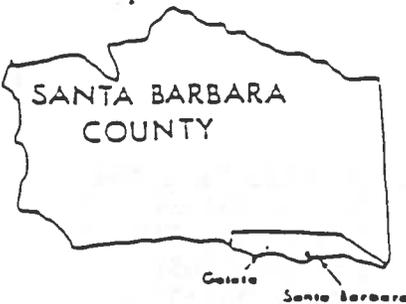
Including the roads and building envelopes, the project proposes to retain 90% of the site in natural open space. The cut and fill associated with the construction of these proposed accessways and driveways would equal approximately 4,850 cubic yards of excavation and 2,750 cubic yards of fill. In an attempt to blend the property's driveways and access ways with the natural environment, the project proposes to incorporate low stone retaining walls along the roads. In addition, a Master Landscape Plan would be provided which would provide screening to integrate the buildings and driveways into the natural landscape. To limit development within each building envelope and to preserve natural open space, a set of Covenants, Conditions and Restrictions (CC & R's) has been written to set standards for the proposed subdivision. A draft copy of the CC & R's can be found in Appendix A.

The following services would be utilized and provided by:

- Water City of Santa Barbara
- Fire City of Santa Barbara
- Police City of Santa Barbara
- Electricity Southern California Edison
- Gas Southern California Gas (or propane)
- Telephone General Telephone

D. Environmental Setting

The project site is located in the foothills near the northern boundary of the City of Santa Barbara. Gibraltar Road is located to the west of the property and borders the property at the northwestern corner. Mountain Drive borders the entire southern boundary of the property. The site is currently vacant and covered with various grasses, chaparral scrub, coast live oaks, and sycamores. The topography is generally steep with the flatter areas situated in the lower portions of the drainages and the upper portions of the knolls. The site possess one main knoll, which runs north and south, several smaller knolls, and three small ravines. Three ephemeral drainages run from north to south through a portion of the property.



CALIFORNIA

SANTA BARBARA COUNTY

Goleta Santa Barbara

NO SCALE



REGIONAL SETTING

★ Project Site

FIGURE 1

FIGURE 3 SITE PLAN

4/11/21 030-31



1" = 100'

THIS PLAN IS THE PROPERTY OF THE CITY OF SHERMAN, CALIFORNIA. IT IS LOANED TO YOU FOR YOUR INFORMATION AND USE ONLY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER.

THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND PRACTICES. HOWEVER, THE CITY ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

**TENTATIVE MAP
AND PRELIMINARY GRADING
AND DRAINAGE PLAN
FOR THE SUBDIVISION OF
A.P.N. 21-030-31**

031 BOURBON DRIVE
CITY OF SHERMAN, CALIFORNIA
NOVEMBER 13, 1990
REVISED
JANUARY 28, 1990
MARCH 13, 1990

PREPARED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Date]

TYPICAL PRIVATE ROAD SECTION

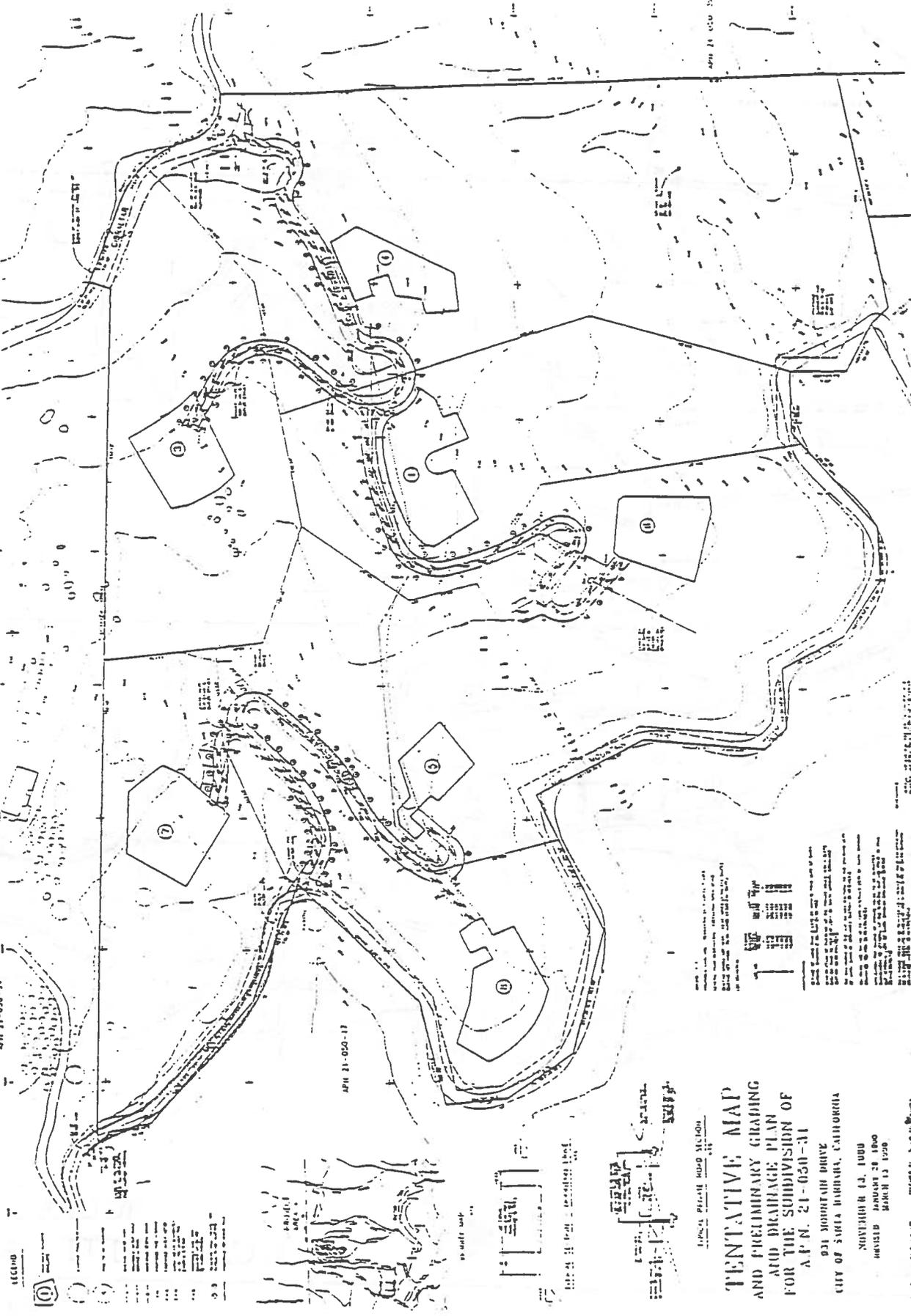


APN 21-030-11

APN 21-030-31

APN 21-030-15

APN 21-030-23



LEGEND

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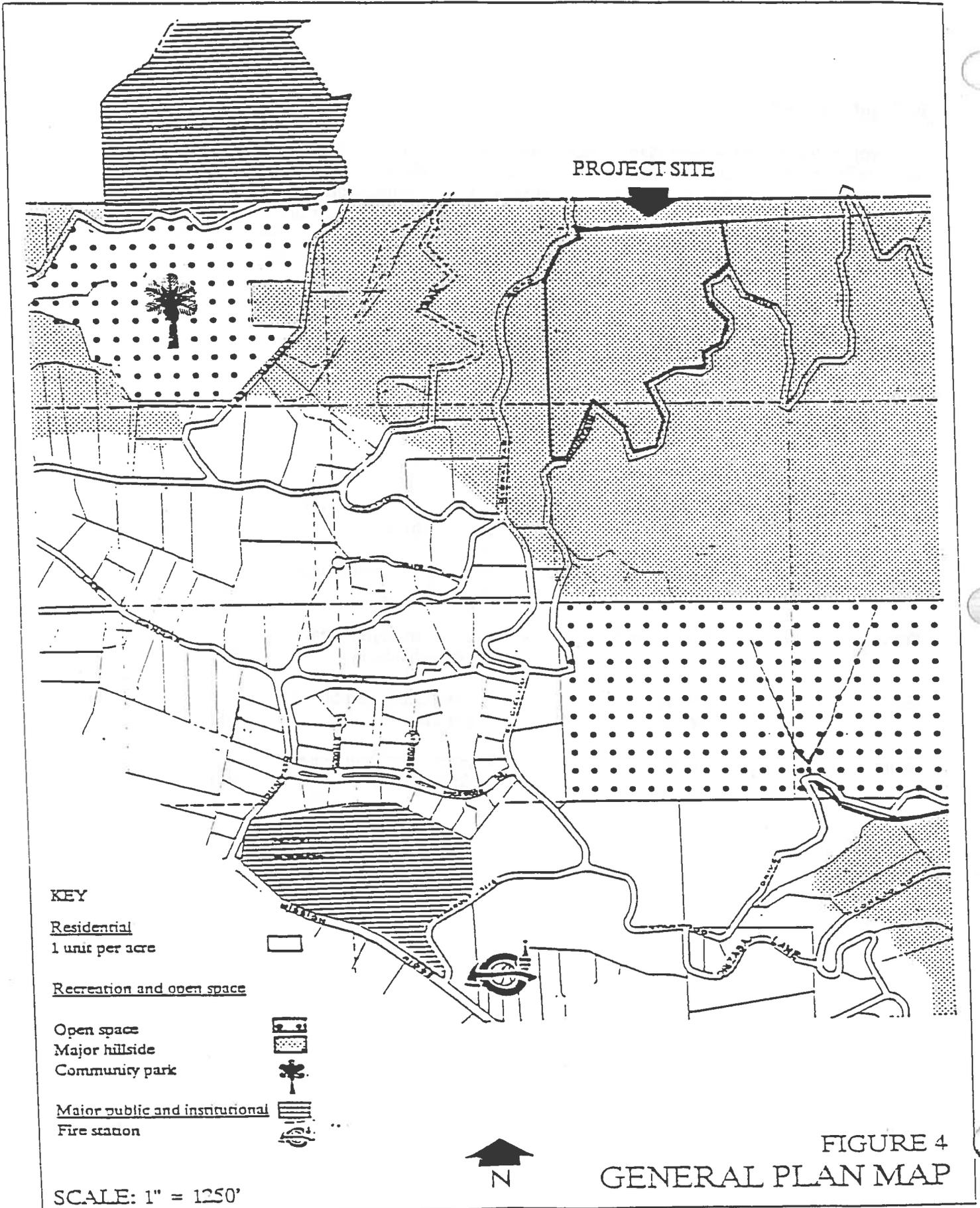
E. Land Use Setting

The project site has a General Plan Designation of Major Hillside/Open Space and is zoned A-1 one family residence per one acre lot. However due to the slopes on-site which can average 30%, lot sizes must be 3 acres or more. The surrounding land uses consist of large single family residences on the north, south, and west. The land use to the east of the project are single family homes with orchards. Table 2 outlines the adjacent land uses, General Plan designations and current zoning. Figures 4 and 5 show of these characteristics.

TABLE 2

Existing Land Uses, General Plan Designations, and Zoning Designations in the Project Vicinity

<u>Location</u>	<u>Existing Use</u>	<u>General Plan</u>	<u>Zoning</u>
Project Site	Vacant	Recreation/Open Space Major Hillside	A-1
North	Residential	Recreation/Open Space Major Hillside	A-1
South	Residential	Recreation/Open Space Major Hillside	A-1
East	Residential/ Orchards	Recreation/Open Space Major Hillside	A-1
West	Residential	Recreation/Open Space Major Hillside	A-1



PROJECT SITE

KEY

Residential
1 unit per acre

Recreation and open space

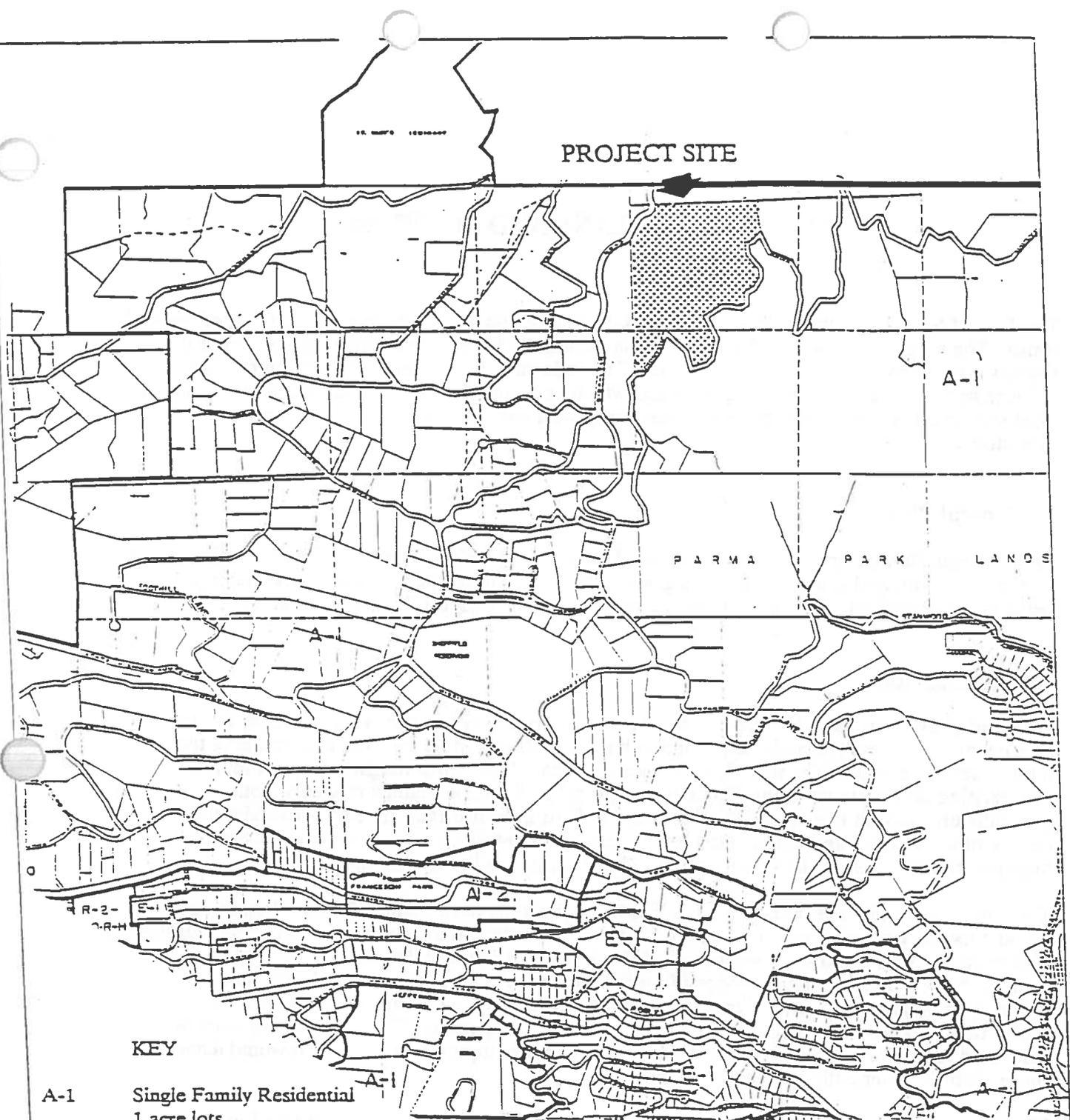
Open space
Major hillside
Community park

Major public and institutional
Fire station



SCALE: 1" = 1250'

FIGURE 4
GENERAL PLAN MAP



PROJECT SITE

A-1

PARMA PARK LANDS

A-2

KEY

- A-1 Single Family Residential
1 acre lots
- A-2 Single Family Residential
25,000 square foot lots
- E-1 Single Family Residential
15,000 square foot lots
- R-2 Two Family Residential
7,000 square foot lots

NO SCALE



FIGURE 5
ZONING MAP

III. LAND USE PLANS AND POLICIES

The City of Santa Barbara's General Plan was drafted in 1964 and has since been amended several times. The City is currently in the process of updating the Land Use Element of the General Plan as it pertains to commercial properties. The following discussion outlines General Plan Policies and Zoning Ordinance requirements which are pertinent to the proposed subdivision. A brief statement regarding the project's consistency with each policy or ordinance standard is provided.

A. General Plan

The General Plan designates the property as "Major Hillside/Open Space." The properties to the east, west, north, and south are also designated Major Hillside/Open Space. Some of the pertinent policies identified in the City of Santa Barbara's General Plan are as follows:

Land Use Element

As noted above, the Land Use Element designation for the project site is Major Hillside/Open Space which does not preclude development but suggests that it be controlled to preserve the natural characteristic of the site. The General Plan has labeled this neighborhood "Cielito". The existing development in the El Cielito neighborhood is single family homes on lots generally one acre in size or larger. The General Plan indicates that the entire area should be one of low density and major open space areas. One dwelling unit per acre is the density designation identified in the City's General Plan for the "Cielito" neighborhood.¹

The City's major hillside areas are in the foothills, generally in the Lauro Canyon Reservoir, upper Mission Canyon, Las Canoas Road, Mountain Drive and Sycamore Canyon areas and the Mesa. The majority of the land has a scattering of low density residential development and the overall effect is one of underdeveloped foothill open space. As such, it is a valuable asset to the open space inventory of Santa Barbara. It can function as a transition between the residential areas of the community and the Santa Ynez mountains. Suitable controls must be instituted to restrict the density and manner of future development in a way that would leave these foothills essentially open and unscarred.²

The proposed project is consistent with the intent expressed in the City's Land Use Element of the General Plan. Each of the proposed parcels are a minimum of 3 acres in size. The project also proposes to limit residential development to the building envelopes which would leave the majority of the property as natural open space which helps make the transition, as noted in the Land Use Element, from the residential areas to the mountains.

¹ General Plan, City of Santa Barbara.

² Ibid.

Open Space Element

The Open Space Element of the General Plan is concerned primarily with conserving, providing, and improving, as appropriate, land and water spaces significant in the Santa Barbara Landscape. The purpose of this element is to protect the character of Santa Barbara by conserving and providing significant open and natural landforms through and around the community.³ This proposed project would be consistent with the goals in the Open Space Element in that the majority of the site would be maintained as natural open space through building restrictions included in the Conditions, Convents and Restrictions which would be imposed on the property.

Conservation Element

The Conservation Element of the General Plan contains a number of explicit policies relevant to site development. These policies are enumerated below.

Policy 1.0 Development adjacent to creeks shall not degrade the creeks or their riparian environment.

Three ephemeral drainages currently exist on the site, the first of which is located along the proposed access road to Parcels 5,7, and 8 in the southwest portion of the property. This access road would be adequately setback from the drainage channel and would incorporate appropriate structural improvements in order to protect the riparian habitat. The second and third drainage channels are located along the northeast border of the property and would not be impacted by the development. The project is consistent with this policy.

Policy 2.0 Development on hillsides shall not significantly modify the natural topography and vegetation.

The project is consistent with this policy because the proposed access roads have been extensively engineered to minimize cut and fill, limit retaining wall sizes, take advantage of the natural topography and avoid significant trees. The majority of new roads align with existing graded fire roads to minimize vegetation loss. As viewed from the City, the roads have been located in the less visible portions of the property (the ravines) where possible. Development on each parcel would be limited to building envelopes and residential structures would be built to "step" up or down the hillsides to reduce or eliminate grading. All natural vegetation would remain on the parcels except as necessary for fire clearance standards. These cleared areas would be reestablished with appropriate "firescape" species.

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

³ City of Santa Barbara, General Plan.

The proposed project would be consistent with this policy in that scenic view corridors of the City and ocean from the foothills as well as the scenic views from the coast line and the City would not be obstructed due to the intermediate location and elevation of the property in the foothills. In addition, specific restrictions would be applied to the project which would limit development to the designated building envelopes as well as limiting building height, color, and materials. These restrictions would minimize visual impacts associated with the project.

Policy 4.0 Trees enhance the general appearance of the City's landscape and should be preserved and protected.

The project will preserve all mature oak and sycamore trees on the property with the exception of 3 oaks which may be impacted by development. If removed, these trees would be replaced on a 5 to 1 basis. A Master Landscape Plan, which is proposed for the project, will incorporate oak and sycamore trees.

Policy 5.0 Significant open space areas should be protected to preserve the City's visual resources from degradation.

The project proposes to maintain a major portion of the property as open space and is therefore consistent with this policy. Approximately 90 percent of the 29.97 acres would be preserved as natural open space. As previously noted, development would be restricted to the proposed building envelopes and the natural vegetation would remain intact except where fire clearance necessitates. Again, these areas would be revegetated with firescape species.

Policy 6.0 Ridgeline development which can be viewed from large areas of the community or by significant numbers of residents of the community shall be discouraged.

The proposed subdivision is considered consistent with this policy in that the parcel possesses an intermediate location in the foothills. This property is situated between the Riviera and Mission Canyon foothills and the National Forest. The property's main knoll is relatively "low lying" which also contributes to its "intermediate" appearance. The building envelopes are stepped down off the ridge. The application of restrictions to building height, size, color and materials would ensure consistency with this policy. In addition, a Master Landscape Plan would be included which would blend the development with its natural surroundings and provide screening.

Biological Resources

Policy 5.0 The habitats of rare and endangered species shall be preserved.

No rare and endangered species have been identified on the site, therefore the project would be consistent with this policy. Where possible, the project would maintain an undisturbed natural setting so as to avoid interrupting the habitat and wildlife which currently exists on-site.

B. Zoning Requirements

The project proposes to subdivide a parcel into seven separate parcels. The project site is located in an A-1 Zone which requires a minimum of 1 acre per parcel. However, special requirements are outlined in the Zoning Ordinance for sites which exceed a 10% slope. The proposed project possesses an average of approximately a 30% slope and therefore, the minimum required parcel would be three acres per dwelling unit. The proposed subdivision currently meets these standards set out in the Zoning Ordinance. The A-1 Zone also requires a 100 foot frontage on a public street for each parcel. The proposed subdivision also meets this standard.

C. Land Use Compatibility

The land uses which currently surround the project site consist of single family residences and open space to the west and the north, and single family residences and avocado orchards on both the east and south. The proposed project would be compatible with the existing surrounding land uses in that it would consist of single family residences on large parcels which would maintain the majority of the property as open space.

