CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

INITIAL STUDY/ ENVIRONMENTAL CHECKLIST MST2005-00831

PROJECT: Montecito Country Club, 920 Summit Road

~~May 20, 2009~~August 27, 2009

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

APPLICANT/ PROPERTY OWNER

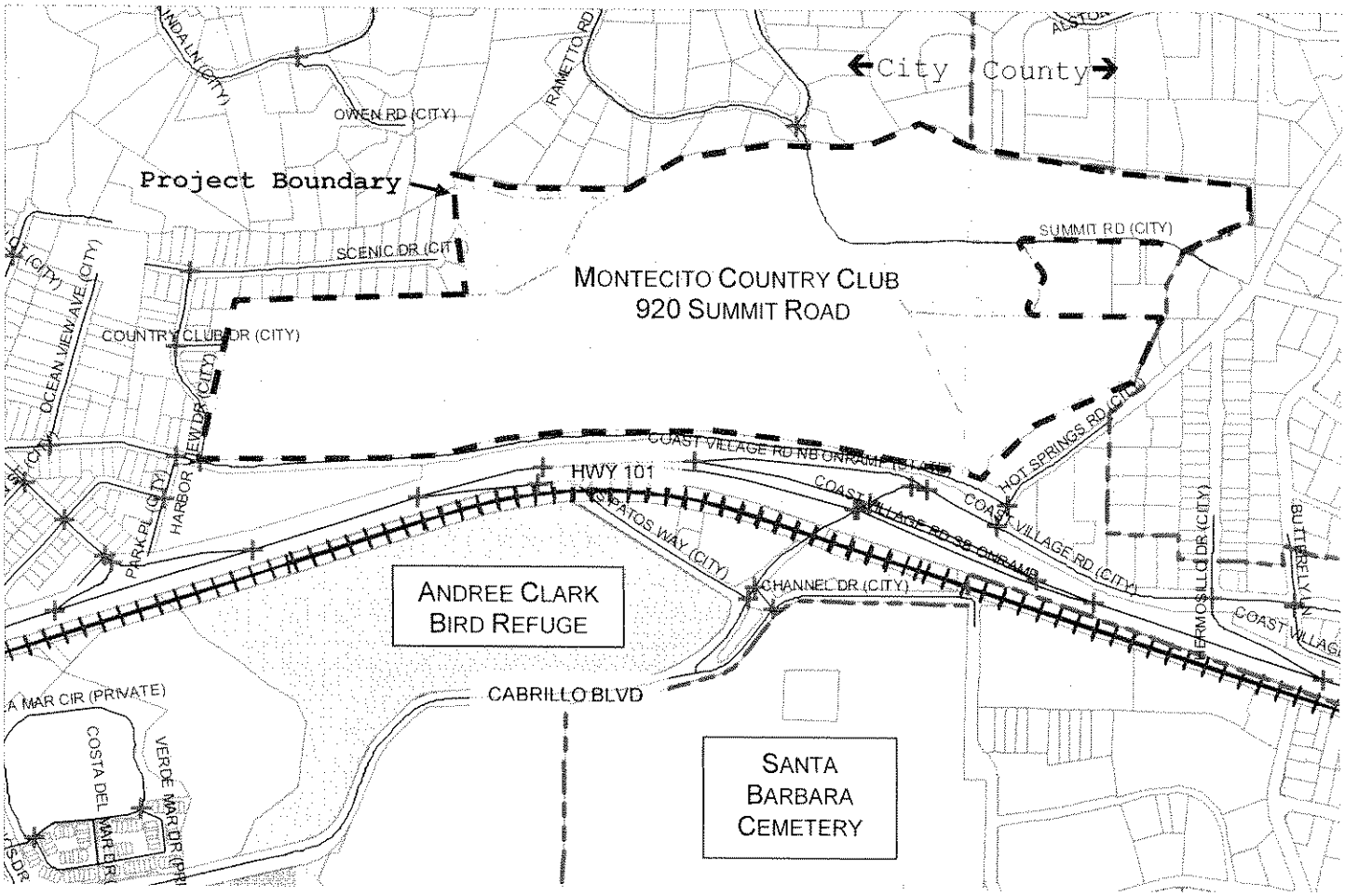
Agent: Steve Welton, Suzanne Elledge Planning and Permitting Services, Inc.

Owner: Montecito Country Club

Applicant Representatives: Bill Medel for Ty Warner Hotels & Resorts, LLC

PROJECT ADDRESS/LOCATION

The project site is located at 920 Summit Road in Santa Barbara, California. The project site is comprised of ten parcels totaling 114.352-acres, and is situated at the northwest corner of Old Coast Highway and Hot Springs Road. The project site is located in the Eucalyptus Hill neighborhood of the City of Santa Barbara, immediately west of the City/County jurisdictional boundary.



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

Project Components:

The project involves several changes to the site plan of the existing Montecito Country Club and Golf Course (MCC). The project includes a redesign of the existing golf course, including grading, removal of trees and a habitat restoration and revegetation plan; improvements to the exterior and perimeter of the existing clubhouse; demolition of the existing maintenance buildings, cart barn, tennis pro shop and flammable materials building; and construction of a new maintenance building, new golf pro shop, new tennis pro shop, new tennis courts and new cart barn. Net new building square footage resulting from the project is 982 square feet. The project would involve approximately 106,000 cubic yards of cut and 86,000 cubic yards of fill. It is anticipated that grading associated with the project will be balanced on site. The proposed improvements are described in more detail below:

Golf Course Redesign – The new golf course design would result in a longer course, and would take advantage of natural terrain and views. Specific benefits of the redesign include: better drainage, better slope angles, public safety improvements relative to errant golf balls and better irrigation resulting in better turf quality. Specific elements of the golf course redesign are described below:

> Tree Removal and Replacement – Associated with the project, it is anticipated that 361 trees (73 natives, 288 non-natives) would be removed and 83 trees would be relocated on site. A total of 422 new trees (206 natives, 216 non-natives) would be planted. Overall, the number of trees on site would be increased from 1,259 to 1,320.
>
> Habitat Restoration and Revegetation Plan – The project includes a Habitat Restoration and Revegetation Plan, which restores oak-sycamore riparian woodland and wetland vegetation to portions of the western, middle and eastern drainages located on site. The Plan includes creating de-silting basins and ponds in the western and middle drainages, creating stream channels in currently buried or swale reaches of the western and middle drainages and replacing non-native vegetation with native vegetation. The Plan includes measures for removing and controlling non-native vegetation, planting palettes for the new vegetation and future monitoring criteria. Details of the Plan can be found in the Biological Assessment (***Exhibit G***).
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> Replacement Fencing – Portions of the existing perimeter fencing are proposed to be replaced with six-foot tall black chain link fence.

Clubhouse Improvements – A number of exterior improvements are proposed for the existing clubhouse building, although no new square footage is proposed. Several windows would be modified and window border treatments would be removed. A new outdoor women's patio, accessible from the women's locker room, is proposed on the west side of the clubhouse. This outdoor area would include a new trellis and fountain and would be enclosed with landscaping and walls. Pedestrian access to the pool would be redesigned, necessitating removal of the existing trellis and columns lining the existing walkway. Individual "cabana" areas within the pool deck would be created with landscaping. The existing metallic rail along the perimeter of the pool deck would be replaced with a glass railing and landscaping. A portion of the existing trellis and associated columns south of the clubhouse bar would be removed and the lawn area would be extended southward, increasing the area available for outdoor events.

Parking Area Improvements – Improvements to the parking and entry area for the Club are proposed. The main entry drive to the Club would be redesigned and new landscaping and columns will enhance the entry. The entry drive would also be reconfigured to head south around the overflow parking area. Parking at the site would be increased from 335 parking spaces to 400 parking spaces (268 paved spaces and 132 overflow spaces). Existing parking areas would be realigned based on the reconfigured golf course and the overflow parking area would be enhanced with turf. A golf cart underpass is proposed easterly of the clubhouse to allow golf cart and maintenance equipment to traverse beneath the parking lot without interrupting traffic flows.

New Maintenance Building – This new single-story building would be approximately 7,771 net square feet and would be located in the eastern portion of the property (APN 009-091-020), approximately 800 feet east of the existing Clubhouse building and just north of the coastal zone boundary. The building would include equipment and tool storage, offices, restrooms and an employee break room and locker room. A maintenance yard would surround the new building and would include an equipment wash pad and a separate area for flammable materials and chemicals. Sand, gravel and soil bins would be located south of the new maintenance building, approximately 64 feet west of the existing Comfort Station. The building is proposed to have a fiber cement board and batten exterior with a corrugated metal roof.

New Golf Pro Shop – This new single-story structure would be approximately 1,133 square feet and would be located southwest of the main clubhouse. The design would be complimentary to the design of the existing Clubhouse.

New Tennis Pro Shop – This new single-story structure would be approximately 580 square feet and would be located between the two new northern tennis courts. This building would include two restrooms, and the design would be similar to the design of the existing Clubhouse.

New Tennis Courts – The four new tennis courts would be located west of the Clubhouse building. Two of these new courts would be located approximately 100 feet west of the Clubhouse and would flank the new tennis pro shop. The remaining two new courts would be located 30 feet west of and immediately south of the other two new courts (approximately 250 feet west of the Clubhouse). Chain link fencing would surround each of the courts.

New Cart Barn – This new structure would be located beneath the proposed tennis courts. The cart barn would encompass an area of approximately 9,407 square feet. Outside the cart barn a staging area is proposed, with enhanced landscaping and paving that can be used for cart staging for shotgun[1] tournaments, but would predominantly serve as additional open space for members and guests.

Grading – The overall project involves 106,000 cubic yards (cy) of cut and 86,000 cy of fill. Of this total, the golf course redesign involves approximately 65,000 cubic yards of cut and 77,500 cubic yards of fill; the drainage improvements involve approximately 29,500 cy of cut and 8,500 cy of fill; and the building improvements involve approximately 11,500 cy of cut and no fill. Forty-one percent of the site (47.6 acres) is proposed to be graded as part of the project. The majority of the more substantial earthwork (cut or fill or more than 10 feet) takes place west and south of the Clubhouse. Although the cut and fill quantities are different, it is anticipated that grading would be balanced on site due to shrinkage and compaction of fill.

Project Operations:

The project does not propose any substantial changes to existing operations, and the applicants are not proposing any changes (except for the site plan changes identified above) to the Conditional Use Permit (CUP) under which the MCC is currently operating. Membership is limited to 680 members. The Club is used by members for golf, tennis and dining on a year-round basis. The Club is open 7 days a week from 7:00 am to 9:30 pm (closed Christmas and New Year's Day). The Club also includes meeting rooms, lounges, locker rooms and a golf shop, and on site functions include dinners, dances, parties, meeting and tournaments for member and guests. Additionally, the Clubhouse dining room and meeting rooms are occasionally rented to outside groups for special events such as weddings, parties, banquets and meetings. These events typically occur in the afternoon or evening hours.

Maintenance work at the Club is done by employees. Golf course maintenance is done regularly, and often begins at 6:00 am, finishing at 2:30 p.m. No changes to maintenance operations are proposed. Hazardous materials are used on-site, primarily for golf course, landscaping and golf cart maintenance. There are no changes in the use of hazardous materials proposed.

Demolition/Construction:

The project includes demolition of the existing maintenance buildings (approximately 4,211 square feet), cart barn (approx. 12,510 square feet), tennis pro shop (approx. 618 square feet) and flammable materials building (approx. 232 square feet). The project also requires removing 361 trees and other landscaping, including all golf course turf. Initial demolition (tennis courts, utilities and miscellaneous) is anticipated to take approximately three months. Toward the end of the construction period, the existing maintenance buildings would be demolished (approx. duration of one month).

Project construction is anticipated to take approximately nine months. The total construction period, including demolition, construction and landscape/turf grow-in time is expected to be approximately one year, with an anticipated course re-opening date in October 2010. The Country Club would be closed for the majority of the construction period.

[1] A way to start a tournament in which all groups of players tee off simultaneously from different holes.

Required Permits:

Required Discretionary Actions by the City

1. A Modification to allow fencing to exceed 3-½ feet in height along the front lot lines (SBMC §28.92.110.A.3);
2. A Coastal Development Permit (CDP2008-00021) for the portion of the project (grading and vegetation removal) that is within the Appealable and Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060);
3. A Development Plan to allow the construction of 7,771 square feet of nonresidential development on APN 009-091-020 (SBMC §28.87.300); and
4. A Conditional Use Permit Amendment to permit the proposed changes to the site plan for the Montecito Country Club (SBMC 28.94).

Required Permits by Other Agencies

California Department of Fish and Game – Streambed Alteration Agreement

Army Corps of Engineers – Nationwide 27 Permit

Regional Water Quality Control Board – 401 Certification Application

ENVIRONMENTAL SETTING

Existing Site Characteristics

Topography: The project site slopes generally to the south, with typical gradients between 3% and 15%.

