CITY OF SANTA BARBARA

PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION

INITIAL STUDY/ENVIRONMENTAL CHECKLIST

PROJECT TITLE: 20 East De La Guerra Street/De La Guerra Plaza Revitalization Project

APPLICATION NUMBER: PLN2019-00576

OCTOBER 23, 2024

This Initial Study has been prepared in accordance with California Environmental Quality Act (CEQA) (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.). This Initial Study has been completed for the Project described below because the Project is subject to review under the 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 determine whether the Project could have significant environmental impacts and if preparation of a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) is required to further analyze Project impacts and significance levels. Additionally, if preparation of an EIR is required, the Initial Study is used to focus the scope of the EIR on the effects determined to be potentially significant.

LEAD AGENCY

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APPLICANT/PROPERTY OWNER

Applicant: City of Santa Barbara Public Works Department;

Applicant Representative(s): Brad Hess, Principal Project Manager, City of Santa Barbara (805) 564-5373 and Kaitlin Mamulski, Project Planner, kmamulski@santabarbaraca.gov (805) 564-5537

Owner(s): City of Santa Barbara

PROJECT ADDRESS/LOCATION

The Project Site is located at 20 East De La Guerra Street in the City of Santa Barbara, and includes De La Guerra Street, De La Guerra Plaza Rights-of-Way (ROW), east to Anacapa Street, and west to State Street, and Storke Placita to the south. The vicinity map that depicts the Project Site boundary is shown in **Figure 1.**

De La Guerra Plaza was originally dedicated in 1853 as the public square and has functioned as such since the 1820's. The proposed Project setting known as the De La Guerra Plaza, has a rich history of civic life, festivals, gatherings, speeches, marches, picnics, and life in the heart of Santa Barbara. This area of Santa Barbara was used by the Chumash, was the front yard of the De La Guerra Family, was the home to the original police and fire stations and was the location of the first City Hall. This was the gathering space for all ethnicities, all those who call this city home, and all walks of life, rich and poor. The address is 20 E. De La Guerra Street (APN: 037-092-037) and the parcel includes the City Hall building, its parking lot to the east, the entire loop of road with grass in the middle, as well as the Storke Placita to State Street. The parcel is 2.1 acres, but the Project Site does not include the entire parcel. The proposed Project Site, includes all of parcel 037-092-037 with the exception of the City Hall parking lot. The Project Site would also include De La Guerra Street between State Street and Anacapa Street (See Figure 1). The total square footage of the Project Site is approximately 1.98 acres. The Project Site is located in the downtown central business district (CBD) and the City's historic El Pueblo Viejo (EPV) district. The zoning is Commercial General [C-G)] with the land use being commercial in all areas except the center grass area which is zoned Park and Recreation (P-R). It is operated and maintained by the City's Parks and Recreation Department but is not considered an official City park. The City's General Plan land use designation is Institutional.

PROJECT DESCRIPTION

Project Components:

The De La Guerra Plaza Revitalization Project (proposed Project) involves raising the road around the grass area of the Plaza, as well as raising De La Guerra Street between Anacapa Street and State Street, to be level with the existing sidewalk and grass area from building to building to create a new, larger, Plaza area. The Plaza would be closed to vehicular traffic and would be primarily pedestrian only. Proposed improvements include new landscaping, new surface materials throughout, an interactive water feature, restrooms, a new multi-use building/pavilion with a 506 square foot permanent stage, an approximately 20 foot by 30 foot temporary stage for larger events with associated sound equipment, multiple public art locations, new lighting, and consolidated underground trash/ recycling. See ***Exhibit A***-Project Plans.

The City of Santa Barbara's designated Landmarks surrounding De La Guerra Plaza are City Hall and the California pepper tree to the east, the Santa Barbara News Press building to the south, Casa de la Guerra and El Paseo to the north. Although not a designated Landmark, there is a historic Washingtonian fan palm tree located in the grassy area. The La Placita building, also known as Mckay-Bothin building, to the west is a designated Structure of Merit. The historic structures map is shown in **Figure 2.**

The surface materials proposed would be a combination of stone and brick, with the brick used above a consolidated utilities trench to mitigate the aesthetic impact of future utility work. The Storm Water Management Plan would accommodate the water run-off located at the south end of the Plaza near the existing storm drain, at the intersection of State and De La Guerra Streets, and at the intersection of Anacapa and De La Guerra Streets. The water runoff in Storke Placita would be directed into the landscaping along the southern edge and the existing drain grate between the columns at the State Street entrance.

The proposed Project includes the protection of 36 trees, the relocation of 3 trees, the removal of 52 trees, and the planting of 46 new trees as described in the Arborist Report (RRM 2023). None of the trees planned for removal are California native species. The proposed Project includes the addition of 14 tree wells that would be used as raised landscape planters for olive and pink trumpet trees throughout the Plaza and would also be used as seating. The landscaping of City Hall, on the Anacapa Street side, would also undergo improvements. The Washingtonian Fan Palm tree currently located adjacent to the Santa Barbara News Press building is proposed for relocation to the Anacapa Street side of City Hall. The relocation of the historic palm tree would be to ensure its future health by putting it in a superior location rather than surrounded by hard surfaces. The water-wise demonstration garden at the front of City Hall will include water-wise planting consistent with the City's water efficient landscape standards to promote water conservation while designing attractive and cost-effective water-wise landscapes appropriate for the El Pueblo Viejo Design District. Review and

approval of the landscape design features will be conducted in conjunction with the Historic Landmark's Commission (HLC).

Amenities for the revitalized Plaza would include free Wi-Fi, public restrooms, bike racks, drinking water fountains, and trash/recycling receptacles. Public Wi-Fi would be installed near the top of the lamp posts in the Plaza, along with power outlets, and additional cables/connections installed within the lamp posts that would provide technical options to accommodate future technologies. The public restrooms would be self-cleaning and would be adjacent to the pump room for the water feature on the north edge of Storke Placita. Trash and recycling receptacles would be located throughout the proposed Project. Two underground trash/recycling enclosures would be installed for the businesses surrounding the Plaza and accessed by permission via a fob to unlock each receptacle. Three above-ground receptacles above each underground enclosure location would be for trash, recycling and food scraps and would be painted Malaga Green as specified by Historic Landmarks Commission (HLC) Guidelines. The BCycle (Santa Barbara's electric bike share system) and traditional bike rack locations are proposed in two locations: On the north side of City Hall, on the Anacapa Street side of the arches within the landscaping near the short-term vehicular parking, and on the north side of the ROW near State Street, adjacent to 800 State Street.

The proposed approximately 1,173 net square foot multi-use building/pavilion would be located along the western edge of the City Hall parking lot with landscaping in between the building and the parking lot. Construction of the foundation for the multi-use building/pavilion would require approximately 2,680 square feet of ground disturbance. Interior spaces include rooms for Audio/Visual Equipment, a Utility Room, a Restroom, a Storage room, and two multi-purpose rooms. The architecture of this structure has been designed in conjunction with an ad-hoc committee with two members of HLC to ensure the final design is complementary to the adjacent City Landmarks.

Project Operations:

The Project would function as a civic center and location for community arts and cultural events throughout the year. The intention behind the revitalized Plaza is to better serve community events and facilitate new events to activate the space. Events historically held in the Plaza include Fiesta (Old Spanish Days), City of Santa Barbara Public Works Week, and various marches and rallies. Programming and associated permitting processes for Plaza events will continue to be coordinated with applicable City Departments.

The revitalized Plaza would be pedestrian-only, which is more in keeping with plazas around the world that are for pedestrians to enjoy, gather and be a community together. To facilitate a pedestrian-only Plaza, De La Guerra Street between Anacapa Street and State Street would be closed to vehicular traffic using retractable bollards. Emergency response services would be able to access the Plaza by lowering the retractable bollards. The proposed pedestrian-only Plaza has been reviewed by the City's Principal Traffic Engineer, and closure of this segment of De La Guerra Street has been determined not to pose any long-term circulation issues. Temporary loading would continue to be available and accessed from either Anacapa Street or from State Street. The closure of this block of De La Guerra Street is consistent with the City's Circulation Element policies and implementation strategies (5.3, 5.5, and 5.7), which encourage closing streets to create pedestrian Plazas and reduce dependence on the automobile.

The new multi-use building/pavilion adjacent to the existing City Hall parking lot would provide an edge to the Plaza. The building would provide an area of interest with a permanent stage and a beautiful backdrop that would serve events in the Plaza. The building would also provide utilitarian use of an electrical room, storage, and a flexible space for the City that would be used to increase interaction with the community and those in the Plaza. The addition of a building in this location would re-establish a historical boundary where the Harmer Adobe was formally located.

The Plaza would feature 8 short-term, 90-degree vehicular parking spaces off of Anacapa Street (on what was formerly the De La Guerra St. ROW) near the entrance of City Hall. Bicycle racks are proposed in two locations to accommodate bicycle parking for cyclists.

The Plaza would provide three unisex public restrooms. One of the restrooms will be accessible to people with disabilities as required by law. The restrooms would be self-cleaning, which means that when the restroom is available, one

individual can enter, take care of their business, and once they leave, the restroom locks itself, cleans and sanitizes itself, and then opens back up for the next user. The timing of the cleaning and the operational details of the system are fully programmable (e.g. once a day, once an hour, once every half hour, etc.) and will be determined by the anticipated use. This process reduces many negative issues encountered in these types of public facilities while only increasing the wait time by approximately 3-5 minutes when being cleaned.

The Plaza collection containers for trash, recycling, and food scraps will be consolidated into two underground enclosures, one within Storke Placita and the other within De La Guerra Street near State Street. These receptacles would be clearly marked to avoid confusion and would be for the businesses in the immediate vicinity surrounding the Plaza. Those authorized to use them will be issued an access card (fob) that will unlock the receptacle above ground allowing them to open the receptacle, drop in their trash, recycling, or food scraps bag into the shoot that drops it directly into a 4-yard bin underground. The bins are situated on a hydraulic platform that can be raised up for removal and emptying by Marborg. Once emptied the platform is lowered back down to be flush with the ground. Note that this system is intended for nearby businesses – standard litter bins would be installed around the Plaza for normal daily use by the public.

There are a number of existing utilities underground, such as water, sewer, gas, electricity, and fiber, throughout the Plaza that must be accommodated or relocated to meet the long-term goals of the Plaza. The goal is to collocate the utilities within a single trench that would be located under brick surface material within the existing De La Guerra Street right of way. Because many of the facilities are currently located in De La Guerra Street, brick is the proposed surface material for the majority of the surface material between State Street and Anacapa Street. This would facilitate access for utility maintenance, repair, or replacement while preserving the aesthetic beauty of the Plaza.

In April of 2019, Earth Systems Geotechnical Engineering conducted a water table depth test, a percolation test and an infiltration test in the Plaza to test for vertical and horizontal infiltration. Borings were done at 3’ and 9’ below grade and the report concluded that the Project Site is not suitable for storm water management through traditional surface, on-site infiltration. The water table depth was approximately 19’ below surface in April of 2019 with clay soil above. An additional boring, as described in the December 7, 2022 report, of 60’ below grade was done to assess the risk of liquefaction, along with soils conditions studied and evaluated . Four other borings were done at that same time, one at 21.5’, one at 26.5’, two at 5’, and one by hand-auger to 3’ to provide soils conditions for structural design.

The proposal to manage storm water will be to route the storm water through a series of drains and pipes to areas of gravel “pits” that are located in several spots under the surface material and extend down to a depth that has been determined to contain soils that will infiltrate the water from the Project Site. Locations, depth of the existing water table, and the depth of the appropriate soils for infiltration are still being explored for confirmation of this proposed design. As with all storm water management plans, excess surface water will be managed by the City’s storm drain system. As alluded to above, permeable pavers could be used for aesthetic reasons but will not contribute to storm water management.

Ongoing maintenance of the Plaza would be managed by the City.

Construction:

The construction contractor will be required to phase the work and coordinate closely with the businesses surrounding the Plaza to reduce the impact from construction and lessen the impact to the pedestrian flow through and around the Plaza. It is estimated the construction time for the proposed work will be 9 to 12 months.

Required Discretionary Actions:

City Council

- Project Approval

Planning Division

- Design Review by the Historic Landmarks Commission (SBMC Chapter 30.220).

Parks and Recreation

- Tree Removal recommendation by the State Tree Advisory Committee (SBMC Chapter 15.20)
- Tree removal approval by the Parks and Recreation Commission (SBMC 15.20)
- Approval by the Parks and Recreation Commission (SBMC Chapter 30.40)

Other Public Agency Approvals Required:

No other public agency approvals are required for the Project.

PROPERTY CHARACTERISTICS

Assessor's Parcel Number:	037-092-037	**General Plan/LCP Designation:**	Institutional
Zoning:	C-G, P-R	**Parcel Size:**	2.1 (ac)
Existing Land Use:	Institutional	**Proposed Land Use:**	Institutional
Slope:	6%		
SURROUNDING ZONING:			
North:	C-G		
South:	C-G		
East:	C-G		
West:	C-G		

ENVIRONMENTAL SETTING

Existing Site Characteristics

Topography:

Since its creation, the Plaza has featured an essentially flat or level terrain.

Seismic/Geologic Conditions:

A Master Environmental Assessment (MEA) Report was generated using the City's Map Analysis and Printing System (MAPS) program. The MAPS program identified the site's geological units contain older alluvial deposits (upper and middle Pleistocene). Relative landslide potential areas are considered very low to low. The site's soil types include Milpitas-Positas fine sandy loams, with two to nine percent slopes. The site has moderate liquefaction potential, highly expansive soils, moderate erosion potential and potentially shallow groundwater. The MAPS report is shown in **Figure 3.** For a more detailed analysis, refer to the Geotechnical Engineering Report (Earth Systems 2022).