IV. ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A. GEOLOGY AND SOILS

1. Environmental Setting

A geological report was prepared for the project site by Mountain Geology, Inc. As identified in the report, the earth materials underlying the site consist of fill, residual soil, terrace deposits, alluvium, and sedimentary bedrock. The fill found on-site was generated during the construction of Mountain Drive and Gibraltar Road. A minor amount of this fill was identified and found to consist of a mixture of soil and bedrock which is of medium density. The soil on-site overlies the bedrock on the central and eastern portions of the site. The soil varies from two to three feet in depth, consists of clayey to sandy silt, and is found to be stiff. Alluvial deposits were noted at the bottom of the canyons of the project site. Stream terrace and/or older Alluvial fan deposits are also present on-site. The terrace which was encountered consists of sandy silt to silty sand and is of medium density. As noted in the report the Bedrock which underlies the site consists of interbedded sandstone and silt stone and is mapped as part of the Sespe Formation. The bedrock is described as being hard to very hard and thinly to thickly bedded.

Regarding seismic considerations, the project site is not located within any California Special Studies Zones. No known active faults were found to cross the site or exist in close proximity to it. The nearest active fault is the Santa Ynez Fault which is located approximately four miles north of the project site. The Mission Ridge Fault, which is approximately two miles to the south is the closest potentially active fault. Additionally there are several active faults located off-shore in the Santa Barbara Channel. Should an earthquake occur at any of the aforementioned active and/or potentially active faults the City of Santa Barbara as well as the project site could experience strong ground shaking. An inactive fault was discovered on-site through exposure in rock outcrops. Due to the inactive state of this fault, there is no need for structural setbacks.

A soils report, by Coast Valley Testing, Inc., was also prepared for the property. The report investigated one of the seven proposed building envelopes. The report included findings from two excavations. The first excavation identified a 3 - 3 1/2 foot layer of moderately expansive clayey silts underlain with silty sands and sand stone rock. The soil profile in the second excavation noted a 10 foot layer of slightly expansive silty sands. The scattered outcroppings of bedrock and boulders located within Parcel 3 are proposed to remain and be used for landscaping and wall design.

2. Project Impacts

The geologic structure of the project site is regarded as stable. There are no active faults.

landslides, or other geological hazards identified on-site. The report has indicated that the project site exhibits general slope stability and could accommodate the proposed project. However, due to the site's proximity to known local and/or regional faults, the potential exists for impacts to occur to the project site such as cracking to foundations, structures and roadways.

As noted in the soils report, the project site possesses expansive soils. With the swelling and shrinking nature of this soil type, potential significant impacts could occur to the project site, such as the cracking of foundations and roadways. However, with the incorporation of the appropriate foundation designs these impacts could be reduced to acceptable levels.

Development of roads and residences would require some earthwork to be done. Grading of the individual parcels is expected to be difficult due to the shallow nature of the soils and the existence of rock which lies below those soils. However, it is not expected that blasting will be needed for excavation purposes. It is estimated that the quantity of earthwork required would be approximately 2,750 cubic yards of fill and approximately 4,850 cubic yards of excavation in order to construct the roads. Due to comments by the Architectural Board of Review, the original access road plan was revised to eliminate cut and fill slopes through the construction of stone-faced walls. The overall quantity of earthwork required has been reduced by this new design, however, the quantity of fill needed will be reduced to a greater degree than cut. As a result, it is expected that excess quantities of cut material will have to be removed from the property.

3. Mitigation Measures

In order to mitigate any potential significant geology/soils impacts, the following mitigation measures should be adhered to:

General:

- Hard bedrock mapped as part of the Sespe formation, dense terrace deposits or future compacted fill should be used as bearing materials. Conventional and deepened foundation can be used to reached these materials after site grading.
- Siltstone interbeds within the Sespe Formation bedrock are expansive and may necessitate overexcavation of the cut portions of building pads to depths specified by the Soils Engineer of Record.

Footings:

- All footings should be engineered for expansive soil conditions per the Soils Engineer's recommendations.
- All footings should be founded to depths which conform to the setback recommendations presented in Preliminary Engineering Geology Report prepared by Mountain Geology, Inc.
- In regard to foundation setbacks, all footings should be founded to a depth which has a minimum horizontal clearance to the slope face equal to 1/3 the height of adjacent descending slopes steeper than 3:1 (the minimum clearance is 5 feet and the maximum is 40 feet).

- All footing excavations and concrete slab areas should be pre-saturated to well over the optimum moisture content, prior to placement of concrete.
- All footings should be continuous.
- The concrete slab on grade should be doweled into all exterior footings with #3 rebar dowels at 24 inches, embedded into the slab and bent 36 inches into the slab.
- All two story footings should extend a minimum distance of 21 inches below outside yard grade or 18 inches below interior crawl space grade, which ever is greater, while the exterior 3 story footings should extend a minimum distance of 24 inches below the outside yard grade or 24 inches below the interior crawl space grade, which ever is greater.
- All interior and exterior footings should be reinforced with a minimum of 2 #4 rebar, placed one in the base and one in the stem of the footing.
- All interior 2 story footings should extend a minimum of 18 inches below interior crawl space grade, while interior 3 story footings should extend a minimum of 24 inches interior crawl space grade.
- The garage concrete slab should be reinforced with either 6x6-6/6 welded wire fabric or #3 rebar at 24 inches on center each way, and should be underlain with a 4 inch layer in which an impervious membrane is embedded.

Retaining Walls:

- Retaining walls should be used to support excavated areas and future compacted fill.
- Retaining walls should be provided on the rear yards with a minimum of 2 feet of freeboard and open-channel "V" drains for slough and drainage control.
- Retaining walls may be designed for expansive soils, per recommendations of the Soils Engineer.
- Retaining walls should be backfilled with gravel and provided with a compacted fill blanket at the surface.
- A minimum of 2 feet of freeboard should be provided for rear-yard retaining walls for slough protection purposes.
- The rear-yard areas of future residences should be level and comply with the current building code. The clearance between the rear wall of each residence add toe of the ascending rear yard slope should be equal to 1/2 the height of the ascending rear yard slope to a maximum of 15 feet and a minimum of 3 feet.

Grading:

- Cut slopes should be graded to a 1 1/2:1 slope gradient in bedrock and 2:1 in soils and terrace.

- Areas which are to receive compacted fill should be stripped of all vegetation, debris, existing fill and soft or disturbed soils. The project soils engineer and geologists should observe the excavated areas prior to placement of any fill.
- If expansive clay beds are exposed at pad grade, the cut portion of the building pads should be undercut (excavated) and replaced as compacted fill to a depth specified by the soils engineer to provide a more uniform foundation condition.
- Fill slopes should be limited to heights and slope gradients specified by the Soils Engineer. The Soils Engineer should observe the compaction of the fill which should be keyed and benched into hard bedrock or dense terrace. The keyway should be a minimum of two feet deep and 15 feet wide.
- The soils engineer should be notified to inspect exposed keyways prior to the placement of the fill.
- Upon approval of the keyway, the exposed cavity should be sacrificed an additional 8 inches, moistened or dried to near optimum moisture content, and compacted to 90 percent relative compaction.
- The compaction standard should be the ASTM D-1557-78 Method of Compaction, modified to three layers.
- During fill placement, the fill section should be continually keyed into the hillside, such that the contact surface between fill placed and firm, original ground is either horizontal or vertical.

Excavations:

- Temporary excavations should be limited to heights specified by the Soils Engineer.
- During construction, temporary excavations up to 4 feet in vertical height may be required. Such excavations will expose bedrock and terrace which are suitable for vertical excavations up to 4 feet in vertical height. Excavations over this height should be either be shored or sloped at a 1:1 gradient. The fill, soils, and alluvium will not stand vertically and should be trimmed back to 1:1 slope gradient. The geologists should be present during grading to observe the excavations.
- During foundation excavation, very hard, cemented layers exist within the bedrock and may be encountered. Should a very hard cemented layer be encountered, jackhammers or coring may be necessary.
- The bottom of the excavations should be observed by the Grading Inspector from the Department of Building and Safety prior to the placement of any fill.

Incorporation of the measures above into the project design should ensure that geologic hazards or impacts would be decreased to acceptable levels.

B. BIOLOGICAL RESOURCES

1. Environmental Setting

A portion of Anacapa Ranch is currently being developed with an access road off Gibraltar Road and a single family residence. Except for a certain amount of vegetation that has been cleared in the past in order to allow for fuel breaks/fire roads the remainder of the site is undeveloped. The steeply sloped hills of the project site are broken by deeply incised drainages which impart a rugged terrain.

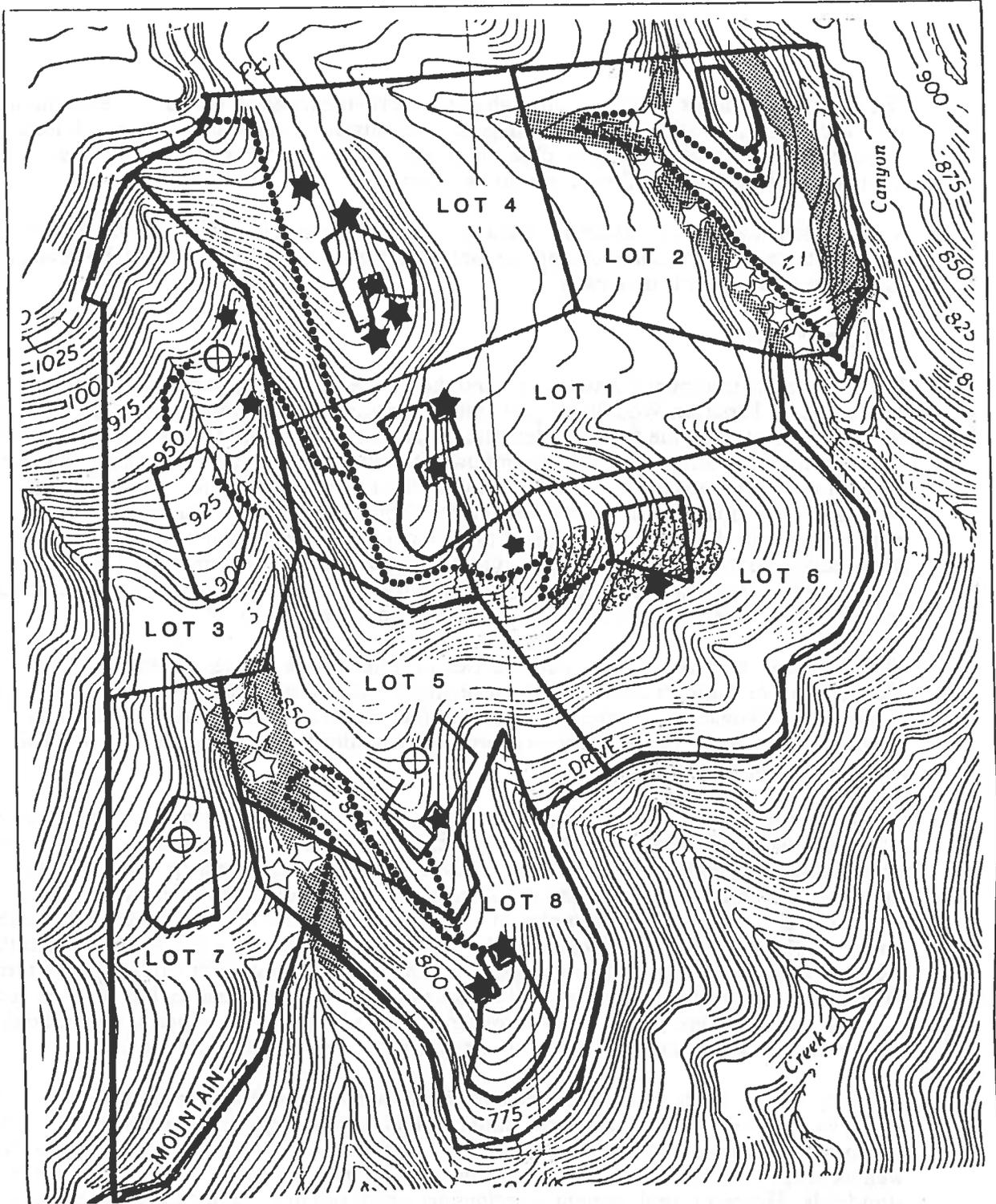
The project proposes a transition into the natural area to the north by retaining 90% of the site as natural open space. A high priority has been placed on preserving the existing mature specimen trees and out of approximately 200 oaks, three would be removed and replaced at a 5:1 ratio.

A biological assessment was prepared for the property by John Storrer, Consulting Wildlife Biologist and by Rachel Tierney, Consulting Botanist. The assessment found that the property supports three distinct plant communities, which are: Northern Mixed Chaparral, Southern Coast Live Oak Riparian Woodland, and Needlegrass Grassland. The project site's biological resources are illustrated in Figure 6.

The chaparral is composed mainly of evergreen shrubs including: toyon, lemonade berry, elderberry, bigpod ceanothus, and greenbark ceanothus. Coast Live Oak and Scrub Oak are also scattered within the chaparral. The understory is primarily comprised of red brome, an introduced annual grassland, coast goldenbrush, and purple needlegrass, a native, perennial bunchgrass. This plant commonly occurs throughout the site in scattered clumps as an understory species. Large Coast Live Oaks, Sycamores, and large Willows make up the Riparian Woodland habitat which flanks the three ephemeral drainages on site. Surface water is conveyed through these drainages only on a seasonal basis. Many riparian understory species can be found here. These corridors are relatively undisturbed and they create migration routes for larger animals as well as providing feeding and nesting habitat for a variety of birds.

A small, perennial grassland containing purple needlegrass, the native bunchgrass, is located on Parcel 6. Bunchgrass is a common understory component of the chaparral community in this area. Giant rye grass, the largest perennial grass species is also present within the grassland. The California Department of Fish and Game considers grasslands of native bunchgrasses rare throughout the state. This small grassland community is uncommon and significant on this site, although it is not significant when compared to other grassland resources throughout the county and the state. Purple needlegrass is not formally safeguarded by State and Federal protection agencies, although its reduced distribution does warrant consideration.

Due to the proximity to adjoining, undeveloped habitat to the north, the project site serves as a valuable resident wildlife habitat. The wildlife typically supported by chaparral scrub include, the California thrasher, wrenit, rufous-sided and brown towhee, coyote, gray fox, striped skunk, gopher snake, common king snake, and western fence lizard. No state or federally listed wildlife species are known to inhabit the site nor are they expected to occur with any frequency or regularity. There are some bird species which are expected to occur on the site as seasonal visitors which are on "watch lists".



- KEY**
-  Riparian Woodland
 -  Needlegrass Grassland
 -  Oak Tree to Remain
 -  Oak Tree Potentially Threatened
 -  Oak Tree to be Removed
 -  Access Roads

 **FIGURE 6**

INTERIM

The riparian corridors which run through the site provide passage way for large mammals such as deer and coyote. In addition, the drainage courses sustain an important riparian habitat resource for local and transient wildlife. It is near these tributaries that the greatest diversity of plants and wildlife on the site is found.

No plant species currently listed as rare and endangered are known to occur on the site. No rare plant species were noted during the biological resource survey inventory, however, a rare plant survey is currently underway.

2. Project Impacts

The Master Environmental Assessment and the Conservation Element of the City of Santa Barbara both consider Riparian Woodlands particularly sensitive biotic communities. The three wooded drainages on-site provide food, shelter, and migration routes to and from undeveloped areas, although they only offer seasonal streamflow. Development of the project site could reduce the value of riparian areas to wildlife by decreasing their isolated character. Urbanization adjacent to the riparian corridors could further degrade the value of this community by increasing the probability of invasion of the drainages by exotic plants. In addition, construction near riparian corridors could cause significant short term impacts by increasing sedimentation downstream as soils are exposed to erosional processes during construction. This impact would be realistic if construction occurred in the rainy season.

The proposed tentative map has been revised to reflect these biological sensitivities by eliminating Lot 2 and its access road and re-aligning the access road to Lots 5,7, and 8. A subsequent biological assessment¹ found that the relocation of this access road would preserve the integrity of the ephemeral drainage corridor and its resource values. (This letter is attached in Appendix C).

Currently, the on-site access roads are narrow graded fire roads approximately 8-10 feet wide. The proposed access roads would generally follow the existing graded roads. However, each road would require widening. The Gibraltar access road, which is situated on top of the main ridgeline is primarily located in the grassy areas on or just below the ridge. It has been located so as to minimize the removal of native vegetation and thereby avoid the adverse impacts. The second road is located at the southwest portion of the property, between Parcels 7 and 5. It is accessed from Mountain Drive. The road runs along the property's western ravine and is adjacent to an ephemeral drainage channel. The access road is situated above the riparian habitat where ever possible in order to minimize potential impacts. Several oak trees exist in this corridor and the road has been designed to avoid their locations.

The majority of the proposed building envelopes have been located in relatively open areas which would preserve scrub and woodland habitats by reducing the amount of native vegetation which would be removed. Vegetation would be removed as part of construction of the project as well as brush clearing approximately 100 feet around each structure, per City Fire Department standards. However, replacement plantings are proposed in a Master Landscape Plan to mitigate the vegetation loss. An assessment of the biological resources and project effects for each parcel are described below:

¹ "Follow-up Biological Assessment, Anacapa Ranch Project," John Storrer, March 28, 1990

Parcel 1: There is dense vegetation in the southern and northern sections of this parcel. The building envelope bends around a cluster of Coast Live Oaks and there is one large multi-trunk tree in the northeastern corner near the envelope. These trees can be preserved during construction on the parcel.

Parcel 3: This is currently the least disturbed of all the sites, with no graded access. The envelope is located just west of one of the major drainages on-site. The diverse chaparral is composed of mountain mahogany, chamis, toyon, giant rye, sagebrush and ceanothus. Large boulders are scattered on this parcel which were apparently deposited during heavy run-off. Three large oak trees exist on this site and the driveway to it may remove one existing oak tree. This tree should be replaced on a 5:1 basis, as described in the Master Landscape Plan.

Parcel 4: This parcel is covered with dense chaparral and an understory of grasses. There are four clusters of single and multi-trunk trees which surround the envelope. However, if care is taken during construction to avoid injury, these trees would not be damaged by construction. The southern portion of this parcel contains two Riparian Woodland corridors which would remain in their natural state.

Parcel 5: The fuel break which runs from north to south across the property bisects this parcel. There is one Coast Live Oak located within the building envelope which may be removed by development. As second tree, located just outside the envelope, can be safeguarded and preserved during construction. The oak tree to be removed should be replaced on a 5:1 basis, as described in the Master Landscape Plan.

Parcel 6: Approximately half of this building envelope is covered by a small native purple needlegrass grassland. Chaparral dominates the rest of the parcel but bunchgrass is a major component of the understory. The project description incorporates mitigating bunchgrass removal by recreating grasslands around the building envelope and on cut-and-fill slopes on the project site. Native bunchgrass will be an important component of the Master Landscape Plan. Thus, the impact to needlegrass around Parcel 6 will be lessened to acceptable levels. In order to restore any loss of native bunch grass on Lot 6 and Lot 7, a restoration program has been designed by a qualified Biologist.²

Parcel 7: There are clumps of purple needlegrass which form the majority of the understory within the chaparral on this site, but it is not considered to be a "grassland". There is one oak tree located within the building envelope which may be removed by construction in the building envelope. This tree should be replaced on a 5:1 basis in the Master Landscape Plan to avoid significant impacts.

Parcel 8: The majority of this parcel's building envelope is situated at the toe of the fuel break and is therefore predominantly open. Two large clusters of Coast Live Oak trees are just north of the envelope. If proper care is taken during construction, these trees would not be threatened by development.

3. Mitigation Measures

The following design standards are incorporated in the project description in order to decrease

² -----
Revegetation Program for stipa Grasslands on Anacapa Ranch, Rachel Tierney, November 1989.

project impacts on biological resources. These standards are repeated for the reader's benefit:

- All oak and sycamore trees outside the designated Building Envelopes and outside of the grading limits of the proposed roads should be preserved. Endangered trees shall be protected during grading and construction by fencing at the dripline.
- The recommended procedures contained in the "Oak Tree Mitigation Measures" outlined in "Appendix D of the Master Environmental Assessment (City of Santa Barbara, 1981), shall be followed, including the pre- and post-construction protection. Scrub oak should be included in all mitigations where possible.
- No on-site grading should occur during the rainy season (November 1 to March 31) without a special mitigation program designed by an engineer and a biologist.
- Any major tree removed from within a Building Envelope or roadway should be replaced on a 5 for 1 basis.
- The cut and fill slopes adjacent to the access roads should be receded and preferably replanted with purple needlegrass to reduce the loss of this species due to the development of this site (as specified in the Master Landscape Plan). The site-specific perennial bunchgrass restoration plan prepared by Rachel Tierney (Nov 1989) should be implemented.
- Fire-retardant landscape plants should be used in accordance with the Landscape Design Standards for Water Conservation (City of Santa Barbara, 1989) and the City Fire Department's standards regarding clearing and landscaping (as specified in the Master Landscape Plan).

To further reduce the impacts to biological resources due to development, the measure below should be implemented:

- During construction of the access road off Mountain Drive, a biological/botanical monitor shall be present when necessary to oversee all grading and construction. The monitor shall ensure that approved plans and alignments are followed and shall have authority to call for additional mitigation measures to protect biological resources, if necessary.

The mitigation measure above would reduce biological impacts to acceptable levels.

C. AESTHETIC/VISUAL RESOURCES

1. Environmental Setting

The project site is located in the foothill region of the Santa Ynez Mountains above the City of Santa Barbara. The parcel is situated between Gibraltar Road on the west and north side, and Mountain Drive, to the south and east. The on-site vegetation consists of chaparral, clustered oaks and grassy areas along the knolls and riparian species in the bottom of the ravines. The parcel slopes down from Gibraltar Road with one major knoll which runs north/south. The remainder of the parcel is a series of small ravines that also run in a north/south direction, a small mesa-like plateau, and knoll tops also exist on-site. There are three graded fire roads existing on-site.

The site is currently vacant and can be viewed mainly from local vantage points along El Cielito Road, Mountain Drive, and Gibraltar Road. There are also very limited views of the property from the back of the Riviera and the Via Alicia neighborhood which is located on top of a ridge southeast of the site. The property cannot be viewed from the majority of the City due to the Riviera foothills. (Penfield and Smith Engineers have developed a graphic visual analysis which depicts the property's topographic location. This analysis is available under separate cover.) Due to local topography the site appears as an "intermediate" knoll. This knoll rises above the small ravines on the property, but it is lower than surrounding ridge lines. In this situation, there are adjacent hills and ridge lines which are at higher elevations than the site and this creates a back-drop. therefore, the property appears to be located in an "intermediate" position in the foothills in a bowl surrounded by higher ridges. As previously noted, the project site is mainly visible from the adjacent parcels and roadways. Homes located along Gibraltar Road which borders the northern portion of the site, as well as, residences located on Mountain Drive are afforded limited views of the project site.