Seismic/Geologic Conditions: The City's Master Environmental Assessment indicates that the project site has a "low" to "light" seismic hazard, with a small portion of the site (northwest corner) designated as having "heavy" damage to most structures due to seismic activity. Soil types on site include alluvium, fanglomerate and Monterey shale. The site has minimal liquefaction potential.

Fire Hazard: The project site is located in a High Fire Hazard Area.

Flood Hazard: A portion of the project site (southwest corner) is located in the tsunami run-up zone. The southwestern portion of the site is in the "AE" zone. The base flood elevation is 9.4 NGVD based on 1929 Datum.

Creeks/Drainage: Three drainages are located on the project site. These are referred to in this Initial Study as the western, middle and eastern drainages. These drainages are referred to as "blue-line" drainages on USGS topographical maps. Portions of the drainages are currently piped underground.

Biological Resources: The project site contains wetland habitat and wildlife habitat. Some special status species were observed (monarch butterfly and Cooper's hawk) or may occur (California red-legged frog and Silvery legless lizard) on-site. No special-status plants are in the project area. Much of the project site is covered in turf and is used as a golf course.

Archaeological Resources: The Project area is within two cultural resource sensitivity zones as defined in the City's Master Environmental Assessment. A Phase 1 Archaeological investigation was prepared for the site in 2006 (Western Points Archaeology). The project site is considered to have a negligible potential to contain buried prehistoric and/or historic artifacts.

Noise: Noise affecting the project site is primarily from traffic along U.S. Highway 101, and noise levels decrease as the distance from the Highway increases. The City's MEA indicates that noise levels range from less than 60 dBA (northern portion of site) to greater than 70 dBA (southernmost boundary of the site).

Existing Land Use

Existing Facilities and Uses:

The Montecito Country Club property currently includes the following uses and facilities:

- 44,960 s.f. clubhouse (includes a golf pro shop, dining rooms, a banquet hall, a lounge and gallery, a coffee shop, a bar, a game room, dwelling units, a fitness center, lockers, meeting room facilities, a kitchen, restrooms, storage, offices, etc. and associated uses for members and guests, and occasionally by outside groups for special events such as weddings, parties, banquets and meetings)
- 12,510 s.f. cart barn
- 1,213 s.f. pool cabana/support
- 618 s.f. tennis pavilion
- 4,211 s.f. maintenance building
- 232 s.f flammable materials building
- Two on-course comfort stations, 380 s.f. each
- Four tennis courts
- Swimming pool
- 18-hole golf course
- Parking lots

The CUP approved for the MCC in 1996 limits membership to a maximum of 680 members. Recent membership has ranged from 470 to 680 members.

Access and Parking:

Access to the site is provided via Summit Road extending from the west side of Hot Springs Road. Parking is currently provided with 201 surface parking stalls and 125 overflow parking stalls.

PROPERTY CHARACTERISTICS

Assessor's Parcel Number	Parcel Size	General Plan Designation	Zoning Designation
009-091-014 (a portion)	4.261 acres	Open Space	A-2/S-D-3
009-091-020	2.276 acres	Residential – 2 units per acre	A-2/S-D-3
009-151-006 and -007	11.731 acres	Open Space	A-2/S-D-3
015-211-009	4.594 acres	Open Space	A-2/S-D-3
015-211-010	1.095 acre	Open Space	A-2/S-D-3
015-280-014	0.555 acre	Residential – 2 units per acre	E-2
015-300-001 and 009-091-014 (a portion)	85.829 acres	Open Space	A-2/S-D-3
015-300-002	2.692 acres	Open Space	A-2/S-D-3
015-300-003	1.319 acre	Open Space	A-2/S-D-3
Total Acreage:	114.352 acres		
Existing Land Use:	Country Club and Golf Course	**Proposed Land Use:**	Country Club and Golf Course
Slope:	Varies. Generally slopes to the south, with typical gradients between 3% and 15%		
SURROUNDING LAND USES:			
North:	Single Family Residences		
South:	Old Coast Highway, Highway 101, Municipal Tennis Courts and Andree Clark Bird Refuge		
East:	Single Family Residences and Commercial		
West:	Single Family Residences		

PLANS AND POLICY DISCUSSION

(CEQA Guidelines 15063, Contents of Initial Study specifies inclusion of "An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls.)

Land Use and Zoning Designations:

The subject property is located in the Eucalyptus Hill neighborhood, as identified and described in the Land Use Element of the General Plan. This area is described as a popular residential area consisting of medium to large size lots. It is noted that there is considerable steep topography within the area. The General Plan recommends that the Montecito Country Club be acquired for public open space and golf course use.

The land use designation for the majority of the Montecito Country Club (MCC) and golf course property is Open Space, which is appropriate given its use as a golf course and country club. The property has a Local Coastal Plan designation of Open Space for the portion of the property located within the Coastal Zone, which is generally the southern half of the property.

The majority of the MCC property is zoned A-2/S-D-3, which is a single-family residential zone, with a coastal overlay designation for the southern portion of the property. Non-residential uses in residential zones are required to have double the setback required in that zone, and lot coverage shall not exceed 25% of the lot area. The proposed structures would fully comply with these requirements. The property has been used as a golf course and country club since 1916. In 1996, as part of a major renovation to the clubhouse facility, the City approved a Conditional Use Permit (CUP) for the country club/golf course use. At that time, conditions of approval were placed on the use of the club property, including limits on club membership.

Existing uses, which are not proposed to change as part of the project, are consistent with the existing land use and zoning designations for the property.

General Plan Policies:

The General Plan contains a number of references to the potential acquisition of the Montecito Country Club as a public golf course; however, no such proposal is envisioned at this time. The proposed project would upgrade the Country Club's existing facilities, thereby increasing the likelihood that the Country Club can continue to provide recreational opportunities and an attractive gateway to the City. Therefore, the project could be found potentially consistent with the General Plan. Analysis of compliance with specific elements of the General Plan is identified below.

1. Land Use Element

The project site is located in the Eucalyptus Hill neighborhood, as defined in the General Plan. This neighborhood is identified as a popular residential area that contains steep topography. The Montecito Country Club site is identified as an area that should remain as open space. The project would continue the existing open space/private golf course use of the Club and could therefore be found potentially consistent with the Land Use Element of the General Plan.

2. Open Space Element

The Open Space Element emphasizes preservation of the Montecito Country Club as a significant open space and as "a beautiful entrance to the City from the south..." The Open Space Element identifies the Montecito Country Club as a Major Park, which is one of the six categories of open space identified in the Open Space Element. The MCC would be further defined as a "park-like" "quasi-public" open space. The two implementation policies applicable to the site are: 1. Adopt a firm policy of not allowing public park lands to be used for other than park, recreation and open space purposes; and 2. Acquire first right of refusal, development rights, or other appropriate agreements for the Montecito Country Club and the northerly and westerly slopes of the Clark Estate. As the project would not change the site's existing use as a golf course and country club, the project could be found potentially consistent with the Open Space Element of the General Plan.

3. Housing Element

Although the project site is zoned for residential use, the land use designation is Open Space. No new housing is proposed with this project. The project would continue the existing use of the site as a golf course and country club and would not negatively impact surrounding single-family zoned residences. All improvements would be compatible with

surrounding development. Therefore the project could be found potentially consistent with the Housing Element of the General Plan.

4. Conservation Element

City Conservation Element policies provide that significant environmental resources of the City be preserved and protected. The Conservation Element requires implementation of resource protection measures for archaeological, historic and architectural resources; protection and enhancement of visual, biological and open space resources; protection of specimen and street trees; maintenance of air and water quality; and minimization of potential drainage, erosion and flooding hazards. The Conservation Element recognizes that while full implementation of the policies would be the most desirable, there are often competing demands for preservation, enhancement, development and conservation.

With respect to the subject development, there are eight policies under the Conservation Element that directly apply to the project site, which are discussed below:

> Cultural and Historic Resources Policy 1.0 – "Activities and development which could damage or destroy archaeological, historic, or architectural resources are to be avoided."
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> Cultural and Historic Resources Policy 2.0 – "The Designated Landmark Distinction shall continue to be extended to those structures and sites which have recognized significance."
>
> Visual Resources Policy 1.0 – "Development adjacent to creeks shall not degrade the creeks or their riparian environments."
>
> Visual Resources Policy 2.0 – "Development on hillsides shall not significantly modify the natural topography and vegetation."
>
> Visual Resources Policy 3.0 – "New development shall not obstruct scenic view corridors, including those of the ocean and lower elevations of the City viewed respectively from the shoreline and upper foothills, and of the upper foothills and mountains viewed respectively from the beach and lower elevations of the City."
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> Visual Resources Policy 4.0 – "Trees enhance the general appearance of the City's landscape and should be preserved and protected."
>
> Biological Resources Policy 4.0 – "Remaining Coastal Perennial Grasslands and Southern Oak Woodlands shall be preserved, where feasible."
>
> Biological Resources Policy 5.0 – "The habitats of rare and endangered species shall be preserved.

Cultural and Historic Resources – The Montecito Country Club has been identified as eligible for designation as a City Landmark. The proposed changes to the Clubhouse and surrounding golf course and ancillary development on site have been reviewed by a historian and the City's Historic Landmarks Commission. It has been concluded that, with the mitigation measures identified (see Section 4. Cultural Resources for additional discussion and listing of mitigation measures), impacts to the resources would not damage or destroy the resource. Therefore, the project can be found potentially consistent with the cultural resources policies of the Conservation Element.

Visual Resources – The project, including changes to the golf course and Clubhouse building, and construction of new buildings, is not anticipated to obstruct important public scenic views to the ocean or lower elevations of the City nor obstruct upper foothill or mountain views from the beach or lower elevations of the City. The project site is surrounded by existing residential development. As it relates to the project site as a whole, the proposed changes would be relatively minor as viewed from public vantage points. As discussed in Section 1. Aesthetics, visual impacts related to views were determined to be less than significant. A majority of the grading would be to re-contour the golf course and construct drainage improvements. Such construction would not significantly change the overall visual effect of the site, which is itself a previously modified site due to its historical use as a golf course. Finally, the project includes the removal of 361 trees, 10 of which are oaks. The project has integrated, to the extent feasible, existing healthy mature trees (770 of the 1,214 existing trees (63%) would be saved in place). Additionally, 83 trees (7% of total) are proposed to be relocated as part of the project. Although 30% of the existing trees are proposed for removal, they would be replaced with a total of 422 trees, 157 of which would be native to California. Therefore the net result is an additional 61 trees on site. As such, the project can be found potentially consistent with the visual resources policies of the Conservation Element.

Biological Resources – Biological resources could be affected by the proposed development. The site contains Southern oak woodland and coastal sage scrub habitat, identified by the Conservation Element as important environmentally sensitive biotic communities, as well as some small wetland areas. The Conservation Element also identifies golf courses as urban biotic resources, and states that they function similarly to annual grassland communities. The Conservation Element acknowledges the conflict between urban uses and ecosystem preservation as two major concerns. The project includes the removal of 10 coast live oak trees and 9 cork oak trees, and the relocation of 8 coast live oaks and 13 cork oaks. However, 58 coast live oaks and 12 cork oaks are proposed to remain, and 51 coast live oaks (5:1 replacement ratio), 20 cork oaks and 30 island oaks are proposed to be planted as part of the project. The project also includes a restoration and revegetation plan that would daylight existing underground seasonal drainages and improve existing wetland areas. The biological analysis prepared for the project concludes that the project would result in a net benefit to the ecology of the area by increasing the size and quality of wetland, riparian and upland habitats on site. Based on the implementation of the proposed Habitat Restoration and Revegetation Plan, the project could be found potentially consistent with the biological resources policies of the Conservation Element.

5. Seismic Safety/Safety Element

The City's Seismic Safety/Safety Element requires that development be sited, designed and maintained to protect life, property, and public well-being from seismic and other geologic hazards, and to reduce or avoid adverse economic, social, and environmental impacts caused by hazardous geologic conditions. The Seismic Safety/Safety Element addresses a number of potential hazards including, geology, seismicity, flooding, liquefaction, tsunamis, high groundwater, and erosion. The project site is subject to a number of geologic and environmental constraints. As discussed in this Initial Study analysis, potential impacts associated with these hazards would be adequately addressed by adhering to the California Building Code and implementation of recommendations for grading and development, which are outlined in the geotechnical report provided for the project. Therefore, the proposed project may be found potentially consistent with the Seismic Safety/Safety Element.