Flooding/Fire Hazard:

Per the MEA report generated by the City's MAPS program, the Project Site is not located within any fire hazard areas. The Project site is located within the "X" zone of the FEMA Flood 2021 area (moderate flood zone outside of the 500-year flood and protected from 100-year flood). The MAPS report is shown in **Figure 4.**

Creeks/Drainage:

The Project Site does not contain, nor is it adjacent to any creeks or natural drainages.

Biological Resources:

The Project is located in a developed urban area and does not include any known biological resources. The MEA report generated by the City's MAPS program did not include any identified sensitive habitat types, nor does the site support any habitat known to be used by rare, threatened, or endangered plant and animal species. The existing site contains a grassy area and 91 trees of varying species. The Project would require the removal or relocation of many existing trees and palms to facilitate the proposed improvements. Nesting bird surveys would be conducted by a qualified biologist prior to any tree removal occurring during the nesting bird season.

Archaeological Resources:

The site contains several areas of known archaeological sensitivity, including the Spanish Colonial & Mexican Archaeology (1782-1849), 1850 Hispanic Archaeological, American City Archaeological, and the Early 20th Century Archaeological. In 2011, a Phase I Archaeology Study (Phase I) was conducted by Applied Earthworks (AE), and it was determined that the Project is a prime area for archaeological materials and artifacts, and therefore, in 2020, AE conducted a Phase II confirming the Project area has significance for archaeological materials. Pursuant to the Phase II conclusions, a Phase III Work Plan (Phase III) was prepared by AE and included a Conceptual Design Plan. The Phase III was approved by HLC on September 27, 2023. The Phase III includes depths of excavation for the existing Plaza, Storke Placita and De La Guerra Street ranges from 6 inches to 10 feet. The Excavation Map is shown in **Figure 6.** The Phase III Work Plan was submitted to HLC and approved, and was also submitted with the Project's Planning Application package. The Phase III Work Plan outlines the process recovery work, the goals, the areas of excavation and the approximate timing, along with the resource monitoring that would be required during ground disturbing activities.

Historic Resources:

A Phase 1 Historic Structures Sites Report (HSSR) was prepared by Post/Hazeltine Associates in 2011 and a Phase 2 HSSR was prepared by Post/Hazeltine Associates in 2024. The Phase 2 HSSR will be submitted to HLC before the Draft EIR is circulated. The Project Site is surrounded by several properties or resources that are listed or are potential historic resources at the local, state or national level. The resources include City Hall, City Hall Pepper Tree, Santa Barbara News-Press Building, Casa de la Guerra, Plaza de la Guerra, Storke Placita, Oreña Store, La Placita Building (Bothin Building), El Paseo (portion adjacent to Plaza de la Guerra), Parking lot (site of Abadie/Harmer Adobe).

In 1977, Plaza de la Guerra (Plaza) was determined eligible on the California Register of Historical Resources (CRHR) and was added to the City of Santa Barbara Historic Resources Inventory. The historic structures map is shown in **Figure 2,** note historic resources and updated information is added to the map monthly, so for a current version of the map check the map on the City of Santa Barbara website. The period of significance for the resource is considered the period between its designation as public square by City ordinance in 1853 and the reopening of the Plaza as a public square in 1924. Per the 2011 HSSR, the Plaza meets criterion a, b, c, and d of the National Register Criteria.

(a) That are associated with events that have made a significant contribution to the broad patterns of our history; or

(b) That are associated with the lives of persons significant in our past; or

(c) That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or (d) That has yielded, or may be likely to yield, information important in prehistory or history.

Criterion a:

Plaza de la Guerra has formed the center of the community's civic life since Casa de la Guerra was built by Jose de la Guerra in the 1820s. City Hall has been in or adjacent to the plaza since the 1870s, and the plaza has been the location of important civic events such as the Old Spanish Days Fiesta since the early 1920's. It has also witnessed the broad patterns of local history, including the transfer of the region to American control in 1847, the gradual Americanization of the community during the period between 1860 and 1880, and the growth of Santa Barbara as a resort community between the 1880s and the present. The plaza and its setting contain some of the City's most important buildings, including the Casa de la Guerra, City Hall and the Santa Barbara News-Press building. Therefore, the plaza, which has formed an integral part of the City's urban landscape since the 1820s, and is associated with broad themes of Santa Barbara history, meets Criterion a.

Criterion b:

The early history of the plaza is associated with Jose de la Guerra and the subsequent cultural and economic transition of Santa Barbara to American rule beginning in the early 1860s. These changes have profound and far-reaching impacts on the local Latinx community, which for many years would still look to families such as the De la Guerra's for leadership. With the construction of the original City Hall, in 1874, the plaza became the center of the community's civic government, a role it continues to play today. Later, in the early 1920s, the plaza became the focus of a concerted effort by community leaders such as Bernard Hoffmann and Thomas Storke II, and architects such as James Osborne Craig, to transform the plaza in the Spanish Colonial Revival style. It was Hoffmann and Craigs' work at El Paseo, the Casa de la Guerra and the Oreña adobes, and Smith's work on the Daily News Building, as well their efforts to renovate the plaza that provided Santa Barbara with it first large scale, pre-1925 earthquake urban landscape in the Spanish Colonial Revival style. The plaza and its surrounding buildings would prove to be extremely influential in the post-1925 earthquake period when the City's downtown was rebuilt to reflect Mediterranean architectural themes. Therefore, the plaza, which has formed an integral part of the City's urban landscape since the 1820s, and is associated with the lives of persons significant in our past, meets Criterion b.

Criterion c:

As noted above under Criterion b, in the early 1920s, the plaza became the focus of a concerted effort by community leaders, such as Bernhard Hoffmann, Pearl Chase, and Thomas Storke II, and architects, such as George Washington Smith, James Osborne Craig, and Keith Lockard and Roland Sauter to recast the square in the Spanish Colonial Revival style. It was Hoffmann and Craig at El Paseo, Casa de la Guerra, and the Oreña adobes, along with Smith's work on the Daily News Building, and Sauter and Lockard's design for the City Hall, as well their efforts to renovate the public plaza, that provided Santa Barbara with it first large scale, pre-1925 urban landscape cast in the Spanish Colonial Revival style. The plaza is not the result of a single plan or scheme, but instead, the work of Period Revival style architects integrating their designs with surviving examples of Hispanic period vernacular architecture, such as the Casa de la Guerra and the Oreña Adobes. As a result, the plaza and its setting is one of the earliest examples of a built environment in California attempting to blend historic architecture with new structures designed in the Spanish Colonial Revival style. Moreover, the plaza evokes a powerful sense of time and place that is readily identifiable as a creation of the early 1920s, a period when the architectural aesthetic of the Period Revival movement was having not only a profound impact on the form and appearance of Santa Barbara, but its very identity. Therefore, the plaza, which represents the work of several significant architects and designers, as well as possessing high artistic values, meets Criterion c.

Noise:

The noise conditions for the site are measured in decibels A (DBA) and Day-Night Average Levels (LDN). The existing noise condition is <60 DBA LDN and60-65 DBA LDN. The MAPS is shown in **Figure 5.**

Existing Land Use

Existing Facilities and Uses:

The existing site currently has a grassy area in the center of the Plaza surrounded by a U-shaped one-way street around its

perimeter that offers short-term vehicular parking. There are 50 parking spaces in total, 19 spaces along De La Guerra Street, and 31 within the Plaza. It has several benches and tall palm trees. The Plaza is used as an important civic and cultural space for the community as it is a venue for festivals, open-air markets, and political activism.

Access and Parking:

State is currently closed to vehicular traffic; however the State Street Master Plan is underway and vehicular access may be subject to change. Vehicular access is taken from Anacapa Street. Pedestrians can enter the Plaza from De La Guerra Street by either entering down De La Guerra Street from Anacapa Street or State Street, and through Storke Placita.

Neighboring Land Uses and Characteristics

The neighboring land uses are primarily commercial uses including retail, offices, and restaurants. Casa de la Guerra sits across from the Plaza and is a museum run by the Santa Barbara Trust for Historic Preservation. Santa Barbara City Hall is immediately adjacent to the Plaza along with a parking lot and the Santa Barbara News-Press Building. The area is urban and developed in nature and is located in the historic EPV district of the City.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project.

☐ Aesthetics and Visual Resources	☐ Agriculture and Forestry Resources	☐ Air Quality and Greenhouse Gas Emissions
☐ Biological Resources	☒ Cultural and Tribal Cultural Resources	☐ Energy
☐ Geology and Soils	☒ Hazards and Hazardous Materials	☐ Land Use and Planning
☐ Mineral Resources	☐ Noise	☐ Population and Housing
☐ Public Services and Utilities	☐ Recreation	☐ Transportation and Circulation
☐ Water Quality and Hydrology	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Prepared by: Kaitlin Mamulski	10/23/2024
Signature 	Date
Approved by: Beth Anna Cornett	10/23/2024
Signature 	Date

ENVIRONMENTAL CHECKLIST

The following checklist contains questions concerning potential changes to the environment that may result if this Project is implemented. The potential level of significance should be indicated as follows:

Significant: Known substantial environmental impacts. Further review is needed to determine whether 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 any impacts identified as potentially significant can be mitigated.

Less than Significant with Mitigation: Potentially significant impacts that are avoided or reduced to less than significant levels with identified feasible mitigation measures.

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

Beneficial Impact: Impacts would improve environmental conditions.

No Impact: Project would not cause this type of impact.

1. AESTHETICS AND VISUAL RESOURCES Except as provided in Public Resources Code Section 21099* (CEQA provisions for Transit-Oriented In-Fill Projects), would the Project:	**Level of Significance**
a) Have a substantial adverse effect on a public scenic vista or a private scenic vista visible to a large portion of the community?	Less than Significant Impact
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?	Less than Significant Impact
d) Create a new source of substantial light or glare which would adversely affect surrounding areas or important public day or nighttime views in the area?	Less than Significant Impact

** CEQA California A Public Resources Code §21099(d)(1): "Aesthetic and parking impacts of a residential, mixed-use, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment. (2)(A) This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies. (B) For the purposes of*

this subdivision, aesthetic impacts do not include impacts on historical or cultural resources."

Aesthetics and Visual Resources – Discussion

Issues: Issues associated with visual resources and aesthetics include the potential blockage or substantial alteration of important public scenic views, Project on-site aesthetic character and compatibility with the surrounding area, substantial changes in exterior lighting and shade/shadow, and introduction of substantial new sources of glare.

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 public 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 and larger community wide views (those things visible by a larger community, as opposed to select individuals). The importance of existing public 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, whether the views are experienced from public viewpoints, and how many people can see the views. The visual changes associated with the Project are then assessed qualitatively to determine whether the Project would result in substantial effects associated with important public scenic views, on-site visual aesthetics, or lighting.

Significant visual resources impacts may potentially result from:

1. Substantial obstruction of important public or communitywide scenic views. This includes, but is not limited to, the following scenic resources: Pacific Ocean, Stearn's Wharf, the Harbor, Douglas Family Preserve, Montecito Country Club, Andree Clark Bird Refuge, Bellosguardo, Santa Barbara Zoo, coastal bluffs and shoreline, creeks, estuaries, lagoons, riparian areas, parks and open space, historic structures, sites, and trees important for their visual quality, Channel Islands, Foothills, Riviera, and Santa Ynez Mountains.
2. Substantial damage to scenic resources within a state scenic highway (Highway 154). Impacts to local scenic roads should also be considered. These include Highway 101; Cabrillo Boulevard between U.S Highway 101 and Castillo Street; Sycamore Canyon Road (144)/Stanwood Drive (Highway 192)/Mission Ridge Road (Highway 192)/Mountain Drive to the Old Mission on Los Olivos Street, or Shoreline Drive from Castillo Street to the end of Shoreline Park.
3. 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.
4. Substantial degradation of important public or communitywide scenic views or the visual quality of the site through extensive grading and changes in topography, removal of substantial amounts of vegetation and trees visible from public areas without adequate landscaping; or substantial loss of important public open space.
5. Substantial light and/or glare that substantially affects offsite properties, safe travel, or sensitive wildlife, or substantially affects important public views.

Aesthetics and Visual Resources – Existing Conditions and Project Impacts

1.a) Scenic Views

The site does not contain any scenic vistas or resources, nor is the site visible from a scenic vista, however, the Project has

potential to change the visual character of the area and may change view sheds. The proposed Project landscaping and design would complement mountain views by screening the parking lot with the proposed single-story Pavilion building as observed from the Plaza. Therefore, the Project is considered to have a *less than significant* impact on scenic views.

1.b) Scenic Highways and Scenic View Corridors

According to the California Scenic Highway System, there is one officially designated scenic highway, State Route 154, and one eligible highway, U.S. Highway 101. The Project Site is located 5.6 miles from State Route 154. The Conservation Element's Scenic Resources Map designates scenic resources as Riparian/Creekside open space resources; Hillsides (slope of 30% or greater); Shoreline; and Open Space (including Douglas Family Preserve, Montecito Golf Course, Andree Clark Bird Refuge, Clark Estate, Child's Estate and the "Kim Nursery" property on the westside). Intervening topography and structures fully block views of the Project Site from the nearest scenic highway and scenic view corridors. Open spaces, such as De la Guerra Plaza, provide the public with views of the Santa Ynez mountains which would be maintained with the proposed Project. Given that the site is not located near any scenic highways or scenic view corridors, nor is it visible from such roadways; the Project has *no impact* on scenic highways and scenic view corridors.