2. Project Impacts

A building envelope has been identified for each of the seven proposed parcels. CC&R's would be included in the subdivision which would limit construction, grading, agriculture and vegetation clearing to the area within these designation envelopes. The envelope concept would limit the buildable area on each site so that the majority of the parcel would remain natural open space. Table 3 shows the percentage of each parcel that will be required by the CC&R's to remain as open space.

The proposed private roads/driveways to serve the building sites have been designed in the general location of existing graded fire roads. The road has been located in areas which are virtually invisible to the City's major view points. The on-site roads would be sixteen to twenty feet wide and would be built to limit cut and fill by using low, stone retaining walls which would be faced with natural sandstone or decorative plantings. A Master Landscape Plan will be implemented along the roadways to provide natural, aesthetic plantings that would incorporate the roadways into the on-site vegetation, while providing screening for the proposed building envelopes. The proposed home sites have been situated to take advantage of views on the flatter portions of the site. The delineation of the building envelopes in which construction can take place would minimize development and maximize open space.

Table 3
PERCENTAGE OF OPEN SPACE

<u>Parcel</u>	<u>% of Open Space</u>
1	89
3	91
4	97
5	94
6	93
7	88
8	88

Figure 7 shows an aerial view of the project site which shows the layout of each parcel with its building envelope again when looking north from Santa Barbara. Figure 8 is a view of the property from the backside of the Riviera. The proposed building sites would be partially visible from Gibraltar Road and the two single family dwellings directly adjacent to the envelopes. A portion of the development may also be seen from parts of the back side of the Riviera.

The proposed building envelopes for Parcels 3 and 7 would be located on the western side of the property's main knoll in a ravine. The proposed building envelope associated with Parcel 8 would be situated at the southern tip of the property and is positioned in a relatively flat area. This site would be visible from Mountain Drive and neighboring properties. The proposed building envelopes for Parcels 1, 5, and 4 are located along the property's central knoll. These building envelopes could be viewed from local vantage points along Gibraltar Road, Mountain Drive, and from some of the adjacent private homes. Parcel 6 is situated on the eastern portion of the property's ridgeline thus, the building envelope would be visible only from a few private homes on County lands to the east.

During the construction phase, the roadways, driveways, utilities and finally the homes, construction would be visible from the local vantage points and from the back side of the Riviera. The actual grading for these access roads and proposed building pads would also be visible. This could result in short term visual impacts for the surrounding neighbors and residents on the north side of the Riviera. However, once construction is complete, the design standards incorporated in the project description to mitigate these short term visual impacts will be initiated. Implementation of these standards will ensure that these short term impacts would not become significant long term impacts. For example, the Master Landscape Plan would be implemented immediately following roadway construction to provide screening for the homes and roads. In addition, the proposed on-site access roads would utilize the existing dirt roads to the greatest extent possible, thereby minimizing the grading required. Due to the measures included in the project description, these impacts are considered adverse but not significant.

Approval of this subdivision would also provide a guarantee that the majority of the subject parcel would remain in natural open space, which would protect it from future grading and/or use as an orchard. The significant natural open space, which is approximately 90 percent of the property, would provide an appropriate transition from the residential community of the City to the open foothill lands of the Los Padres National Forest

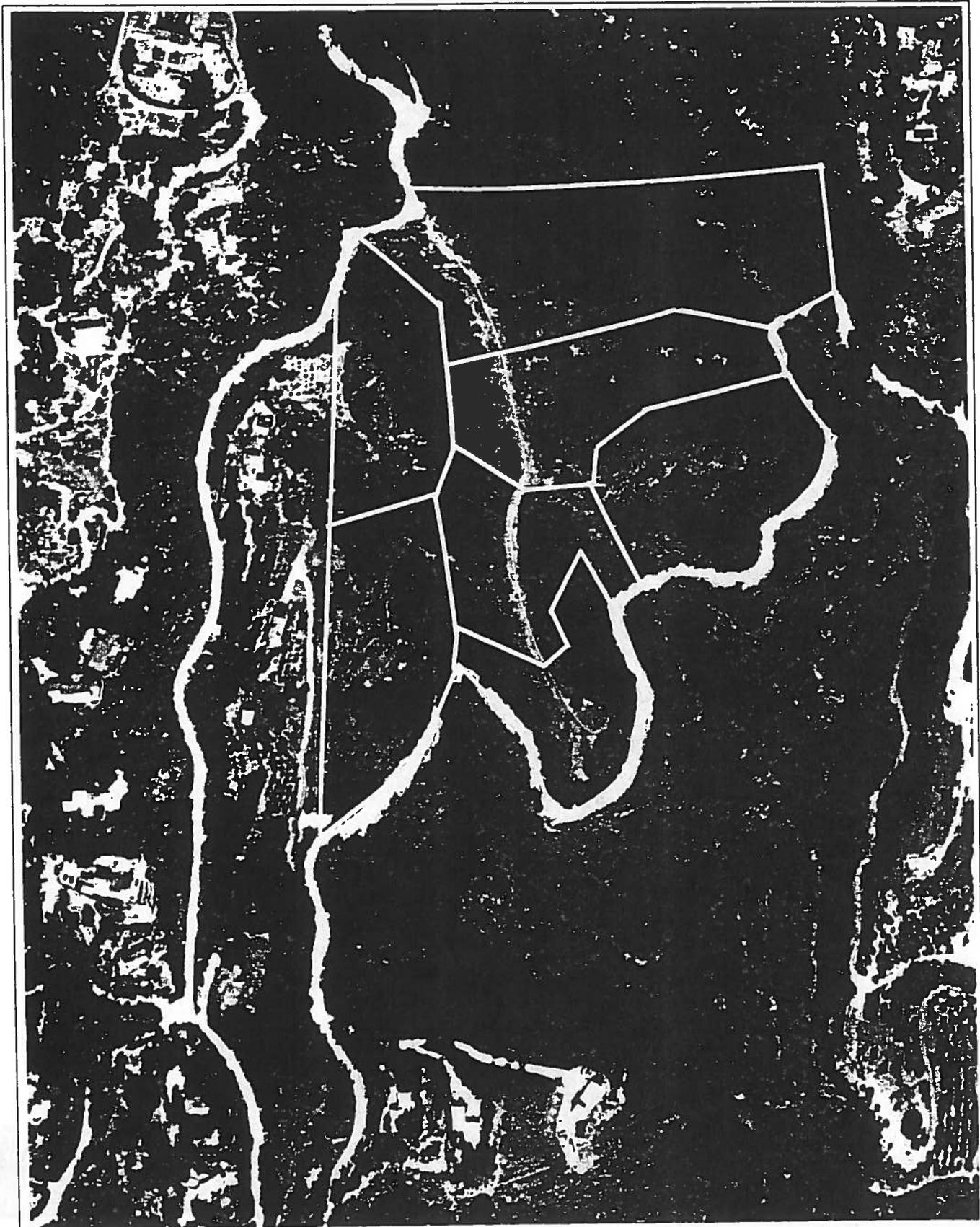


FIGURE 7

AERIAL VIEW OF THE PROPERTY

NO SCALE

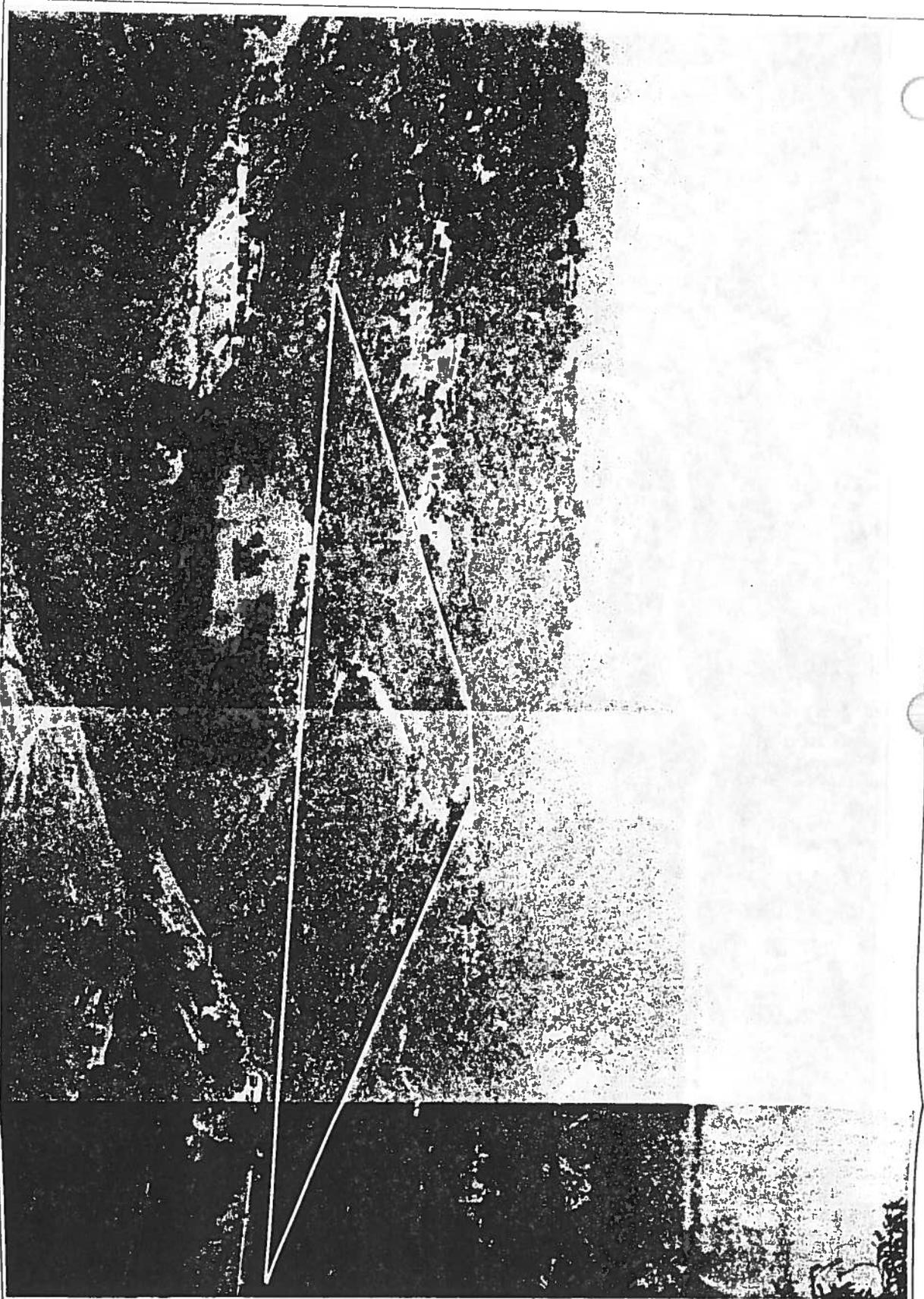


FIGURE 8
SITE
PHOTO
INTERFACE

to the north of the property. The simultaneous construction of single family homes on the seven proposed parcels could create short term aesthetic impacts. However, this project proposes the land division of the subject property into seven parcels with long-term individual buildout or eventual parcel sales. Hence, the home construction portion of the development would be self phasing as water becomes available. Therefore, the impacts resulting from the proposed project would be incremental and limited.

The CC&R's for the proposed project would restrict the development outside the building envelope, thus insuring that the natural open space specified in Table 2 would remain as open space. All grading, agricultural uses, and structural development would be prohibited outside of the envelope. All portions of the property outside of the building envelope would be maintained in a natural state as open space. Because the project site is located on an intermediate ridgeline and the majority of the site is to remain as natural open space in perpetuity, it is anticipated that no significant visual impacts would be created by this project.

3. Mitigation Measures

The following measures have been incorporated in the project description and in the project CC&R's in order to lessen impacts to aesthetic and visual resources resulting from the proposed project. The measures included in the project description regarding visual or aesthetic resources are repeated below for the reader's convenience:

- Plans for future on-site residences will be required to go before the City ABR.
- All grading for residence construction and/or alterations should be reviewed and approved by the City ABR.
- Each lot should have a designated "Building Envelope" and the permitted uses in the Building Envelopes should be limited.
- All areas outside of Building Envelopes as delineated on the Final Subdivision Map should be maintained in a natural state, essentially undisturbed, except for limited uses such as drainage, roadways, fire clearance, etc.
- Cut and fill slopes should be revegetated immediately with fast growing native vegetation and sprayed with polymer soil stabilizer to minimize erosion and provide for vegetative growth.
- Cut and fill areas should be landscaped at the time of road construction and should be maintained by the Road Maintenance Agreement.
- Exterior lighting should be low profile and shielded and should be limited to areas within the building envelopes.
- All residences should be constructed using the following guidelines:
 - 1) Owners should utilize split pads, stepped footings and grade separations to permit dwellings to step down or step up the natural slope.

- 2) Roof design should emphasize low profiles.
- 3) On Parcels 1, 4 and 5, structures must have a single story appearance, as viewed from an equal altitude of the structure from the west side of the hill line, located immediately to the west of the building envelopes on Parcels 1, 4 and 5. Structures are to step down the natural topography, and rooflines must flow with the hill line.
- 4) Building materials and colors shall blend with the existing landscape and should include the following:
 - natural stone
 - timber
 - stucco
 - tile, slate
 - cream or earth tone related colors
- Prior to issuance of grading permits for any roadway or building pad construction, a Master Landscaping Plan should be prepared and approved by the City Architectural Board of Review.

The Master Landscape Plan should include provisions for the following:

- 1) Brush removal recommendations and replacement planting guidelines for areas within the building envelopes in accordance with the City's Firescapes guidelines and to preserve the natural landscape.
- 2) Brush removal recommendations and replacement planting guidelines for areas outside the building envelopes that are required to be cleared by the City Fire Department in accordance with the City's Firescapes. Replacement plantings should be designed to preserve the natural landscape and to provide food for wildlife.
- 3) Appropriate landscaping along all private roadways to integrate walls and cut/fill slopes with the natural landscape.
- 4) Appropriate landscaping should be provided along the perimeter of the Building Envelopes for Lots 1, 4, and 5 to screen building outlines as viewed from Gibraltar Road.

Incorporation of the above design standards into the project description will lessen the aesthetic impacts to an acceptable level. Due to the project design's sensitivity toward visual and aesthetic resources, no mitigation measures are recommended in addition to the standards given above.

D. DRAINAGE

1. Environmental Setting

The project site is vacant and is located in the lower foothills of the Santa Ynez Mountain Range. The site's topographical features consists of one major knoll and three small ravines. According to the Santa Barbara County Flood Control and Water Conservation Districts South Coast Watershed Map the most prominent drainage channel in the project vicinity is the Sycamore Canyon Creek. The creek is an ephemeral, natural, and unimproved drainage channel. Its headwaters originate on the eastern portion of the Anacapa Ranch property and the drainage continues on down under Mountain Drive through adjacent properties. An ephemeral drainage which is a smaller tributary, also exists on-site on the western portion of the property.

2. Project Impacts

The majority of the drainage/surface run-off from the project site would be directed to the natural drainage area. The drainage/surface run-off would be carried on the proposed roads, in open swales lined with concrete and in piping structures if necessary. It is anticipated that drainage will generally be collected and conveyed in the driveway shoulder to appropriate "downdrain" structures which will convey flow down to existing drainage courses. The proposed project is anticipated to slightly increase the drainage/surface run-off from the site due to the introduction of impervious surfaces. This increase should not create significant drainage impacts.

3. Mitigation Measures

Although no significant drainage impacts are anticipated, the following measures are recommended:

- All fill slopes should be provided with subdrains and surface drains per the current grading ordinance.
- Drainage should not be allowed to pond on the pad against any foundation or retaining wall.
- Drainage from pads and roofs should be collected and transferred to the natural drainage courses in non-erosive drainage devices.
- Retaining walls should be provided with proper drainage devices.
- Every rear-yard retaining walls should have a "V" drain placed behind it so that all slope drainage is directed around residences to the street or natural drainage courses.
- Positive drainage should be provided away from the proposed structure, and away from all man-made fill slopes.

- All corrugated steel drainage pipes situated above ground should be painted an earth tone color so as to blend in with the surrounding natural landscape.

Implementation of the above mitigations would reduce Drainage impacts to acceptable levels.

E. WATER SUPPLY AND DEMAND

1. Environmental Setting

Water Policy Considerations

In 1986, the City learned that their projected water consumption would reach the City's available water supply (16,552 acre feet per year, "AFY") within the very near future. In response, the City has undertaken substantial efforts to increase its long term water supplies including planning the construction of a wastewater reclamation plant, strengthening Gibraltar Dam and participating in an enlarged Cachuma Dam project. Additionally, other water sources, such as a water desalination plant, are being studied. The City has encountered significant obstacles in its efforts to develop new sources of water and it is expected that it may be five years before these new sources can produce additional water. Therefore, the City has adopted Ordinance 4561 which imposes limits on new land development due to the critical shortage of water. This ordinance restricts the filing of applications for new development except for specific categories of "exceptions". Raw land subdivisions (not condominium projects) are exempt from this ordinance, however, the application for building permits for the residences to be built once the new lots are created, is subject to the ordinance. All new residences must receive a "water allocation" before building permits can be issued. A limited number of water allocations will be given to single family homes each year. Early in 1989, a waiting list was formed by lottery for all who were interested in a water allocation for new homes. Each year, water allocations will be awarded in order, to those on the waiting list. In this process, one water allocation was awarded to the project site in the 1989 lottery. The remaining six lots are numbers 138 through 144 on the waiting list.

Water Supply

Currently, an eight inch City water line extends down Mountain Drive to the western edge of the project site where an existing water meter is located. This meter has been on the property for several years, however, it has not been activated. The City has indicated that there are currently no plans to extend City water service to the east, beyond this property.¹

There is also a small water system just north of the project site, which currently serves the upper El Cielito/Mount Calvary neighborhood. A fire hydrant from this system is located on Gibraltar Road approximately 500 feet from the project site. The City has indicated that due to the limited size, it would not be desirable to serve the project with this system.²

2. Impacts of Development

The property owner currently has a water allocation for one house on the subject parcel. The

1 Personal Communication with Ken Goodenough, City Public Works Department, Distribution and Collection Superintendent.
2 Ibid.

remaining houses are on the City's waiting list to receive allocations and will be built when water becomes available. The development of this project will not adversely impact the City of Santa Barbara's water supply because water will be allocated on a per-house basis as it becomes available through the lottery.

There are four proposed water lines which would traverse the property and bring water to the seven building sites. These water lines would extend from the City main located on Mountain Drive at the western boundary of the property. The proposed lines will have an eight inch diameter. The bottom of the trench dug for the proposed pipes would be approximately three feet deep. The water mains will be situated under the access roads where ever possible. One pipe will run along the Mountain Drive frontage on Parcel 7 where it then turns north and runs under the existing graded road. From under the road, this water pipe branches off to service Parcels 5, 7, and 8. The pipe runs under the main access road or the driveway to reach each individual parcel. The water main then travels up the central knoll in the area of the graded fuel break to serve parcels 1, 3, 4 and 6. Placement of the water pipes under already graded or disturbed areas will limit the impacts of developing a water distribution system to insignificant levels.

1. Mitigation Measures

No mitigation measures are required for the proposed project in regard to water supply because no significant impacts to the water supply are anticipated. However, since the project site is located in a semi-arid region where water is scarce, the following measures are recommended for incorporation into the project:

- Low flow water fixtures, including low flow toilets, shower heads and faucets should be installed in every residential unit on the proposed subdivision.
- Drought tolerant and low water consuming plants should be used to landscape around the dwelling units.

Implementation of the recommendations above would serve to further decrease project water consumption.

F. PUBLIC SERVICES

Sewer Services

1. Environmental Setting

There are no sewer lines that extend up to the subject parcel. The closest public sewer main is near the intersection of Mountain Drive and El Cielito Road which is approximately 1800 feet from the southwesterly corner of the project site and approximately 3800 feet from Parcel 2. If the proposed project were to connect to that sewer main, sewer lines in Mountain Drive as well as a force main would have to be constructed. Due to the presence of rock in the area, extension of the existing sewer lines would be very difficult. Therefore, private sewage disposal systems, such as a septic tank or a dry well, are viable alternatives.

2. Project Impacts

Preliminary testing of one dry well was performed by Coast-Valley Testing, Inc on the site to determine the feasibility of a private sewage disposal system. The results of the preliminary tests indicate that the Sespe Formation bedrock which underlies the project site will adequately absorb the effluent. The preliminary test, mentioned above, was performed on a drywell that was 4.0 feet in diameter by 40.0 feet deep and was filled with gravel. The test consisted of filling the drywell with water, allowing the sidewalls to become saturated, then filling in more water and observing the water level as it dropped. The drywell is located on Parcel 1. The results of the test are that the drywell is capable of 6,200 gallons of clear water, after saturation, in a 24-hour period. It is anticipated that percolation rates will be higher in the terrace deposits underlying the westernmost parcels. This test was performed using the present Santa Barbara County Drywell Testing Procedure.

It is anticipated that the development and use of private sewer disposal system on the subject parcel will not have an adverse effect on the stability of either the project site or the surrounding properties. Additionally, preliminary test results indicate that the bedrock will adequately absorb the effluent, however, more than one dry well may be needed per unit, depending on the number of bedrooms per dwelling unit. It is expected that the percolation rates will be higher in the westernmost parcels which have terrace deposits underlying them. In order to ensure that each site has an adequate sewage disposal system, several measures should be carried out. These are outlined in the mitigation section below.

3. Mitigation Measures

Incorporation of the following mitigation measures will provide that each site has an adequate sewage system. The measures are as follows:

- Each private septic system should be designed and built in compliance with the requirements of the Santa Barbara County Health requirements and City Plumbing Code.
- Percolation tests should be performed for each proposed dwelling unit after the completion of the final grading and site plans. It is necessary to determine the percolation rate for each site in order to design an adequate sewage disposal system.

With the incorporation of the above measures, no significant sewage disposal impacts should occur.

Fire Protection

1. Environmental Setting

The subject parcel is located within a high fire hazard area. A high fire hazard area is defined as a scrub and woodland area with less than a 40 percent slope which falls into Class II of the Critical Fire Weather Frequency (meaning there are from 1 to 9.5 critical fire weather days annually).¹ The parcel of land at 931 Mountain Drive is serviced by the Santa Barbara City Fire Department. The Fire Department operates Fire Station No. 7 at the intersection of Mission Ridge Drive and Stanwood Drive. It is a one engine station with three full-time employees which include a captain, firefighter, and an engineer.