6. Noise Element

The City's Noise Element includes policies intended to achieve and maintain a noise environment that is compatible with the variety of human activities and land uses in the City. The proposed project would not generate a substantial increase in existing ambient noise levels in the area, and would not expose people to noise levels greater than they are already exposed to. Further, the project would not locate new uses in an area where existing noise levels would impact future users. Short-term construction noise is minimized through implementation of standard mitigation measures. As such, the proposed project may be found potentially consistent with the applicable policies and guidelines of the Noise Element.

7. Circulation Element

The Circulation Element of the General Plan contains goals and implementing measures to reduce adverse impacts to the City's street system and parking by reducing reliance on the automobile, encouraging alternative forms of transportation, reviewing traffic impact standards, and applying land use and planning strategies that support the City's mobility goals. Traffic and circulation impacts resulting from the proposed project are negligible, and thus the project could be found potentially consistent with the Circulation Element.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

A draft Mitigation Monitoring and Reporting Program has been prepared for the project in compliance with Public Resources Code §21081.6. The draft MMRP is attached here as ***Exhibit B***.

ENVIRONMENTAL CHECKLIST

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

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

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

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

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

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

Visual Aesthetics - Discussion

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

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

Significant visual aesthetics impacts may potentially result from:

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

Visual Aesthetics – Existing Conditions and Project Impacts

1.a) Scenic Views

The project site is located north of, and is visible from, Highway 101, which is eligible for designation as a State Scenic

Highway. The project site is in the foreground of an expansive view of the hillside area beyond. The project site is most readily visible from Highway 101, traveling either north or south. The Clubhouse building is located at the crest of a hill that slopes to the south toward Highway 101, making the clubhouse a prominent feature in the view from the Highway. Visual simulations of the project as compared to existing conditions have been prepared and are included as ***Exhibit C***.

Proposed changes to the Clubhouse are relatively minor, and include window changes (shape, border treatment), removal/addition of pergolas/trellises, new perimeter landscaping and a replacement pool fence. These changes would not substantially alter the view of the Clubhouse from the highway.

The project site is also visible from Old Coast Highway, which runs south of and adjacent to the project site. The project includes a berm located in the southwestern corner of the project site along the Old Coast Highway frontage, with maximum height of approximately 13 feet above existing grade. Based on typical pedestrian sight lines (refer to ***Exhibit L – Analysis of Views from Old Coast Highway***, prepared by Blackbird Architects), the project would not block views of the mountains from Old Coast Highway.

The project also includes extensive grading and removal of substantial amounts of trees, although both are spread out over a large site area. Given the topography of the site and proposed development, the project does not have the potential to obstruct important public scenic views.

Because of the following, changes to the Clubhouse and surrounding site are considered relatively minor overall, and would not result in substantial changes in public, scenic views from the highway: 1) the project includes a substantial amount of replacement landscaping, particularly trees; 2) more than half of the trees proposed for removal are relatively small (less than 12 inches in diameter), and many are in poor health, 3) proposed replacement trees would be more appropriate to the site (37% would be California-native species), and their health would be improved due to improved planting and maintenance techniques, 4) the re-contouring of the golf course involves relatively subtle grading over such a large area, with a large portion of the grading to create the ponds, siltation basins and the understory cart barn; and 5) the ultimate result will remain an area of visual open space as viewed by the public. Therefore, potential long-term impacts to scenic views are considered *less than significant*. Pursuant to Chapters 22.22 and 22.68 of the Municipal Code, project grading and landform alteration, structural design, landscaping, and lighting is subject to preliminary and final review and approval by the Architectural Board of Review or Historic Landmarks Commission (as appropriate based on their specified purview) for consistency with design guidelines for views, visual aesthetics and compatibility, and lighting prior to building permit issuance.

During the construction and "grow-in" stage of the project, the site will have a vastly different appearance. All turf will be removed so that grading can occur, and 444 trees would be removed. Because 83 of the removed trees are proposed to be relocated on site, 422 new trees are proposed to be planted, 126 of the trees to be planted (30%) are of a 10" or greater diameter, and the total construction time is estimated at approximately one year (10 - 14 months, including turf grow-in time). Because the construction period would be relatively short, potential short-term impacts to scenic views are considered temporary and *less than significant*.

1.b) On-Site Aesthetics

The project includes alterations to the exterior Clubhouse (which qualifies as a Structure of Merit), changes to the perimeter of the Clubhouse, construction of a new maintenance building, a new cart barn, new tennis pro shop and new golf pro shop, new tennis courts, and alterations to the topography of the course resulting in extensive grading and vegetation removal. Aesthetic impacts associated with grading and vegetation removal are addressed in Section 1.a above. With regard to new structures and alterations to existing structures, the City's design review boards (Architectural Board of Review and Historic Landmarks Commission) have reviewed the proposed project, and determined that the size, massing, architecture and detailing of the project are appropriate and compatible with surrounding uses and development. Refer to ***Exhibits D and E*** for Minutes from the design review meetings. Potential impacts associated with on-site aesthetics are considered *less than significant*.

1.c) Lighting

Currently, lighting at the Country Club is limited to minimal exterior lighting needed for evening activities at the clubhouse and accessory structures. Lighting for the course is proposed to be hooded and directed downwards. No golf course or tennis court lighting is proposed. In addition, the project's outdoor lighting is required to be reviewed by the appropriate design review board and must be in compliance with the City's Outdoor Lighting Ordinance (SBMC Chapter

22.75), the intent of which is to preserve and enhance the unique qualities of Santa Barbara's residential neighborhoods and its visual environment by reducing problems created by improperly designed and incorrectly installed outdoor lighting, so as not to contribute to the problems associated with glare, light trespass, or skyglow. Due to the location of the course, existing and proposed topography, Lighting Ordinance requirements, and because lighting would be relatively far from residential structures, impacts related to light or glare are considered *less than significant*.

Visual Aesthetics –Mitigation

No mitigation is required.

Visual Aesthetics - Residual Impacts

Less than significant.

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

Air Quality - Discussion

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

Smog, or ozone, is formed in the atmosphere through a series of photochemical reactions involving interaction of oxides of nitrogen [NO_x] and reactive organic compounds [ROC] (referred to as ozone precursors) with sunlight over a period of several hours. Primary sources of ozone precursors in the South Coast area are vehicle emissions. Sources of particulate matter (PM_{10} and $PM_{2.5}$) include demolition, grading, road dust and vehicle exhaust, as well as agricultural tilling and mineral quarries.

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

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

- Exceeding an APCD pollutant threshold; inconsistency with District regulations; or exceeding population forecasts in the adopted Clean Air Plan.
- Exposing sensitive receptors, such as children, the elderly or sick people to substantial pollutant exposure.

- Creating nuisance odors inconsistent with APCD regulations.
- Emitting (from all project sources, both stationary and mobile) more than 240 pounds per day for ROG and NO_x, and 80 pounds per day for PM_{10};
- Emitting more than 25 pounds per day of ROC or NO_x from motor vehicle trips only;
- Contributing more than 800 peak hour trips to an individual intersection (CO);
- Causing a violation of any California or National Ambient Air Quality Standard (except ozone);
- Exceeding the APCD health risks public notification thresholds adopted by the APCD Board; and
- Being inconsistent with the adopted federal and state air quality plans for Santa Barbara.

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

Exhaust from construction equipment also contributes to air pollution. Quantitative thresholds of significance are not currently in place for short-term or construction emissions. However, SBCAPCD uses combined emissions from all construction equipment that exceed 25 tons of any pollutant except carbon monoxide within a 12-month period as a guideline threshold for determining significance of construction emission impacts. Substantial exhaust-related impacts may be potentially significant, but are generally considered mitigable with the application of standard emissions mitigation measures. Standard exhaust-related mitigation measures are applied to projects with either significant or less than significant effects.

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

Setting. The City of Santa Barbara is part of the South Central Coast Air Basin (SCCAB). The City is subject to the National Ambient Air Quality Standards and the California Ambient Air Quality Standards (CAAQS), which are more stringent than the national standards. The CAAQS apply to six pollutants: photochemical ozone, carbon monoxide, sulfur dioxide, nitrogen dioxide, particulate matter, and lead. The Santa Barbara County Air Pollution Control District (SBCAPCD) provides oversight on compliance with air quality standards and preparation of the County Clean Air Plan.

The SCAB is considered in attainment of the federal eight-hour ozone standard, and in attainment of the state one-hour ozone standard. The SCAB does not meet the state standard for particulate matter less than ten microns in diameter (PM_{10}). There is not yet enough data to determine SCAB attainment status for either the federal standard for particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) or the state $PM_{2.5}$ standard, although SCAB will likely be in attainment of the federal 2.5 standard.

Air Quality – Existing Conditions and Project Impacts

2.a) Clean Air Plan

Direct and indirect emissions associated with the project are accounted for in the 2007 CAP emissions growth assumptions. Appropriate air quality mitigation measures, including construction dust suppression, would be applied to the project, consistent with CAP and City policies. The project could be found consistent with the 2007 Clean Air Plan; therefore impacts would be *less than significant*.

2.b) Air Pollutant Emissions

Long-Term (Operational) Emissions:

Long-term project emissions primarily stem from motor vehicles associated with the project and from stationary sources that may require permits from the APCD. Examples of stationary emission sources include gas stations, auto body shops, diesel generators, dry cleaners, oil and gas production and processing facilities, and water treatment facilities. Other stationary sources such as small wineries, residential heating and cooling equipment, wood burning stoves and fireplaces, or other individual appliances do not require permits from the APCD and are known as "area sources". The proposed project does not contain any stationary sources that require permits from APCD. The proposed project will not result in any new average daily trips (ADTs) or peak hour trips (PHTs), as the operation of the Club and the membership limits for the Club would not change from existing conditions. Therefore, the proposed project would have *no impact* on the environment related to long-term air quality.

Short-Term (Construction) Emissions:

The project would involve substantial grading quantities (approximately 192,000 cubic yards), paving, and landscaping activities which could cause localized dust related impacts resulting in increases in particulate matter (PM_{10}). Dust-related impacts are considered *less than significant* with the application of standard dust control measures.

Construction equipment would also emit NO_x and ROC. However, in order for NO_x and ROC emissions from construction equipment to be considered a significant environmental impact, combined emissions from all construction equipment would need to exceed 25 tons of any pollutant (except carbon monoxide) within a 12-month period. Utilizing the URBEMIS 9.2.4 computer model, it is estimated that the proposed project will generate at most 5.41 tons per year of NO_x and 0.81 tons per year of ROC during construction. Therefore, the proposed project is anticipated to have a *less than significant* effect on the environment related to short-term emissions impacts. Mitigation measures are recommended to reduce NO_x and $PM_{2.5}$ emissions from construction equipment.

The project will involve demolition and renovation of existing structures, which may release regulated friable asbestos. Friable asbestos crumbles into a dust of microscopic fibers that can remain in the air for long periods of time. If inhaled, they pose a serious threat as asbestos fibers can become permanently lodged in body tissues. Since there is no known safe level of exposure, all asbestos exposure should be avoided. This represents a *less than significant* environmental impact; however, a mitigation measure has been recommended to minimize potential exposure to asbestos. This recommended mitigation measure is a standard condition of approval for projects that remodel or demolish structures.

Cumulative Impacts:

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

The carbon dioxide (CO_2) equivalent is a consistent methodology for comparing GHG emissions. Because the project will not result in increased vehicle trips or involve any new stationary sources, the project will not result in any net increases in CO_2 emissions. During construction, the project is estimated to emit approximately 527 tons of CO_2 per year, which represents .000118% of California's yearly CO_2 emissions. As there are currently no significance thresholds for CO2 emissions or measuring GCC, this information is provided for informational purposes only. The project will not contribute substantially, on a temporary, project-specific or cumulative level, to the generation of GHG emissions.

2.c) Cumulative Emissions

Since project impacts do not exceed any adopted significance thresholds and the project is consistent with the CAP, there would be *no impact* related to cumulative project emissions.

2.d) Sensitive Receptors

Sensitive receptors are defined as children, elderly, or ill people that can be more adversely affected by air quality problems. Land uses typically associated with sensitive receptors include schools, parks, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and clinics. Stationary sources are of particular concern to sensitive receptors, as is construction dust and particulate matter. The project would not include stationary sources or generate new vehicle trips; therefore, it would not generate dangerous concentrations of carbon monoxide at any location. However, sensitive receptors in the area could be affected by dust and diesel particulate matter (diesel PM) from construction equipment and vehicle exhaust temporarily during project site grading. Particulate emissions from diesel exhaust are classified as carcinogenic by the State of California. Impacts associated with nuisance dust and diesel PM are considered *less than significant* because they are temporary, localized, and no sensitive receptors are known to exist in close proximity to the project site.