1.c) Visual Character and Quality including Changes to Grading and Topography

The existing Plaza is a unique place, surrounded by historic buildings, and the Plaza itself is considered historic. However, while the Plaza is considered historic, the non-historic elements that could be removed or altered are the concrete, the asphalt, the non-historic plantings, the curbs, and the grass area. The proposed changes to the Plaza include a pedestrian only Plaza, new tree wells with seating and landscaping, public restrooms, discreet trash and recycling facilities, removal of the grass, a new water feature, storm water management, utilities, new surface materials, lighting, a new building, landscaping at the front of City Hall and public art throughout the Plaza. The proposed improvements would be visually consistent with the surrounding development, specifically the surrounding City Landmarks, such that the improvements would enhance the existing visual character and quality of the vicinity. The Project would have a positive aesthetic effect and would be compatible with surrounding structures in terms of Project size, massing, scale, density, architecture, signage, or other design features as the Project is subject to HLC review and the Design Review Guidelines, which would uphold the City's high standards for visual character and quality. The Project has already undergone conceptual review by HLC and the De La Guerra Plaza Subcommittee. The Project would have beneficial impacts on visual character and quality, however, the visual changes are subjective and may be viewed positively or negatively, but it is clear that the changes would be *less than significant*.

1.d) Lighting and Glare

The proposed development of the Plaza would result in new outdoor lighting typical of a pedestrian plaza or commercial setting. Exterior lighting would be subject to compliance with the requirements of Santa Barbara Municipal Code Chapter 22.75, Outdoor Lighting. The ordinance provides that exterior lighting be shielded and directed to the ground such that no undue lighting or glare would affect surrounding property occupants, roads, or habitat areas. The Plaza is currently lit during dark hours and lighting will be maintained to promote safety in the Plaza. The proposed lighting would be designed with the EPV Design Guidelines in mind and would strive for consistency with historical lighting styles in character with the period the Plaza represents. Security lighting (motion activated) is proposed at Pavilion. In addition, proposed building materials do not include materials with the potential for substantial glare. Lighting design would be reviewed and approved through the design review process with the HLC. Therefore, Project impacts on lighting and glare would be *less than significant*.

Aesthetics and Visual Resources – Mitigation

No mitigation is required.

Aesthetics and Visual Resources – Residual Impacts

No significant residual impact.

2. AGRICULTURE AND FORESTRY RESOURCES Would the project:	**Level of Significance**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest land?	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest land?	No Impact

Agricultural and Forestry Resources – Discussion

Issues: There are no agricultural designated lands or lands under Williamson Act contracts within the City; however, agricultural lands exist adjacent to the City boundary. Agriculture and forestry resource issues include land use compatibility with nearby agricultural operations and forested lands, and potential indirect impacts that could result in a loss of agriculture and forestry resources (for example, annexation of lands with agricultural resources). Increased density and intensity of land uses have the potential to affect the productivity of nearby agricultural lands.

Impact Evaluation Guidelines: A significant impact could occur from projects that result in the conversion of lands suitable for agriculture to non-agricultural uses, or result in a disruption to surrounding agricultural operations.

Agriculture and Forestry Resources – Existing Conditions and Project Impacts

2.a-e) Agriculture and Forestry Resources

There are no existing agricultural uses or lands zoned for agricultural use within, or in the vicinity of the Project Site and the Project Site is not under a Williamson Act contract. The Project Site is designated as Urban and Built-up Land by the Department of Conservation Farmland Mapping and Monitoring Program and does not contain Important Farmland (Department of Conservation 2016). The site does not include active farmland, forest land, or protected agricultural soils, and the Project would not conflict with zoning for agriculture or forest use. Therefore, there would be *no impact* to important agricultural or forestry resources.

Agriculture and Forestry Resources – Mitigation

No mitigation is required.

Agriculture and Forestry Resources – Residual Impacts

No residual impact.

3. AIR QUALITY AND GREENHOUSE GAS EMISSIONS Would the project:	**Level of Significance**
a) Conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant Impact
b) 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?	Less than Significant Impact
c) Expose sensitive receptors to substantial pollutants?	Less than Significant Impact
d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people?	Less than Significant Impact
e) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant Impact
f) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	Less than Significant Impact

Air Quality and Greenhouse Gas Emissions – Discussion

Issues:

Air Quality: Air quality issues involve pollutant emissions from vehicle exhaust, stationary sources (e.g. gas stations, boilers, diesel generators, dry cleaners, oil and gas processing facilities, etc.), and minor stationary sources called "area sources" (e.g. residential heating and cooling, fireplaces, etc.) that contribute to smog, particulates, nuisance dust associated with grading and construction processes, and nuisance odors. Emissions of harmful air pollutants are of particular concern to sensitive receptors. Sensitive receptors are populations who are more susceptible to the effects of air pollution than the population at large and include children, persons over 65 years of age, athletes, and persons with cardiovascular or chronic respiratory diseases. Land uses typically associated with sensitive receptors include residences, schools, parks, playgrounds, recreation facilities, childcare centers, retirement homes, convalescent homes, hospitals, and health care facilities and clinics. The closest sensitive receptor is La Cuesta High School, which is located 0.3 miles northeast of the Project Site.

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, agricultural tilling, mineral quarries, and vehicle diesel exhaust.

The City of Santa Barbara is part of the South Coast Air Basin (Santa Barbara County area). The City is subject to the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The CAAQS apply to seven pollutants: photochemical ozone (O_3), carbon monoxide (CO), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), course particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead (Pb). There are also established state standards for other criteria pollutants including sulfates, hydrogen sulfide (H_2S), and visibility reducing particulates. The Santa Barbara County Air Pollution Control District (APCD) provides oversight on compliance with air quality standards and preparation of the County Clean Air Plan (2013) and the Ozone Plan (2019).

Santa Barbara County is currently in attainment of most federal and state standards. The County does not presently meet the state PM_{10} standard. See Table 1 below.

Table 1. County Attainment Status of Federal and State Ambient Air Quality Standards (2023)

Criteria Pollutant	Federal Attainment Status	State Attainment Status
O_3 8-hour	Attainment	Nonattainment-Transitional
O_3 1-hour	No standard	Attainment
PM_{10}	Attainment	Nonattainment
PM_5	Unclassified	Unclassified
CO	Attainment	Attainment
Pb	Attainment	Attainment
SO_2	Unclassified	Attainment
NO_2	Unclassified	Attainment
S_x	No Standard	Attainment
H_2S	No Standard	Attainment
Vinyl Chloride	No Standard	Unclassified
Visibility Reducing Particulates	No Standard	Attainment

The APCD has analysis and permitting requirements regarding toxic air contaminants (TACs) generated from activities such as gasoline dispensing, dry cleaning, freeways, manufacturing, etc., and may require projects with high TAC emissions to mitigate or redesign features of the project to avoid excessive health risks. The APCD requires submittal of an asbestos notification form for each regulated structure that is proposed to be demolished or renovated. CARB and APCD also recommend 500-foot buffers between Highway 101 and new residential developments or other sensitive receptors in order to reduce potential health risks associated with traffic-related air pollutant emissions, particularly diesel particulates. Based on analysis in the certified Final Program EIR for the Santa Barbara General Plan Update (2011; herein referred to as the General Plan EIR), the City established an interim policy (SBMC 22.65) limiting the introduction of new residential sensitive receptor structures or uses within 250 feet of Highway 101 (excluding minor additions or remodels of existing homes or the construction of one new residential unit on vacant property), until CARB implements further statewide phased diesel reduction measures and/or the City otherwise determines that project design measures satisfactorily address highway exhaust effects. Certain projects also have the potential to create objectionable odors that could create a substantial nuisance to neighboring residential areas or sensitive receptors and should be evaluated in CEQA documents.

Greenhouse Gases: Global climate change refers to accelerated changes occurring in average worldwide weather patterns, measurable by factors such as air and ocean temperatures, wind patterns, storms, and precipitation. Climate change is forecasted to result in increasingly serious effects to human health and safety and the natural environment in coming decades, such as more extreme weather, drought, wildfire, sea level rise effects on flooding and coastal erosion, and impacts on air quality, water quality and supply, habitats and wildlife, and agriculture.

Substantial evidence identifies accelerated climate change due to emissions of carbon dioxide and other heat trapping greenhouse gases[1] (GHGs) from human activities. Natural processes emit GHGs to regulate the earth's

[1] GHGs include carbon dioxide, methane, and nitrous oxide, as well as smaller contributions from hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Greenhouse gas emissions are typically measured in metric tons (MT) of carbon dioxide equivalents (CO_2e) based on global warming potential, which allows for totaling the emissions.

temperature; however, substantial increases in emissions, particularly from fossil fuel combustion for electricity production and vehicle use, have substantially elevated the concentration of these gases in the atmosphere well beyond naturally occurring concentrations.

Carbon dioxide accounts for 81 percent of greenhouse gas emissions within the United States. California is a substantial contributor of GHGs, with transportation and industrial uses representing the largest sources (41 and 24 percent, respectively). In Santa Barbara, direct sources of GHG emissions are on-road vehicles, natural gas consumption, and off-road vehicles and equipment. Indirect sources (emissions removed in location or time) are electricity consumption (power generation), landfill decomposition (methane releases), and State Water Project transport (electricity use).

California Assembly Bill 32 (2006 Global Warming Solutions Act) sets a target to reduce statewide GHG emissions to 1990 levels by the year 2020. Senate Bill 375 (2008 Sustainable Communities and Climate Protection Act) requires regional coordination of transportation and land use planning throughout the State to reduce vehicle GHG emissions. CARB established targets for Santa Barbara County to not exceed 2005 per capita vehicle emissions in the years 2020 and 2035. State Senate Bill 97 (enacted in 2007 and amended in 2010) requires that project environmental reviews include analysis of GHG impacts and mitigation, and establishes that public agencies may provide for a communitywide GHG emissions mitigation program through an adopted climate action plan.

The City of Santa Barbara Climate Action Plan (CAP) entitled *Together to Zero*, was adopted in May 2024 and is based on the City's emissions reduction target of 40 percent below 1990 levels by 2030 and reaching a longer-term goal of carbon neutrality by 2035. The CAP and associated Initial Study – Negative Declaration (2024) include a business-as-usual (BAU) and adjusted forecast of GHG emissions that will enable the City to quantitatively estimate the amount of emissions reductions needed to meet its goal. The CAP includes measures and actions to meet the City's 2030 emissions reduction target, including electrification of building and transportation systems, support for land use policies and growth policies that reduce vehicle miles traveled, increased usage of carbon neutral electricity, increased water use efficiency, and waste reduction and diversion. As these measures and actions are implemented, the City will gain more information, new technologies will emerge, and current pilot projects and programs will scale to the size needed to reach carbon neutrality. Future CAP updates past 2030 will outline new measures and actions that the City will implement to close the remaining gap to achieve the 2035 carbon neutrality target.

The City's climate action target of carbon neutrality by 2035 is more aggressive than California's goals to reduce GHG emissions 40% below 1990 levels by 2030 (Senate Bill 32) and 85% below 1990 levels or net zero1 by 2045 (Assembly Bill 1279). Therefore, the City of Santa Barbara's targets align with state legislation, and project-level CEQA documentation remains focused on the GHG emission reductions associated with 2030 and 2035.

The City Climate Action Plan constitutes a citywide mitigation program for GHG emissions in accordance with Senate Bill 97 for existing and forecasted future growth to the year 2030 and 2035 under the adopted General Plan.

Impact Evaluation Guidelines: A project may create a significant air quality impact associated with criteria air pollutants from the following:

1. Exceeding an APCD pollutant threshold; inconsistency with District regulations; or exceeding population forecasts in the adopted County Clean Air Plan (2013) or Ozone Plan 2022.
2. Exposing sensitive receptors, such as children, persons over 65 years of age, or persons with cardiovascular or respiratory conditions, to substantial pollutant concentrations.
3. Placement of sensitive land uses within 250 feet of Highway 101.
4. Substantial unmitigated nuisance dust during earthwork or construction operations.
5. Creation of nuisance odors inconsistent with APCD regulations.

Long-Term (Operational) Air Quality Impact Guidelines: The City of Santa Barbara uses the APCD thresholds of significance for evaluating air quality impacts.

In accordance with the APCD Environmental Review Guidelines (2015), the APCD does not consider a proposed project to a significant air quality impact on the environment if operation of the project would:

1. Emit (from all project sources, both stationary and mobile) less than 240 pounds per day for ROC and NO_x, and 80 pounds per day for PM_{10};
2. Emit less than 25 pounds per day of ROC or NO_x from motor vehicle trips only;
3. Not cause or contribute to a violation of any CAAQS or NAAQS;
4. Not exceed the APCD health risks public notification thresholds adopted by the APCD Board; and
5. Be consistent with the adopted federal and state air quality plans applicable to the Santa Barbara Air Basin.

APCD has also established a Screening Table in Attachment A to the 2017 Scope and Content for Environmental Documents Guide. The Screening Table lists the most common types of land uses and estimates the size of a specific project type that is expected to be less that the threshold of significance for ROC and NO_X emissions from vehicles.

Substantial long-term project emissions could potentially stem from stationary sources which may require permits from the APCD and from motor vehicles associated with the project and from mobile sources. Examples of stationary emission sources that require permits from APCD include gas stations, automobile repair body shops, diesel generators, boilers and large water heaters, dry cleaners, oil and gas production and processing facilities, and wastewater treatment facilities.