In 1985, the Santa Barbara City Council amended the Uniform Fire Code, Ordinance 4214, in order to adopt specific standards for new construction within designated areas. One area which the new specifications pertained to was named Fire Zone Number 2. The proposed Anacapa Ranch Subdivision is located within Fire Zone No. 2. The regulations were adopted because of the steeply-sloped, wooded terrain and the limited access and limited water supply available to the City Fire Department in Fire Zone No. 2. Section 10 of Ordinance 4214 mandates that all premises with buildings shall provide an approved water supply capable of supplying the required fire flow for fire protection purposes. The Fire Department is greatly concerned about adequate water pressure in this area. Municipal water must be pumped up the mountainous terrain and in case of fire, it is vital that the required fireflow of 750 gallons of water per minute be maintained. The Ordinance was amended to give landowners in Fire Zone No. 2 two options for providing the required water supply. First, a landowner can install a fire hydrant which is linked to a municipal water main on a public street and located no further than 500 feet away from any portion of the residential dwelling.² The second option is to install a five thousand (5,000) gallon water tank per dwelling which is to be dedicated solely to fire protection purposes. The design, implementation and maintenance of the tank must be approved by the Fire Chief. In addition, if a water storage tank option is used, there are additional requirements which are detailed in the Mitigation portion of this section.

The Santa Barbara City Fire Department mandates that the minimum pressure in a fire hydrant shall be 750 gallons per minute (GPM). There are two fire hydrants located near the proposed subdivision that have adequate pressure. The first hydrant, No. 1567, is located at 874 Mountain Drive. It has a 10 inch main and a water flow of 1,055 GPM.³ The second hydrant, No. 1918, is located 75 feet east of the proposed subdivision at 855 Mountain Drive. This hydrant has a flow of 1,119 GPM.⁴

The City Fire Department is primarily concerned about access to the property because of the

1 Santa Barbara County Comprehensive Plan, Seismic Safety and Safety Element. 1979.
2 City of Santa Barbara Ordinance No. 4214. January 1985.
3 Personal Communication: Janaki Wilkinson, Fire Inspector May 1989.
4 Ibid.

rough terrain and the abundance of native vegetation. The access requirements of the Fire Department specify that driveways should have a slope of 16 percent or less at all points. Additionally, all switchbacks shall be a minimum of 21 feet wide and the concrete or pavement must be able to support 32,000 pounds.⁵

2. Project Impacts

The development of this project will create an additional seven residential units in Fire Zone 2 which will require fire protection services from the Santa Barbara City Fire Department. The project site is located in a high fire danger area. The surrounding area is covered with dense brush, chaparral and oak trees. This native vegetation has adapted to periods of drought and of natural fires. Dead plant material accumulates as the surrounding vegetation matures, thereby increasing the danger of fire. The steep topography of the project site makes it difficult to contain a wildland fire. The estimated response time from the Fire Station No. 7 to the project site is approximately seven minutes.⁶ Given this response time, the dense native vegetation surrounding the project site, the prevalence of Santa Ana winds, and the steep slopes on the subject property, there is potential for a significant, adverse threat to both human life and property. It is vital to plan protection measures for fires because of their unpredictable nature and potential for destruction.

This project has incorporated the use individual water tanks and sprinklers for each home in its project description, in accordance with the standards of Fire Zone 2. In addition, this project will also provide an on-site fire hydrant in the northwest portion of the property, although it is above the requirements of the City standards for Fire Zone 2.

- The applicant will comply with the City of Santa Barbara Uniform Fire Code, Ordinance 4214, though the inclusion of the following:
 1. The project will provide an approved supply of water, capable of supplying the required fire flow for all buildings or portions of buildings on the premises through the use of both private water tanks and an additional fire hydrant.
 2. All switchbacks will have a minimum turning of radius of 35 feet.
 3. Hammerhead turnarounds will be installed when any residential driveway exceeds 300 feet in length.
 4. All pavement or concrete used on any access way will be able to support a minimum of 32,000 pounds.
- The landscaping surrounding the proposed houses will be both fire resistant and have minimal water demands, as specified in the Master Landscape Plan for the project.
- Private, on-site water storage tanks will be built for fire protection purposes and will be used solely for fire protection purposes (as specified in the Draft CC&R's

5
6

Santa Barbara City Fire Department, Access and Hydrant Requirements.
Personal Communication: Janaki Wilkinson, Fire Inspector May 1989.

for the project). Every house built will have a minimum water storage capacity of 5,000 gallons for fire fighting purposes. The water tanks will be designed, built and maintained according to directions from the Fire Chief. In addition, construction of the water storage tanks will incorporate the following features:

1. Plants used for landscaping within 100 feet of any structure should be fire resistant, (as specified in the Master Landscape Plan);
2. All native brush, shrubs and grasses will be kept cleared or maintained within 100 feet of any structure, (as specified in the Fire Clearance Plan);
3. Residential fire sprinklers will be installed in any building or structure used for cooking or sleeping according to Standard 13D of the National Fire Protection Association.

A Fire Clearance Plan for the project has been devised in which flammable brush and shrubs are cleared at least 100 feet from any structure, which is in keeping with the City fire standards. Also, a Master Landscape Plan, modeled after the City of Santa Barbara's Firescape Garden, has been created which incorporates the use of noncombustible plants.

A few locations along the access roads may exceed the 16 percent maximum slope allowed by the Fire Department. There are short distances on the roads or driveways of the subject property which could have a slope of approximately 20 percent. However, the Fire Chief has been informed of the areas which may have a slope higher than 16 percent and approval of this slope increase has tentatively been given. Therefore, increasing the road slope in a few locations will not result in a significant access impact.

The fire protection measures incorporated in this project, listed both in the project description and in the Mitigation section below, will decrease the impacts related to fire protection so that no significant impact will occur. Without adherence to the fire protection measures included in the project description, development in this area could result in significant fire related impacts.

3. Mitigation Measures

The project description has incorporated several measures in order to adhere to the City fire standards for Fire Zone 2 and also to decrease the threat of fire to both property and life. Although no significant impacts are anticipated, the following measures are recommended to further reduce the impacts to fire protection services:

- The applicant should comply with all of the Santa Barbara City Fire Department building requirements (Section 10,207 of the Uniform Fire Code), unless given permission to deviate from them by the Fire Chief, in order to ensure proper access (i.e., driveways, roads, and minimum turning radius) and fire hydrant availability.
- There should be no combustible materials on the subject parcel until the main access roads, fire hydrant, and individual water tanks are installed and are in working order.
- No driveway access on the subject parcel will exceed 16 percent slope, except where

the City Fire Department has granted approval. Approval for this increase slope should be received prior to project review by the Planning Commission.

Adherence to the above measures would lessen the project's fire related impacts to an acceptable level. In addition, the on-site roads and driveways, as well as the fire fighting water system, would provide supplemental access points and enhanced fire fighting resources for the City Fire Department.

G. TRAFFIC

1. Environmental Setting

The project site is located in an area of residential uses, agricultural uses, and open space. Access to the project vicinity is provided by Mission Ridge (State Route 192), El Cielito, Mountain Drive, and Gibraltar Road.

Mission Ridge is a two lane east-west state highway which is located south of the project site. It is classified as a primary arterial by the City of Santa Barbara Circulation Element. Mission Ridge serves as a major arterial for residential and agricultural uses in the vicinity and provides access to the site via its intersections with Mountain Drive and El Cielito State Route 192 provides an alternative east-west route to U.S. Highway 101 for intra-community traffic.

El Cielito is a two way undivided north-south collector road which intersects with Mountain Drive south of the project site. The twenty-four hour midweek count for El Cielito is estimated at 225 trips travelling east and 251 travelling west. Gibraltar Road is a two way undivided east-west collector road. The road borders the property on the south and east. Mountain Drive provides access to the site at the northwest corner of the property. The City has no available traffic counts of this area. However, it is known that the level of traffic in this vicinity is relatively low.¹ Mountain Drive is a two way undivided north-south collector Road and borders the property of the west. Mountain Drive provides access to the site in two locations, at the southern portion of the property and at the northeast corner of the property. This road is very narrow and winding with several areas where visibility around corners is limited. The road is used daily by resident's vehicles, sightseers, hikers/joggers and equestrians.

2. Project Impacts

The vehicle trips generated by the project were derived using the Institute of Transportation Engineer's Trip Generation Manual. The potential impacts associated with the proposed project are based on the Average Daily Trips (ADT) and Peak Hour Trips (PHT). The proposed project is anticipated to generate 70 ADTs and 7 PHTs. This number of additional trips, once distributed onto the local roadway network would not have a significant impact or degrade the roadway capacity or intersection performance of the local circulation system.

3. Mitigation Measures

Although no significant traffic impacts are anticipated, the City Public Works Department has requested that the project provide for limited road improvements along the Mountain Drive frontage. In particular, paving of existing shoulders up to the access road which would serve Lots 5, 7, and 8 to create a 20 foot wide road would be provided.

¹ Personal Communication with Dan Dawson, City Transportation Department, July 1989.

Incorporation of this measure would decrease the already insignificant traffic impacts associated with this project. In addition, the improvements to Mountain Drive would provide better access for emergency vehicles and through traffic to the surrounding neighborhood and the Los Padres National Forest.

H. AIR QUALITY

1. Environmental Setting

Air quality varies as a direct function of the amount of pollutants emitted and their subsequent dispersion into the atmosphere. Air quality problems arise when the rate of pollutant emissions exceeds the rate of their dispersion. Reduced visibility, eye irritation and adverse health impacts upon those persons termed sensitive receptors are the most serious hazards of existing air quality conditions in the area.

Primary pollutants are emitted directly from a source (i.e., an automobile) into the atmosphere and include carbon monoxide (CO), oxides of nitrogens (NO_x), reactive organic compounds (ROC), sulphur dioxide (SO₂) and particulates.

2. Applicable Thresholds

Five types of emissions are analyzed in the following air quality discussion: carbon monoxide (CO), oxides of nitrogen (NO_x), oxides of sulphur (SO_x), and suspended particulate matter (PM₁₀). The emission of these pollutants is subject to concentration limits as specified in California Ambient Air Quality Standards (CAAQS). In addition, for the purpose of environmental review under CEQA, the Santa Barbara Air Pollution Control District (APCD) has established "significance thresholds" for new projects. According to APCD guidelines, a project's contribution to these emissions must be analyzed separately for construction and operation of the facility.

3. Project Impacts

Changes in emissions levels produced the by project would be related to two general activities: 1) construction activities associated with the proposed development; and 2) the use of motor vehicles by residents of the project.

Air quality impacts related to construction activities result from heavy equipment emissions and fugitive dust from disturbed soil. Impacts were assessed using the emission rates for construction equipment contained in publication AP-42 of the Environmental Protection Agency (EPA). It was assumed that site preparation activities would involve the use of one crawler tractor and one three wheel scraper, both diesel powered. As a worst case analysis, it was assumed that all building envelopes (totalling approximately 2.5 acres) and roads (approximately 1.3 acres) would be graded at the same time, and this assumption was used to determine the extent of dust generation anticipated from grading activities.

Calculation results for construction related impacts are presented in Table 4 below (see Appendix C for actual calculations). These results indicate that construction activities would generate emissions of acceptable levels (below the 2.3 ton/quarter threshold) for NO_x, ROC, and PM₁₀. CO is not subject to evaluation or regulation under the 2.5 ton/quarter threshold, but concentrations of this pollutant must not exceed allowable CAAQS levels. Given the limited size of the site, it is not anticipated that construction activities would produce significant CO emissions. Therefore, construction-related air quality emissions from the project would remain below significant levels.

TABLE 4
CONSTRUCTION EMISSIONS
(TONS/QTR.)

ROC	NO _x	CO	PM ₁₀
0.10	1.33	0.42	2.21

Long-term emissions from vehicles associated with the project include CO, ROC and NO_x, and depend upon the vehicle type, speed, and air temperature. Emissions were computed using the URBEMIS2 program (1987, California Air Resources Board). It was necessary to select a base year for the modeling, since emissions factors vary from year to year for the emissions controls. However, vehicle mix data are provided only every 5 years. The year 1990 was selected since it is the closest year to the expected completion date of the project. All defaults in the model were selected for the South Central Coast, with the exception of air temperature. The default air temperature in the program is 75 degrees Fahrenheit, but a temperature of 50 degrees was utilized in the model, as directed by the SBCAPCD. Table 5 lists auto emissions anticipated to be produced by the project (in tons/quarter) while Table 6 list auto emissions for comparison to the cumulative threshold (in pounds/ peak hour). See Appendix C for actual calculations in both pounds per peak hour and tons per quarter.

TABLE 5
PROJECT SPECIFIC AUTO EMISSIONS

Year: 1990	Emissions (tons/quarter)		Temperature: 50°F
	ROC	CO	NO _x
	0.07	0.83	0.08

TABLE 6
PROJECT AUTO EMISSIONS
(CUMULATIVE THRESHOLD ANALYSIS)

Year: 1990	Emissions (pounds /peak hour)		Temperature: 50°F
	ROC	CO	NO _x
	0.19	2.07	0.20

As can be seen in Tables 4 and 5 above, (which show emissions in tons/quarter and pounds/peak hour), the emission of ROC and NO_x from indirect project sources (i.e., the use of automobiles) would not exceed the 2.5 ton per quarter threshold for project-specific impacts or the 2.5 pounds per peak transportation hour threshold for cumulative impacts. Therefore, auto use both project specific and cumulative, would not be anticipated to cause significant impacts with respect to these two pollutants.

For auto-related emissions, the SBCAPCD relies upon the CAAQS for CO and does not apply their own "threshold" value. The SBCAPCD requires that modeling for auto-emitted CO be completed if a project would degrade the level of service of any vicinity roadway intersections to LOS "D" or below. As indicated in the "Traffic" Section of this EIR, intersection levels of service would not be significantly degraded by the project, and therefore CO modeling is not required and significant CO impacts would not be anticipated.

4. Mitigation Measures

In order to minimize adverse, less-than-significant, air-quality emissions impacts related to the project, the following measure is recommended:

- The contractor should follow all construction regulations of the APCD relative to on-site watering of the construction site, covering trucks hauling fill material, etc.

Incorporation of the above-referenced measure into the project would ensure that already insignificant air quality emission levels would be reduced to the extent feasible.



STORRER &
SEMONSEN

June 24, 1990

Hughes Morton
Anacapa Ranch, Ltd.
P.O. Box 1033
Carpinteria, CA 93013

Re: Restoration Plan, Anacapa Ranch Project

Dear Hughes:

My letter is in response to your June 19th correspondence in which you requested input on restoration plans for the Anacapa Ranch Project. The plan is to address revegetation and erosion control for the area cleared during water main installation. The measures you have proposed are outlined in your June 13th letter to the City. My recommendations are intended as general guidelines. It is my understanding that Sydney Baumgautner is working on a planting scheme for the subject area.

The roadway is extremely vulnerable to erosion in its present condition. In my opinion, this is the primary concern. Measures should be taken to ensure soil stability and direct runoff in a manner that will prevent soil loss and sedimentation of the streambed. The revegetation component of the plan is secondary in that you must first ensure that the substrate will stay in place.

You have proposed to replace soil removed from the surface of the roadway during trenching. Because of the slope of the road, soil stability should be your first concern. I suggest that the existing surface be prepared to receive the supplemental material by scarification - ripping to a depth of 6 - 12" should be sufficient. The additional soil should be added in lifts (1 - 2') and compacted with a sheep's foot roller or hand-wacker. The final lift (6") should not be compacted, because this will be the seedbed.

When you regrade the area, keep in mind how drainage will eventually be directed. There are two minor tributaries upslope from the site and these will both contribute storm runoff. The best procedure is to channel the water into the mainstem of the creek, well upstream from the roadway. This might be accomplished with an earthen berm fortified with native rock. I am not suggesting that you make major efforts to fortify the stream's banks, as this would change the character of the riparian corridor.

Incident rainfall and water originating from the roadway above the switch-back will inevitably cause some runoff down the lower segment. The road is presently cambered toward the cut slope. This will work as long as there is a way of collecting the water at the bottom of the road (at Mountain Drive) and returning it to the natural drainage. In this case, you should watch to see that the toe of the embankment does not begin to erode.

As an alternative, you could regrade the roadway (by adding material) so that the runoff falls toward the creek. If you do this, earthen water bars should be placed at intervals down the slope so that water is shunted to the creek incrementally.

A combination of berms and anchored straw bales might be useful in collecting runoff and channeling it toward the culvert at the bottom. Straw bales work well because they are easy to manipulate and they perform an added function of filtering sediment.

An application of jute netting or other fabric (e.g. Curlex blanket) on the cut embankment may also help to hold the surface soil there. The cut brush (mostly ceanothus) will stump sprout eventually and the roots of these plants are by far the best form of soil stabilization you can achieve.

As for hydroseeding, this may be helpful in promoting a temporary cover crop. Hydroseeding is not a panacea for soil erosion as some people seem to think. Many mixtures are commercially available and you can custom-order the ratio of mix components. Soft chess (*Bromus mollis*) and zorro fescue (*Vulpia megalura*) have worked well for us on other projects. You may wish to consider adding a legume such as vetch (*Vicia* sp.) or deerweed (*Lotus scoparius*). Both species help the soil, provide good cover and are adapted to poor soil conditions.

I recommend that you not use commercial stock for native bunchgrass. The current thinking with this native perennial is that only locally gathered material should be used in revegetation. The intent is to maintain genetic integrity of the local population. This seems unduly fussy to non-botanists but the objective in using natives is to keep things as they are and this is a philosophy that I support. Recall that your native bunchgrass restoration plan requires onsite collection of *Stipa* seed.

The native tree species that you suggest are all suitable - each occurs onsite with the exception of the alder. This particular species probably won't establish well here; it is more typically found in perennial streams. I would again encourage the use of locally procured plant material. Several nurseries might be able to provide stock that was grown from south coast or tri-counties seed or cuttings. Willows can be planted from cuttings gathered from onsite.

I suggest that you not attempt planting or seeding until the fall. It makes little sense to undertake a revegetation program at the beginning of summer. I would consider this a waste of resources and the potential for failure would be very high. In addition, I think you are better off planting smaller stock (as in five gallon containers). The plants are more likely to adapt to site-specific conditions as they develop if you use younger material. Their water requirements will be less and the costs more reasonable. You are looking for long-term results with revegetation projects rather than immediate aesthetic values.

Finally, my other project commitments are making it increasingly difficult to assist with the project. It appears that you will need further plan review and field representation during implementation of the restoration measures. Rachel Tierney has

expressed an interest in helping you in the future. Rachel is familiar with the project and has a great deal of experience with revegetation and construction monitoring. Her phone number is 687-2203.

I hope these comments are helpful.

Yours truly,

A handwritten signature in black ink that reads "John Storrer". The signature is written in a cursive style with a long horizontal flourish at the end.

John Storrer
Consulting Biologist

**MITIGATION PLAN
FOR PROPOSED ROAD "B"
ON ANACAPA RANCH**

**Santa Barbara, California
October, 1990**

Prepared for:

Hughes Morton
Anacapa Ranch
P.O. Box 1033
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Prepared by:

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Table of Contents

	<u>Page</u>
1.0 Introduction	1
2.0 Existing Conditions	1
2.1 Existing Disturbance	1
2.2 Vegetation	1
2.3 Alterations in Conjunction with Permitted Activity	4
3.0 Project Description	5
4.0 Impacts	5
5.0 Mitigation	7
6.0 Monitoring Program	9
6.1 Short-Term Construction Monitoring	9
6.2 Long-Term Restoration Monitoring	10
7.0 References	11

Figures

Figure 1: Proposed "B" Road	2
Figure 2: Existing Conditions	3
Figure 3: Proposed Mitigation	6



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1.0 Introduction

The purpose of this report is to describe a Mitigation Plan for biological impacts resulting from the construction of Road "B" on Anacapa Ranch. This road is being proposed in conjunction with a 7-lot subdivision of a 30-acre site located between Mountain Drive and Gibraltar Road in the City of Santa Barbara (APN 21-050-31). A single residence on Lot #1 has been permitted and is now under construction. This report also summarizes correspondence relating to work conducted near the riparian corridor located off Mountain Drive, which was disturbed in conjunction with the installation of utility lines to the residence on Lot #1 (Tierney, 1990).

The entire site has been reviewed for biological sensitivities in two reports: a Biological Resources Assessment, Proposed Anacapa Ranch Subdivision, Storrer and Semonsen, November 20, 1989; and a rare plant survey conducted by Anujha Parikh for John Storrer on May 25, 1990. Field surveys, conducted for these reports, focused on the building envelopes and access roads. No rare or otherwise sensitive plant or animal species were identified on the site in either study. Sensitive habitats (riparian corridors and native oak trees) do occur within the vicinity of the proposed Road "B" (see Figure 1).

2.0 Existing Conditions

2.1 Existing Disturbance

The riparian corridor adjacent to the proposed road had been disturbed by a previous owner of the property. Several primitive roads were cleared adjacent to the intermittent stream, and some willows were toppled by this activity. Two switchbacks (one almost completely overgrown) leading from the stream-side road were also graded (see Figure 2).

2.2 Vegetation

Vegetation along the intermittent stream consists of Arroyo Willow (Salix lasiolepis), Coast Live Oak (Quercus agrifolia), Western Sycamore (Platanus racemosa) and Poison Oak (Toxicodendron diversilobum). The locations of all mature Oak and Sycamore trees are identified on Figure 2.