2.e) Odors

The Montecito Country Club includes existing full-service dining facilities that contain features (commercial cooking equipment including grills, fryers, ovens, burners, hoods/fire suppression systems and food warming racks) with the potential to emit odors. Due to the nature of the proposed land use, the fact that these are existing facilities, and their distance from adjacent residences, project impacts related to odors are considered *less than significant.*

Air Quality –Recommended Mitigation

AQ-1 Construction Dust Control - Watering. During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to achieve minimum soil moisture of 12% to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas every three hours. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

AQ-2 Construction Dust Control – Tarping. Trucks transporting fill material to and from the site shall be covered from the point of origin and maintain a freeboard height of 12 inches.

AQ-3 Construction Dust Control – Gravel Pads. Gravel pads, 3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes or a pipe-grid track out control device shall be installed to reduce mud/dirt track out from unpaved truck exit routes.

AQ-4 Construction Dust Control – Minimize Disturbed Area/Speed. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

AQ-5 Construction Dust Control – Disturbed Area Treatment. After clearing, grading, earth moving or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind erosion. This may be accomplished by:

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

AQ-6 Construction Dust Control – Paving. All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-7 **Stockpiling.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist by applying water at a rate of 1.4 gallons per hour per square yard, or treated with soil binders to prevent dust generation. Apply cover when wind events are declared.

AQ-8 **Construction Dust Control – Project Environmental Coordinator (PEC).** 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 construction 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 for the structure.

AQ9 **Exhaust Emissions – Engines.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used.

AQ-10 **Engine Size.** The engine size of construction equipment shall be the minimum practical size.

AQ-11 **Equipment Numbers.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.

AQ-12 **Equipment Maintenance.** Construction equipment shall be maintained to meet the manufacturer's specifications.

AQ-13 **Engine timing.** Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or pre-combustion chamber engines.

AQ-14 **Catalytic Converters.** Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

AQ-15 **Diesel Catalytic Converters.** Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.

AQ-16 **Diesel Replacements.** Diesel powered equipment shall be replaced by electric equipment whenever feasible.

AQ-17 **Idling Limitation.** Idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units shall be used whenever possible.

AQ-18 **Worker Trips.** Construction worker trips shall be minimized by ~~requiring~~ facilitating carpooling and by providing for lunch onsite.

AQ-19 **Biodiesel.** Biodiesel shall be used to the maximum extent feasible.

AQ-20 **Carpool Parking.** Provide preferential parking for carpools and vanpools.

AQ-21 ~~**Demolition and Debris Removal**~~**Vehicle Trackout.** Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout. Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.

AQ-22 **Post Demolition.** Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition if soils are left exposed for extended periods of time.

AQ-23 **Demolition Activities.** Prohibit demolition activities when wind speeds exceed 25 mph.

AQ-24 **Compliance With SBCAPCD Rules and Regulation.** The project must comply with all Rules and Regulations required by the Santa Barbara County APCD, including, but not limited to:

- Compliance with APCD Rule 339, governing application of cutback and emulsified asphalt paving materials.
- Obtaining required APCD permits for emergency diesel generators or any individual (or grouping) of boilers or large water heaters with a rated heat over 2.0 million BTUs per hour (MMBtu/hr). Depending on the size of the individual unit, the unit must comply with the requirements of APCD Rule 360 or Rule 361.

Evidence of compliance shall be submitted to the Planning Division.

AQ-25 **Asbestos.** Pursuant to APCD Rule 1001, the applicant is required to complete and submit an APCD Asbestos Demolition and Renovation Compliance Checklist at least 10 working days prior to commencing any alterations of the buildings. A Draft Checklist shall be submitted to the Planning Division prior to issuance of any building/demolition permit.

Air Quality - Residual Impacts

Less than significant.

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

Biological Resources - Discussion

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

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

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

Biological Resources – Existing Conditions and Project Impacts

A Biological Assessment, incorporated herein by reference, was prepared for the project (***Exhibit G***) by Lawrence E. Hunt and finds that the project area is "a highly disturbed and intensively managed anthropogenic environment embedded in an urban context." The project site has been a golf course for many years and is bordered by residential development to the north, east and west, and transportation corridors to the south. There are three unnamed seasonal drainages on site (referred to herein as the western, middle and eastern drainages), which contain highly degraded riparian habitat that is infested with invasive, non-native vegetation. The western and middle drainages have been highly modified and currently flow underground for most of their lengths. Most of the eastern drainage lies off-site. The project area is dominated by turf and contains lots of mature shrubs and trees. The project includes a Preliminary Habitat Restoration and Revegetation

Plan (contained within Exhibit G), which, among other things, restores oak-sycamore woodland and wetland vegetation to portions of the western, middle and eastern drainages, and removes non-native vegetation. Portions of the existing western and middle drainages will be "daylighted", and a de-silting basin and pond will be constructed at the north and south ends of these drainages, respectively.

3.a, e) Wildlife and Habitat and Wildlife Corridors

The golf course provides a highly modified environment for wildlife within an urban/suburban context because the noise and increased human activity associated with daily operation and maintenance of the golf course limits use of the site to wildlife species that can deal with chronic human disturbance. The project area provides foraging, nesting and roosting habitat for a variety of bird species, including raptorial birds. The project area also provides foraging habitat for mammals that have adapted to urban and suburban environments, including coyote, skunk, opossum and raccoon.

No Federal- or State-listed (threatened or endangered) plant or animal species or communities were found in the project area and none are expected to occur there. The following special-status wildlife species (California Species of Special Concern) were found on-site: monarch butterfly and Cooper's hawk. The eucalyptus trees on site attract transient monarch butterflies in the fall and early winter; however, the project area is not historically or currently known to support autumnal or over-wintering aggregations of monarch butterflies. On-site trees are used as perches from which to forage for raptorial birds such as Cooper's hawks, red-tailed hawks, red-shouldered hawks, barn owls and turkey vultures. Additionally, the following special-status wildlife species could occur on-site: Silvery legless lizard, Sharp-shinned hawk, Northern harrier, Loggerhead shrike, California horned lark, California thrasher, Yellow warbler, Lark sparrow, Yuma myotis and Red bat.

Approximately 361 trees will be removed for the project, and another 83 trees will be relocated on site. This represents approximately 36% of the total number of trees currently on the project site. Approximately 42% of the trees proposed for removal have been classified as very small or small, and are not likely used by birds as nest sites. The other 210 trees to be removed range from medium to large trees and are capable of supporting bird and bat roosts. Tree removal, relocation and/or trimming during project implementation could impact species that may use these trees for roosting and/or nesting (i.e. monarch butterflies, passerine and raptorial birds, and bats); this represents a *potentially significant, mitigable* impact.

Included in the tree removal/relocation statistics noted above, is the removal of eight coast live oaks (in excess of three inches in diameter at basal height), and the relocation of eight medium or large oaks. The project includes the planting of 51 coast live oaks, as well as 30 island oaks, 29 southern oaks and 20 cork oaks. The proposed planting of coast live oaks is considered adequate mitigation for the removal of the eight oaks; therefore, the loss of coast live oaks is considered to be a *less than significant* impact. Nevertheless, mitigation measures are recommended to ensure that appropriate quantities of oaks are planted and survive on-site.

Demolition of the maintenance building and grading for the project improvements in the northwestern portions of the project area could kill legless lizards that have a moderate potential for occurring in the loose, sandy soils in this area. This represents a *potentially significant, mitigable* impact.

The proposed Habitat Restoration and Revegetation Plan will improve habitat conditions for wildlife in and around the three drainages, and the addition of two water features (ponds) will provide valuable aquatic habitat for wildlife, especially birds. This aspect of the project is considered a restoration and improvement of the biological productivity of the site. However, landscaping plants (non-native species and aquatic plants) could escape the designated areas and invade off-site aquatic and riparian areas, including Sycamore Creek and the Andree Clark Bird Refuge. This is considered a *potentially significant, mitigable* impact.

Additionally, the two freshwater ponds proposed will provide food sources and cover for wildlife, particularly birds, because of its close proximity to Andree Clark bird Refuge. The presence of certain bird species could conflict with the normal operation and use of the golf course, necessitating implementation of control measures. This represents a *potentially significant, mitigable* impact to migratory and resident birds that are protected by the Federal Migratory Bird treaty Act as well as State Fish and Game regulations.

The de-silting basins, to be constructed at the upper ends of the western and middle drainages, will be designed to intercept and capture sediment and other water-borne pollutants before they reach the stream channels or the created ponds at the south end of the property, thus avoiding the need for regular dredging of these habitat features. Nevertheless,

normal operations and maintenance of the two created ponds could harm aquatic vegetation and wildlife, particularly aquatic birds, due to the use of herbicides, water clarifiers and other chemicals, as well as maintenance activities such as sediment removal. This is considered a *potentially significant, mitigable* impact.

3.b) Specimen Trees

The project site does not contain any locally designate historic, Landmark or specimen trees. Therefore there would be *no impact* to such trees. Refer to Sections 1.a (Scenic Views) and 3.a,e (Wildlife and Habitat and Wildlife Corridors) for discussion of other impacts associated with tree removal in general. Refer to ***Exhibit F*** for the project's Tree Protection Plan.

3.c, d) Natural Communities and Wetland Habitat

Oak-sycamore riparian woodland historically occurred along portions of the western, middle and eastern drainages, and remnants of this plant community are now represented by only single, widely separated trees. This plant community is considered sensitive by the California Department of Fish and Game. The project includes planting of oaks and western sycamore trees, with native wetland and upland understory plants, along the restored reaches of the western and middle drainages. This will increase the size and quality of oak-sycamore woodland on-site and represents a net benefit of the project.

The project site contains small acreages of highly disturbed State and Federal jurisdictional wetlands, including three seasonal drainages, and two low-lying areas in the southwestern quadrant of the property. The project includes temporary and permanent impacts to coastal wetlands that are considered "Waters of the U.S." (Army Corps Of Engineers), "State Waters" (California Department of Fish and Game) and "Coastal Wetlands" (California Coastal Act) due to construction of the western pond and western and middle drainages. This aspect of the project increases the extent of the wetlands and is considered a restoration and improvement of the biological productivity of these wetland areas, and represents a net benefit of the project. The restoration benefit (size and quality) is considered substantial compared to existing conditions. Temporary impacts to wetland and riparian habitat due to noise, soil disturbance, tree removal/relocation, grading, and increased human presence are considered adverse, temporary and *less than significant.* Mitigation measures are recommended to further reduce any adverse impacts.

The two permanent water features (ponds) proposed as restoration in the southern portion of the property could create and maintain habitat conditions favorable to the introduction of predatory, non-native animals, including bullfrogs, goldfish, non-native turtles, large-mouth bass, and others. These species could then easily spread via culverts or overland dispersal into adjacent water bodies, including Sycamore creek and the Andree Clark bird Refuge. This is considered a *potentially significant, mitigable* impact.

Biological Resources – Required Mitigation

BIO-1 Preliminary Habitat Restoration and Revegetation Plan. The restoration goals and approaches identified in the Preliminary Habitat Restoration and Revegetation Plan prepared by Hunt & Associates, dated 25 February 2009, shall be followed. This includes, but is not limited to, non-native vegetation removal and control; and revegetation planting, monitoring, and performance criteria. Invasive tree species shall be removed from the western, middle and eastern drainages, as recommended. All trees proposed for planting within the restoration area shall be native, locally-occurring species such as coast live oak, western sycamore, white alder, arroyo willow, California walnut or black cottonwood.

BIO-2 Landscaping Plan. A qualified biologist familiar with invasive, non-native plants shall review the planting palettes for all areas, including landscaping around the clubhouse, fairways, and other areas. Non-native plants that have a moderate to high probability for spreading to unintended areas shall be replaced with non-invasive species or native species. The biologist shall work closely with the landscape architect to ensure that all landscaping avoids the use of invasive plant species. The trees to be planted on the course shall focus on using native, locally-occurring species that are well-adapted for the project area, such as western sycamore and coast live oak. Planting area palettes within and around the western, middle and eastern drainages, and the two water features (ponds) shall consist of at least 90% native, locally-occurring species. Shoreline and buffer vegetation surrounding the ponds shall be composed of plants that provide food for herbivorous bird species, such as coots, duck, geese and other migratory and resident species, in order to passively limit their use of fairways, greens and other course features as foraging habitat.

BIO-3 Tree Removal

1. **Tree Removal – Phasing.** Tree removal shall not be phased; it shall occur in as short a time as possible within the confines of the construction "windows" identified below in order to reduce the time during which butterflies, bats and birds could be affected.