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}). Dust-related impacts can be mitigated and less than significant with the application of standard dust control mitigation measures pursuant to APCD rules and regulations (e.g., Rule 345, Control of Fugitive Dust from Construction and Demolition Activities) and City ordinance provisions (SBMC 22.04.020), such as dampening graded areas and soil stockpiles. Exhaust from construction equipment also contributes to air pollution.

Quantitative thresholds of significance are not currently in place for short-term or construction emissions for non-stationary sources because cumulative basin-wide effects are not identified as significant. However, APCD uses a criterion for stationary sources, which is also considered a guideline for evaluating impacts of construction emissions for non-stationary source projects. The criterion states that a project's combined emissions from all construction equipment not exceed 25 tons of any pollutant except carbon monoxide within a 12-month period. Standard equipment exhaust mitigation measures are recommended by APCD to be applied to projects.

Cumulative Impacts and Consistency with Clean Air Plan (2013) and Ozone Plan (2022): Consistency with the Clean Air Plan and Ozone Plan means that emissions associated with the project are accounted for within each Plan's emissions growth assumptions, land use and population projections, and that the project is consistent with policies adopted within each Plan. If the project-specific impact exceeds the ozone precursor significance threshold, it is also considered to have a considerable contribution to cumulative impacts. If a project would exceed the Clean Air Plan growth projections, then the project's impact may also be considered for whether it represents a considerable contribution to cumulative air quality impacts. The Santa Barbara County Association of Governments and California Air Resource Board (CARB) 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 Clean Air Plan and Ozone Plan, 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 Clean Air Plan and may constitute a significant impact on air quality.

Greenhouse Gas Emission Impact Guidelines: The City's CAP was prepared consistent with CEQA Guidelines § 15183.5, and in May 2024, the City adopted Master Environmental Assessment Guidelines for Greenhouse Gas Emissions Analysis intended to implement § 15183.5. Therefore, the following thresholds reflect the City's approach to addressing the specific guidance set forth in § 15183.5 regarding thresholds of significance for GHG emissions.

According to § 15183.5, a CEQA Lead Agency can determine that a project consistent with the CAP has GHG impacts that were already assessed as part of the CAP's CEQA document. Project-specific environmental documents can tier from, or incorporate by reference, the CAP CEQA document when the project is deemed consistent with the GHG emissions reduction strategy included in the qualified GHG emissions reduction plan.

Development projects can demonstrate consistency with a qualified GHG emissions reduction plan if they are consistent with the plan's assumptions regarding future growth projections and consistent with the plan's GHG emissions reduction strategies. Projects consistent with the CAP, including conformance with performance strategies applicable to the Project, do not require additional GHG emissions analysis or mitigation under CEQA Guidelines § 15064(h) and 15183.5(b)(2). The City has developed the CEQA GHG Checklist to assist with determining Project consistency with the CAP. The checklist is intended to provide individual Projects the opportunity to demonstrate that they are minimizing GHG emissions while ensuring new development achieves its proportion of emissions reduction consistent with the assumptions of the CAP Update. In addition to the City's CEQA GHG Checklist, Projects that do not involve new or substantially redeveloped residential, commercial, or mixed-use buildings as defined in Municipal Code 30.140.200, can qualitatively be assumed to be consistent with the CAP without using the CEQA GHG Checklist. In doing so, these Projects would result in less-than-significant GHG emissions and would not result in a cumulatively considerable GHG emissions impact.

Air Quality and Greenhouse Gas Emissions – Existing Conditions and Project Impacts

3.a) Clean Air Plan

Direct and indirect emissions associated with the Project are accounted for in the 2013 Clean Air Plan and 2022 Ozone emissions growth assumptions for the Air Basin since the Project is an improvement of existing structures/development. Appropriate air quality conditions of approval, including construction dust suppression, would be applied to the Project, consistent with Clean Air Plan, Ozone Plan, and APCD rules, and City policies and ordinance provisions, and are identified in *Attachment B* as standard conditions of approval. The Project would be consistent with the 2012 Clean Air Plan and 2022 Ozone Plan as the Project would not change land uses accounted for in these plans; therefore, Project impacts would be *less than significant*.

3.b) Air Pollutant Emissions and Cumulative Impacts

Short-Term (Construction) Emissions:

The proposed Project could result in emissions of pollutants due to grading, fumes (from painting and trucks), and vehicle exhaust during construction. The closest sensitive receptor (La Cuesta High School) is located 0.3 miles to the northeast of the Project Site; sensitive receptors could be affected by dust and particulates from grading and exhaust emissions during Project construction. Total grading quantities would be approximately 1,700 cubic yards (cy) (1,740 cy of raw cut and 40 cy of raw fill) and 1,166 cy of stormwater BMP cut and 1,166 cy gravel fill. Approximately 2,866 cubic yards of debris and soil would be exported off-site for reuse, recycling, or disposal. Soil and debris would be transported using semitrailer end dump trucks or 10-wheel dump trucks. There would be a total of 170-286 truck trips during the nine-month construction Project. Diesel and gasoline powered construction equipment also emit particulate matter and ozone precursors NOX, and ROC. Anticipated construction equipment would mainly consist of a small backhoe for digging activities related to the underground trash receptacles, foundations, and the water tank for the water feature, and a concrete mixer for foundation pads.

In order for emissions from construction equipment to be considered a potentially 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. Dust-related impacts would be minimized with the application of standard dust control measures pursuant to APCD rules and regulations (e.g., Rule 345, Control of Fugitive Dust from Construction and Demolition Activities) and City ordinance provisions (SBMC 22.04.020). The Project will apply the City's standard conditions of approval (AQ-1 Air Quality and Dust Control) to minimize dust during demolition/construction, and all construction equipment are required to meet CARB Regulation for In-use Off-road Diesel Vehicles and limiting engine idling time, which would further reduce criteria pollutant emissions during construction. Air Quality and Dust Control measures are required for the Project as standard conditions of approval and are identified in ***Exhibit C***. Additionally, APCD recommends conditions for equipment exhaust to minimize cumulative impacts from construction Projects. These are also identified in ***Exhibit C*** as standard conditions of approval for the Project. Implementation of applicable standard dust and emissions control measures would ensure that the Project would result in *less than significant* impacts related to construction emissions.

Long-Term (Operational) Emissions:

The Project is primarily a pedestrian only Plaza, and as a result it is unlikely that there would be new trip generation associated with the revitalization improvements. The Project would not result in any change to vehicle travel lanes/roads/highways in a manner that would modify traffic patterns or otherwise increase VMT. The APCD Screening Table within the 2017 Scope and Content for Environmental Documents Guide estimates the size of specific Project types for the most common land uses that would be expected to be under the APCD's quantitative thresholds of significance for ROC or NO_x emissions from vehicles; because the Project would not result in any new traffic trips or increased emissions for operations, the Project would result in similar or less ROC or NO_x emissions than the common Project types listed in the APCD Screening Table, and no quantification of long-term emissions from traffic trips is needed. No other operational components of the Project are anticipated to result in long-term emissions. Therefore, the proposed Project would have a *less than significant impact* on long-term air quality.

3.c) Sensitive Receptors

Sensitive receptors can be found in areas that contain residences, health care facilities, elder-care facilities, rehabilitation centers, schools, daycare centers, and parks. Air emissions, including TACs have adverse implications for public health, particularly for sensitive receptors. The only school within the Project's vicinity is La Cuesta High School, which is 0.3 miles away. The Project would only result in TAC emissions during construction, not after construction is completed. There would be relatively limited amounts of diesel-fueled equipment that would be required during construction compared to traditional infill construction. The Project will comply with Standard Conditions of Approval related to air quality. No sensitive receptors are located within 250 feet of the Project Site; therefore, the proposed Project is anticipated to have a *less than significant impact* on sensitive receptors.

3.d) Odors

The Project is limited to institutional or recreational uses and would not include land uses involving odors or smoke. The Project would not contain features with the potential to emit substantial odorous emissions, from sources such as commercial cooking equipment, combustion or evaporation of fuels, sewer systems, or solvents and surface coatings. Project construction equipment may emit short-term odors such as diesel exhaust.

Due to the nature of the proposed land use and limited size of the Project, impacts related to odors would be *less than significant*.

3.e-f) Greenhouse Gases

The Project would not involve new or substantially redeveloped residential, commercial, or mixed-use buildings as defined in Municipal Code 30.140.200. Therefore, consistent with the Master Environmental Assessment Guidelines for Greenhouse Gas Emissions Analysis, the Project would be consistent with the CAP, and GHG emissions impacts would

be *less than significant*.

Air Quality and Greenhouse Gas Emissions – Mitigation/Conditions of Approval

No mitigation is required. Refer to ***Exhibit C*** for Standard Conditions of Approval Applicable to Project.

Air Quality and Greenhouse Gas Emissions - Residual Impacts

No significant residual impact.

4. BIOLOGICAL RESOURCES Would the Project:	**Level of Significance**
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S Fish and Wildlife Service?	Less than Significant Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than Significant Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact

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 habitats.

Impact Evaluation Guidelines: Existing native wildlife and vegetation on a Project Site are 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 or sensitive biological resources exist, Project effects on 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:

1. Elimination, substantial reduction or disruption of important natural vegetative communities, wildlife habitat, migration corridors, or habitats supporting sensitive species such as oak woodland, coastal strand, riparian, and wetlands.

2. Substantial effect on a protected plant or animal species listed or otherwise identified or protected as endangered, threatened or rare.
3. Substantial loss or damage to biologically important native trees such as oak or sycamore trees (note that, if applicable, historic or landmark trees are discussed in Section 5, Cultural Resources, and other trees are discussed in Section 1, Aesthetics and Visual Resources).

Biological Resources – Existing Conditions and Project Impacts

4.a) Endangered, Threatened, or Rare Species

Rincon Consultants reviewed the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2024b) and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (CNPS 2024) for special-status species with documented occurrences within the Santa Barbara United States Geological Survey (USGS) 7.5-minute quadrangle. In addition, Rincon reviewed the Biogeographic Information and Observation System (BIOS, CDFW 2024a) and All About Birds (Cornell Lab of Ornithology 2022a) and eBird (Cornell Lab of Ornithology 2022b). Rincon compiled the results of the literature review and database queries into a preliminary list of special-status species with potential to occur within the Project Site vicinity. The list of special-status biological resources was determined based on documented occurrences in the USGS quadrangle search area and species known to occur in the region based on the expert opinions of local biologists. The results and analysis of the database queries were compiled into a table presented as ***Exhibit B***.

There are no documented occurrences of endangered, threatened, or rare species on the Project Site. No special status plant species have identified potential to occur on the Project site. Seven fauna species have low potential to occur on the Project Site, and the Project Site does not offer suitable habitat for any of these species. Fauna species with moderate-to-high potential to occur on the Project Site include Crotch's bumble bee (*Bombus crotchii*), monarch butterfly (*Danaus plexippus plexippus pop.*), and Cooper's hawk (*Accipiter cooperii*). The Project Site does not offer suitable nesting or roosting habitat for Crotch's bumble bee or monarch butterfly, although individuals may transit through the Project Site while foraging in areas adjacent to the Project Site. Suitable nesting and foraging habitat are present in the vicinity of the Project Site for Cooper's hawk, and there are multiple occurrences of Cooper's hawk documented within one mile of the Project Site. Although the Project would require the removal or relocation of existing trees and palms to facilitate the proposed improvements, nesting bird surveys would be conducted by a qualified biologist prior to any tree removal occurring during the nesting bird season.

Therefore, the Project does not have the potential to result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S Fish and Wildlife Service. Therefore, the impact on endangered, threatened, or rare species would be *less than significant*.

4.b-c) Natural Communities; Wetland and Riparian Habitats

Santa Barbara is largely built out and urban in character; however, the City contains substantial areas of relatively undisturbed native habitats. The Project is located in an urban environment and comprises developed and ornamental land cover and various non-native trees. There are no natural communities, wetlands, or riparian habitats on site. The Project would have no substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The Project would have no substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, there is *no impact* on natural communities, wetlands or riparian habitats.

4.d) Wildlife Dispersal and Migration Corridors

There are no wildlife dispersal or migration corridors on site. The Project would not interfere substantially with the

movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is *no impact* to wildlife dispersal or migration corridors.

4.e) Local Ordinances

The Project does not conflict with any local policies or ordinances protecting biological resources, such as the Tree Preservation Ordinance [SBMC 15.24], however, the proposed Project includes the protection of 36 trees, the relocation of 3 trees, the removal of 52 trees, and the planting of 46 new trees as described in the Arborist Report (RRM 2023). None of the trees planned for removal are California native species. Therefore, the Project is considered *less than significant* in terms of Project consistency with local ordinances and plans.

4.f) Adopted Conservation Plans

The Project does not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. *No impact* would occur.

Biological Resources – Mitigation/Condition of Approval

No mitigation is required. Refer to ***Exhibit C*** for Standard Conditions of Approval Applicable to Project.

Biological Resources – Residual Impacts

No significant residual impact.

5. CULTURAL AND TRIBAL CULTURAL RESOURCES Would the Project:	**Level of Significance**
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA §15064.5?	Potentially Significant Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA §15064.5?	Potentially Significant Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less than Significant Impact
d) Cause a substantial effect on an important tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with important cultural value to a California Native American tribe, and that is: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1.1(k), or ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence and within consideration of the views of California Native American tribes, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1?	Potentially Significant Impact

Cultural and Tribal 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 Barbareño Chumash flourished in coastal plains now encompassed by the City. Spanish exploration 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.