Higher on the creek banks, and throughout most of the surrounding area, Ceanothus Chaparral has developed a thick cover. Greenbark Ceanothus (Ceanothus spinosus) dominates, with Toyon (Heteromeles arbutifolia) and Laurel Sumac (Rhus laurina). A successional community has developed

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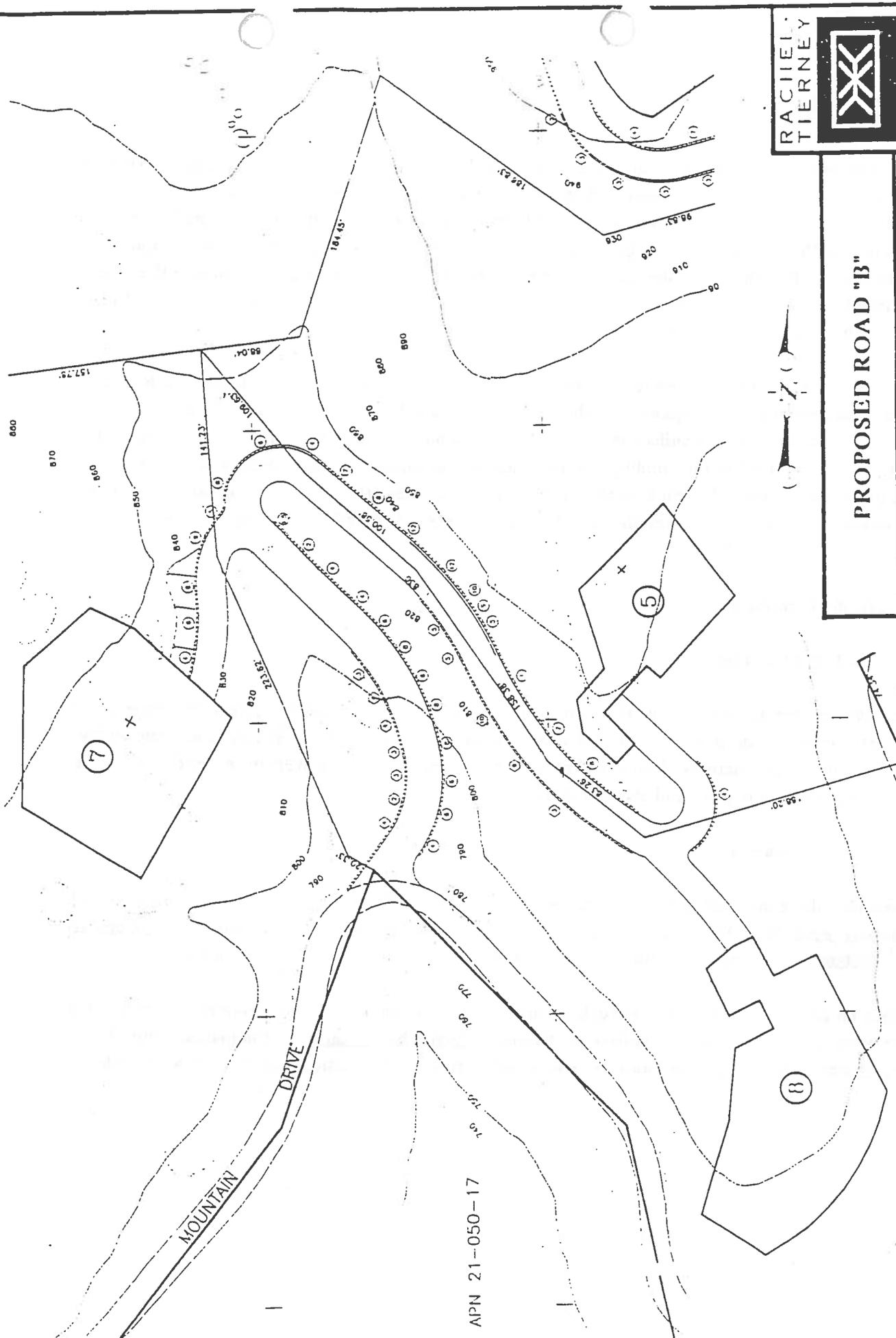
ROTHMAN & ALLEN
CONSULTING

PROPOSED ROAD "B"

ANACAPA RANCH

APN 21-050-31

Figure 1



APN 21-050-17

SCALE in feet:

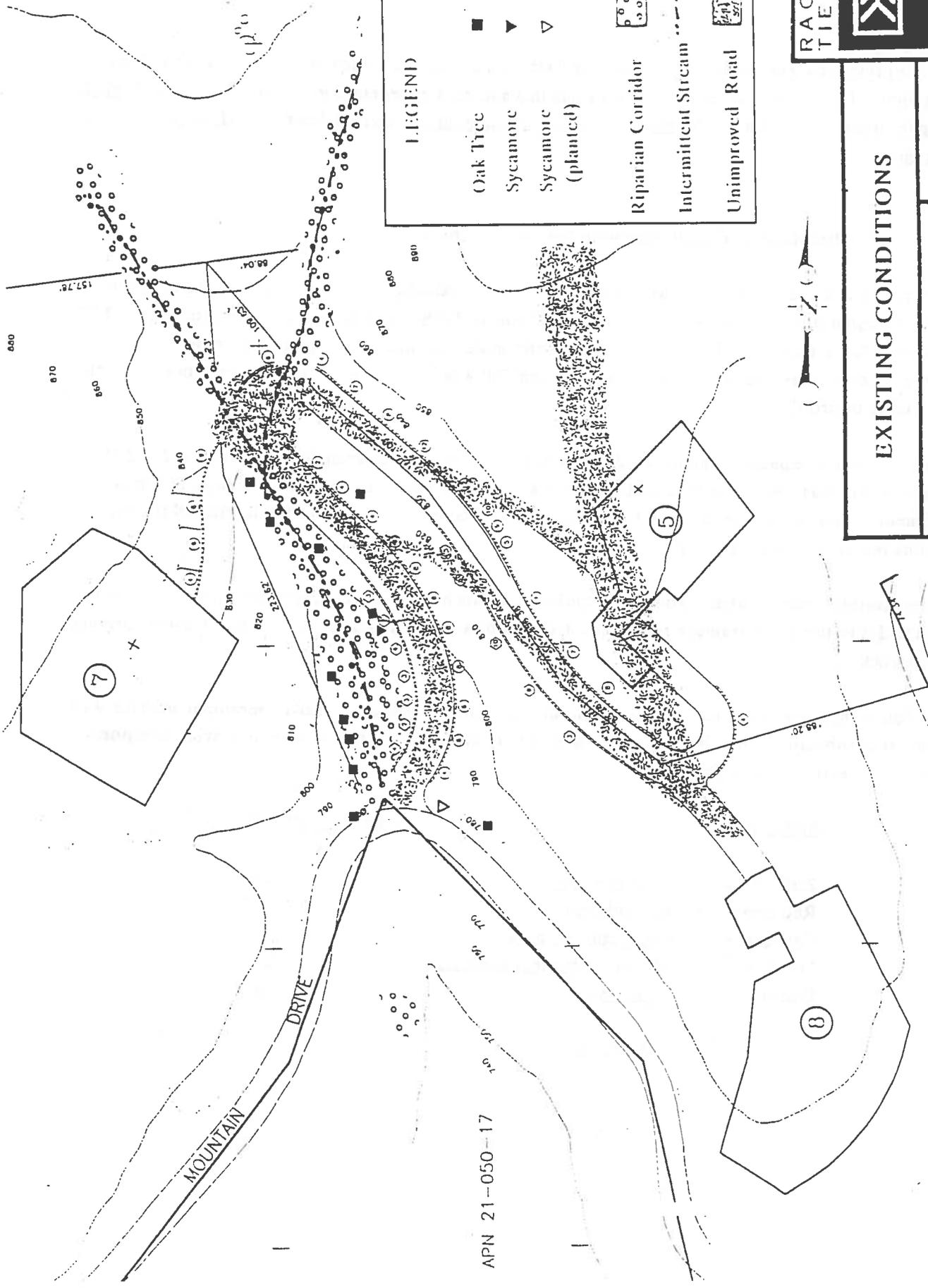


EXISTING CONDITIONS
ANACAPA RANCH II
APN 21-050-31

Figure 2

LEGEND

- Oak Tree
- ▼ Sycamore
- ▽ Sycamore (planted)
- ▭ Riparian Corridor
- ⋯ Intermittent Stream
- ▭ Unimproved Road



APN 21-050-17

along a previously graded road that climbs up to the main ridge from the convergence of the tributaries (see Figure 1). The most abundant species along this naturally-revegetating area are Giant Rye (Elymus condensatus), Coyotebush (Baccharis pilularis consanguinea) and Goldenbush (Isocoma venetus vernoides).

2.3 Alterations in Conjunction with Permitted Activity

The applicant has subsequently cleared a portion of the pre-existing, overgrown roads and installed three, underground utility lines (water; electricity, telephone, and cable; and gas) for a single residence at 2222 Gibraltar Road (Lot #1). This project is presently under construction. The utility trenches followed existing access. Gas lines were not laid at that time. Fill was replaced and compacted to conform to the original road profile.

Because of the steepness of the slope, shallow water bars were positioned along the road at 25 - 50 foot intervals. The bars were constructed to divert water off the road, and into the drainage. A temporary sediment trap was positioned at the base of the road to collect sediment before it entered the culvert leading out under Mountain Drive.

Water, draining from two tributaries up-slope from the site has been temporarily diverted away from the road and into the main drainage by the construction of a channel and an earthen berm, incorporating native rock.

The following seed mixture, containing naturalized annual grasses, native perennial grasses and pioneering subshrubs, shall be hydroseeded on all disturbed slopes this winter to provide temporary erosion protection to bare ground:

<u>SPECIES</u>	<u>PERCENT OF MIX</u>
Zorro Fescue (<u>Vulpia megalura</u>)	20%
Red Brome (<u>Bromus rubens</u>)	20%
California Brome (<u>Bromus carinatus</u>)	25%
Meadow Barley (<u>Hordeum brachyantherum</u>)	25%
Deerweed (<u>Lotus scoparius</u>)	10%

(rate of 30 lbs per acre)

Irrigation will be supplied, to insure that the grass cover crop will establish before any rainfall is expected. The grass should be able to function as a deterrent to erosion within 1/2 months after seeding. The applicant has planted Western Sycamore trees from 48-inch boxes in two locations near the road flanking the stream. These are marked on the attached Figure 2. A third boxed Sycamore awaits planting at the site.

3.0 Project Description

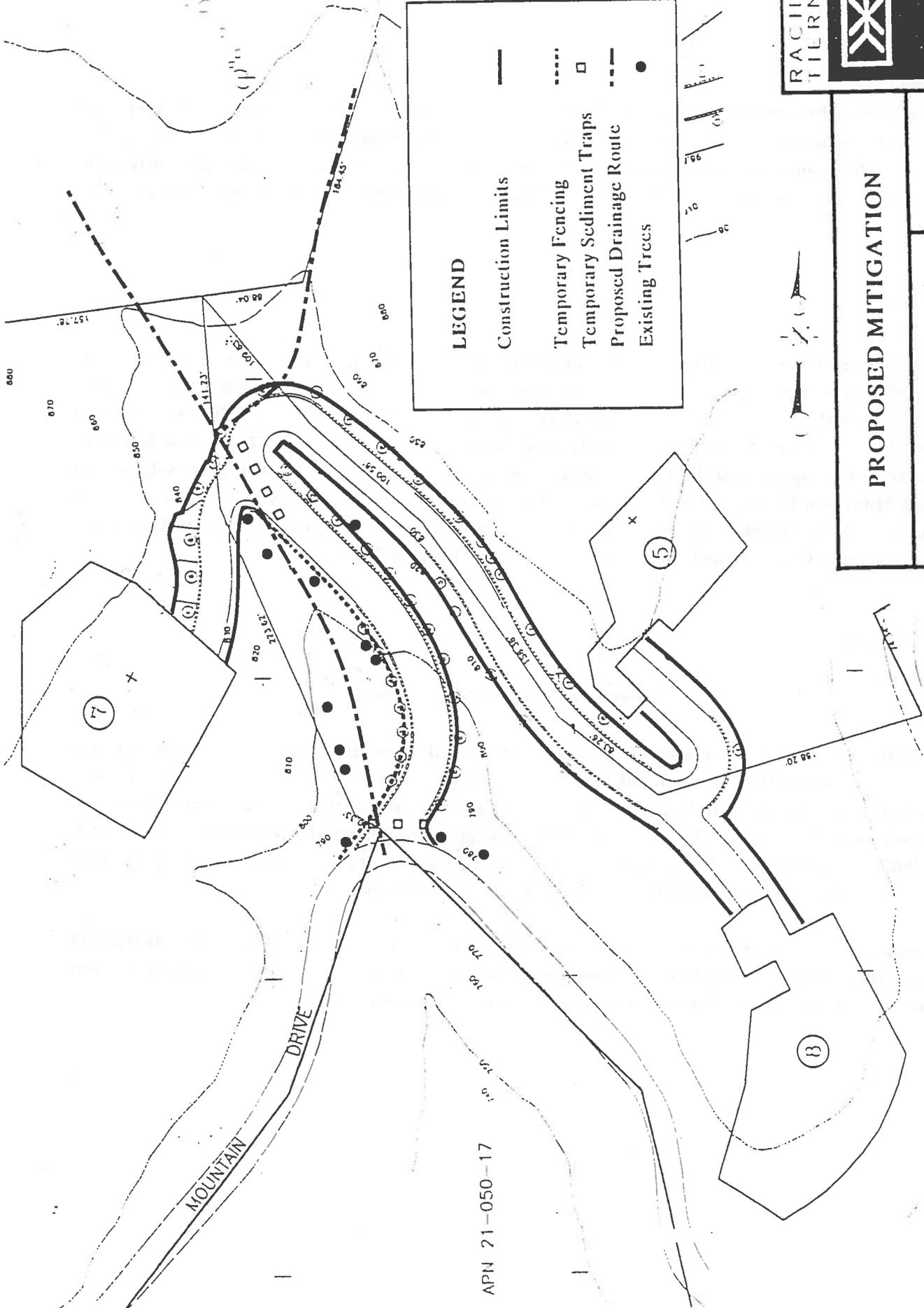
The proposed project is a paved, 20-foot wide private road (with 2-foot shoulders), that will access Lots # 5, #7 and #8 (see Figure 1). The road runs approximately 840 feet to Lot #5, with additional spurs of (approximately) 110 feet to Lot #7 and 75 Feet to Lot # 8. Up-slope retaining walls range in height from 1.5 to 12 feet. Down-slope crib walls range from 2 to 10 feet in height. **The 2 to 4 foot wall illustrated in Figure 1 on the western side of the creek-flanking access will extend only 50 feet from Mountain Drive, rather than the 175 feet shown in the figure.** Drainage will be re-routed slightly to the north, behind the retaining wall, and placed within a natural swale (see Figure 3). A stone-based culvert will be installed at the confluence, and at Mountain Drive.

4.0 Impacts

Riparian Habitat and Mature Trees

Construction of Road "B" could cause additional damage to the riparian habitat. Vehicle movement and storage of construction materials may further disturb the willow woodland, Oaks, Sycamores and understory shrubs. Unusually large sediment deposits caused by erosion of disturbed area near the stream this winter, could adversely affect the movement and deposition of materials downstream. Construction activities could limit the value of this area by interrupting the normal movement of wildlife through the corridor, as well as discouraging the use of the creek for foraging and cover.

Potential impacts to the riparian habitat (including Oak and Sycamore loss) would be adverse and significant. However, the applicant has suggested (and has initiated) several mitigation measures that will reduce the potential for permanent damage to the area to an insignificant level.



APN 21-050-17

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CONSULTING

PROPOSED MITIGATION

ANACAPA RANCH II

Figure 3

APN 21-050-31



Chaparral

The installation of a paved road and especially the construction of the retaining walls, will **temporarily** disturb approximately .40 acres of Ceanothus Chaparral. Since Road "B" will follow the pre-existing unimproved roads for most of its length, its construction will result in the **permanent** loss of only .14 acres of undisturbed chaparral.

The temporary disturbance and permanent loss of chaparral habitat will generate an adverse but insignificant impact to biological resources.

Cumulative loss of chaparral habitat may have an adverse and significant impact to the wildlife value of the plant community within the 30-acre project site. Mitigation to reduce this loss to a non-significant level is described in Section 5.0.

5.0 Mitigation

The following Mitigation Measures, developed to reduce impacts to riparian and chaparral habitats, will be included in all construction documents and specifications. Adherence to these measures will reduce all impacts to a level of insignificance.

- 1 • Install **temporary fencing** to protect the riparian corridor that crosses Mountain Drive (see Figure 3). Fencing shall be placed 15 feet from the center line of Proposed Road "B" (5 feet from the edge of the 20-foot wide road) along the creek. No manipulation of soils or further disturbance to the creek-side vegetation will be allowed within this buffer zone. Fencing shall remain intact until the road is paved. Any debris inadvertently placed within the riparian buffer enclosure shall be removed by hand. (Fencing has already been positioned in conjunction with the utility line installation.)

- 2 • Construction shall be conducted to avoid the rainy season (November to March). This will greatly reduce the risk of sediment infiltrating the intermittent stream-course. Restoration will be completed to coincide with the onset of the rainy season.

• 3 • The **construction limits** (with the exception of the creek-side limits mentioned above) shall be 6 feet from the edge of pavement, along the initial 200 feet of the access road off of Mountain Drive. For the remainder of the proposed road, these limits will be set at 10 feet from the edge of pavement (except for a 125-foot section near Lot #7; see figure 3). This disturbance zone shall be **clearly marked** before any construction activity begins. No disturbance of any kind shall be allowed outside of these limits.

Vehicle turn-around and parking, as well as temporary storage of construction materials or fill shall not be permitted in any undisturbed or marginally-disturbed areas that are not scheduled for surfacing.

• 4 • Whenever possible, **root and burl systems** of chaparral shrubs that are adjacent to the proposed Road "B" **will be left intact**. This include vegetation that is temporarily disturbed by slope cuts and fills, as well as general road construction activities.

• 5 • All trees shall be protected as per the recommended procedures contained within the "Oak Tree Mitigation Measures" outlined in Appendix D of the Master Environmental Assessment (City of Santa Barbara, 1981).

All mature Oaks within 20 feet of the construction zone, and not protected within the riparian buffer enclosure, shall be fenced 5 feet outside of the dripline. Any debris inadvertently placed or fallen around the base of any oak tree **shall be removed**. Material shall be removed in a manner that will not disturb the original ground surface. This will be done by hand if necessary.

The proposed Road "B" has been designed to avoid disturbance to Oak and Sycamore trees. However, any Oak or Sycamore accidentally destroyed or damaged during construction shall be replaced at a ratio of 1:10 for Oaks and 1:3 for Sycamores. Monitoring of trees shall continue for at least 5 years.

• 6 • **Temporary sediment traps** shall be installed to trap water-born sediment. These devices need not be elaborate, but should provide adequate storage for sediment trapped before final drainage patterns are engineered. The use of hay bales and sediment fencing around drainage entrance areas is suggested (see example in Figure 3).

• 7• Restoration of all disturbed areas shall be conducted after completion of road construction.

Top soil (to a depth of 4-6 inches) shall be salvaged in all disturbed chaparral. Top soil shall be stored separately from other fill and covered to protect it from wind erosion and excessive wetting. Top soil shall be spread on disturbed slopes during final grading.

A Restoration Plan shall be developed to restore all disturbed areas, and may employ hydroseeding, direct seeding, or transplanting methods. Restoration may be delayed until late fall to coincide with the rainy season. Chaparral, temporarily disturbed by construction activities, will be revegetated with native material, using species that occur on-site. Crib walls and bare slopes shall be planted with 80% Greenbark Ceanothus (Ceanothus spinosus) and a combination of Toyon (Heteromeles arbutifolia) and Laurel Sumac (Rhus laurina), along with smaller shrubs such as Goldenbush (Isocoma venetus vernoides) and Bush Monkeyflower (Diplacus longiflorus) making up the remaining 20%.

6.0 Monitoring Program

6.1 Short-Term Construction Monitoring

A Biological Monitor, approved by Santa Barbara City Planning, shall ensure that construction and restoration of the site is being conducted in compliance with the above mentioned mitigation measures. Additional unforeseen concerns may also warrant discussion. The Monitor will be present on-site during all crucial phases of construction. These periods will be determined by the Monitor, in conjunction with either the General Contractor or the Applicant.

The Monitor will have the authority to stop work. Resolutions will be settled in the field whenever possible. Unresolved issues may warrant consultation with the Environmental Specialist of Santa Barbara City Planning. Any violation of this Mitigation Plan reported by the Monitor may be brought before the Environmental Review Committee, at the discretion of the Environmental Specialist.

Bi-weekly monitoring reports will be sent to the Environmental Specialist. A final Monitoring Report will be submitted at the end of construction and initial restoration. (Two reports may be necessary if

restoration does not immediately follow completion of the road.)

6.2 Long-Term Restoration Monitoring

Long-term monitoring will include quarterly visits to the site during the first year after re-establishment. Visits may be reduced to bi-annual monitoring, at the discretion of the Long-Term Monitor, but will continue until all disturbed areas are established. The monitor may suggest additional planting if warranted.

An **established** perennial cover (estimated visually) of at least 50% percent, or a density of at least 1.5 native shrubs per square meter (plotted), will signify a satisfactory establishment. Revegetation monitoring will continue for at least one year after initial planting. Any Oak or Sycamore trees planted by the applicant to fulfill mitigation requirements will be monitored for five years (see section 5:4).

7.0 References

- California Native Plant Society, 1988. Inventory of Rare and Endangered Vascular Plants of California.
- City of Santa Barbara, 1981. Master Environmental Assessment. Planning Division.
- Munz, P., 1974. A Flora of Southern California. University of California Press, Berkeley.
- Parikh, Anujha (for John Storrer), 1990. Rare Plant Survey of Anacapa Ranch, May 25, 1990.
- Smith, C., 1976. A Flora of the Santa Barbara Region, California. Santa Barbara Museum of Natural History.
- Storrer, John 1989. Biological Recourse Assessment, Proposed Anacapa Ranch Subdivision, Santa Barbara, California.
- Tierney, Rachel 1990. Letter dated August 8, 1990, to Jeff Prieto, Environmental Specialist, Santa Barbara City Planning RE: ANACAPA RANCH RIPARIAN RESTORATION PLAN
- Tierney, Rachel 1990. Letter dated August 20, 1990, to Jeff Prieto, Environmental Specialist, Santa Barbara City Planning RE: ANACAPA RANCH; Biological Assessment of Utility Line Corridor
- Tierney, Rachel 1990. Letter dated October 11, 1990, to Hughes Morton RE: MITIGATION PLAN FOR ROAD "B"; ANACAPA RANCH

CONCLUSIONS AND RECOMMENDATIONS

General Findings

Based upon our exploration and experience with similar projects, the proposed development is considered feasible from an engineering geologic standpoint provided the following recommendations are made a part of the plans and are implemented during construction.

The recommended bearing materials are the hard bedrock mapped as part of the Sespe Formation, dense terrace deposits, or future compacted fill. These materials can be reached with conventional and deepened foundation systems following site grading.

Siltstone interbeds within the Sespe Formation bedrock are expansive and may necessitate overexcavation of the cut portions of building pads to depths specified by the Soils Engineer of Record.

All footings shall be engineered for expansive soil conditions per the recommendations of the Soils Engineer.

All footings shall be founded to depths which conform to foundation setback recommendations presented herein.

Retaining walls may be utilized to support excavated areas and future compacted fill.

The future residences shall be provided with level rear-yard areas which comply with the current building code. The clearance between the rear wall of each residence and toe of the ascending rear yard slope shall be equal to 1/2 the height of the ascending rear yard slope to a maximum of 15 feet and a minimum of 3 feet.

Rear-yard retaining walls shall be provided with a minimum of 2 feet of freeboard and open-channel "V" drains for slough and drainage control.

Temporary excavations shall be limited to heights specified by the Soils Engineer.

Proposed residences shall be provided private sewerage disposal systems consisting of septic tanks and dry wells within bedrock or terrace. The systems shall be designed per the guidelines set forth by the County of Santa Barbara.