2. **Tree Removal Limitations.**

a. **Monarch Butterflies.** Tree removal/relocation/trimming activities shall not occur between October 1st and February 1st. If work must occur during this time, a qualified biologist shall survey any tree slated for removal, relocation or trimming no more than one week prior to removal. Trees containing aggregations of more than ten butterflies shall be protected from disturbance until butterflies have left the area. A 150-foot radius temporary buffer shall be established around these aggregation trees. A qualified biologist shall periodically monitor the site to verify that butterflies have left the area before tree cutting proceeds.

b. **Birds.** Tree removal/relocation/trimming activities shall not occur during nesting season (~~March 1st – July 1st~~February 1st – August 15th). If these activities must occur during this time, a qualified biologist shall conduct a survey of the project area no more than one week prior to the activity to identify active nests or nest holes. In the event that active nests are found, a 300-foot radius no-disturbance buffer shall be established around trees containing active nests and this buffer shall be maintained until the biologist has verified that young have fledged the nest.

c. **Bats.** A qualified biologist shall map the location of all active and inactive woodpecker nest holes and decay holes on the property prior to any removal, relocation or trimming of trees. Trees slated for removal or relocation that contain woodpecker nest holes, decay holes, or other suitable bat roost sites should be surveyed by a qualified biologist using a fibre-optic endoscope to examine the holes and assess occupancy by bats. Trees containing active woodpecker nest holes shall be preserved *in situ* wherever possible. Trimming of such trees during course redesign shall be delayed until the nesting season has passed (March 1st – July 1st). Trimming of trees with active woodpecker nest holes shall be closely monitored by a qualified biologist. If trees containing active woodpecker nest holes must be removed or relocated, then the biologist shall consult with the California Department of Fish and Game prior to such removal as to the most appropriate course of action.

d. **Inspections.** A qualified biologist shall work closely with the tree removal/trimming contractor to inspect all trees slated for removal, relocation or trimming at any time of year prior to such activity to ensure that birds or bats will not be injured or killed during such activities.

e. **Raptor Surveys.** Focused raptor surveys that follow County and State protocols shall be conducted no more than two months prior to project initiation. These surveys typically require a minimum of five surveys spaced at least one week apart, conducted between ~~March~~ February 1st and June 15th. Active raptor nest trees shall be flagged for avoidance and a 300-foot tree removal buffer shall be established around the tree(s) until a qualified biologist verifies that young have fledged the nest.

BIO-4 Bat Boxes. Bat boxes shall be installed at locations selected by a qualified biologist throughout the course. Attracting and maintaining small colonies of bats on site could be a significant biological control agent for mosquitoes and other insects that breed in the water features (ponds) to be created on the course. This will reduce the need for chemical controls.

BIO-5 Legless Lizard Monitoring. A qualified biologist shall be present to monitor initial site demolition and initial grading (down to a depth of six inches) in the northwestern portions of the site in order to capture and relocate to suitable adjacent habitat any legless lizards exposed by these activities.

BIO-6 Long-Term Maintenance of Ponds.

1. **Native Aquatic Species.** No non-native aquatic species shall be placed in the two permanent water features (ponds). Prior to construction of these water features, a qualified biologist shall prepare a letter report detailing native aquatic species that could be introduced and function as biological control agents for mosquitoes and other noxious pests. The course operations manager shall work closely with the biologist to implement the

plan and ensure that non-native, predatory species are not introduced into these water features.

2. **Pond Draining.** If the two water features (ponds) are periodically drained, a qualified biologist shall salvage native fish and other animals inhabiting the features until they can be placed back into the restored water feature. The biologist shall train course maintenance personnel so that they can take over the salvage operation in the future.

3. **Pond Water Quality.** Water quality in the ponds shall be maintained using "green" methods, such as aerators, in order to minimize or avoid the use of chemicals. Pond water shall be recirculated to the western and middle drainages to increase aeration and avoid the need for chemical maintenance of water quality. The shorelines of the ponds shall be planted with native wetland vegetation that will require little or no maintenance, and the nearshore areas shall be designed so that invasive aquatic vegetation, such as bulrushes and cattails do not overrun the ponds and require chronic chemical and/or mechanical control.

BIO-7 Golf Course Maintenance

1. **Wildlife Encroachment Management.** The golf course maintenance manager shall develop a plan for managing wildlife encroachment issues, to be submitted with the permit to the California Department of Fish and Game (CDFG). A qualified biologist and the CDFG representative shall review this plan as part of the permitting process. Control methods used to reduce wildlife encroachment onto the course, if necessary, shall be limited to methods that do not cause mortality, such as the use of trained dogs to discourage birds from foraging in certain areas.

2. **Integrated Pest Management.** The golf course maintenance manager shall prepare and implement a management plan for the three drainages, two de-silting basins and two ponds. The plan shall incorporate the principles, methods, and approach of the City's Integrated Pest Management (IPM) Plan (as it is revised and updated from time to time) in order to minimize the use of pesticides and herbicides for landscape maintenance.

Biological Resources – Recommended Mitigation

BIO-8 Nest Boxes. Nest boxes for bluebirds and American kestrels and nesting structures for cliff swallows shall be installed at sites selected by a qualified biologist around the property. These birds could be very effective biological control agents for a diversity of insects, including mosquitoes, that may breed in the proposed water features (ponds), thereby reducing the need for chemical controls.

BIO-9 Trees

1. **Oak Tree Removal.** All coast live oaks in excess of three inches in diameter at basal height that are removed shall be mitigated at a 10:1 ratio by planting 5-gallon coast live oaks obtained from locally-collected acorns and grown in a local native plant nursery. A minimum survivorship ratio of 80% shall be achieved three years post-planting.

2. **Oak Tree Relocation.** Any coast live oak in excess of three inches in diameter at basal height that is relocated and does not survive three years post-planting shall be mitigated at a 10:1 ratio by planting 5-gallon coast live oaks obtained from locally-collected acorns and grown in a local native plant nursery. For the 10:1 replacement oaks, a minimum survivorship ratio of 80% shall be achieved three years post-planting.

3. **Tree Relocation**. The 83 existing trees identified for relocation in the Tree Protection Plan prepared by Duke McPherson and dated February 16, 2009 shall be relocated on the project site and shall be fenced and protected during construction.

4. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures, intended to minimize impacts on trees:

   a. Landscaping Under Trees. Landscaping under the trees shall be compatible with the preservation of the tree(s).

   b. Trees shall be adequately protected from damage inflicted by machinery in root zones, canopies and on tree trunks. Well staked protective fencing will be needed in most cases. Where activity is not expected to be intensive, staked caution tape may be appropriate. Provide signage that cautions personnel

to keep away from trees.

c. Access roads shall not run across Critical Root Zones. In situations where this cannot be avoided, a 4" layer of tree chips is to be laid down to insulate tree roots.

d. No equipment, soil, or debris of any kind shall be placed on tree Critical Root Zones.

e. No trenching of any kind shall be permitted through Critical Root Zones unless supervised by the project Arborist.

f. Clean-out pits for plaster and concrete are to be placed well away from root zones.

g. A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.

BIO-10 Best Management Practices. The contractor shall implement all applicable best management practices (BMPs) when working near or within the bed or banks of the three on-site drainages to ensure that sediment is not transported downstream. The contractor shall implement all applicable BMPs around storm drains, concrete clean-out areas, etc. to ensure that sediment and/or pollutants are not transported off site.

BIO-11 Wetland Restoration. The western pond and western and eastern drainages shall be constructed and maintained to restore, expand, and improve the biological productivity of on-site coastal wetlands and improve the quality of surface flows leaving the project area and entering Andree Clark Bird Refuge, as compared to existing conditions. Temporary and permanent disturbance impacts to on-site wetlands and net restoration benefits to these wetlands as a result of implementing the project shall be, at a minimum, that identified in Table 5 of the Revised Biological Assessment prepared by Hunt and Associates and dated 25 February 2009.

BIO-12 Oak-Sycamore Riparian Woodland. Where feasible, restoration areas shall be enlarged to accommodate more landscape and habitat setback area. The upper on-site watershed of the western drainage and the on-site reach of the eastern drainage represent valuable opportunities to restore upland and riparian habitat.

Biological Resources - Residual Impacts

Less than significant.

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

Cultural Resources - Discussion

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

Colonial Revival style emphasized in the rebuilding of Santa Barbara's downtown following a destructive 1925 earthquake.

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

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

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

Cultural Resources – Existing Conditions and Project Impacts

4.a) Archaeological Resources

Portions of the project site are located within a prehistoric watercourse and prehistoric site, as identified on the City's Master Environmental Assessment (MEA) *Cultural Resources Sensitivity Map*. Therefore, the project site is considered to have the potential for archaeological resources to be present. A Phase I Archaeological Resources Report was prepared in March 2006. The project was then revised, and an Addendum to the Phase 1 report was prepared in April 2008. The Historic Landmarks Commission accepted the Phase 1 Archaeological Report and Addendum on November 12, 2008. No resources were identified onsite, and, due to previous disturbance, the site contains virtually no subsurface soil integrity. The report concludes that there is a low to negligible potential for cultural resource material to be present on site. Project impacts to archaeological resources are therefore considered *less than significant*. However, as with any ground disturbing activity, there is the remote possibility of encountering unknown buried deposits. For this reason contractors and construction personnel should be alerted to the possibility of encountering archaeological resources within the project parcel. If archaeological resources are encountered, work in the area of the find should be halted and a professional archaeologist consulted.

4.b) Historic Resources

Although the Montecito Country Club traces its origins back to 1894, as the Santa Barbara Country Club, it was originally located on beach frontage near what is now the Biltmore Hotel. In 1916, the Club purchased the current site and hired noted New York City-based architect Bertram G. Goodhue to design the new clubhouse. The Clubhouse was designed in the Spanish Colonial Revival style and is reminiscent of a medieval basilica. In 1921, architect George Washington Smith was commissioned to remodel the Clubhouse; a number of significant interior and exterior changes were made to the building, including numerous window changes, enclosing an outdoor dining room on the north elevation, and adding verandas on the south and east elevations. In 1922, Max Behr, a well regarded golf course architect at the time, and now regarded as one of America's top golf course designers, was hired to reconfigure the course. Designed by locally prominent architect Chester Carjola, the Badminton Building was constructed in 1939 as a way to keep the club financially solvent during the Depression. In 1947, the club was purchased by Avery Brundage, who was the former president of the International Olympic Committee and was noted for his contributions to the Olympic movement. Brundage made a series of improvements to the Club, including purchasing land to enlarge the course, adding grass tennis courts and a grandstand, adding a swimming pool, and remodeling the Clubhouse, prior to selling the property in 1973. The most recent changes to the building were made in 1998 under the direction of architect Bob Easton.

A Historic Structures Report was prepared for the project by (***Exhibit H***) to determine if the project would result in any significant impacts to a site identified in the City's MEA as "eligible for designation as a City Landmark." This Report was reviewed and accepted by the City's Historic Landmarks Commission on November 26, 2008. The Report determined that the Clubhouse is eligible for designation as a City of Santa Barbara Structure of Merit. Therefore, the project would have *potentially significant, mitigable* impacts. Mitigation Measures CR-1 through CR-4 would reduce the impact to a *less than significant* level, and mitigation measures CR-5 and CR-6 would further minimize any less than significant impacts.

4.c) Ethnic/Religious Resources

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

Cultural Resources – Required Mitigation

CR-1 Swimming Pool Area.

1. **Materials.** Finish materials for the remodeled swimming pool terrace shall be referential to the nearby Clubhouse.

2. **Planting.** The planting scheme for the swimming pool shall draw its inspiration from the historic planting scheme of the Clubhouse.

3. **Design Approval.** The final design scheme for the swimming pool terrace shall be reviewed by the historian of record and submitted to the City's Historic Landmarks Commission for their review and approval.

CR-2 Storage Bins. Relocate the storage bins from the south side of the proposed maintenance building to a less prominent location on the east side of the building.

CR-3 Date Palms. Retain, either in place or moved to another location on the property, the date palm trees located just northeast of the Clubhouse.

CR-4 Design Review Required. The final design scheme and planting palate for the golf course and landscaping shall be reviewed by the historian of record and submitted to the City's Historic Landmarks Commission and/or Architectural Board of Review, as appropriate, for their review and approval.

Cultural Resources – Recommended Mitigation

CR-5 Photo-documentation. The following shall be photo-documented prior to demolition: the tennis courts (including the sandstone retaining wall), the Badminton Building, the circa-1918 service building

CR-6 Sandstone Blocks. Re-use, on site, the sandstone blocks from the demolished tennis court's retaining wall. Plans for the re-use shall be identified on the project plans reviewed by the Historic Landmarks Commission prior to any design approvals.

CR-7 Unanticipated Archaeological Resources Contractor Notification. Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City Qualified Archaeologists List shall be retained by the applicant. 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.

Cultural Resources – Residual Impacts

Less than significant.