Tribal Cultural Resources are defined in Public Resources Code (PRC) Section 21074.1 as sites, features, places, cultural landscapes, sacred places, and objects that have cultural value to Native American tribes. A tribal cultural resource can be included on or eligible for a national, state, or local register of historical resources. In addition, the City can determine that a tribal cultural resource is significant even if it has not been evaluated as eligible for a national, state, or local register.

Impact Evaluation Guidelines: Archaeological, historical, and tribal cultural impacts are evaluated based on review of available cultural resource documentation, data gathered from records searches, and consultation with tribal representatives. Existing conditions on a site are assessed to identify whether important or unique resources exist, based on criteria specified in the State CEQA Guidelines §15064.5 and City Master Environmental Assessment Guidelines for Archaeological Resources and Historical Structures and Sites, summarized as follows:

1. Contains information needed to answer important scientific research questions and there exists a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with an important prehistoric or historic event or person.
4. Is depicted on the City's Archeological Resources Reports Location Map.
5. Is designated, or meets criteria for inclusion on a national, state, or local landmark or historic resource register. This includes, but is not limited to, the National Register of Historic Places, National Historic Landmarks, California Register of Historical Resources, California Registered Historical Landmarks, City of Santa Barbara Landmarks, and City of Santa Barbara Structures of Merit.
6. Is associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
7. Is determined by the City to be significant, based on substantial evidence.
8. Constitutes a tribal cultural resource based on statutory criteria and/or consultation with Native American tribal representatives.

If important resources exist on the site, Project changes are evaluated to determine whether they would substantially affect important resources. A Project could have a significant impact if it may cause a substantial adverse change in the characteristics of a resource that convey its significance or justify its eligibility for inclusion in a national, state, or local register. Impacts may include physically damaging, destroying, or altering all or part of a resource, altering the characteristics of the surrounding environment that contribute to the resource's significance, neglecting the resource to the extent that it deteriorates or is destroyed, or the incidental discovery of a resource without proper notification and protocols.

Cultural and Tribal Cultural Resources – Existing Conditions and Project Impacts

5.a) Historical Resources

Santa Barbara's diverse cultural heritage is reflected in the broad range of heritage resources within the City. Heritage resources include archaeological sites, and historical buildings, structures, sites, objects, and districts. Individual historical resources include structures used for habitation, work, recreation, education, and religious worship. The City Municipal Code (Chapter 30.57) also defines an historic district as a delineated geographic area of the City (or a noncontiguous grouping of real properties within the City) where most of the properties within the district are thematically architecturally related and possess historical significance, special character, or aesthetic value, including, but not limited to, a distinct section of the City possessing a significant concentration of cultural resources which are united historically or aesthetically either by plan or by physical development.

The Project is in the City's El Pueblo Viejo (EPV) Landmark District. The Project Site contains and is in close proximity to known historical resources. The design of the Project is being carefully reviewed with the HLC for consistency with the surrounding resources and the EPV Design Guidelines. A Phase 1 Historic Structures Sites Report (HSSR) was prepared by Post/Hazeltine Associates in 2011 and a Phase 2 HSSR was prepared by Post/Hazeltine Associates in 2024. The effect

on surrounding historic resources is considered *potentially significant* as there are known environmental impacts. Further review in the Project EIR is needed to determine whether there are feasible mitigation measures and/or alternatives to reduce the impact.

5.b) Archaeological Resources

The Project Site contains several areas of archaeological sensitivity, including the Spanish Colonial & Mexican Archaeology (1782-1849), 1850 Hispanic Archaeological, American City Archaeological and the Early 20th Century Archaeological. The Project Site also contains known archaeological resources, and the Project may have an effect on the condition of the resource. The exact location of archaeological resources should remain confidential.

In 2011, a Phase I Archaeology Study was conducted by Applied Earthworks, and it was determined that the Plaza is a prime area for archaeological materials and artifacts, and therefore, a Phase II study should be conducted to determine the level of significance. The Phase I was originally conducted for a prior Plaza renovation Project that did not proceed. In 2020, as part of the current Plaza Revitalization Project, Applied Earthworks conducted a Phase II Archaeology Study. The Phase II confirmed that this space is in fact an aera of significance for archaeological materials. Pursuant to the Phase II conclusions, a Phase III work plan was created by Applied Earthworks, submitted and reviewed by Dr. Michael Glassow at the University of California Santa Barbara (UCSB) and by HLC, and approved by HLC on September 27, 2023. The Phase III work plan was based on the Conceptual Design Plan and the depths of excavation plan for the Plaza, Storke Placita, and De La Guerra Street. The Archaeology Phase III work plan is submitted with the Planning Application and outlines the process for the Phase III work, the goals, the areas of excavation and the approximate timing, and the monitoring that would be needed during construction.

The effect on archaeological resources is considered *potentially significant*. Further review in the Project EIR is needed to determine whether there are feasible mitigation measures and/or alternatives to reduce the impact.

5.c) Human Remains

There is no evidence that the site contains any human remains. Standard conditions of approval for the Project include procedures pursuant to State regulations for the unanticipated discovery of human remains. To minimize or avoid potential impacts, if any human remains are discovered, all construction activities would cease, and the Santa Barbara County Coroner would be contacted in accordance with 14 California Code of Regulations (CCR) Section 15064.5(e). If the coroner determines that the human remains are of Native American origin, the Native American Heritage Commission (NAHC) would be notified to determine the Most Likely Descendent (MLD) for the area. The MLD would make recommendations for the arrangements for the human remains per Public Resources Code (PRC) Section 5097.98. With adherence to the City's MEA Guidelines for Archaeological Resources and Historic Structures and Sites as described in mandatory conditions of approval, the impacts to human remains would be *less than significant*.

5.d) Tribal Cultural Resources

The City provided an opportunity for Native American tribal consultation regarding the potential effects of the Project on tribal cultural resources to tribes that had requested notification by the City on CEQA Projects, in compliance with Assembly Bill 52. In addition to the initiation of Native American consultation, the City submitted a request for review of the Native American Heritage Commission's (NAHC's) Sacred Lands Inventory File. Standard conditions of approval for the Project include procedures pursuant to State regulations for the unanticipated discovery of tribal cultural resources. Consultation is not complete, therefore, impacts on tribal cultural resources would be *potentially significant*, and will be discussed in the Project EIR.

Cultural Resources – Mitigation/Conditions of Approval

The City will provide an opportunity for Native American tribal consultation regarding the potential effects of the Project on tribal cultural resources in compliance with Assembly Bill 52. Notification will take place concurrent with the issuance of the Notice of Preparation (NOP).

Potentially significant impacts to archaeological resources, historic resources, and tribal cultural resources are currently anticipated to be discussed in the Project EIR, and applicable Mitigation Measures and Conditions of Approval will be discussed alongside the Project EIR analysis/conclusions regarding these topics. Refer to ***Exhibit C*** for Standard Conditions of Approval Applicable to Project.

Cultural Resources – Residual Impacts

Potentially significant environmental impacts to historical resources, archaeological resources, and tribal cultural resources will be evaluated in the Project EIR.

6. ENERGY Would the Project:	**Level of Significance**
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during Project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than Significant Impact
b) Conflict with a state or local plan for renewable energy or energy efficiency?	Less than Significant Impact

Energy – Discussion

Issues: Issues include the potential for the Project to result in impacts on energy conservation and/or consumption. A Project may have the potential to cause such impacts if it would result in the inefficient, wasteful, or unnecessary consumption of energy from sources including construction and operational equipment, electricity, natural gas, and transportation fuel supplies and/or resources.

Impact Evaluation Guidelines: A Project has the potential to result in a significant impact if it would:

1. Use large amounts of fuel or energy in an unnecessary, wasteful, or inefficient manner;
2. Constrain local or regional energy supplies, affect peak and base periods of electrical or natural gas demand, require or result in the construction of new electrical generation and/or transmission facilities, or necessitate the expansion of existing facilities, the construction of which could cause significant environmental effects; or
3. Conflict with existing energy standards, including standards for energy conservation.

Energy – Existing Conditions and Project Impacts

6.a-b) Energy Conservation and Consumption

The Project is required to comply with applicable Building and Energy Codes. The Project would not expend substantial energy or wasteful, inefficient, or unnecessary energy, nor conflict with energy plans or policies. Project energy impacts would be *less than significant*.

Energy – Mitigation

No mitigation is required.

Energy – Residual Impacts

No significant residual impact.

7. GEOLOGY AND SOILS Would the Project:	**Level of Significance**
a) Earthquake Hazards: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic conditions: i. Rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42) ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Tsunami?	Less than Significant Impact
b) Geologic or Soil Instability: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, collapse, or sea cliff failure? Be located on expansive soils, as defined the Uniform Building Code, creating substantial direct or indirect risk to life or property?	Less than Significant Impact
c) Erosion: Result in substantial soil erosion or the loss of topsoil?	Less than Significant Impact
d) Septic System: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact
e) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No Impact

Geology and Soils – Discussion

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

Erosion is the movement of rocks and soil from the Earth's surface by wind, rain, or running water. Several factors influence erosion, such as topography, the size of soil particles (larger particles are more prone to erosion), and vegetation cover, which prevents erosion. Projects in areas with high erosion potential could reduce natural ground cover, create exposed cut or fill slopes and increase loss of surface soils and downstream sedimentation. Removal of vegetation and increased earthwork would potentially expose soils to erosion.

Unique geologic features are features that are unique to the field of geology and typically embody distinct characteristics of a geological principle, provide important information to the field of geology, and/or are the best example of its kind locally or regionally. Paleontological resources include fossils, which are the preserved remains or traces of animals, plants, and other organisms from prehistoric time (i.e., the period before written records). Fossils and traces of fossils are preserved in sedimentary rock units (formed by the deposition of material at the Earth's surface) and are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance or natural causes, such as erosion by wind or water.

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

1. Exposure of people or structures to risk of loss, injury, or death involving unstable earth conditions due to: seismic conditions (such as earthquake faulting, ground shaking, liquefaction, or seismic waves); landslides; sea cliff retreat; or expansive soils.
2. 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.
3. Substantial erosion of soils.
4. Placement of a septic system in an area with soils not capable of adequately supporting disposal of waste water or where waste water could potentially cause unstable conditions or water quality problems.
5. Loss or damage to a unique geological feature or paleontological resource.

Geology and Soils – Existing Conditions and Project Impacts

7.a-b) Seismic and Geologic Hazards

Fault Rupture:

As with most of Southern California, the Project Site is within a seismically active area where active faults could produce substantial ground shaking. Faults in the Project vicinity may have some potential for ground surface rupture during earthquakes of significant magnitude. Per the Geotechnical Engineering Report (Earth Systems 2022), the site does not lie within any of the special study zones delineated for fault rupture hazard by the City of Santa Barbara or the California Division of Mines and Geology. The known faults located nearest to the site are the Mesa fault, which is located approximately 3,000 feet southwest of the site, and the Mission Ridge fault, which is located about 1.5 miles north of the site. The Project will comply with the conclusions and recommendations of the Geotechnical Engineering Report. Therefore, it appears that the hazard posed by fault rupture is low and the Project will have a *less than significant* impact on fault rupture.

Ground Shaking and Liquefaction:

According to California Geological Survey maps showing the earthquake shaking potential in California, there is a medium to high intensity of ground shaking and damage potential that could occur from future earthquakes (California Geological Survey 2015). The City of Santa Barbara Master Environmental Assessment report noted the liquefaction potential for the site is considered moderate, and there is potentially shallow groundwater. Per the Geotechnical Engineering Report (Earth Systems 2022), an examination of the existing site conditions indicated groundwater was encountered at a depth of 19 feet and based on the plasticity of the finer grained soils, these soils are expected to exhibit clay like behavior during earthquake cyclic loading. Further, standard penetration tests conducted in the borings indicated that the soils within the tested depth are in a variably dense state. The report concluded strength loss and post-liquefaction consolidation are not thought to be significant concerns and is therefore considered to have a *less than significant* impact.

Tsunami:

The Project Site is not located in a tsunami hazard zone and would not directly or indirectly cause potential substantial

adverse effects. Therefore, the Project impact on the tsunami hazard zone is considered *less than significant*.

Landslides:

The Project Site is located within the low and very low landslide potential areas. The Project will not involve any grading activities that would affect slope stability and landslide potential. The Project would be compliant with Building Codes and General Plan policies and is therefore considered to have a *less than significant* impact on slope stability and landslide potential.

Sea Cliff Retreat:

The Project Site is not within the vicinity of sea cliffs, therefore, there are *no impacts* to sea cliff retreat.

Subsidence:

The Project Site is located in an area with moderate erosion potential, low to moderate seismic settlement, and high expansive soils. Expansive soils contain clay that can shrink and swell with changes in moisture content, which can damage buildings and foundations by repeated swelling of the supporting soil. In the event unsuitable expansive soils are encountered during excavation and compaction those soils will be removed and replaced with suitable fill. Standard construction practices for testing soil for settlement potential and obtaining fill for the Project that does not contain expansive soils will result in a *less than significant* impact related to subsidence or expansive soils.

Expansive Soils:

According to the City of Santa Barbara Master Environmental Assessment, the Project Site has highly expansive soils. The Project's potential to cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic conditions is considered *less than significant*. The Project Site would not become unstable as a result of the Project, in a manner that could result in on- or off-site landslide, lateral spreading, subsidence, collapse, or sea cliff failure. While the Project site does contain highly expansive soils, the improvements to the existing development would not create substantial direct or indirect risk to life or property. The effect on seismic and geologic hazards is considered *less than significant*.