A 40 foot deep dry well has been installed on the site during our investigation within the bedrock materials. Preliminary percolation tests indicate the bedrock is adequate for absorption of effluents.

Based upon our investigation, the proposed development is free from geologic hazards such as landslides, slippage, active faults, and undue differential settlement.

The proposed development and installation of private sewerage disposal systems will have no adverse effect upon the site or adjacent properties.

1. Grading

The following guidelines may be used in preparation of the grading plan and job specifications. The opportunity of reviewing the contract documents prior to solicitation of bids to see that the intent of the recommendations is conveyed to the contractor would be appreciated.

- A. The areas to receive compacted fill shall be stripped of all vegetation, debris, existing fill and soft or disturbed soils. The excavated areas shall be observed by the project soils engineer and geologist prior to placing compacted fill.
- B. The Grading Inspector from the Department of Building and Safety shall be notified to observe the bottom of excavations prior to placement of any fill.
- C. The cut portion of the building pads shall be undercut (excavated) and replaced as compacted fill to a depth specified by the soils engineer to provide a more uniform foundation condition, should expansive clay beds be exposed at pad grade.

- D. Fill slopes shall be limited to slope gradients and heights specified by the Soils Engineer. The fill shall be compacted under the observation of the Soils Engineer and keyed and benched into hard bedrock or dense terrace. The keyway shall be a minimum of 2 feet deep and 15 feet wide. All fill slopes shall be provided with subdrains and surface drains per the current grading ordinance.
- E. Cut slopes shall be graded to a 1 1/2:1 slope gradient in bedrock and 2:1 in soil and terrace.

2. Retaining Walls

Retaining walls may be designed for expansive soil conditions per the recommendations of the Soils Engineer.

Retaining walls should be backfilled with gravel, provided with a compacted fill blanket at the surface, and provided with proper drainage devices.

Rear-yard retaining walls should be provided with a minimum of 2 feet of freeboard for slough protection. An open "V" drain should be placed behind each wall so that all slope drainage is directed around residences to the street or natural drainage courses.

3. Foundation Setback

All footings shall be founded to a depth which has a minimum horizontal clearance to the slope face equal to 1/3 the height of adjacent descending slopes steeper than 3:1 (the minimum clearance is 5 feet and the maximum is 40 feet).

4. Temporary Excavations

Temporary excavations up to 4 feet in vertical height may be required during construction. These excavations will expose terrace and bedrock which are suitable for vertical excavations up to 4 feet in vertical height.

Excavations over this height should either be sloped back at a 1:1 gradient or shored. The fill, soil, and alluvium will not stand vertically and should be trimmed back to a 1:1 slope gradient. The geologist should be present during grading to observe the excavations.

All excavations shall be stabilized within 30 days of initial excavation. Water should not be allowed to pond near the top of the excavation, nor to flow toward it. No vehicular surcharge should be allowed within 3 feet of the top of cut.

5. Excavation Characteristics

Very hard, cemented layers are present within the bedrock at random locations and depths and may be encountered during foundation excavation. Should a very hard cemented layer be encountered, coring or the use of jackhammers may be necessary.

6. Sewerage Disposal

Sewers are not available to service the proposed parcels. Private sewerage disposal systems, consisting of septic tanks and dry wells may be installed on the property.

Preliminary testing of one dry well (noted on the Geologic Map, report enclosed) indicates that the Sespe Formation bedrock will provide adequate absorption of effluent.

Percolation rates are expected to be higher in terrace deposits underlying the westernmost parcels.

The bedrock should provide adequate absorption of effluent; however, more than one dry well may be required depending upon the number of bedrooms per residence.

The use of private sewerage disposal systems on the subject property should not adversely affect the stability of the site or adjoining properties. The system should be designed in accordance with the

requirements of Santa Barbara County and Plumbing Code.

Further percolation testing should be performed for each proposed residence when final site and grading plans are completed. Determination of the percolation rate for each site will be necessary in order to design an adequate private sewerage disposal system.

7. Drainage

Pad and roof drainage should be collected and transferred to the natural drainage courses in non-erosive drainage devices. Drainage should not be allowed to pond on the pad or against any foundation or retaining wall.

8. Plan Review

This report was prepared on the basis of the furnished preliminary development plans. Formal plans should be reviewed by Mountain Geology Inc. Should the plans differ substantially from the preliminary set, additional geotechnical work may be required.

9. Site Observation

It is recommended that all foundation, dry well, and temporary excavations be seen by the Geologist, Engineer, and Grading Inspector prior to placing forms, concrete, or steel. Any fill which is placed should be approved, tested, and verified if used for engineered purposes. Cut slopes and temporary wall excavations should be observed by the Geologist. Should the observation reveal any unforeseen hazard, the Geologist will recommend treatment.

Please advise the undersigned at least 24 hours prior to any required site visit. The approved plans and permits should be on the job site and available to the project consultant.

FINDINGS

1. No free ground water was encountered in the borings.
2. In general, the top 2.0 feet of existing surface soils were found to be loose to only moderately firm, becoming firm below this depth.
3. The soil profile in excavation #1 consisted of a 3.0 to 3.5 foot layer of moderately expansive clayey silts underlain with silty sands and sandstone rock. The soil profile in excavation #2 consisted of a 10.0 foot layer of slightly expansive silty sands.
4. At the time of this exploration surface vegetation consisted of a moderate growth of native brush and scattered oaks.

RECOMMENDATIONS

It is the understanding of this office that the site will be developed by the construction of a 2 and 3 story, wood frame single family residence, with raised wood floors and slab on grade garage. It is the further understanding of this office that the site will be re-graded in order to create a level building site. Based upon this understanding, the undersigned recommends the following:

GRADING RECOMMENDATIONS

1. The area to be graded shall be cleared of surface vegetation including roots and root structures.
2. A keyway shall be placed at the toe of all fill slopes. This keyway shall be 2.0 feet deep, 10.0 feet wide, and shall be inclined slightly into the hillside.
3. The soils engineer shall be notified to inspect the exposed keyway prior to fill placement.
4. Upon approval of the keyway, the exposed cavity shall be scarified an additional 8 inches, moistened or dried to near optimum moisture content, and compacted to 90 percent relative compaction.

GRADING RECOMMENDATIONS continued

5. The compaction standard shall be the ASTM D-1557-78 Method of Compaction, modified to three layers.
6. Fill may then be placed in lifts not to exceed 8 inches in depth, moistened or dried to near optimum moisture content, and compacted to 90 percent relative compaction up to final pad grade.
7. During fill placement, the fill section shall be continually keyed into the hillside, such that the contact surface between fill placed and firm original ground, is either horizontal or vertical.
8. Positive drainage shall be provided away from the proposed structure, and away from all man-made fill slopes.

BUILDING CONSTRUCTION RECOMMENDATIONS

1. All footings shall be continuous.
2. All 2 story interior footings shall extend a minimum distance of 21 inches below outside yard grade or 18 inches below interior crawl space grade, whichever is greater, while exterior 3 story footings shall extend a minimum distance of 24 inches below outside yard grade or 24 inches below interior crawl space grade, whichever is greater.
3. All interior 2 story footings shall extend a minimum of 18 inches below interior crawl space grade, while interior 3 story footings shall extend a minimum of 24 inches below interior crawl space grade.
4. All exterior and interior footings shall be reinforced with a minimum of 2 - #4 rebar, placed one in the base and one in the stem of the footing.
5. The garage concrete slab shall be reinforced with either 6x6-6/6 welded wire fabric or #3 rebar at 24 inches on center each way, and shall be underlain with a 4 inch sand layer in which an impervious membrane is embedded.

BUILDING CONSTRUCTION REC. FOUNDATIONS - Continued

6. The concrete slab on grade shall be doweled into all exterior footings with #3 rebar dowels at 24 inches, embedded 24 inches into the slab and bent 36 inches into the slab.
7. All footing excavations and concrete slab areas shall be pre-saturated to well over optimum moisture content, prior to concrete placement.
8. Based upon compliance with the above recommendations a maximum safe soil bearing value of 1800 psf may be assumed with a one-third increase when considering wind or seismic movement.

Respectfully,

Coast Valley Testing, Inc.



Timothy J. Dolan, President
RCE 33758

INITIAL STUDY SB-91-90

AIR QUALITY CALCULATIONS

o 7 peak hour trips x 4.2 miles/trip = 29.40 miles/peak hour
(vmt/peak hour)

o Assuming 35 MPH and 75° (in gram/mile)

<u>THC</u>	<u>RHC</u>	<u>NOx</u>	<u>CO</u>
2.54	.937 of THC	2.98	21.62

o THC
29.40 miles/peak hour x 2.54 = 74.68 gram/peak hour ÷ 454 gram/lb
 = 0.16 lb/peak hour THC

o RHC
0.16 lb/peak hour x .937 = 0.15 lb/peak hour RHC

o NOx
2940 miles/peak hour x 2.98 gram/mile = 87.61 gram/peak hour
 ÷ 454 gram/lb = 0.19 lb/peak hour NOx



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M E M O R A N D U M

Project: Anacapa Ranch - Tentative Map
Subject: Mountain Drive/Gibraltar Road
Improvements
Prepared by: Ken Kules
Date: January 30, 1990
W.O.: 8806.01

In review of the existing condition of Mountain Drive and Gibraltar Road with respect to road improvements, I have examined the existing constraints related to adjacent slopes; existing drainage structures; existing paved widths; pedestrian/equestrian access; and road alignment with respect to radius of curvature. The analysis is based on the existing topographic map which was compiled by aerial photographic methods as well as rough measurements in the field.

The existing condition for Gibraltar Road along the property frontage generally is consistent with the level of improvement throughout that road. There are no erratic curves or road widths, and the pavement is in good condition. There are no pedestrian improvements, but the unpaved shoulder apparently is used by pedestrians/joggers. The area to the north of the proposed subdivision has very low densities of improvement and is in the County jurisdiction. No improvements are considered to be necessary for the travelled way. Pavements have been provided adjacent to the travel lanes at the intersection of Road "A" and Gibraltar Road. These pavements provide for acceleration, deceleration, turning movements, and temporary parking for gate access and are considered to mitigate the introduction of traffic at that point.

The existing Mountain Drive fronting the proposed subdivision has a paved width that varies from about 14 to about 24 feet in width with an average width of about 20 feet. There is a pedestrian/equestrian path on the southerly shoulder with widths varying from about 3 feet to about 10 feet wide. The locations of the narrowest pedestrian trails coincide with the narrower road widths. The northerly shoulder of the road is generally used as a drainage swale to accommodate runoff from the slopes above, and there are a number of catchments that appear to connect to drainage pipes under the road. The steepness of the adjacent slopes appear to have been constructed as steeply as possible (2H:1V to 1.5H:1V), and road widths appear to have been constructed as wide as possible without extensive use of walls in the initial construction. The cross-slope of the road is

generally toward the hillside in order to confine storm runoff to the shoulder. Trees encroach on the road in several places which appear to have confined the road in those locations.

A qualitative evaluation of potential road improvements has been made based on field examinations which has resulted in the following conclusions:

- Widening of the road to a paved width of 20 feet with a pedestrian shoulder of about 3 to 4 feet in width throughout most of the road can be accomplished from an engineering without substantial difficulty. This would require some retaining wall structures.
- There are one or two locations where the road width would need to be reduced to 18 feet due to steep slopes adjacent to the road, and increasing the height of retaining structure may not be prudent due to the very steep slopes below the road.
- There are locations where widening of the road toward the hillside would be feasible, but would only serve to reduce the turning radius at the bend.
- Traffic along this portion of Mountain Drive is not excessive. An examination of traffic patterns seems to suggest that there are alternative routes that are taken by residents along Mountain Drive because driving on Mountain Drive is not the most efficient way to travel. There are limited destinations for traffic coming from either direction.
- The location that is one of the "worst case" conditions for traffic from the standpoint of radius of curvature and road width is the area at the intersection of Mountain Drive and proposed Road "C".
- There are no traffic signs along the road to control traffic.

The Tentative Map proposes the improvement of the section of Mountain Drive along the westerly property boundary and the entrance to Road "B" to a pavement width of 20 feet with a minimum 4-foot-wide shoulder. Since the majority of the traffic generated by the proposed subdivision comes from lots with access on Road "B", this is considered to substantially mitigate the traffic impacts on Mountain Drive that might be generated from the proposed subdivision. Construction of improvements to widen Mountain Drive between Road "B" and Road "C" far exceed the impacts to traffic resulting from the creation of Lot 2 (served by Road "C"). There is a need to mitigate the road configuration at the entrance to Road "C", and the widening of the road,

increasing the turning radius, and construction of a new retaining wall with a stone veneer is proposed on the Tentative Map.

Consideration has been given to the relationship between pedestrians, equestrian users, and vehicular traffic. While it might be optimum to separate such uses by vertical separation or a curb, the introduction of such elements combined with the limited road width would make the road unsafe for vehicular traffic by denying the vehicle the use of the shoulder in emergencies. It would appear that the low frequency of traffic of either kind has been "workable" in the past and that the users of Mountain Drive are very cognizant of the current configuration of Mountain Drive. Additional signing could serve to improve traffic conditions.

Randomly varying the width of the road where space permits may create a hazard by "keeping the driver guessing" as to how wide the road is at any point. Widening of travelled lanes should be limited to only those locations that can be justified by the travelling movements, generally at road curves.

The nature of the recommended improvements should also be considered as part of the overall evaluation. The existing road pavements demonstrate some damage due to wear and lack of maintenance, but the damage is generally local and does not necessarily warrant substantial repair. Two classes of repair/improvement have been considered:

- Removal of damaged portions of the road and replacement of the pavement (including aggregate base as required). Construction of new pavement for widening of the road.
- Repair of the road as described above and construct asphaltic concrete overlay using engineering fabric.

The latter is recommended for the areas indicated on the Tentative Map as it is economically viable; it would both repair and improve the existing pavement; and it could be accomplished without substantial disruption of traffic on Mountain Drive.

In summary, the recommended improvements are shown on the Tentative Map. Improvement of Mountain Drive to width of 32 feet is not considered to be warranted given the physical constraints of the area as well as traffic patterns. The recommended improvements propose the repair and overlay of the areas shown on the map as well as reconstruction of the area at the intersection of Mountain Drive and proposed Road "C". No improvements are considered to be necessary on Gibraltar Road, and necessary improvements are provided at the entry to Road "A" to mitigate traffic impacts at that point.

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**CITY OF SANTA BARBARA
PLANNING DIVISION**

**BIOLOGICAL RESOURCES ASSESSMENT
PROPOSED ANACAPA RANCH SUBDIVISION
Santa Barbara, California**

Prepared for: Anacapa Ranch, Ltd.
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Submitted: November 20, 1989

Table of Contents

	<u>Page</u>
1.0 Introduction	1
2.0 Existing Conditions.....	1
2.1 Setting.....	1
2.2 Vegetation	1
2.2.1 Northern Mixed Chaparral.....	2
2.2.2 Southern Coast Live Oak Riparian.....	2
2.2.3 Needlegrass Grassland	3
2.3 Wildlife.....	3
3.0 Sensitive Resources.....	4
3.1 Sensitive Plant Species.....	4
3.2 Sensitive Habitats.....	5
3.2.1 Riparian Woodland.....	5
3.2.2 Oak Trees.....	5
3.2.3 Needlegrass Grassland	5
3.3 Sensitive Wildlife.....	6
4.0 Site-specific Resource Analysis.....	6
Envelope #1	6
Envelope #2.....	6
Envelope #3.....	6
Envelope #4.....	6
Envelope #5.....	6
Envelope #6.....	7
Envelope #7.....	7
Envelope #8.....	7
Access Roads.....	7
5.0 Summary.....	7
6.0 Planning Recommendations.....	8
7.0 References.....	8
Table 1: Plant Inventory	
Table 2: Wildlife Inventory	
Specimen Tree Data	

1.0 INTRODUCTION

The subject report is an assessment of biological resource sensitivities for the 30 acre property owned by Anacapa Ranch, LTD., in the City of Santa Barbara, California. This study was requested by the applicant, in order to guide plans for future development of the site. The investigation was conducted by Rachel Tierney, consulting botanist and John Storrer, consulting wildlife biologist.

The Anacapa Ranch, LTD., proposes to develop a 30-acre site bordered by Mountain Drive to the south and east, and Gibraltar Road to the northwest. The owner seeks to divide the property into eight lots, and has delineated building envelopes within each of the parcels. Access roads serving these sites have also been proposed. Approximately 3.85 acres would be converted to residential use, including building sites and roadways.

The purpose of this report is to describe the prevailing plant communities and dominant plant species located within the entire 30-acre site. Faunal associations and wildlife habitat values are also discussed. Additionally, the intention is to identify any rare or sensitive plants, animals, and habitats, existing or potentially occurring on the property. Existing conditions and sensitivities, at each proposed building envelope and access road are described. This analysis of biological resources is based on field surveys (conducted on March 27 and October 2, 1989) and research of pertinent literature.

A Biological Constraints map, delineating plant communities, sensitive habitats, and all specimen oak trees adjacent to the proposed development sites (envelopes and access roads) are presented in Figure 1. The number of specimen oak trees on the property was estimated using aerial photographs and topographic maps, with field verification. Trees that could potentially be affected by the proposed development were examined individually; these data are presented in the attached appendix.

2.0 EXISTING CONDITIONS

2.1 Setting

The project site is located in the foothills of the Santa Ynez Mountains, at the northern limits of the City of Santa Barbara, California. The slopes of these hills are steeply inclined, and are broken by deeply incised drainages, imparting a rugged terrain. The property is unaffected by prior development. Strips of vegetation have been cleared to construct fuel breaks. These generally follow the two main ridgelines trending southward. Nearby development consists of surfaced roadways (notably Gibraltar Road and Mountain Drive), low density residential dwellings, and some agriculture.

2.2 Vegetation

Plant communities are natural associations of taxonomically unrelated species. These plant species have separately evolved characteristics enabling them to inhabit similar environmental conditions. Three distinct plant communities occur on-site: Northern Mixed Chaparral, Southern Coast Live Oak Riparian Woodland and Needlegrass Grassland (Holland, R., 1986). Each of these communities is described below; their distribution is mapped in Figure 1. All plant species encountered during the October field survey are listed in Table 1.

2.2.1 Northern Mixed Chaparral

Covering most of the project site, this community is dominated by large evergreen shrubs. The small, leathery, water-conserving leaves are characteristic of many perennial drought-tolerant species. Mature chaparral, with its profusion of stiff twigs, creates an almost impenetrable forest to larger mammals.

The chaparral on-site is diverse. It is composed of a variety of shrubs and small trees common to this community such as: ceanothus (*Ceanothus megacarpus* and *Ceanothus spinosus*), toyon (*Heteromeles arbutifolia*), laurel sumac (*Rhus laurina*) and elderberry (*Sambucus mexicana*). In addition, coast live oak and scrub oak (*Quercus agrifolia* and *Quercus dumosa*) are scattered within the chaparral.

Understory species common to the site are red brome (*Bromus rubens*) an introduced annual grass, coast goldenbush (*Haplopappus venetus* ssp. *vernonioides*), and purple needlegrass (*Stipa pulchra*) a native, perennial bunchgrass. giant rye (*Elymus condensatus*) is especially abundant in the more open patches within the chaparral, and wherever clearing and grading has occurred.

2.2.2 Southern Coast Live Oak Riparian Woodland

Three ephemeral drainages transverse the site, each flanked with large coast live oaks, sycamores (*Platanus racemosa*) and large willows (*Salix* sp.). These convey surface water on a seasonal basis only. These relatively undisturbed, lush corridors create migration routes for larger animals as well as providing feeding and nesting habitat for a variety of birds.

Although similar in most respects, the two main tributaries exhibit subtle differences in size, gradient, and vegetation. The two streams converge south of the project site, eventually joining Sycamore Canyon Creek.

The westernmost drainage forms at the northern property boundary, just below Gibraltar Road. At its upper end, both its slopes are dominated by thick brush, consisting primarily of toyon, ceanothus, and sumac. The gradient is steep, and the drainage narrow. Approximately 25 coast live oaks are distributed along this section of the stream on the Anacapa Ranch property. As the stream approaches Mountain Drive, the drainage broadens. Several large coast live oaks and a western sycamore are found at this location; these trees form a woodland aspect that provides about 80% canopy cover. The woodland understory is sparse; consisting of scattered ferns, poison oak, and assorted herbaceous perennials. An old bull dozer trail follows the east side of the creek. The trail is overgrown with weedy annuals, native shrubs, and grasses.

The eastern drainage is divided into two very similar tributaries that converge at Mountain Drive. A third, much smaller ephemeral tributary enters from the northwest. These differ from the western streamcourse in having a more dense riparian woodland. The canyon appears to be more deeply incised and the gradient somewhat steeper. Upstream reaches of the drainage support several live oaks and sycamores. The east facing slope of the canyon supports a dense growth of live oaks and chaparral scrub. In contrast, the vegetation on the opposite slope is comprised predominantly of chaparral scrub, with only scattered live oaks.

The woodland is well developed throughout this section of the stream, with several live oaks, sycamores, and willows represented. These trees form a closed canopy just above Mountain Drive. The understory is varied and is quite dense along most portions of the stream. A graded fire road follows the lower half of the stream along its eastern bank.

Approximately 200 specimen coast live oaks (those greater than five inches in diameter at breast height) are present on the property. Of this number, about fifty are found in association with the western drainage or scattered across the upper slopes of the project site. The remaining 150 trees are located on the east facing slope of the easternmost canyon (within Parcels 1, 2, and 4), and along the nearby stream channel.

2.2.3 Needlegrass Grassland

A small, perennial grassland containing the native bunchgrass, purple needlegrass (*Stipa pulchra*), was located in the proposed Envelope #7. Other open areas within the chaparral may harbor small *Stipa* grasslands, since this species is a common component of the chaparral community throughout the property. Within this *Stipa* grassland, annual European grasses are present as well, along with giant rye, our largest native perennial grass species.

2.3 Wildlife

Because of the site's unbroken aspect and adjoining undeveloped habitat to the north, its value to resident wildlife is relatively high. Chaparral scrub typically supports a diverse assemblage of wildlife species. Granivorous birds and rodents consume the wide variety of seeds produced by the native vegetation. Reptiles and predatory mammals are attracted by the abundance of prey. Deer rely on scrub for cover and browse. Among the most conspicuous animals one might observe at the property are the California thrasher, wren-tit, rufous-sided and brown towhee, coyote, gray fox, striped skunk, gopher snake, common king snake, and western fence lizard. Species observed during the field survey are listed in Table 2. Many more species are undoubtedly present.

The drain courses offer a convenient passageway for large mammals like deer and coyotes. The woodland vegetation associated with these ephemeral streams provides an important habitat resource for resident and transient wildlife. The greatest diversity of plants and wildlife at the site is most likely to be found in and near these tributaries.