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

Geophysical Conditions - Discussion

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

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

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

Geophysical Conditions – Existing Conditions and Project Impacts

5.a-c) Seismic Hazards

Fault Rupture: According to the City Master Environmental Assessment (MEA) maps, the Lagoon Fault (considered potentially active) transverses the northern portion of the Country Club property. In September 1985, a geological investigation of the property was performed by Hoover and Associates, Inc. to determine the location of the fault. Based on the information obtained from trenching activities, the location of the fault was estimated and a fault setback area was mapped. The Lagoon fault is located approximately 150-200 feet north of the northern side of the Clubhouse. The site is not located in an Alquist-Priolo Earthquake Fault Zone. The other closest mapped faults to the site are the Sycamore, Montecito and Eucalyptus Hill faults, and they are all considered potentially active. The aforementioned faults are not listed in the California Geological Survey (CGS) database. The closest potentially active fault that is identified in the CGS database is the More Ranch-Mission Ridge-Arroyo Parida fault, located approximately one mile north of the site. Because no structures would be located within the mapped fault setback area, potential impacts associated with fault rupture are considered *less than significant.*

Ground Shaking and Liquefaction: The project site is located in a seismically active area of southern California. Significant ground shaking as a result of a local or regional earthquake is likely to occur during the life of the project. The City Master Environmental Assessment (MEA) indicates that the project site is primarily located in an area of anticipated light damage level to 1- to 3-story structures with a small portion of the site designated as heavy damage to most structures. Ground shaking is considered a *potentially significant, mitigable* impact. Future development would be required to comply with building code requirements to minimize potential hazards associated with ground shaking. The Geotechnical Engineering Report prepared for the project site (MNS Engineers, Inc, June 26, 2006) determined that the site is not susceptible to liquefaction because the site is underlain by relatively dense granular older alluvium with no groundwater found to within 50 feet of the subsurface; therefore impacts related to liquefaction are considered *less than significant*.

Seiche or Tsunami: The majority of the project site is located outside the tsunami run-up zone, as delineated in the City's Master Environmental Assessment. The portion of the site that is within the tsunami run-up zone (southwestern corner) does not contain any habitable structures (existing or proposed). Therefore, the project would result in a *less than significant* impact related to tsunami hazards. Seiche most commonly occurs in lakes, bays and harbors. According to the City's Seismic Safety-Safety Element, the Andree Clark Bird Refuge does not present a serious seiche risk due to its small size. The project includes construction of small pond areas within the site. These ponds would be relatively small and localized, and would not represent a substantial seiche risk. Therefore, the project would result in a *less than significant* impact related to seiche hazards.

5.d-f) Geologic or Soil Instability

Landslides and Subsidence:

According to the City's MEA maps, the project site is not located in an area subject to landslides or subsidence; therefore *no impacts* related to landslides, mudslides or subsidence are anticipated.

Expansive Soils: The project site primarily contains soils that are classified as being minimally expansive. A very small portion of the project site (northwestern corner) contains soils designated as moderately high expansive clay soil. No habitable structures are proposed in this area, and impacts related to expansive soils are considered *less than significant*.

5.g) Topography; Grading/ Erosion

The project site has an overall slope of 10%. The project would involve approximately 192,000 cubic yards (c.y.) of grading (106,000 c.y. of cut and 86,000 c.y. of fill). It is anticipated that grading would be balanced on site with the 20,000 c.y. imbalance of cut lost in compaction/shrinkage. Grading is divided into three categories: building improvements, drainage improvements and golf course improvements. Building improvements would result in 11,500 c.y. of cut; drainage improvements would result in 29,500 c.y. of cut and 8,500 c.y. of fill; and golf course improvements would result in 65,000 c.y. of cut and 77,500 c.y. of fill. Approximately 41% of the site is being graded as part of the project. Areas in which the grading results in either cut or fill of more than 10 vertical feet are primarily associated with cutting north of the existing tennis courts (in the area previously filled to build the tennis courts and an event lawn), cutting north of the new tennis courts, filling south of the new tennis courts, cutting for the new ponds and sedimentation basins, and filling for the new berm along Old Coast Highway. Proposed grading would not radically alter the overall topography of the site or destroy unique physical features on site, and the majority of the grading is for specific improvements that result in net benefits to the site and surrounding area (i.e. water features, berms, underground cart barn). Proposed landscaping and compliance with standard conditions regarding soil preparation would ensure that topographical changes, grading and potential erosion issues are *less than significant* impacts.

Geophysical Conditions – Required Mitigation

G-1 **Geotechnical Recommendations.** Site preparation and project construction related to soil conditions and seismic hazards shall be in accordance with the recommendations contained in the Geotechnical Engineering Report prepared by MNS Engineers, dated June 26, 2006 or equivalent. Compliance shall be demonstrated on plans submitted for grading and building permits.

Geophysical Conditions – Residual Impacts

Less than significant.

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

Hazards - Discussion

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

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

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

Hazards – Existing Conditions and Project Impacts

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

Hazardous Materials Exposure

A number of hazardous materials are currently stored and used on the project site, including gasoline, diesel, fertilizers, pesticides, fungicides, herbicides, motor oil and waste oil. The proposed project would continue the use of said materials. However the existing maintenance buildings would be demolished and a new maintenance building would be constructed on the eastern portion of the site (APN 009-091-020). The new maintenance facility would generally be located farther away from existing residences than the existing building, and no increase in the amount of materials to be stored or used on the property is proposed.

Because no additional hazardous materials would be stored on the property, impacts associated with hazardous materials are considered *less than significant.* The State Health and Safety Code and the Uniform Fire Code require businesses that use and store hazardous materials to prepare and file a business plan with the Fire Department. The Montecito Country Club's existing business plan would need to be updated to reflect the location of the new storage area.

6.d) Fire Hazard

The project involves a remodel and additions to an existing golf course and country club. No new fire hazards would be created as a result of the project. In addition, the project includes removal of existing trees that are dead (approximately 16 trees). Overall, 78 trees are proposed for removal because of poor health. The landscape plan, which includes installation of replacement trees, is required to be reviewed for consistency with the City's High Fire Hazard Area Landscape Guidelines. Additionally, the project includes installation of water features. The project would have *no*

impact associated with increased fire hazard. Refer to Section 11.c for a discussion of emergency evacuation issues.

Hazards – Recommended Mitigation

H-1 **Business Plan.** Prior to issuance of a certificate of occupancy for the maintenance building, the owner shall update the business plan on file with the City Fire Department to indicate the location of the new storage area.

Hazards – Residual Impacts

Less than significant.

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

Noise - Discussion

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

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

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

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

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

The Noise Ordinance (Chapter 9.16 of the Santa Barbara Municipal Code) governs short-term or periodic noise, such as construction noise, operation of motorized equipment or amplified sound, or other sources of nuisance noise. The

ordinance establishes limitations on hours of construction and motorized equipment operations, and provides criteria for defining nuisance noise in general.

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

- Siting of a project such that persons would be subject to long-term ambient noise levels in excess of Noise Element land use compatibility guidelines as follows:
  - Golf Courses: Normally acceptable maximum exterior ambient noise level of 70 dB(A) L_{dn}.
  - Commercial – Restaurants, retail: Normally acceptable maximum exterior ambient noise level of 75 dB(A) L_{dn} and interior noise level of 50 dB(A) L_{dn}.
  - Residential: Normally acceptable maximum exterior ambient noise level of 60 dB(A) L_{dn}; maximum interior noise level of 45 dB(A).
- Substantial noise from grading and construction activity in close proximity to noise-sensitive receptors for an extensive duration.

Noise – Existing Conditions and Project Impacts

Uses around the project site are primarily residential. Residential uses are considered noise sensitive. The closest residences are located approximately 20 feet from the project site's northern and western perimeter.

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

Long-Term Operational Noise: Project operations are proposed to remain the same as existing conditions; therefore, it is not anticipated that the project will increase ambient noise levels. All habitable structures on the site are located in areas where noise levels are less than 60 dBA. The majority of the golf course itself is located in areas where noise levels do not exceed 65 dBA; however, a portion of the course is located in a 65-70 dBA noise contour. Normally acceptable noise levels for a golf course are 60-70 dBA, as identified in the City's Noise Element. Single family residences are located to the north, east and south of the subject property. The project includes the relocation of the maintenance buildings from the northwestern corner of the site (approximately 75 feet from the nearest residence), to the eastern portion of the site. Noise associated with maintenance activities tends to be louder, and occur earlier in the morning, than general use noise levels generated by the Club. Moving the maintenance operations to a location more central to the site would result in reduced noise levels to residents of Scenic Drive, Owen Road and Rametto Drive. There are fewer residences in the vicinity of the new maintenance facility location (four residences within 700 feet) than in the vicinity of the existing maintenance buildings (26 residences within 700 feet), although those four residences will likely have slightly increased noise levels compared to existing conditions. The closest residence to the new maintenance building is more than 200 feet away. The proposed maintenance building has been designed in a "U" configuration to shield adjacent residences from potential noise sources, and intervening vegetation, both existing and proposed, would further buffer potential noise effects. Due to the configuration of the maintenance building and its location and distance from existing residences, impacts associated with long-term noise are considered *less than significant.*

Short-Term Construction Noise:

Noise from grading and construction equipment, truck traffic and vibration would affect surrounding noise-sensitive uses during the estimated 11-month construction period (October 2009 through September 2010). The applicant has prepared a construction schedule to identify project length, construction equipment, trucks and personnel required for each stage of the development. Demolition and site clearing operations are anticipated to last 13 weeks total and would be done in two phases, with the first phase beginning in October 2009 and ending in January 2009, and the second phase (demolition of the existing maintenance building) beginning in July 2010 and ending in August 2010. Grading and landscaping activities would occur over approximately 6 months (January 2010 through June 2010). Building construction/renovation would take approximately 7 months (January 2020 through July 2010).

Noise during construction is generally intermittent and sporadic and, after completion of initial grading and site clearing activities, tends to be quieter. However, given the nature of this project, the majority of construction work involves grading. Noise generated during project grading activities would result in a short-term adverse impact to sensitive receptors in the area. The grading would occur at different locations on the site over the construction period, and noise locations would therefore change throughout construction. The level of the adverse effect could be further reduced

through limiting the hours of construction activities and use of equipment mufflers and barriers as needed. Given the temporary nature of construction activities, short-term impacts from exposure of people to high noise levels and increases in existing noise levels are considered *less than significant*. Implementation of standard short term construction-related noise mitigation measures would further reduce any less than significant impacts to sensitive receptors in the area.

Noise – Recommended Mitigation

N-1 Neighborhood Notification Prior to **Construction** ~~Notice~~. At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within ~~450~~ 300 feet of the project area. The notice shall contain a description of the proposed project~~;~~; a construction schedule including days and hours of construction~~;~~; site rules; Conditions of Approval pertaining to construction activities; any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction; and the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s) who can answer questions, and provide additional information or address problems that may arise during construction. A 24-hour construction hot line shall be provided. Informational signs with the PEC's name and telephone number shall also be posted at the site. The language of the notice and the mailing list shall be reviewed and approved by the Planning Division prior to being distributed. An affidavit signed by the person(s) who compiled the mailing list shall be submitted to the Planning Division.

N-2: **Construction Hours.** Noise-generating construction activities (including preparation for construction work) is prohibited Monday through Friday before 7:00 a.m. and after 4:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as legal holidays*: New Year's Day (January 1st); Martin Luther King Jr.'s Birthday (3rd Monday in January); President's Day (3rd Monday in February); Cesar Chavez Day (March 31st); Memorial Day (Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th) *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number that is answered by a person, not a machine. Night work shall not be permitted on weekends and holidays.

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

Noise – Residual Impact

Less than significant.

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

Population and Housing - Discussion

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

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

Population and Housing – Existing Conditions and Project Impacts

8.a) Growth-Inducing Impacts

The project does not involve an increase in major public facilities such as extension of water or sewer lines or roads that would facilitate other growth in the area. The project would not involve employment growth that would increase population and housing demand. Therefore, there would be *no impact* related to growth-inducing effects.

8.b) Housing Displacement

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

Population and Housing - Mitigation

No mitigation is required.

Population and Housing – Residual Impact

No impact.

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

Public Services - Discussion

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

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

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

Public Services – Existing Conditions and Project Impacts

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

The project site is located in an urban area where all public services are available. In 2005, the City prepared a General Plan Update: 2030 Condition, Trends, and Issues Report (September 2005) that examined existing conditions associated with fire protection, police protection, library services, public facilities, governmental facilities, electrical power, and natural gas. The CTI Report specifically analyzed whether there were deficiencies existing or anticipated for each of the public services. The CTI report determined that police and fire protection services, and library services are being provided at acceptable levels to the City. In addition, the CTI Report determined that electricity, natural gas, telephone, and cable telecommunication services are being provided at acceptable service levels and utility companies did not identify any deficiencies in providing service in the future. Finally, the CTI Report determined that demand for City buildings and facilities will continue to be affected by growth, although no appropriate/acceptable levels of service have been established.