7.c) Soil Erosion

The City of Santa Barbara Master Environmental Assessment report noted there is moderate erosion potential for the Project site. Due to the nature of the existing features, and proposed improvements, the erosion potential is low as there is little to no vegetation ground cover, soil compaction, and existing slopes on site. The Project activities would not contribute to significant erosion or hydrology changes that could result in siltation or sedimentation, therefore the effect on soil erosion is considered *less than significant*.

7.d) Septic Systems

The proposed Project would not include the use of any septic tanks or alternative wastewater disposal systems. Facilities requiring plumbing will be connected to the City's existing sewer system. *No impact* would occur regarding the adequacy of soils to support septic and alternative wastewater systems.

7.e) Unique Geological Features and Paleontological Resources

The Project Site does not contain any unique geological features, sedimentary bedrock formations, rock outcrops, or known paleontological resources. *No impact* would occur to unique geological features or paleontological resources.

Geology and Soils – Mitigation

No mitigation is required.

Geology and Soils – Residual Impacts

No significant residual impact.

8. HAZARDS AND HAZARDOUS MATERIALS Would the Project:	**Level of Significance**
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than Significant Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than Significant Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than Significant Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact
e) For a Project located within the Santa Barbara County Association of Governments (SBCAG) Airport Land Use Plan, Airport Influence Area, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	Less than Significant Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than Significant Impact

Hazards and Hazardous Materials – 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. Hazards issues include the exposure of people or structures to airport hazards or other types of hazards.

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

1. Siting of incompatible Projects in close proximity to existing sources of safety risk, such as pipelines, industrial processes, railroads, airports, etc.
2. Exposure of Project occupants or construction workers to un-remediated soil or groundwater contamination.
3. Exposure of persons or the environment to hazardous substances due to the improper use, storage, transportation, or disposal of hazardous materials.
4. Physical interference with an emergency evacuation or response plan.

Emergency access is discussed in Section 15, Transportation and Circulation. Toxic air contaminants are discussed in Section 2, Air Quality and Greenhouse Gas Emissions. Wildland fire hazards are discussed in Section 17, Wildfire.

Hazards and Hazardous Materials – Existing Conditions and Project Impacts

8.a-b) Public Health

The transport, use, and disposal of hazardous materials used or removed during proposed Project activities would be conducted in compliance with applicable federal, state, and local laws pertaining to the safe handling, transport, and disposal of hazardous materials, including the Federal Resource Conservation and Recovery Act (RCRA), which includes requirements for hazardous solid waste management; the California Department of Toxic Substances Control (DTSC) Environmental Health Standards for the Management of Hazardous Waste (CCR Title 22, Division 4.5), which includes standards for generators and transporters of hazardous waste. Therefore, there would be *less than significant*.

8.c) Hazardous Emissions

The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school therefore, the impact is *less than significant*.

8.d) Hazardous Materials Sites

The Project Site contains a Leaking Underground Storage Tank (LUST) Cleanup Site (T0608300146**)** with a "case closed" status as of October 28, 1993. The potential contaminates of concern was gasoline, and the potential medium of concern was soil. A Phase I Environmental Site Assessment was prepared by Dudek (2024) to evaluate the site conditions. Because of the potential for these contaminants at the Project Site, the *potentially significant* impacts will be further evaluated in the EIR.

8.e) Public Safety

The Project is located more than 250' from U.S. Highway 101, railroad, airport, and industrial facilities. The only school within the Project's vicinity is La Cuesta High School, which is 0.3 miles away. The ongoing use of the Plaza would not involve any usage of hazardous materials. Use of hazardous materials would occur during the construction phase which would be typical for use of construction equipment such as fuel. Therefore, impacts to public safety would be *less than significant.*

8.f) Emergency Evacuation and Response

The Project would be required to be consistent with the City Emergency Operations Plan. Per the City's MEA Report, De La Guerra Street is not identified as a City Wildland Evacuation Route. Nearby evacuation routes include State Street to the west, and E Canon Perdido Street to the north. Closing the portion of De La Guerra between Anacapa and State Street is not anticipated to impact emergency response. Should emergency response need access to the Plaza, the retractable bollards can be lowered to allow for vehicular access. The Project has been reviewed by the City's Fire Department staff and Traffic Engineering staff as part of the Planning Application and review process. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, therefore, the effect on emergency evacuation and response is *less than significant.*

Hazards and Hazardous Materials – Mitigation

Potentially significant hazards to the public or the environment associated with hazardous materials sites are currently anticipated to be discussed in the Project EIR. Further analysis in the Project EIR will determine if mitigation measures are required.

Hazards and Hazardous Materials – Residual Impacts

Potentially significant hazards to the public or the environment associated with hazardous materials sites will be evaluated in the Project EIR.

9. LAND USE AND PLANNING Would the project:	**Level of Significance**
a) Physically divide an established community?	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental impact?	Less than Significant Impact

Land Use and Planning – Discussion

Issues: Certain land uses have the potential to result in incompatibility with existing surrounding land uses or activities. Typically, development applications for General Plan Amendments, Rezones, Conditional Use Permits, Performance Standard Permits, and certain modifications have the greatest potential to result in land use compatibility issues. Incompatibility can result from a proposed Project's generation of noise, odor, safety hazards, traffic, visual effects, or other environmental impacts.

Impact Evaluation Guidelines: Significant impacts may result from a Project that would create a physical barrier that would substantially impact circulation within an established neighborhood. Significant impacts may result from a Project where an inconsistency with the General Plan, Municipal Code, or Coastal Land Use Plan (if applicable) would result in an adverse environmental effect. Analysis should focus on regulations, standards, and policies that relate to avoiding or mitigating environmental impacts, and an assessment of whether any inconsistency with these standards creates a significant physical impact on the environment.

Certain land uses have the potential to result in conflicts with existing surrounding land uses or activities. Typically, development applications for General Plan Amendments, Rezones, Conditional Use Permits, Performance Standard Permits, and certain Modifications have the greatest potential to result in land use compatibility issues. Conflicts can result from generation of noise, odor, safety hazards, traffic, visual effects, or other environmental impacts.

Land Use and Planning – Existing Conditions and Project Impacts

9.a) Physically Divide a Community

The Project Site is located downtown in the urban core of the City of Santa Barbara and key objectives of the Project are to enhance the urban core and would not physically divide an established community. There would be *no impact*.

9.b) Conflict with a Plan or Policy that would Avoid or Mitigate an Environmental Impact

The Project does not include a General Plan Amendment, however, a Zoning Map Amendment is requested for the grassy area of the Plaza currently zoned "P-R". A revision to the Parks Resolution No.17-074 would also be requested to change the designation and remove the grassy area and Storke Placita from the "Community Park" category. The General Plan designation of "Institutional" use would not change. A series of public meetings would be held for the adoption of the Zoning Amendment. The Project and the Zoning Map Amendment would not result in land use incompatibility that could generate an effect on the environment. Therefore, there is a *less than significant* impact in terms of conflicting with a Plan or Policy that would avoid or mitigate an environmental impact.

City of Santa Barbara General Plan:

The Project would be required to comply with the applicable provisions of the General Plan, therefore it is considered to have a *less than significant* impact.

Ordinance Provisions:

The Project would be required to comply with applicable City Municipal Code provisions for development, including zoning requirements, development permitting procedures, grading, building, and landscape design, lighting, energy efficiency, provision of public improvements and utilities, construction provisions, storm water management, fire code provisions, and noise ordinance. Furthermore, the Project is consistent with C-G and P-R zoning and is consistent with the Institutional land use designation. Therefore, the Project is considered to have a *less than significant* impact.

Land Use and Planning – Mitigation

No mitigation is required.

Land Use and Planning – Residual Impacts

No residual impact.

10. MINERAL RESOURCES Would the Project:	**Level of Significance**
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	No Impact
b) Result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	No Impact

Mineral Resources – Discussion

Issues: A mineral is a naturally occurring chemical element or compound formed from inorganic processes (not biological in origin). Minerals include metals, rock, sand, petroleum products, and geothermal resources. The City has no active aggregate operations within its jurisdiction, and no quarry or mine operations are pending reactivation or initiation.

Impact Evaluation Guidelines: A significant impact could occur from Projects that result in the loss of known mineral resources, or loss of mineral resource recovery sites including quarries and petroleum extraction sites.

Mineral Resources – Existing Conditions and Project Impacts

10.a-b) Loss of Known Mineral Resource or Mineral Resource Recovery Site

The Project Site contains no known important or protected mineral resources. The Project Site is located within a highly urbanized area of the City and the potential for previously unknown mineral resources to be identified onsite is low. Therefore, the Project would not result in the loss of availability of a mineral resource or a mineral resource recovery site and *no impact* would occur.

Mineral Resources – Mitigation

No mitigation is required.

Mineral Resources – Residual Impacts

No residual impact.

11. NOISE Would the Project result in:	**Level of Significance**
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Less than Significant Impact
b) Generation of excessive ground borne vibration or ground borne noise levels?	Less than Significant Impact
c) Siting of a land use in an area with noise levels exceeding City General Plan noise policies and land use compatibility guidelines?	Less than Significant Impact
d) For a Project located within the vicinity of a private airstrip or the SBCAG Airport Land Use Plan/Airport Influence Area, would the Project expose people residing or working in the Project area to excessive noise levels?	No Impact

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. Similarly, construction techniques such as pile driving and blasting and land uses such as the railroad can present issues of groundborne vibration. If groundborne vibration is excessive, it can impact the integrity of structures and can affect sensitive land uses.

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

Ambient noise levels are determined as averaged 24-hour weighted levels, using the Day-Night Noise Level (L_{dn}) or Community Noise Equivalence Level (CNEL) measurement scales. The L_{dn} averages the varying sound levels occurring over the 24-hour day and gives a 10 decibel penalty to noises occurring between the hours of 10:00 p.m. and 7:00 a.m. to take into account the greater annoyance of intrusive noise levels during nighttime hours. Since L_{dn} is a 24-hour average noise level, an area could have sporadic loud noise levels above 60 dBA 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 level. 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 pile drivers, 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 may generate noise levels of more than 80 or 90 dBA 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 dBA at a distance of 50 feet. 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 SBMC) 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.

Aircraft traffic also creates intermittent higher noise levels and is a major source for noise in the communities surrounding the Santa Barbara Airport. The Airport is located outside of the continuous boundary of the City, and areas affected by aircraft noise include several neighborhoods within the City of Goleta, UCSB, and unincorporated areas of the County. The Santa Barbara Airport's Noise Compatibility Program and the Airport Land Use Plan provide noise abatement procedures and policies for the airport to minimize noise; guidelines for placement of noise sensitive land uses near the airport, and mitigation measures to prevent impacts to residential areas from airport noise.

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

Project Noise Generation: Substantial noise and/or vibration from Project operations (such as stationary mechanical equipment) or grading and construction activities (such as the use of pile drivers) in close proximity to noise-sensitive receptors for an extensive duration. Exposure to noise levels of 100 dBA for longer than 15 minutes, or 85 dBA for more than 8 hours, has the potential to result in harmful health effects. A vibration study is required for Projects that will use pile drivers.

Ambient Noise Levels: Siting of a Project such that persons would be subject to long-term ambient noise levels in excess of the Noise Element land use compatibility guidelines as follows. The guidelines include maximum interior and exterior noise levels.

1. Interior noise levels are of primary importance for residences due to the health concerns associated with continued exposure to high interior noises. Projects not meeting interior noise levels would have significant noise impacts.
2. For exterior noise levels, there are two levels of noise:
    a. "Clearly unacceptable" exterior levels are those levels above which it would be prohibitive, even with mitigation, to achieve the maximum interior noise levels, and the outdoor environment would be intolerable for the assigned use. Projects exceeding the maximum "clearly unacceptable" noise levels would have significant noise impacts.
    b. "Normally unacceptable" noise levels are those levels which it is clear that with standard construction techniques maximum interior noise levels will be met and there will be little interference with the land use. Projects below the maximum "normally unacceptable" noise levels would have less than significant noise impacts.
    c. Projects with exterior noise levels exceeding the "normally acceptable" level and below the maximum "clearly unacceptable" level are evaluated on a case by case basis to identify mitigation to achieve the "normally acceptable" exterior levels to the extent feasible and to determine the level of significance of the noise exposure.

The following are the maximum interior and exterior noise levels for common land uses in the City:

- Commercial (retail, restaurant, etc.) and Office (personal, business, professional): Normally acceptable maximum exterior ambient noise level of 75 dBA L_{dn}; clearly unacceptable maximum exterior noise level of 80 dBA L_{dn}; maximum interior noise level of 50 dBA L_{dn}.
- Residential: Normally acceptable maximum exterior ambient noise level of 60 dBA Ldn in single family zones and 65 dBA L_{dn} in non-residential or multi-family residential zones); clearly unacceptable maximum exterior noise level of 75 dBA L_{dn}; maximum interior noise level of 45 dBA L_{dn}.

Aircraft Noise: Project site location near the Airport that would result in excessive noise exposure for Project residents or employees.

Noise – Existing Conditions and Project Impacts

11.a-b) Increased Noise Level and Ground-Borne Vibration from Project

Temporary Construction Noise and/or Vibration:

Anticipated construction equipment would mainly consist of a small backhoe for digging activities related to the underground trash receptacles, foundations, and the water tank for the water feature. In addition, concrete will be poured for foundation pads. No pile driving is anticipated. Estimated construction duration is 9-12 months. La Cuesta High School is the closest sensitive receptor, which is located 0.3 miles to the northeast of the Project. Construction noise generally comes from construction equipment and truck trips, however, these noise levels will adhere to the decibel limits set by the City, and noise conditions after construction will resume to the same noise conditions prior to construction. The Contractor must comply with the Noise Control requirements stated under General Conditions §7.20 (Noise Control) and the Noise Ordinance (Chapter 9.16 of the SBMC) which 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 (7AM to 5PM) and motorized equipment operations and provides criteria for defining nuisance noise in general. Adhering to the noise control requirements will ensure the short-term construction-related noise effects are considered *less than significant*.