3.0 SENSITIVE RESOURCES

A "sensitive biological resource" refers to any rare, threatened or endangered plant or animal species. Habitats are also considered sensitive if they exhibit a limited distribution, have high value to wildlife, contain sensitive species, or are particularly susceptible to disturbance.

Rare, endangered and threatened species and habitats are protected both by State and Federal legislation. The federal Endangered Species Act (1973) protects listed endangered and threatened taxa nationwide. The U.S. Fish and Wildlife Service has jurisdiction over the federal program. California's Native Plant Protection Act (1977) and the California Endangered Species Act (1984) establish a procedure whereby rare and threatened species can be petitioned for listing by the California Department of Fish and Game. Species acquiring state listing are fully protected under this legislation.

Candidate species (taxa that are under review for State or Federal listing) can gain fully protected status at any time. These species are also protected from removal or disturbance.

In addition to these protection agencies, the "Inventory of Rare and Endangered Plants" (California Department of Fish and Game, 1988), contains those species considered worthy of protection by the California Native Plant Society (CNPS), regardless of whether they have already been afforded state and federal protection. The California Environmental Quality Act (CEQA) (State of California, 1986) provides protection for many plant species considered by the CNPS as being worthy of protection, even if these species are not yet registered under state or federal protection programs.

3.1 Sensitive Plant Species

No plant species currently listed, or considered to be candidates for state or federal listing, are known to occur on the site (California Department of Fish and Game 1989; California Native Plant Society 1988, County of Santa Barbara, 1988). However, the site has never undergone a formal rare plant survey. The Conservation Element of the City's General Plan (City of Santa Barbara, 1979) requires "a complete rare plant survey for any proposed action which would cause large-scale changes in vegetation patterns," as well as preservation of rare plant habitat.

The following sensitive plant species have either been collected within the vicinity of the project, or potentially occur within the site. In general, CEQA provides for protection for CNPS List 1 and 2 species, as well as State and Federal listed and candidate species. It is important to note that plants listed under other CNPS categories have the potential for state or federal listing in the future.

<u>SPECIES STATUS</u>	<u>CNPS LIST</u>	<u>STATE/FEDERAL</u>
<u>Collected within one mile of site:</u>		
<i>Calochortus catalinae</i>	4 (a watch list)	None
<i>Sanicula hoffmanii</i>	4	/C2 (Fed. candidate)
<i>Ribes amarum</i> var. <i>hoffmannii</i>	3 (a review list)	None
<u>Collected within two miles of site:</u>		
<i>Baccharis plummerae</i>	4	None
<i>Galium cliftonsmithii</i>	4	None
<u>Possibly occurring on-site:</u>		
<i>Arctostaphylos refugioensis</i>	1B (Rare in California)	/C3 ₂ (rejected)
<i>Brickellia nevinii</i>	4	None
<i>Chorizanthe wheeleri</i>	4	None
<i>Erigeron sanctarum</i>	4 (southernmost limit)	None
<i>Fritillaria ojaiensis</i>	1B	/C2
<i>Polygala cornuta</i>	4	None
ssp. <i>pollardii</i>		
<i>Quercus parvula</i>	4	/C3 ₂
<i>Solanum xanti</i> var. <i>hoffmannii</i>	4	None
<i>Thermopsis macrophylla</i>	1B	CR/C2 (State Rare/)
var. <i>angina</i>		

3.2 Sensitive Habitats

3.2.1 Riparian Woodland

The Conservation Element and the Master Environmental Assessment of the City of Santa Barbara consider riparian woodlands particularly sensitive biotic communities (City of Santa Barbara 1981, City of Santa Barbara, 1979). In addition, the California Department of Fish and Game recognizes riparian communities as being rare within the State (Holland, R. 1986).

Although they provide only seasonal streamflow, the three wooded drainages on-site offer shelter, food, and migration routes to and from undeveloped areas. The associated plant community is extremely diverse.

Wetland habitats are particularly sensitive to disturbance. Development decreases the value of riparian areas to wildlife by decreasing their size and isolated character. Urbanization adjacent to riparian corridors also increases the likelihood of exotic plant invasion along the drainage, further decreasing the value of this community.

Development near riparian corridors can also cause increased sedimentation downstream, as soils are exposed to erosional processes during construction. This impact is most pronounced if construction occurs during the fall and winter rainy seasons. Accelerated erosion/sedimentation processes, due to urban growth, may convert the already reduced and sensitive wetlands downstream to uplands. After development is completed, continued impacts to the riparian system may occur as oil and grease is washed into the drainages from access road traffic.

The Master Environmental Assessment (City of Santa Barbara, 1981) states that new development should "redesign or modify the plot plan to preserve biotic resources and to avoid disruption of pristine areas."

3.2.2 Oak Trees

California's oak population is dwindling. Recent research on oak woodlands throughout California indicates that the lack of establishment of new individual trees is the major reason for this decline (Muick and Bartolome, 1987). The Master Environmental Assessment of the City of Santa Barbara (1981) recommends that oak trees, located nearby development, be protected during and after construction activities, and that oak trees that are removed be replaced with a minimum of three individual trees to assure adequate recruitment.

3.2.3 Needlegrass Grassland

The California Department of Fish and Game considers native bunchgrass grasslands rare throughout the state (Holland, 1986). Non-native grasslands have displaced bunchgrass throughout most of this community's former range. Although purple needlegrass is not formally safeguarded by State or Federal protection agencies, its reduced distribution warrants consideration. The sensitivity of coastal perennial grasslands is discussed in the City's Master Environmental Assessment (City of Santa Barbara, 1981).

3.3 Sensitive Wildlife

No state or federally listed wildlife species are known to inhabit the project site nor are they expected to occur with frequency or regularity. "Species of special concern" are those recognized by the wildlife agencies, conservation groups, and academic authorities as rare or declining in range and population size. Species that are candidates for listing (USFWS, 1985) or "watch list" species (Remsen, 1978; Tate, 1986; Jennings, 1987; and Williams, 1986) are afforded protection under broad definition of Section 15053 of the California Environmental Quality Act (CEQA) (State of California, 1986).

The sharp-shinned hawk, Cooper's hawk, and northern harrier are expected to occur as winter visitors the project site. Warbling vireos and yellow warblers may occur as summer breeders within the riparian corridors. Each of these species appears on one or more of the previously referenced "watch lists".

4.0 Site-specific Resource Analysis

Each building envelope and access road was visited during the field reconnaissance. The locations of all envelopes and proposed access roads are mapped in Figure 1. Specific data on oak trees located near the proposed facilities are presented as an appendix to the report. A short description of each site, including the prevailing plant community(ies) and resource sensitivities at each location follows:

Envelope #1: The central portion of this envelope has recently been cleared. Chaparral species dominate in the northern and southern sections, where dense vegetation persists. The envelope bends around a cluster of coast live oak trees on its eastern border, and one large multi-trunk tree is located in the northeastern corner of the site. These trees can be preserved during development of the site.

Envelope #2: Much of this site is disturbed by recent grading associated with fuelbreak clearing. Approximately 20 scrub oaks are scattered over the northern segment of the envelope. These low, shrubby oaks will be destroyed during development of the site.

Envelope #3: This envelope is located just west of one of the major drainages on-site. It is currently the least disturbed of all the sites, with no graded access. Large boulders, apparently deposited during heavy run-off, are scattered over the site. Mountain mahogany, chamise, toyon, giant rye, sagebrush and ceanothus make up a diverse chaparral assemblage.

Envelope #4: This site is covered with dense chaparral, and an understory of annual and perennial grasses. A large group of single and multiple-trunk coast live oaks occurs just outside the southern perimeter of the site. A cluster is also located just north of the envelope boundary. These trees will not be damaged by construction if care is taken to avoid accidental injury.

Envelope #5: This site is located on the crest of the rounded ridge that transverses the property. A fuelbreak, running from north to the south across the entire property, bisects the envelope. One coast live oak lies within the perimeter of the

envelope, near the northwestern border. A second tree is located outside the site, just north of the access road/envelope interface. This latter oak can be safeguarded and preserved during construction.

Envelope #6: A small *Stipa* grassland covers approximately 50% of this envelope. Giant rye, California sagebrush (*Artemisia californica*), and the ever abundant red brome also occur with the bunchgrass. Chaparral dominates towards the western section of the site, however *Stipa* is present throughout this community, as a major component of the understory in the area.

Envelope #7: A fairly dense growth of the native bunchgrass, purple needlegrass (*Stipa pulchra*), forms much of the understory within the chaparral at building envelope #1. One oak tree, located within the envelope, will be disturbed by development of the site.

Envelope #8: This site is situated at the toe of the fuelbreak and is, therefore, rather open. Coast goldenbush, giant rye, black mustard (*Brassica nigra*) and red brome are scattered within the site. Lemonade berry (*Rhus laurina*) is common along the periphery of the graded area. Two large clusters of coast live oaks are located just outside the northern border of the envelope. These trees are not threatened by development as long as care is taken to avoid inadvertent damage during construction.

Access Roads:

The longest access road proposed for the property begins at Gibraltar Road, and will service Lot numbers 5 and 6. The proposed route follows an existing primary fuelbreak until it forks to access Lot #7 to the east, and #2 to the west. A recently graded fire road is now present to Lot #7, and generally follows the proposed alignment. One multi-trunk coast live oak tree will be disturbed by further development of the access road as it enters Lot #7. A cut slope along the access to Lot #2 may damage a second tree. Additional disturbance to oak trees bordering the route is not expected if care is taken to avoid unnecessary loss.

Lots #1 and #3 will be serviced by a single access point from Mountain Drive. As proposed, this route is aligned along one of the major drainages, and divides up-slope to service both sites. A graded road now exists approximately two thirds of the distance from Mountain Drive to Lot #1. This road forks to the east and connects with the north-south running primary fuelbreak, accessing Lot #3. One large tree, delineated on the basemap, could not be located at this fork. Two trees, an oak and a sycamore, are threatened by further development of the route.

The second access point off Mountain Drive will service Lot #8. As proposed, this alignment runs along a second drainage. The access road may directly disturb three coast live oak trees which occur within or just outside of the projected roadway.

5.0 Summary

Approximately 7.5% of the total acreage would be directly affected by project implementation. Most of the permanent habitat alterations would be within chaparral scrub and areas subject to previous disturbance. As many as 34 specimen trees (sycamore and coast live oak) would be removed or possibly damaged during construction (see appendix). This number represents approximately 15% of the trees onsite.

Native bunchgrass stands would also be impacted. Loss of this resource should be compensated by a site-specific restoration program.

The site's greatest sensitivity is the riparian woodland habitats. The three tributaries that traverse the site are similar in most respects, but there are some differences in drainage characteristics and vegetation, as previously described.

Grading activity at both of the above mentioned access routes has already disturbed the riparian habitat present. Additional disturbance will occur if development proceeds as planned. (See section 3.2.1.). The present location and design of these ingress/egress routes has the potential to significantly degrade existing riparian habitat values. Such impacts are not consistent with State regulations pertaining to wetland habitats (Lal, 1989 personal communication) or City planning policies (City of Santa Barbara, 1979 and 1981).

6.0 PLANNING RECOMMENDATIONS

- o Prior to any earth-moving activity, conduct a rare plant survey to adequately assure that no rare, threatened or otherwise sensitive plant species will be impacted by development of the property. The survey should focus on the areas to be developed for building sites and access roads. This survey must be conducted during the time of year when positive identification of each sensitive species potentially occurring on-site is possible.
- o Alter the course of the two proposed access roads originating off of Mountain Drive to maintain the integrity of the riparian corridors.
- o Observe recommended procedures contained within the "Oak Tree Mitigation Measures" outlined in Appendix D of the Master Environmental Assessment (City of Santa Barbara 1981), including replacement ratios and pre- and post-construction protection. Scrub oak (*Quercus dumosa*) should be included in all oak mitigations.
- o Reseed, or (preferably) replant a portion of the cut-and-fill slopes adjacent to access roads with purple needlegrass (*Stipa pulchra*) to reduce the loss of this species due to the development of the site. A site-specific perennial bunchgrass restoration plan should be prepared by a qualified biologist.
- o Comply with the Landscape Design Standards for Water Conservation (City of Santa Barbara, 1989). Use native plants in landscaping and where feasible, include plants which also provide food for wildlife.
- o Encourage the use of fire-retardant landscape plants (Master Environmental Assessment, 1981).

7.0 REFERENCES

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TABLE 1
ANACAPA RANCH
Plant Species List ¹

SCIENTIFIC NAME	COMMON NAME	STATUS ^A	HABIT ^B
<i>Adenostoma fasciculatum</i>	Chamise	N	S
<i>Arctostaphylos glandulosa</i> ssp. <i>glandulosa</i>	Manzanita	N	S
<i>Artemisia californica</i>	Coastal Sagebrush	N	S
<i>Artemisia douglasiana</i>	Mugwort	N	S
<i>Avena barbata</i>	Slender Oats	I	AG
<i>Baccharis pilularis</i> ssp. <i>consanguinea</i>	Coyote Bush	N	S
<i>Brassica nigra</i>	Black Mustard	I	AG
<i>Bromus rubens</i>	Red Brome	I	AG
<i>Calystegia macrostegia</i> ssp. <i>cyclostegia</i>	Morning Glory	N	V
<i>Ceanothus megacarpus</i>	Big-pod Ceanothus	N	S
<i>Ceanothus spinosus</i>	Greenbark Ceanothus	N	S
<i>Centaurea melitensis</i>	Tocalote	I	A
<i>Cercocarpus betuloides</i>	Mountain Mahogany	N	S
<i>Conyza canadensis</i>	Horseweed	N	A
<i>Elymus condensatus</i>	Giant Rye	N	PG
<i>Encelia californica</i>	Encelia	N	PH
<i>Erodium cicutarium</i>	Redstem Filaree	I	A
<i>Foeniculum vulgare</i>	Sweet Fennel	I	PH
<i>Haplopappus venetus</i> ssp. <i>vernonioides</i>	Coast Goldenbush	N	S
<i>Hemizonia ramosissima</i>	Tarweed	N	A
<i>Heteromeles arbutifolia</i>	Toyon	N	T
<i>Lonicera subspicata</i> var. <i>subspicata</i>	Santa Barbara Honeysuckle	N	S
<i>Lotus scoparius</i>	Deerweed	N	Su
<i>Malacothrix saxitilis</i> var. <i>tenuifolia</i>	Cliff Aster	N	Su
<i>Malva parviflora</i>	Cheeseweed	N	A
<i>Melilotus albus</i>	White Sweet Clover	I	A
<i>Nicotiana glauca</i>	Tree Tobacco	I	T
<i>Platinous racemosa</i>	Sycamore	N	T
<i>Quercus agrifolia</i>	Coast Live Oak	N	T
<i>Quercus dumosa</i> var. <i>dumosa</i>	Scrub Oak	N	S/T
<i>Rhamnus californica</i>	Coffee Berry	N	S
<i>Rhamnus crocea</i>	Redberry	N	S

(continued)

TABLE 1
ANACAPA RANCH

Plant Species List ¹
(continued)

SPECIES	COMMON NAME	STATUS ^A	HABIT ^B
<i>Rhus integrifolia</i>	Lemonade Berry	N	S
<i>Rhus laurina</i>	Laural Sumac	N	S
<i>Ricinus communis</i>	Castor Bean	I	S
<i>Rubus ursinus</i>	Wild Blackberry	N	V
<i>Salix</i> sp.	Willow	N	T
<i>Salvia apiana</i>	White Sage	N	S
<i>Salvia mellifera</i>	Black Sage	N	S
<i>Salvia spathacea</i>	Hummingbird Sage	N	PH
<i>Sambucus mexicana</i>	Elderberry	N	S
<i>Scrophularia californica</i>	Figwort	N	Su
<i>Solanum douglasii</i>	Douglass Nightshade	N	Su
<i>Stipa pulchra</i>	Purple Needlegrass	N	PG
<i>Toxicodendron diversilobum</i>	Poison Oak	N	Su

¹
This list represents those species encountered during an October field reconnaissance and is not a complete tally of all species occurring on site.

^A
Status: N = native; I = introduced; C = cultivated

^B
Habit: T = tree; S = shrub; Su = subshrub; PH = perennial herb; A = annual herb; AG = annual grass; PG = perennial grass; V = vine

Table 2: Wildlife Species Observed at the Project Site on October 2, 1989

Birds

Turkey vulture
Red-tailed hawk
California quail
Mourning dove
Great-horned owl
Anna's hummingbird
Northern flicker
Nuttall's woodpecker
Acorn woodpecker
Wrentit
Plain titmouse
Blue-gray gnatcatcher
Bewick's wren
California thrasher
Scrub jay
American crow
Yellow-rumped warbler
Common yellowthroat
Brown towhee
Rufous-sided towhee
White-crowned sparrow
Lesser goldfinch

Mammals (Presence determined by tracks, scat, or burrows)

Botta's pocket gopher (*Thomomys bottae*)
Dusky-footed woodrat (*Neotoma fuscipes*)
Merriam's chipmunk (*Tamias merriami*)
Striped skunk (*Mephitis mephitis*)
Raccoon (*Procyon lotor*)
Gray fox (*Urocyon cinereoargenteus*)
Coyote (*Canis latrans*)
Mule deer (*Odocoileus hemionus*)

Reptiles

Western fence lizard (*Sceloporus occidentalis*)

SPECIMEN TREE DATA

All trees are Coast live Oak unless otherwise indicated.
 n" + n" + n" = multiple trunk tree, diameter at approximately 4 feet.
 n", n", n" = cluster of individual trees, diameter at approximately 4 feet.
 * = threatened by proposed development

Lot #1	1A 12" + 11" *
Lot #3	3A 12" + 9", 10" + 8" 3B 7" + 6" + 6" + 5" *
Lot #4	4A 13" + 8" + 5" 4B 11" + 17" + 10"
Lot #5	5A 28" + 9" 5B 21" + 6"
Lot #6	6A 12", 18", 6" 6B 18" + 12" 6C 6" + 5" + 24" + 26" + 9" + 14" 6D 18", 17", 16" 6E 16", 5"
Lot #7	7A 8" + 9" + 9", 10", 13", 11", 9" + 14" + 9" + 8"
Lot #8	8A 13", 13" + 10", 10" + 11" (also scattered <u>Quercus dumosa</u>)

Access Routes To Lot #2 12" + 9" *
 To Lot #7 9" + 10" *

Mountain Drive; east entry (to Lot #8)

- E1 5" + 6" + 6" + 5", 10" *
- E2 15" + 12" *
- E3 14" *
- E4 9" *
- E5 (Sycamore) 9" + 7" + 10" *
- E6 (Sycamore) 8" + 9" + 9" + 10" + 11" *
- E7 (Sycamore) 13" + 10" + 9" *

Mountain Drive: west entry (to Lot # 1 and 2)

- W1 18" + 18" + 20"
- W2 38"
- W3 8" + 9", (Sycamore) 14" + 9" *
- W4 Not Located (destroyed?)



STORRER &
SEMONSEN

March 28, 1990

Hughs Morton
Anacapa Ranch, Ltd.
P.O. Box 1033
Carpinteria, CA 93013

Re: Follow-up Biological Assessment, Anacapa Ranch Project

Dear Hughs:

At your request, I conducted an assessment of your Revised Tentative Map for the Anacapa Ranch Subdivision Project. In doing so, I used the March 6, 1990 revised drawing that you provided. I also revisited the project site this morning to verify the location of the access road alignment to Lots 5, 7, and 8. The center line of the alignment was staked at approximate 50 foot intervals.

There are two significant changes to the plans in relation to biological resources. As you know, Rachel Tierney and I had identified the two proposed access routes off of Mountain Drive as the greatest source of potential impact in our original Biological Resources Assessment. Each of these followed an ephemeral drainage course for a portion of their distance to the proposed building sites.

The revisions you have made are in response to these resource sensitivities. First, the access to Lot 8 (the southeasternmost lot) has been eliminated. Second, the roadway serving Lots 5, 7, and 8 has been realigned to avoid the need for clearing, in-fill, and channelization of the drainage course. Both of these design modifications are great improvements over the previous grading and drainage control plan.

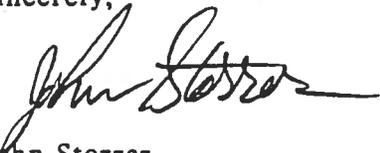
You have made a substantial effort to avoid impacts to the riparian resources onsite. Although the engineering design for the roadways is not finalized, it appears that the remaining access can be constructed to avoid disturbance to the riparian corridor. There is significant vegetation along this portion of the drainage, and its preservation is critical to maintaining current habitat values.

Measures should be taken during construction of the roadway to prevent inadvertent impacts such as vegetation damage, sedimentation or fill entering the drainage, and streambank erosion. Fencing, careful soil handling, and responsible operation of equipment will help to ensure that the streamcourse is not degraded.

The measures you have taken in the design stage of project development will greatly benefit the site's biological character. In particular, maintaining the integrity of the ephemeral stream corridors is a major step toward maintaining existing resource values.

Thank you for the opportunity to participate with the planning aspects of your project. Call me if you have any questions concerning my letter.

Sincerely,



John Storrer

cc: Stephanie Lawson, Interface Land Planning

REVEGETATION PROGRAM
FOR STIPA GRASSLANDS
ON
ANACAPA RANCH

Santa Barbara, California
October, 1990

Prepared for:

Hughes Morton
Anacapa Ranch
P.O. Box 1033
Carpinteria, California 93013

Prepared by:

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Botanical Consulting
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TABLE OF CONTENTS

	Page
1.0 Introduction	1
2.0 <u>Stipa pulchra</u> ; Description and Distribution	1
3.0 Regulatory Setting	2
4.0 Bunchgrass Restoration in Santa Barbara County	2
5.0 Existing Conditions and Estimated Loss	4
6.0 Mitigation - Revegetation Procedures	4
6.1 Overview	4
6.2 Seed Collection and Handling	5
6.3 Propagation and Planting of Nursery-Grown Stock	5
6.4 Transplanting	6
6.5 Direct Seeding	7
7.0 Maintenance	7
8.0 Monitoring	8
9.0 Evaluation of Success - Performance Criteria	8
10.0 References	10

Figures

Figure 1: Restoration Sites

4

1.0 Introduction

The Anacapa Ranch, Ltd., proposes to develop a 30-acre site within the City of Santa Barbara, California. The property is bordered by Mountain Drive to the south and east, and Gibraltar Road to the northwest. The owner seeks to divide the property into 7 lots. Building envelopes within each parcel have been delineated, and access roads serving these sites have also been proposed.