The project site is currently served with connections to existing public services for gas, electricity, cable, and telephone traversing the site, as well as access to existing roads; this would not change as a result of the project. The project is not anticipated to create a substantially different demand on fire or police protection services, library services, or City buildings and facilities than currently exists or was anticipated at the time the CUP was approved because membership

maximums and Club operations will not change as a result of the project. Therefore, there would be *no impact* to fire protection, police protection, library services, City buildings and facilities, electrical power, natural gas, telephone, or cable telecommunication services resulting from the project.

9.c) Schools

The project site is primarily served by the Santa Barbara Elementary and High School Districts for elementary and high school (a small portion of the site is served by the Cold Springs Elementary School District). The project would not result in an increase of residential units or area employees, as the Club's operations are not proposed to change with the project. Therefore, the project will not generate additional demand for schools or impact enrollment. School District Fees are also already required for new commercial and residential development to offset the cost to the school district of providing additional infrastructure to accommodate new students generated by development. Therefore, there would be *no impact* to schools resulting from the project.

9.g,h,i) Water and Sewer

Water

The City of Santa Barbara's water supply comes from the following sources, with the actual share of each determined by availability and level of customer demand: Cachuma Reservoir and Tecolote Tunnel, Gibraltar Reservoir and Mission Tunnel, 300 Acre Feet per Year (AFY) of contractual transfer from Montecito Water district, groundwater, State Water Project entitlement, desalination, and recycled water. Conservation and efficiency improvements are projected to contribute to the supply by displacing demand that would otherwise have to be supplied by additional sources. In 1994, based on the comprehensive review of the City's water supply in the Long Term Water Supply Alternatives Analysis (LTWSAA), the City Council approved the Long Term Water Supply Program (LTWSP). The LTWSP outlines a strategy to use the above sources to meet the projected demand of 17,900 AFY (including 1,500 AFY of demand projected to be met with conservation) plus a 10 percent safety margin for a total of 19,700 AFY. Therefore, the target for the amount of water the system will actually have to supply, including the safety margin, is 18,200 AFY. The 2007 Water Supply Management Report documents an actual system demand of 14,963 AFY and a theoretical commitment of 16,170 AFY. Of the total system production, 94% was potable water and 6% was recycled water.

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

The existing development on the site demands approximately 155 AFY of water. Currently, 93% of that water (144 AFY) is recycled water used for irrigated golf course turf. The proposed project is not anticipated to demand more water than the current development, as the total amount of square footage on site would be increased by a relatively small amount, and that increased square footage is intended to serve the same membership as currently. Additionally, the project would result in reduced amounts of turf area (95.5 acres, existing, down to 91 acres proposed), thereby reducing landscaping water demand, and the project includes an updated irrigation system that will better manage watering needs. It is anticipated that these irrigation improvements, combined with the reduced turf area, will result in a 10-20% reduction in overall water consumption. The project site receives water service from the City of Santa Barbara, and is already considered within the City's water demand figures. Existing water treatment and distribution facilities would continue to adequately serve the project site. There is no anticipated increase in water demand from the proposed project. Therefore, it would constitute a *less than significant* impact to the City water supply, treatment, and distribution facilities.

Sewer

The maximum capacity of the El Estero Treatment Plant is 11 million gallons per day, with current average daily flow 8.5 MGD. The Treatment Plant is designed to treat the wastewater from a population of 104,000. The estimated sewer demand for the existing development on site is 737 gallons per day or 0.83 AFY. The proposed project is not anticipated to change existing sewer demand, as the project is anticipated to have the same number of fixtures as under existing conditions. Sewage treatment associated with the project can be accommodated by the existing City sewer system and sewage treatment plant, and represents a *less than significant* impact.

9.j) Solid Waste Generation/Disposal

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

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

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

Any construction, demolition or remodeling project that would create more than 350 tons of construction and demolition debris would have a significant impact on landfill capacity.

Existing use of the site by the Montecito Country Club generates approximately 86 TPY of solid waste, 94 TPY of green waste and 31 TPY of recycling waste.

Long-Term (Operational). Site operations are proposed to remain the same, therefore solid waste generation is anticipated to remain the same with the project. Therefore, there would be *no impact* related to long-term solid waste generation or disposal.

Short-Term (Demolition and Construction). The solid waste generation/disposal thresholds adopted by the City do not apply to short-term construction projects. However, new construction, especially remodeling and demolition, represents the greatest challenge to maintaining existing diversion rates. Project grading is proposed to be balanced on site. Construction-related waste generation would include the demolished structures (cart barn, maintenance building, flammable material building, tennis support building), site improvements (trellises, cart paths, driveway, parking lots, etc.) and green waste, primarily trees and shrubs. The project would generate an estimated 1,209 tons of waste during construction. Short-term project related impacts to solid waste disposal are considered *less than significant* with the application of standard conditions to reduce, re-use, and recycle construction waste to the extent feasible. The applicant has already indicated that they plan to recycle removed concrete by grinding it and using it for road base, and wood removed from trellis areas will be re-used on-site.

Public Services – Recommended Mitigation

PS-1 Demolition/Construction Materials Recycling. Recycling and/or reuse of demolition/construction materials shall be carried out to the extent feasible, and containers shall be provided on site for that purpose, in order to minimize construction-generated waste conveyed to the landfill. Indicate on the plans the location of a container of sufficient size to handle the materials, subject to review and approval by the City Solid Waste Specialist, for collection of demolition/construction materials. A minimum of 90% of demolition and construction materials shall be recycled or reused. Evidence shall be submitted at each inspection to show that recycling and/or reuse goals are being met.

Public Services – Residual Impact

Less than significant.

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

Recreation - Discussion

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

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

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

Recreation – Existing Conditions and Project Impacts

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

In 2005, the City prepared a General Plan Update: 2030 Conditions, Trends, and Issues (CTI) Report (September 2005) that examined existing conditions associated with recreation and parks. Population characteristics including income, age, population growth, education and ethnicity affect recreation interests and participation levels. The National Recreation and Park Association (NRPA) has established park service area standards for various types of parks. The NRPA standards have not been adopted by the City; however, the standards do provide a useful tool for assessing park space needs. The CTI Report determined that, based on NRPA standards, there is an uneven distribution of parkland in the City, such that some areas of the City may currently be underserved with neighborhood and community parks, but overall the City has adequate passive, community, beach, regional, open space, and sports facility parks.

10.a) Recreational Demand

The project would not result in additional recreational demand, as it would not result in new residents or employees in the area. The existing operating conditions of the Montecito Country Club would remain the same as current conditions. Therefore, there would be *no impact* related to demand for recreational facilities or parks.

10.b) Existing Recreational Facilities

The project site is located in the Eucalyptus Hill neighborhood of the city. Andree Clark Bird Refuge, Chase Palm Park, and Dwight Murphy Field are located within a ½-mile radius of the project site (south of Highway 101). The project site currently provides recreational opportunities (golf, tennis and swimming) to Country Club members and guests. These opportunities will not be available for the duration of project construction (approximately 11 months). However, given the City's existing public recreational opportunities, the temporary loss of private recreational opportunities does not represent an environmental impact. Because the project does not result in a permanent increase in demand on existing recreational facilities, and the project would not affect any existing park or recreational facilities, there would be a *less than significant* impact to existing recreational facilities.

Recreation - Mitigation

No mitigation is required.

Recreation – Residual Impact

Less than significant.

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

Transportation - Discussion

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

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

Vehicle Traffic

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

Circulation and Traffic Safety

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

Parking

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

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

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

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

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

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

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

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

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

(b) Project would contribute traffic to an intersection already exceeding 0.77 V/C.

Transportation – Existing Conditions and Project Impacts

11.a) Traffic

Long-Term Traffic

The proposed project is not anticipated to result in increased traffic at any area intersections. This conclusion is based on the determination that traffic generated by the Club is based on membership, and membership is not proposed to increase as a result of the proposed improvements. The Club is approved for a maximum membership of 680. Therefore, impacts related to long-term traffic would be *less than significant.*

Short-Term Construction Traffic

The overall project construction process is estimated to last approximately 11 months. This would include grading for site preparation over approximately 4 months, and construction duration of estimated 7 months. Grading processes would involve 60 workers, and construction of the community building would require up to 40 workers on site. Working hours during the construction process are proposed to be 7 a.m. – 4 p.m. weekdays excluding holidays. Staging, equipment, materials storage, and temporary construction worker parking would occur on site.

The project would generate construction-related traffic that would occur over the 11-month construction period and would vary depending on the stage of construction. Temporary construction traffic is generally considered an adverse but not significant impact. In this case, given traffic levels in the area and the duration of the construction process, short-term construction-related traffic would be a *less than significant* impact. Standard conditions of approval would be applied as appropriate, including restrictions on the hours permitted for construction trips and approval of routes for construction traffic.

11.b,c, ~~e~~) Emergency Access/ Circulation/ Safety

Vehicular access~~Access~~ to the site is currently provided from Hot Springs Road via Summit Road. The project would not change this access, although the route of the road would change slightly once ~~is~~it enters the project site and becomes a private driveway access. Cart paths (for golf carts) would be revised, and a new cart under pass would allow golf cart and maintenance equipment to traverse beneath the parking lot without interrupting traffic flows. ~~An existing pedestrian access point located south of the convergence of Rametto Road and Summit Road would be closed as part of the project. While this access has been informally provided through the project site, no known easement exists, it is not a recognized public path, and it is not identified in any City documents as a planned pedestrian trail. Additionally, t~~

An existing gate is located along the subject site's northern boundary, at the convergence of Rametto and Summit Roads. This access is not required for emergency access to the site or for emergency evacuation for the homes located immediately north of the project site. The evacuation plan identified in the Wildland Fire Plan (adopted by the City of Santa Barbara in May 2004) shows Summit Road, Summit Lane and Rametto Road residents as evacuating to Alston Road (see ***Exhibit M – Evacuation Preplanning Evacuation Blocks***, and ***Exhibit N – Probable Evacuation Routes***). The private gate at the north end of the Montecito Country Club was not considered during the development of the

evacuation because it is not recognized as an access point. The City does not have control of this gate to ensure it is opened in the event of an emergency and there can be no guarantee that City personnel will be available to ensure the gate is opened in a timely manner for evacuation purposes. To ensure an orderly evacuation occurs in the event of a wildland fire, it is the preference of the City's Fire Department that residents use the identified routes to assist police and fire personnel. This will ensure greater accountability of residents and allow a higher degree of control during the evacuation. Therefore, closing this access does not represent a substantial environmental impact ~~although it may inconvenience existing users~~to the project site or the surrounding neighborhood as it relates to emergency access. Emergency access to/evacuation from the project site would be via Summit Road directly to Hot Springs Road. All transportation and circulation features have been designed to satisfy Fire Department, Building and Safety Division and Public Works standards for safety. Therefore impacts associated with vehicular access, circulation or safety ~~access or circulation for vehicles, pedestrians or bicyclists~~ would be *less than significant.*

11.d) Parking

Parking demand for the Montecito Country Club (based on a membership of 680) was calculated at 250 permanent spaces and 150 overflow spaces, for a total of 400 parking spaces (based on Associated Transportation Engineers Parking Study dated June 12, 1996). The site currently provides 335 parking spaces. The proposed project would provide 268 permanent spaces and 132 overflow spaces, for a total of 400 parking spaces. Because maximum membership allowances would not change with this proposal, the parking demand also would not change. Therefore, there would be *no impact* related to parking capacity.

11.e) Pedestrians/Bicyclists

An existing pedestrian access point located south of the convergence of Rametto Road and Summit Road would be closed as part of the project. While this access has been informally provided through the project site, no known easement exists, it is not a recognized City public path, and it is not identified in any City documents as a planned or future pedestrian trail. Closing this informal non-vehicular access point through the project site will require surrounding residents to utilize Alston Road in order to reach Hot Springs Road, Coast Village Road and the beach.

Alston Road has no bicycle lanes or sidewalks, and the paved width varies from 24 to 36 feet. The right-of-way (ROW) width also varies from approximately 35 to 60 feet. Alston Road has striped shoulders ranging from a few feet up to 8 feet in width on both sides of the road between Eucalyptus Hill Road and Summit Road. Between Summit Road and Hot Springs Road, sections of Alston Road have unimproved (not paved or striped) shoulders primarily on the south side of the road. The portion of Hot Springs Road between Alston Road and Coast Village Road has bicycle lanes in both directions, but no sidewalk until near the Vons Shopping Center. This section of Hot Springs Road is paved for a width of approximately 36 feet and has a ROW width of approximately 55 – 60 feet.