Long-Term Operational Noise:

The Project does not have the potential to create an overall increase in the noise levels associated with its long-term operations; however, there would be events held in the Plaza that would involve amplified noise. Events would be subject to the City's Noise Ordinance, General Plan noise policies and land use compatibility guidelines. Furthermore, such events (i.e. special events or temporary events) would require permits which would ensure compliance with applicable City ordinances, policies and guidelines. The effect of long-term operational noise as a result of the Project would be *less than significant.*

11.c) Exposure to High Noise Levels

The Project does not include a sensitive land use and is not adjacent to existing sources of elevated noise levels. Events in the Plaza would involve amplified noise, however, events are subject to the City's Noise Ordinance and City General Plan noise policies and land use compatibility guidelines. Therefore, there is *less than significant* in terms of exposure to elevated noise levels. Standard conditions of approval would be applied, including neighborhood notification prior to construction, construction hours limitation, and construction equipment sound control (***Exhibit C***).

11.d) Aircraft Noise

The Project is not located within the vicinity of the Santa Barbara Airport nor any private airstrip. *No impact* would occur.

Noise – Mitigation/Conditions of Approval

No mitigation is required. Refer to ***Exhibit C*** for Standard Conditions of Approval Applicable to Project.

Noise – Residual Impact

Less than significant.

12. POPULATION AND HOUSING Would the Project:	**Level of Significance**
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	Less than Significant Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact

Population and Housing – Discussion

Issues: Population and housing issues include induced population growth that would strain environmental resources within the City or require new infrastructure or development, the construction of which could result in environmental impacts. The loss of housing units would displace populations and increase demand for housing within the City.

Impact Evaluation Guidelines: A potentially significant population and housing impact may occur if:

1. 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.
2. Loss of a substantial number of people or housing units, especially loss of lower cost housing.

Population and Housing – Existing Conditions and Project Impacts

12.a) Growth-Inducing Impacts

The Project would enhance an existing public facility, rather than develop a new facility. The Project would not involve a substantial increase in major public facilities such as extension of water or sewer lines or roads that would facilitate other growth in the area. The Project would not involve employment growth that would increase population or housing demand. Growth-inducing impacts would be *less than significant* because the Project site is in an urbanized area that is currently served by all required infrastructure.

12.b) Housing Displacement

The Project would not involve any displacement of people or housing. *No impact* would result from the Project.

Population and Housing – Mitigation

No mitigation is required.

Population and Housing – Residual Impact

No significant residual impact.

13. PUBLIC SERVICES AND UTILITIES Would the Project:	**Level of Significance**
a) Require or result in the relocation or construction of new or expanded storm water drainage facilities or expansion of water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects?	Less than Significant Impact
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?	Less than Significant Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	Less than Significant Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than Significant Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than Significant Impact
f) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: i. Fire Protection? ii. Police Protection? iii. Schools? iv. Parks? v. Other Public Facilities?	No Impact

Public Services and Utilities – Discussion

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

Water: The City of Santa Barbara's water supply comes primarily from the following sources, with the actual share of each determined by availability and level of customer demand: Lake Cachuma and Tecolote Tunnel; Gibraltar Reservoir, Devils Canyon and Mission Tunnel; groundwater; State Water Project Table A allotment; desalination; and recycled water. Conservation and efficiency improvements are projected to contribute to the supply by offsetting demand

that would otherwise have to be supplied by additional sources. The Long-Term Water Supply Program (LTWSP) for the planning period 2011-2030 outlines a strategy to use the above sources to meet the City's estimated system demand (potable plus recycled water) of 14,000 acre-feet per year (AFY), plus a 10 percent safety margin equal to 1,400 AFY, for a total water supply target of 15,400 AFY. The LTWSP concludes that the City's water supply is adequate to serve the anticipated demand plus safety margin during the planning period.

Sewer: The maximum capacity of the El Estero Water Resource Center is 11 million gallons per day (MGD), with current average daily flows in 2020 of 6 MGD. In 2010, the City certified a citywide Program Final Environmental Impact Report (FEIR) for the Plan Santa Barbara General Plan Update. This FEIR concluded that the increased wastewater flows to El Estero Water Resource Center are enough to accommodate the growth planned through 2030 for the City. The FEIR also concluded that the increased wastewater flows into the City's collection systems would not substantially contribute to current problems of offsite inflow and infiltration of wastewater flows from the City's system.

Solid Waste: 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. These thresholds are utilized by the City to analyze solid waste impacts. 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 percent annual increase (approximately 4,000 tons per year) in solid waste generation over the 15-year period. The County's threshold for Project specific impacts to the solid waste system is 196 tons per year (this figure represents 5% of the expected average annual increase in solid waste generation [4000 tons per year]) for Project operations. Source reduction, recycling, and composting can reduce a Project's waste stream by as much as 50 percent. 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 per 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 (4,000 tons per year), which equates to 40 tons per year, is considered adverse significant cumulative impact.

The County of Santa Barbara adopted revised solid waste generation thresholds and guidelines in October 2008. According to the County's thresholds of significance, any construction, demolition or remodeling Project of a commercial, industrial or residential development that is projected to create more than 350 tons of construction and demolition debris is considered to have a significant impact on solid waste generation. The County's 350 ton threshold has not been formally adopted by the City; however, it provides a useful method for calculating and analyzing construction waste generated by a Project.

Facilities and Services: In 2010, the City certified a citywide General Plan EIR. The EIR concluded that under existing conditions as well as the projected planned development and all studied alternatives, all public services (police, fire, library, public facilities, governmental facilities, electrical power, natural gas and communications) could accommodate the potential additional growth until 2030. The FEIR also determined that growth in the City under the General Plan would not result in a considerable contribution to cumulative impacts on public services on the South Coast.

Schools: None of the school districts in the South Coast have been designated "overcrowded" as defined by California State law. Per California Government Code Section 66000, the City collects development impact fees from new development to offset the cost of providing school services/additional infrastructure to accommodate new students generated by the development.

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

1. Inadequate water, sewage disposal, or utility facilities or capacity to serve the Project.
2. Substantial increase in solid waste disposal to area sanitary landfills that would result in a disproportional use of remaining landfill capacity.
3. Creation of a substantial need for increased police department, fire department, public facility maintenance, or government services staff or equipment.
4. Generation of substantial numbers of students exceeding public school capacity where schools have been designated as overcrowded.

Public Services and Utilities – Existing Conditions and Project Impacts

13.a-c) Water and Sewer

Water:

The Project would have a negligible increase in operational demand for water and would have minor water use for dust control during demolition and construction. Three single use, self-cleaning public restrooms and a water feature utilizing recycled and recirculated water will be constructed. The temporary water use associated with demolition and construction would have no adverse effects on water supply. New landscaping would be compliant with City of Santa Barbara guidelines and regulations for drought tolerant plants, vegetation and irrigation. Therefore, the change in water use would not significantly impact the City's water supply.

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

The potential increase in demand from the proposed Project would constitute a *less than significant* impact to the City water supply, treatment, and distribution facilities.

Sewer:

The Project is within the anticipated growth rate for the City projected in the certified General Plan EIR (2011) and therefore, the City's existing water treatment and distribution facilities would adequately serve the proposed Project's three public restrooms. The replaced water and sewer mains will not result in an increase in capacity.

Increased sewage treatment associated by the Project can be accommodated by the existing City sewer system and sewage treatment plant and would represent a *less than significant* impact.

13.d-f) Solid Waste Generation/ Disposal

Existing and surrounding land uses are served by Marborg. Waste is taken to the Tajiguas Landfill owned and operated by the County of Santa Barbara. It can process up to 1,500 tons of trash per day.

Long-Term (Operational). The Project would result in negligible additional solid waste generation or disposal in the long-term. Therefore, the impact on long-term solid waste is *less than significant*.

Short-Term (Demolition and Construction).

The Project is not estimated to generate more than 350 tons of construction and demolition debris, therefore the Project would have a *less than significant* impact related to short-term solid waste.

13.g) Police, Fire, Schools, and Public Facilities

The Project Site is in an urban area where all public services are available. 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 that anticipated in the General Plan EIR. The Project would be served with connections to existing public services for gas, electricity, cable, and telephone traversing the site, as well as access to existing roads, all of which can accommodate the minor increase in demand generated by the Project.

Typical land uses that are associated with increased use of police, fire, school and public facility services are housing, commercial and industrial developments. None of those land uses are proposed for this Project, therefore, *no impact* would occur to schools or other public facilities or services.

Public Services and Utilities – Mitigation

No mitigation is required.

Public Services and Utilities – Residual Impacts

No significant residual impact.

14. RECREATION Would the Project:	**Level of Significance**
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than Significant Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than Significant Impact
c) Result in substantial loss or interference with existing park space or other public recreational facilities (such as hiking, cycling or horse trails)?	Less than Significant Impact

Recreation – Discussion

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

Impact Evaluation Guidelines: Recreation impacts may be significant if the Project would result in:

1. Substantial increase in demand for park and recreation facilities in an area under-served by existing public park and recreation facilities.
2. 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

14.a-b) Recreational Demand

The Project would enhance an existing public Plaza and provide an additional passive recreational amenity for the City. The Project will not increase the demand on existing park facilities, through the increase of population, to the extent that could cause physical deterioration or necessitate the construction of new facilities which would result in environmental impacts. The Project would have a *less than significant* impact on recreational demand.

14.c) Existing Recreational Facilities

The Project Site contains two areas designated as "Community Park" per Chapter 30.40, the grassy area of the Plaza, and Storke Placita. As noted above in the Land Use and Planning discussion, the Project would include a request for a Zoning Map Amendment to remove the "community park" designation. If the Zoning Amendment is approved through a series of public meetings, the Project would still enhance the public Plaza and provide additional recreational facilities beyond what currently exists. The Project would not result in development or construction that would interfere with park or recreation facilities, therefore, there is a *less than significant* on recreational facilities.

Recreation – Mitigation

No mitigation is required.

Recreation – Residual Impacts

No residual impact.

15. TRANSPORTATION AND CIRCULATION Would the Project:	**Level of Significance**
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	Less than Significant Impact
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3 (Determining the Significance of Transportation Impacts)?	Less than Significant Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant Impact
d) Result in inadequate emergency access?	Less than Significant Impact

Transportation and Circulation – Discussion

Issues: Transportation issues include traffic, access, circulation and safety. Vehicle, bicycle and pedestrian, and mass transit modes of transportation are all considered, as well as emergency vehicle access.

The City General Plan Circulation Element contains policies addressing circulation, vehicle traffic, and alternative mode travel in the City. Vehicle traffic and alternative mode policies are also contained in other adopted City planning documents, including the Nonresidential Growth Management Ordinance, Pedestrian Master Plan, Bicycle Master Plan, Upper State Street Plan, etc., as well as regional transportation plans.

Impact Evaluation Guidelines: State legislation Senate Bill (SB) 743 revises the approach for analyzing transportation impacts of Projects under CEQA. The legislation identifies the use of vehicle miles traveled (VMT) or similar approaches as the most appropriate measure for determining transportation impacts as alternative metrics for assessing the environmental impact of vehicle transportation (as an air quality and GHG impact) transportation impacts in CEQA reviews. The change to VMT is meant to focus development in urban centers and to encourage land use and transportation planning decisions that reduce and minimize VMT, which is GHG emissions generator.

On December 28, 2018, the California Natural Resources Agency certified and adopted proposed revisions to CEQA Guidelines § 15064.3, which includes new criteria for determining the significance of a Project's transportation impacts. In December 2023, the City adopted Master Environmental Assessment Guidelines for Transportation Analysis intended to implement § 15064.3. Therefore, the following thresholds reflect the City's approach to addressing the specific guidance set forth in § 15064.3 regarding thresholds of significance for VMT and transportation impacts.

Vehicle Miles Traveled:

A CEQA Transportation Analysis is required for any Project undergoing review pursuant to CEQA, that is not otherwise exempt. A Project may be presumed to have a less than significant impact on transportation if it meets one or more screening criteria.

The screening for Projects presumed to have less than significant impacts is intended to incentivize development in areas where vehicle trips are shorter or where other modes of transportation are supported. The screening criteria therefore limits the technical analysis of CEQA transportation impacts to those Projects which have the potential of significant impacts.

The State Office of Planning and Research (OPR) Technical Advisory identified Project conditions to be reviewed at the CEQA Checklist stage to determine if a Project can be presumed to have a less than significant CEQA transportation impact or if a specialized study in conformance with these guidelines is required for the determination. Consistent with OPR guidance, Project conditions that may be presumed to have less than significant CEQA transportation impacts include the following:

- Small Projects (a Project that generates 250 or fewer daily net vehicle trips on an average weekday)
- Projects located within ½ mile of an Existing Major Transit Stop or ¼ mile of an Existing High-Quality Transit Corridor
- Neighborhood serving retail
- Affordable housing
- Accessory building or Accessory Dwelling Units (ADU's)

Circulation and Traffic Safety:

1. 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.
2. Diminish or reduce effectiveness, adequacy, or safety of pedestrian, bicycle, or public transit circulation.
3. Result in inadequate emergency access on-site or to nearby uses.
4. Conflict with regional and local plans, policies, or ordinances regarding the circulation system, including pedestrian, bicycle, and public transportation.