A Biological Resources Assessment was prepared by John Storrer, consulting wildlife biologist, and Rachel Tierney, consulting botanist in October, 1989 (Storrer, 1989). That document identifies the native bunchgrass, Stipa pulchra, as a sensitive biological resource occurring on-site. The Assessment recommends the preparation of a restoration plan to offset the loss of this species incurred by development activities.

The purpose of this revegetation plan is to provide site-specific procedures for the protection and reestablishment of Stipa grasslands within the Anacapa Ranch property. A maintenance program and performance standards necessary to ensure the continued establishment of the community are described.

2.0 Stipa pulchra; Species Description and Distribution

Stipa pulchra, or purple needlegrass, is a native perennial bunchgrass commonly scattered about stony, foothill grasslands along the coast, and into inland mountains (Smith 1977). Locally, this species is typically found as an understory component in the chaparral community. Stipa grasslands are less common, and are usually composed of about 50 percent introduced annual grasses.

Perennial bunchgrass, as the name implies, is unlike perennial sod-forming grass in that it does not form a matted continuous cover. Instead, these species are densely tufted, with leaves mostly at the base. Perennial grass species experience a dormancy during the less hospitable, late summer and fall months. During this period the plant dies back, leaving seeds, nascent shoots and underground root masses. In the wet winter months the shoots emerge at the basal node and extend up the hollow sheaths of old dried stems.

Stipa species do not have underground rhizomes (modified shoots from which both roots and leafy stems develop) like the sod-forming grasses. Although the tufted parent plant increases in size from year to year, it is apparently the seed that ultimately maintains the bunchgrass in a given area (Crampton, 1974). Flowering

occurs over a lengthy season ranging from February to July, which can expand or contract depending on yearly rainfall and temperatures.

Historically, native bunchgrass dominated the California grasslands. Deliberate and accidental introduction of European annual grasses and forbes, along with intensive grazing practices, has greatly reduced the extent of native grasslands in the state. Scattered, small patches of native grasslands persist in areas where grazing has been restricted, and within other plant communities such as chaparral and coastal sage scrub.

3.0 Regulatory Setting

Stipa pulchra is not included on any state or federal agency list of rare, endangered or threatened species, nor is it a candidate for listing. The California Native Plant Society does not include this species in their list of rare or otherwise sensitive taxa (Smith and Berg 1988).

The absence of state or federal listing does not imply that preservation of the species is not appropriate. The Conservation Element of the City of Santa Barbara's General Plan (1979) and the Master Environmental Assessment (1981) list native perennial grasslands as a sensitive biotic community, and indicate the rarity of this community within the city limits. The California Department of Fish and Game, through the Nongame-Heritage Program, lists native grassland communities (element code 41100-42150) as being rare throughout the state (Holland, 1986).

4.0 Bunchgrass Restoration in Santa Barbara County

A restoration program for perennial bunchgrass disturbed by the installation of the Chevron Pipeline at Gaviota was implemented in the spring of 1989. Approximately 17,000 seedlings were planted at that time. These plants received supplemental water and were weeded occasionally. The site had been cleared of all vegetation prior to transplanting.

The survival rate for this site has been excellent: over 90% of the transplants have matured. In addition, there has been substantial, natural re-seeding around the periphery of the restoration site.

Although programs designed to offset bunchgrass loss in the County have been developed for specific projects, no other large-scale plan has been implemented at

RACHEL
TIERNEY



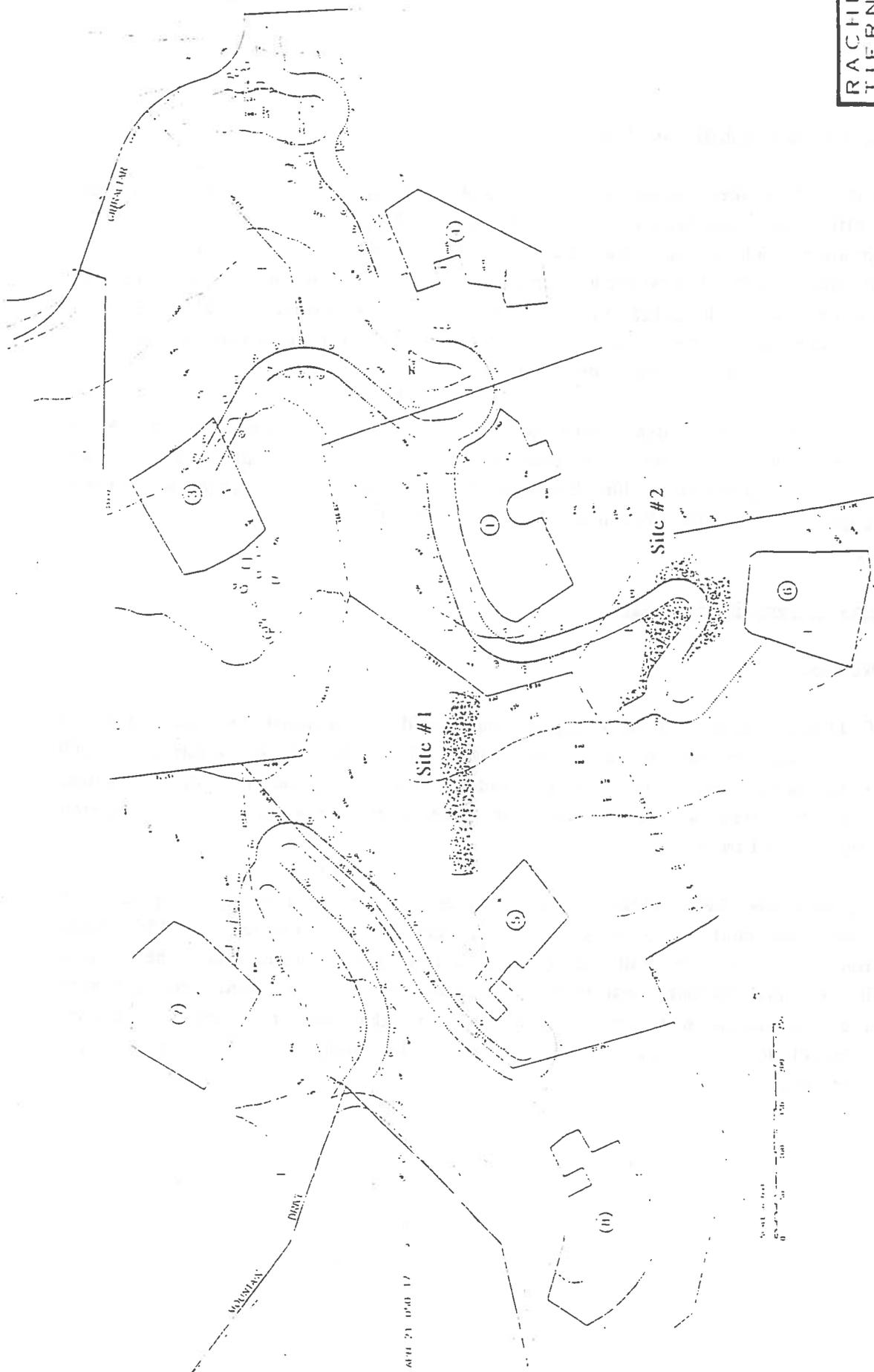
CONSULTING
AND
ARCHITECTURE

STIPA RESTORATION SITES

ANACAPA RANCH II

APN 21-050-31

Figure 1



APR 21 05 00 17



this time.

5.0 Existing Conditions and Estimated Loss

The "Biological Resources Assessment. Proposed Anacapa Ranch Subdivision, Santa Barbara, California", submitted to the Anacapa Ranch, describes the existing setting, vegetation and wildlife on the site. The locations of sensitive resources are mapped, and potential development-related impacts are discussed. The resource analysis identifies a small Stipa grassland within the proposed Building Envelope #6 as well as near the proposed access road to the lot. Additionally, dense growth of the bunchgrass is associated with chaparral shrubs within Building Envelope #7.

Assuming the entire area located within proposed Building Envelopes #6 and #7 is developed either by residential construction or landscaping, approximately 5,505 square feet of Stipa grassland within Envelope #6, and 6,000 square feet of chaparral containing a Stipa understory within Envelope #7 will be disturbed.

6.0 Mitigation - Revegetation Procedures

6.1 Overview

The loss of 11,500 square feet of Stipa grassland will be replaced by the restoration of two sites located on the property (see Figure 1). Site 1 (approximately 7,500 square feet) is located along an existing, graded road, now void of any vegetation. Restoration of this area will entail planting nursery-grown plugs, and transplanted individuals from impacted areas.

Site 2 (approximately 4,000 square feet) straddles the access road to proposed Lot #6. This area now contains a degraded Stipa grassland (approximately 15% Stipa cover). Portions of this area will be graded during road construction. The eastern segment will be only partially disturbed. This area will be replanted and enhanced by transplanting individuals now growing near the site that are scheduled for removal during road installation. Nursery grown plugs may be necessary if additional plants are needed in any area.

The revegetation of these areas with nursery-grown Stipa plants and transplanted individuals may be amplified by the direct seeding of Needlegrass seed. Although direct seeding of Stipa has not been attempted locally, this method will succeed if care is taken to reduce weed competition.

6.2 Seed Collection and Handling

On-site seed collection, if available, is recommended over bulk-purchased seed. Intra-specific genetic screening of this species has shown that there is vast genetic variation between plants at different locations (Bartolome, 1989). Preservation and enhancement of this unique, local population can only be accomplished by maintaining genetic integrity through on-site seed collection.

The appropriate time for harvesting seed will vary from year to year, depending on climatic factors. Typically, seed ripens in March through June. Seed ripening is staggered along each individual inflorescence (flowering stalk), with the top seeds ripening first. Seeds lower down the panicle (central axis of inflorescence) will be ready for harvest at a later date. Because of this staggered development, harvesting all seeds on a single plant by cutting the flowering stalk will not be possible. Site visits every few days will ensure that seed is collected as it ripens. Care must also be taken not to damage the delicate rachis (main axis of the flowering stem) while harvesting. Seed should be kept dry, and refrigerated immediately after harvesting.

Seed can be stored for up to a year under refrigeration without significant reduction in seed viability. However, for the highest germination rates, seed should be sown the year it is collected. A two-week chilling period increases germination in most Stipa species.

6.3 Propagation and Planting of Nursery-Grown Stock

Individual seedlings should be grown in plugs measuring approximately three inches long, with a one-inch square top opening. Frequent watering and fertilization during this initial nursery period will promote both root and shoot development.

Seedlings should be grown for at least two months, or until the root has developed enough mass to hold the soil plug intact when removed. A final application of a slow-release fertilizer should be given prior to transplanting. This will provide the

Stipa with an additional nutrient boost without making the nutrients available to most of the competing annual grasses and forbes.

Although Stipa seed can germinate at any time of the year, the preferred planting time is just prior to the winter rainy season, which typically occurs from October through February. Root growth in this species is strongest in the fall and in the spring. During a period from approximately January to March, root growth is normally halted. Planting in the fall, before the period of natural dormancy, will enable the young plant to develop some root mass in the soil surrounding the plug.

Plugs of nursery-grown Stipa should be planted with 12 to 24-inch centers along access-road shoulders. Dibble sticks can be used to create holes with similar dimensions as the plugs, making sure that the depth of the holes is not greater than the length of the plugs. Approximately one cup of water should be poured into each hole just before planting, unless the soil is already moist. Tamping around each plant will ensure that the plug is in contact with the surrounding soil, and will also create a small moisture-retaining moat around each plant.

6.4 Transplanting

Individual Stipa plants now growing near the proposed restoration sites may be transplanted, however this method requires careful attention. Plants should be dug deep enough to ensure that adequate root material is being collected. Immediate replanting is strongly suggested. Plants kept out of the ground for any length of time must be kept moist and shaded.

The soil should be prepared by: digging a hole similar in size to the root ball; loosening the surrounding soil; and moistening the bottom of the hole. The ground around each transplant should be tamped well. Irrigation should begin immediately and continue until the plants are established.

The best time to transplant mature individuals is in the late fall, just before the plant's dormant period is over.

6.5 Direct Seeding

Additional seed can be sown directly on prepared soils in areas not receiving transplants. Beds must be weed-free before seed is sown, and therefore this method is suggested for graded areas only (in contrast to "enhanced" areas). A light raking and an application of weed-free straw to cover seed may provide some moisture retention. Seed should be sown in the fall to benefit from the seasonal rains.

7.0 Maintenance

After the plants are properly grown and carefully planted, two areas of concern remain: weed competition and water stress. Temporary maintenance will be necessary to ensure the success of the revegetation effort.

Irrigation

Since the frequency and duration of rains in the Santa Barbara area is not reliable, it is recommended that water received from precipitation be augmented by irrigation. This is especially important if plugs are set out early in the fall. Without a backup-irrigation system, an unseasonably warm, dry spell during the first few months after transplanting can very easily kill the young plants. The frequency of supplemental watering will be determined by the rainfall for that year. Irrigation should be used as little as possible. Supplemental irrigation should continue for at least one year after setting out the plugs.

Weed Control

Irrigation will, unfortunately, compound the very real danger of competition for light and moisture from more aggressive non-native weeds. The only solution to this problem is weeding.

Weeding should be done at least four times a year, and the optimal times are: March, June, August and October. This schedule will partially eliminate competition during the times of greatest weed growth. Additional weeding at other times during the year may be necessary.

It is important to destroy undesirable species before they have set seed. This interruption of the reproductive cycle will sharply reduce the need for future weed

control. Careful attention to the ripening periods of each annual grass species is necessary for this method to be effective. Hand weeding, or removing undeveloped flowering stalks, is recommended, as this method will least disturb the soil. Turning (or disturbing) the soil will increase weed growth by bringing up buried seed to within the first few inches below ground level. After new Stipa plants are established, weeding will be for aesthetic, rather than survival purposes.

8.0 Monitoring

An independent Biological Monitor, knowledgeable in planting and maintenance methods, shall be contracted by the applicant to oversee all aspects of the revegetation effort and subsequent maintenance period. The monitor shall also report to the City Planning Environmental Specialist bi-weekly, during the initial restoration process, and then quarterly during routine maintenance and long-term monitoring. A final report shall be issued to the Environmental Specialist after performance criterion have been met (see Section 9.0).

9.0 Evaluation of Success - Performance Criteria

The goal of the restoration program is to re-create a self-sustaining community. Pure stands of native bunchgrass no longer exist in California, having been invaded by introduced European annual grasses since the first white settlers arrived in California. For this reason, maintaining a mono-culture is not required, unless aesthetics dictate an alternative goal.

Wildland bunchgrass grows in an association of non-native annual grasses. The importance of the bunchgrass, in relation to the non-native grasses, varies from site to site, but an average percent cover of at least 40% Stipa is common. However, the measurement of cover can be misleading, as the bunchgrass tends to sustain its dried stems and leaves longer than the European annuals. Measurements of the same plot can thus yield different results depending on the time of year the site is examined.

An alternative means of measuring the relative amount of species at a site is by looking at the density of plants. This parameter will vary from site to site (and within sites as well), however a density of five to nine plants per square meter is often encountered. This method will probably give a more accurate indication of establishment in developing bunch grasslands. Since the number of Stipa plants are expected to decrease over time, as the introduced grasses appear, an establishment

of nine plants per square meter would signify an initial success.

These levels of establishment need not be met within the first year. An initial planting of 3 or 4 seedlings per square meter, followed by judicious watering and weeding may result in the natural establishment of other individuals the following year, as witnessed on the Chevron site mentioned in Section 4.0. In addition, if irrigation is maintained, these plants will be substantially more robust than their wild counterparts, and nine plants per square meter may prove to be too crowded. (Initial planting of one plant per square foot proved to be a bit too dense at the irrigated Chevron site). Periodic evaluation of the Anacapa restoration sites, as well as the appropriateness of these criterion, will be the best way to determine performance.

10.0 References

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Storrer, John (1989), Biological Resources Assessment, Proposed Anacapa Ranch Subdivision, Santa Barbara, California.

May 25, 1990

John Storrer
Storrer and Semonsen Environmental Services
26 E. Sola Street
Santa Barbara, CA 93101

Dear John:

This letter reports on the results of the rare plant species survey for Anacapa Ranch Subdivision, Santa Barbara, which I carried out on May 22 and May 24, 1990.

I initially reviewed written information and herbarium specimens (at the University of California, Santa Barbara) for the sensitive species reported to have been collected near the site, or potentially occurring on the site. The species are listed in the report titled "Biological Resources Assessment, Proposed Anacapa Ranch Subdivision, Santa Barbara, California", dated November 1989, and include: *Arctostaphylos refugioensis*, *Baccharis plummerae*, *Brickellia nevinii*, *Calochortus catalinae*, *Chorizanthe wheeleri*, *Erigeron sanctarum*, *Fritillaria ojaiensis*, *Galium cliftonsmithii*, *Polygala cornuta* ssp. *pollardii*, *Quercus parvula*, *Ribes amarum* var. *hoffmannii*, *Sanicula hoffmannii*, *Solanum xantii* var. *hoffmannii*, and *Thermopsis macrophylla* var. *angina*.

The review was followed by a reconnaissance site visit of the project area on May 22. During this survey, I examined the locations and species composition of different habitats in the area (riparian, coast live oak woodland, and chaparral) that could support the sensitive plants, and determined the condition of the habitats (disturbed or undisturbed) and access roads to the actual building site locations. A field survey for rare plants also was begun in areas neighboring the building site envelopes and the main drainages on the eastern side of the site. No sensitive species were located.

A second visit on May 24 focused on the envelopes/sites proposed for housing, with access routes leading to them off the main access roads (Gibraltar Road and Mountain Drive). I examined areas near the roads and envelopes 1, 3, 4, 5, 6, 7, and 8. No sensitive species were found.

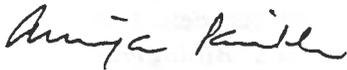
With respect to sensitive habitats, numerous patches of native needlegrass grassland (*Stipa lepida* at most sites, *S. pulchra* in envelope #7, and *S. pulchra* intermixed with *S. lepida* in envelope #3) occur on or near the building sites. Needlegrass often co-occurs with melic grass, *Melica imperfecta*. Needlegrass also was located along trails, and in openings in the chaparral in areas near the building sites. Areas supporting these species have been mapped on mylar covering the aerial photograph of the project site.

J. Storrer
May 25, 1990
Page 2 of 2

During the site visits, construction activities were proceeding along access roads to the building sites. Some of the proposed building areas and access routes already have been graded, and vegetation uprooted or cleared. Chaparral cover in the northern part of the site (near the narrow drainage) and on undisturbed steep slopes is extremely dense; some project areas are practically impenetrable. These areas were not surveyed for rare plants; none are expected to be present.

Please do not hesitate to contact me for any questions or further information.

Sincerely,



Anuja Parikh, Ph.D.
872 Highlands Dr. #7
Santa Barbara, CA 93109
805/564-1352



Anacap Ranch

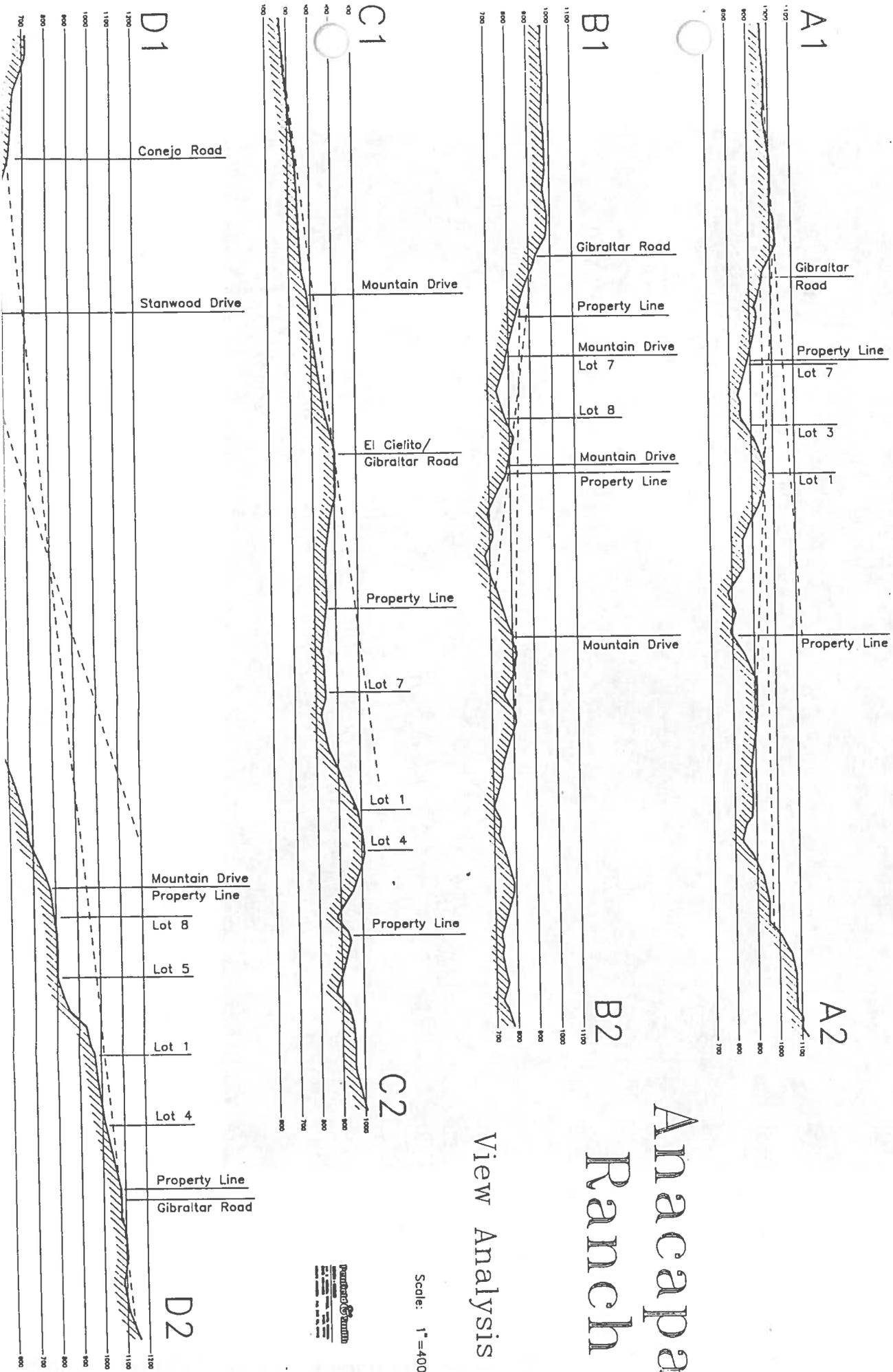
View Analysis



Anacapa Ranch

View Analysis

Scale: 1"=400'



D2