Per the City's available data (2009), the Average Daily Traffic (ADT) on Alston Road ranges from 2,056 to 3,417 between the 800 and 500 blocks of Alston Road. The ADT on Hot Springs Road is 11,300 as measured on the segment closest to the Hot Springs and Coast Village Road intersection. The posted speed limit on both Alston and Hot Springs is 35 mph. Only one collision has been reported on Alston Road in the last five years, involving a single vehicle. According to the City's data, no bicycle or pedestrian collisions have been reported in this time period.

Rametto Road and Summit Road south of Alston Road are paved approximately 18 – 20 feet in width, with no formal striping. Per the City's available data (2009), the ADT on Summit Road is approximately 337. No reported collisions have occurred on these roads in the past five years, with the exception of the above mentioned single vehicular collision near the intersection of Summit Road and Alston Road.

Although the access through the project site provides a more-direct and secluded route to Hot Springs Road, existing access for pedestrians and bicyclists along City and County roads is adequate and consistent with other streets in the area. Therefore, impacts associated with pedestrian and bicycle circulation would be *less than significant.*

Transportation – Recommended Mitigation

T-1 **Construction Related Truck Trips.** The route of construction-related traffic shall be established by the Transportation Engineer to minimize trips through surrounding residential neighborhoods ~~by the Transportation Engineer~~. Construction traffic shall access the site via Summit Road directly from Hot Springs Road. Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to

6:00 p.m.) to help reduce truck traffic and noise on adjacent streets and roadways. ~~The route of construction-related traffic shall be established to minimize trips through surrounding residential neighborhoods.~~

T-2 **Construction Parking and Staging.** Construction parking and vehicle/equipment/materials storage shall be provided on site.

Transportation – Residual Impact

Less than significant.

12. WATER ENVIRONMENT Could the project result in:		NO	YES *Level of Significance*
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			Beneficial
b) Exposure of people or property to water related hazards such as flooding?			Less Than Significant
c) Discharge into surface waters?	Long-Term Short-Term		Beneficial Potentially Significant, Mitigable
d) Change in the quantity, quality, direction or rate of flow of ground waters?			Beneficial
e) Increased storm water drainage?		X	

Water – Discussion

Issues: Water resources issues include changes in offsite drainage and infiltration/groundwater recharge; storm water runoff and flooding; and water quality.

Impact Evaluation Guidelines: A significant impact would result from:

Water Resources and Drainage

- Substantially changing the amount of surface water in any water body or the quantity of groundwater recharge.
- Substantially changing the drainage pattern or creating a substantially increased amount or rate of surface water runoff that would exceed the capacity of existing or planned drainage and storm water systems.

Flooding

- Locating development within 100-year flood hazard areas; substantially altering the course or flow of flood waters or otherwise exposing people or property to substantial flood hazard

Water Quality

- Substantial discharge of sediment or pollutants into surface water or groundwater, or otherwise degrading water quality, including temperature, dissolved oxygen, or turbidity.

Water Resources – Existing Conditions and Project Impacts

12.a,d,e) Drainage

A Preliminary Drainage Report (October 31, 2008) was prepared for the project by Penfield & Smith (***Exhibit I***). The project includes a reduction in impervious area from 8.7% to 8.1%, which would result in a slight decrease in peak flows. Overall, the project should have a positive effect on the watershed due to the increased infiltration on site resulting from the reduction in impervious surfaces and the proposed drainage improvements (i.e. daylighting drainages, infiltration

basins, etc. - see discussion below under Water Quality). Therefore impacts associated with drainage are considered *beneficial*.

12.b) Flooding

The project is located primarily in the 'X' zone; however, the southwest portion of the site is located in Special Flood Hazard Area (SFHA) 'AE". There are no structures proposed in the SFHA; therefore, impacts associated with flood hazards would be *less than significant.*

12.c, d) Water Quality

Long-Term Impacts

Currently, there is virtually no on-site treatment of storm water, and a majority of water from the site gets piped underground until it discharges at the street and into the Bird Refuge. The proposed project would provide sedimentation/infiltration basins at the upstream end of the western and middle drainages to intercept sediment and allow infiltration of storm water entering the project site. These two basins can hold 0.89-acre feet of water, which is more than double the amount necessary to capture and treat runoff from a one-inch storm event. The project also includes daylighting several portions of underground pipes that currently route site water quickly through the site. This results in two open drainage channels (western and middle drainages) that delay the flows and eventually direct water into the two created ponds at the southern end. These ponds include HDPE liners to limit infiltration losses, and soil cover over the liners to support vegetation and biologic processes. The majority of water passing through the site will be intercepted by these two ponds. Additionally, vegetated swales would be used throughout the site to intercept and treat runoff. Overall, the proposed project would reduce total storm water runoff from the site and would have a *beneficial impact* on the watershed. Please refer to ***Exhibit J – Storm Water Quality Report***, prepared by Penfield & Smith dated February 14, 2009, and *Exhibit K – Water Quality Monitoring Protocol*, prepared by Wm. Kent Alkire, II dated June 25, 2009.

Further, the two de-silting basins and the two ponds will require periodic maintenance to remove accumulated sediment. The use of equipment and work crews to conduct this work could result in a discharge of sediment into the western and middle drainages and off-site via culverts into the Bird Refuge. This is considered a *less than significant* impact due to the design of the de-silting basins, which includes an access point to facilitate sediment removal. Potential adverse impacts can be further mitigated through implementation of mitigation measure W-3.

Short-Term Impacts

In order to construct the western pond, excavation to a depth of 10`-12 feet below ground surface (bgs) will be required. This will intercept the current groundwater table that is currently at approximately three feet bgs. Dewatering the excavation pit into existing storm drains could result in off-site water quality impacts, particularly to Andree Clark Bird Refuge. This is considered a *potentially significant, mitigable* impact, and mitigation is required to reduce any potential residual impacts to a less than significant level.

Grading and other soil disturbance associated with construction of the project could degrade on-site and off-site aquatic resources, specifically the regionally important aquatic habitats found in the Andree Clark bird Refuge, through increased sedimentation to the on-site drainages, which empty into the Bird Refuge. The de-sliting basins proposed for the upper portions of the western and middle drainages, in conjunction with the habitat restoration of these drainages, should minimize or avoid sedimentation of the created water features and, ultimately, of the Bird Refuge. This is considered a *less than significant* impact.

Water Resources – Required Mitigation

W-1 **Pond Excavation.** Excavation of the water features (ponds) for the golf course shall be completed in stages so that groundwater can be adequately contained in either Baker tanks or in an adjacent pit, and allowed to de-silt on-site before it is pumped into the storm drain and enters Andree Clark Bird Refuge.

Water Resources – Recommended Mitigation

W-2 **Drainage and Water Quality.** Project plans for grading, drainage, storm water facilities, and project development shall be subject to review and approval by City Building Division and Public Works Department per City regulations and Regional Water Quality Control Board. Sufficient engineered design and adequate mitigation measures shall be employed to ensure that no significant construction-related or long-term effects from

increased runoff, erosion and sedimentation, urban water quality pollutants, or groundwater pollutants would result from the project. Final engineering design of the project shall include the following: storm drain pipes should be sized to accommodate the 25-year peak flow rate, grated inlets shall be sized to accommodate twice the 100-year peak flow rate to account for partial blockage, and storm water quality treatment facilities shall treat as much runoff as is practical.

W-3 **Desilting Basins.** The two desilting/detention basins shall be routinely maintained to minimize or avoid sediment flows downstream. Equipment crews shall avoid entering the desilting basins to remove accumulated sediment or perform routine maintenance activities. Maintenance staff shall implement all applicable best management practices (BMPs) to contain sediment in the desilting basins and not allow sediment to be transported downstream during clean-out operations.

Also, see mitigation measures identified in the Biological Resources section.

Water Resources – Residual Impact

Less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE.		YES	NO
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildfire population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X
b)	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?		X
c)	Does the project have potential impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		X
d)	Does the project have potential environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

a. As discussed in Section 3 (Biological Resources), with the implementation of required mitigation measures, the project would not reduce the habitat of a fish or wildlife species, cause a fish or wildfire population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section 4 (Cultural Resources), the project would not eliminate or impact important prehistoric or historic resources.

b. As discussed in Sections 1 through 12 of this Initial Study, the project, as mitigated, would not result in significant short- or long-term environmental impacts.

c. Sections 1 through 12 of this Initial Study consider potential cumulative impacts to environmental resources. As discussed in these sections, the project, as mitigated, would not result in any significant, cumulative impacts on the environment.

d. As discussed in Sections 1 through 12 of this Initial Study, no significant effects on humans (direct or indirect) would occur as a result of this project as mitigated. All potentially significant impacts related to biological resources, cultural resources, geological conditions and water resources can be mitigated to a less than significant level. In addition, mitigation measures are recommended to further reduce adverse but less than significant impacts associated with air quality, hazards, noise, traffic, and water resources.

INITIAL STUDY CONCLUSION

On the basis of this initial evaluation it has been determined that, with identified mitigation measures agreed-to by the applicant, potentially significant impacts would be avoided or reduced to less than significant levels. A Mitigated Negative Declaration will be prepared.

Initial Study Preparer: Alli DeRust

MS
Environmental Analyst

8/27/200
Date

EXHIBITS:

A. Project Plans

B. Mitigation Monitoring and Reporting Program

C. Visual Simulations and Site Photos, prepared by Blackbird Architects

D. Historic Landmarks Commission Meeting Minutes (11/26/08)

E. Architectural Board of Review Meeting Minutes (1/6/09)

F. Tree Protection Plan, prepared by Duke McPherson and dated March 19, 2009

G. Revised Biological Assessment, prepared by Hunt & Associates and dated 3 April 2009

H. Historic Structures/Sites Report, prepared by Post/Hazeltine Associates and dated October 14, 2008

I. Preliminary Drainage Report, prepared by Penfield & Smith and dated October 31, 2008

J. Storm Water Quality Report, prepared by Penfield & Smith and dated February 14, 2009

K. Montecito Country Club Golf Course Water Quality Monitoring Protocol, prepared by Wm. Kent Alkire, II and dated June 25, 2009

L. Analysis of Views from Old Coast Highway, prepared by Blackbird Architects

M. Evacuation Preplanning Evacuation Blocks, City of Santa Barbara, May 2004

N. Probable Evacuation Routes - Area 20, City of Santa Barbara, May 2004

O. Response to Comments

LIST OF SOURCES USED IN PREPARATION OF THIS INITIAL STUDY

The following sources used in the preparation of this Initial Study are located at the Community Development Department, Planning Division, 630 Garden Street, Santa Barbara and are available for review upon request.

General Sources/Documents

California Environmental Quality Act (CEQA) & CEQA Guidelines

General Plan Circulation Element

General Plan Conservation Element

General Plan Land Use Element

General Plan Noise Element w/appendices

General Plan Map

General Plan Seismic Safety/Safety Element

Geology Assessment for the City of Santa Barbara

Housing Element

Institute of Traffic Engineers Parking Generation Manual

Institute of Traffic Engineers Trip Generation Manual

Lagoon Fault Geological Investigation, prepared by Hoover and Associates, Inc. and dated September 1985

Local Coastal Plan *(Main)*

Master Environmental Assessment

Parking Design Standards

Santa Barbara Municipal Code & City Charter

Special District Map

Uniform Building Code as adopted by City

URBEMIS 2007 Version 9.2.4

Zoning Ordinance & Zoning Map

Project-Specific Sources/Documents

Base Flood Elevation Determination, City of Santa Barbara, March 14, 2006

Construction Management Plan for Proposed Montecito Country Club Improvements, prepared by Penfield & Smith and dated October 31, 2008

Geotechnical Engineering Report, prepared by MNS Engineers, Inc. and dated June 26, 2006

Montecito Country Club Environmental Policy, effective date January 2010

Montecito Country Club Irrigation Water Projections, prepared by Montecito Country Club and dated April 15, 2009

Montecito Country Club Operations Summary, prepared by Steve Welton, Suzanne Elledge Planning and permitting Services, Inc., dated December 2008

Montecito Country Club Solid Waste Management Plan, July 2008

Montecito Country Club Tree Relocation and Installation Procedures, prepared by Environmental Design and dated October 20, 2008

Parking Study, prepared by Associated Transportation Engineers and dated June 12, 1996

Phase I Archaeological Resources Assessment, prepared by Larry A. Carbone, Western Points Archaeology and dated March 2006, and Letter of Addendum dated April 1, 2008

Preliminary Drainage Report Montecito Country Club, prepared by Geremy Salts, P.E., Penfield & Smith and dated April 25, 2008

Preliminary Drainage Report Addendum, prepared by Geremy Salts, P.E., Penfield & Smith and dated February 13, 2009

Sewer Demand Calculations, City of Santa Barbara, April 2009

URBEMIS 2007 Version 9.2.4 Results – Construction

Waste Generation During Construction, City of Santa Barbara, May 2009

Water Consumption Information Sheets, City of Santa Barbara, August 2008