Transportation and Circulation – Existing Conditions and Project Impacts

15.a) Bicycle/Pedestrian/Public Transit

A transit stop exists mid-block on Anacapa Street between De La Guerra Street and E Ortega Street. This transit stop is anticipated to provide adequate transit resources for the Project demands. Santa Barbara Metropolitan Transit District's (MTD) Line 20 serves the area with frequent headways. Anacapa Street does not have a bicycle lane, but State Street, parallel to the Project, has a dedicated bike lane and is currently closed to vehicular traffic. The enhancements to the Plaza include the change to a pedestrian-only Plaza serve the area's pedestrian needs. Project impacts associated with pedestrian, bicycle or public transit facilities would be *less than significant* because the new Plaza would not result in a substantial increase in the need for new transit facilities, bike lanes, or sidewalks in the area. Pedestrians and bicyclists would continue to share the existing right-of-way.

15.b) Vehicle Miles Traveled

Per the SBCAG map, the Project is located within a transit priority area. The Project does not involve any new vehicle-generating uses. Larger events would occur at the Plaza than what currently exist, however, the larger events would not be considered daily VMT in accordance with the relevant thresholds of significance. Given the Project is within a transit priority area and does not involve any new vehicle-generating uses, the Project is appropriate to screen from further analysis consistent with the Master Environmental Assessment Guidelines for Transportation Analysis which implement § 15064.3, and the effect on vehicle miles traveled is considered less than significant.

15.c-d) Access/ Circulation/ Safety Hazards

Short-Term Construction Access and Circulation:

The Project would generate construction-related traffic that would occur over the 9-12-month construction period and would vary depending on the stage of construction. Temporary construction traffic is generally considered an adverse but not significant impact. Average Daily Traffic (ADT) is the average number of vehicles that travel through a specific point on a road over a period of time. According to the City's MAPS, the ADT on State Street was low at < 1,000 vehicles, however, the 700 block of State Street, adjacent to the Project site, is temporarily closed to vehicular traffic. De La Guerra Street, Anacapa Street and East Ortega Street all have ADT between 1,000 and 5,000 vehicles. In this case, given low 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, including restrictions on the hours permitted for construction trips outside of peak traffic hours, approval of routes for construction traffic, and designation of specific construction staging and parking areas (***Exhibit C***).

Operational Access and Circulation:

Anacapa Street is a two-lane arterial roadway that is fully improved along the Project frontage. The Project proposes minor changes to the existing roadway alignment and lane configurations on Anacapa Street. Access to the proposed development would be provided by a single driveway from Anacapa Street. The driveway has been designed to provide adequate sight distance to and from the intersection of the driveway with De La Guerra Street. The Project would also close De La Guerra Street to vehicles between Anacapa and State Street; however, retractable bollards would allow for vehicular access when necessary. The purpose of closing this segment of De La Guerra Street is to create a pedestrian-only Plaza. The closure of this block of De La Guerra Street is consistent with the City's Circulation Element policies and implementation strategies (5.3, 5.5, and 5.7), which encourage closing streets to create pedestrian Plazas and reduce dependence on the automobile. The City's Principal Traffic Engineer has determined that there would be no significant circulation effects that would result from this closure. Early consultation with the City's Principal Traffic Engineer and Transportation Planning staff was documented in the Public Works case PBW2021-02173. Subsequent transportation review occurred throughout the Planning Application review process in Planning cases PLN2019-00576 and PRE2022-00138. Loading activities would still occur on Anacapa Street and State Street. If necessary, emergency and fire access can be taken from De La Guerra Street by lowering the retractable bollards. Furthermore, the Project Site is located in an urbanized area and there are no incompatible uses that would result in a vehicle mix that could increase traffic hazards.

The City Fire Department has determined that adequate emergency and fire access is provided for the Project based on the feedback provided during the Planning Application review process. Therefore, proposed Project impacts associated with vehicular access, circulation and evacuation related to the Project site would be *less than significant* because it has been reviewed and found adequate by the City's Public Works, Engineering and Transportation Divisions, and Fire Department.

Transportation and Circulation – Mitigation/Conditions of Approval

No mitigation is required. Refer to ***Exhibit C*** for Standard Conditions of Approval Applicable to Project.

Transportation and Circulation – Residual Impact

No significant residual impact.

16. WATER QUALITY AND HYDROLOGY Would the Project:	**Level of Significance**
a) Groundwater: i. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin? ii. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade groundwater quality?	Less than Significant Impact
b) Surface Water: i. Substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion, siltation, or flooding on- or offsite? ii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? iii. Substantially affect water quality within a creek? iv. Conflict with or obstruct implementation of a water quality control plan?	Less than Significant Impact
c) Flood Risk: In flood hazard zones: i. Substantially exacerbate existing hazard conditions to persons or property? ii. Risk release of pollutants due to Project inundation? iii. Conflict with floodway or floodplain regulations?	Less than Significant Impact

Water Quality and Hydrology – Discussion

Issues: Water resources issues include changes in surface drainage, creeks, surface water quality, groundwater quantity and quality, flooding, and inundation.

Impact Evaluation Guidelines: A significant impact would result from:

Water Resources and Drainage:

1. Substantially changing the amount of surface water in any water body or the quantity of groundwater recharge.
2. 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.
3. Altering drainage patterns or affecting creeks in a way that would cause substantial erosion, siltation, on- or off-site flooding, or impacts to sensitive biological resources. See also Section 4, Biological Resources.

Water Quality:

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

The City of Santa Barbara updated the Storm Water Management Program (SWMP) in 2020, and the Plan is implemented through City ordinance provisions. The purpose of the SWMP is to implement and enforce a program designed to reduce the discharge of pollutants to the "maximum extent practicable" to protect water quality. The SWMP addresses discharge of pollutants both during construction and after construction. The water quality treatment requirement is to retain and treat the 1-inch, 24-hour storm event. The peak runoff discharge rate requirement is that the peak runoff discharge rate shall not exceed the pre-development rate up to the 25-year storm. The volume reduction requirement is to retain on site the volume difference between pre- and post-conditions for the 25-year, 24-hour storm or the 1-inch storm (whichever is larger).

Flooding and Inundation Hazards:

1. Locating development within floodway or 100-year flood hazard area; substantially altering the course or flow of flood waters or otherwise exacerbating flood hazard to persons or property.
2. Exposing people or structures to substantial unmitigated risk involving inundation.

Water Quality and Hydrology – Existing Conditions and Project Impacts

16.a) Groundwater Quantity and Quality

During construction, the Project would not require use of groundwater as the contractor would use trucked in water for dust mitigation and other construction uses on site. The Project would ensure no construction materials contaminate the groundwater through standard best management practices and preparing and following a required Stormwater Pollution Prevention Plan (SWPPP). De-watering during construction is not anticipated. Therefore, impacts during construction would be *less than significant*. Operation of the Project would result in *no impacts* to groundwater quantity or quality.

16.b) Drainage, Stormwater Runoff, and Water Quality and Creeks

The Project is not adjacent to or near a creek, therefore the impact to creeks is *less than significant*.

The City and State require that onsite capture, retention, and treatment of storm water be incorporated into the design of the Project. Pursuant to the City's SWMP and the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges, the City requires that any increase in stormwater runoff (based on a 25-year storm event) be retained onsite and that Projects be designed to capture and treat the calculated amount of runoff from the Project Site for a one-inch storm event, over a 24-hour period. The Project includes a system recommended by the City's Creeks Division to capture and treat runoff prior to discharging into the public drainage system. The system involves capturing the stormwater in drains, it is then piped to a larger gravel area under the surface materials and then into aggregate stone columns approximately 4' in diameter that go to a depth that penetrates the clay soil and delivers the water to soil that will infiltrate the water. A Preliminary Hydrology and Storm Water Quality Report (RRM Design Group 2023), indicates that the peak runoff flow rate has been accounted for in the design of the Project. The proposed storm water management plan complies with the City's SWMP requirements. Additionally, the Project is subject to standard conditions of approval, building codes, and federal and state regulatory programs that have been established to minimize impacts to water quality resulting from construction operations. Compliance with City and State stormwater capture, retention, and treatment requirements would ensure that impacts associated with drainage, stormwater, and surface water quality would be *less than significant*.

16.c) Flooding

The Project Site is located in the flood hazard zone "X"; however, this flood zone is considered moderate to low risk of flooding and is not in an area prone to regular flooding. The flooding potential would not change following Project completion, nor would the Project substantially alter the course or flow of flood waters. Therefore, impacts related to flooding would be *less than significant*.

Water Quality and Hydrology – Mitigation

No mitigation is required.

Water Quality and Hydrology – Residual Impact

No significant residual impact.

17. WILDFIRE If the Project is located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	**Level of Significance**
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less than Significant Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, or thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	Less than Significant Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuelbreak, emergency water sources, power lines, or other utilities) that may exacerbate fire risks or that may result in temporary or ongoing impacts to the environment?	Less than Significant Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding, landslides, or mud flows, as a result of runoff, post-fire slope instability, or drainage changes?	No Impact

Wildfire – Discussion

Issues: Wildfire issues include exposure of persons and structures to wildfire, air pollutants, and post-wildfire slope instability. Structural losses or damage from wildfires often result from inappropriate siting of development within or adjacent high fire hazard areas, the use of inappropriate construction materials or landscaping, and presence of biofuel mass. Recent wildfire events in California indicate that wildfire behavior is changing, and the duration and frequency of wildfire events are increasing. The 2017 Thomas Fire in Santa Barbara and Ventura Counties was the largest wildfire in California history at the time, burning over 250,000 acres. This ultimately led to the subsequent debris flow event in January 2018, which gravely impacted the Montecito community.

The California Department of Forestry and Fire Protection (CALFIRE) defines fire hazard severity zones based on the presence of biofuel mass, climate, topography, assets at risk (high population centers), and an agency's ability to provide fire protection services to an area. The City contains state responsibility lands within the Very High Fire Hazard Severity Zone (VHFHSZ) within the Santa Barbara foothills. In addition, the City has also designated areas within the City as high fire hazard severity zones within the Community Wildfire Protection Plan (CWPP).

Impact Evaluation Guidelines: A significant impact would result from:

1. Siting of development in a very high fire hazard severity zone or beyond adequate emergency response time, with inadequate access, infrastructure, or water pressure, or otherwise in a manner that creates a fire hazard.
2. Impairment or conflict with the CWPP or other emergency response plan.
3. Exposing people or structures to post-fire slope instability, mud or debris flows.

Wildfire – Existing Conditions and Project Impacts

17.a-c) Wildfire Risk and Consistency with Existing Emergency and Wildfire Plans and Regulations

The Project Site is not located within a high fire hazard area as identified in the CWPP or CALFIRE Fire Hazard Severity Zone maps. The Project characteristics do not contribute to wildfire risk. Project would be consistent with the CWPP and Emergency Operations Plan. The effect on wildfire risk is *less than significant.*

17.d) Post-wildfire Flooding or Mud Slides

There is no recent wildfire history in relation to the Project location. The Project Site is not susceptible to slope instability or downstream flooding as the site is relatively flat. The Project would have *no impact* on post-wildfire flooding or mud slides.

Wildfire – Mitigation

No mitigation is required.

Wildfire – Residual Impacts

No significant residual impact.

18. MANDATORY FINDINGS OF SIGNIFICANCE.	YES	NO
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X	
b) Does the Project have 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	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X	

18.a) Biological and Cultural Resources

As discussed in Section 4, Biological Resources, the Project, with the implementation of standard conditions of approval, 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 5, Cultural and Tribal Cultural Resources, the Project may have potentially significant impacts to important archaeological, historic, and tribal cultural resources, therefore, these topics have been identified in this Initial Study as having potentially significant impacts, and will be further evaluated in the Project EIR.

18.b) Cumulative Impacts

Sections 1 through 17 of this Initial Study consider potential cumulative impacts to environmental resources. As discussed in these sections, the Project would have potentially significant impacts related to cultural resources and hazardous materials. Only these impacts have been identified as possibly contributing to cumulative impacts, and result in significant cumulative impacts on the environment. The potential for cumulative impacts related to cultural resources and hazardous materials will be further analyzed in the Project EIR. For all other issue areas, the Project would have either direct or indirect impacts that have been determined to be less than significant, with standard conditions of approval. The assessment of these impacts did not identify residual impacts, or a contribution to a cumulative impact.

The Project consists of revitalizing the Plaza; therefore, the impacts of the Project are generally restricted to the Plaza, and would not adversely affect resources outside of the Project footprint. Other impacts with regard to noise and dust from construction are short-term, and as a result, the effects of the Project would not combine with impacts from other Projects and would not result in new or substantially more severe impacts beyond those identified in this Project. Therefore, the potential for cumulative impacts related to cultural resources and hazardous materials would be further analyzed in the Project EIR, and the Project would not contribute considerably to cumulative impacts for any other environmental topic.

18.c) Other Environmental Effects on Humans

The Project has the potential to result in environmental effects related to hazardous materials; as a result, this topic will be further evaluated in the Project EIR. No other environmental effects have been identified that would cause substantial adverse effects on human beings, either directly or indirectly.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

An MMRP will be prepared for the EIR.

EXHIBITS:

A. Project Plans

B. Standard Conditions Applicable to Project

REFERENCES

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.

Project-Specific Sources

Arborist Report prepared for the City of Santa Barbara by RRM Design Group (2023)

Conceptual Design Plan prepared for the City of Santa Barbara by RRM Design Group (2024)

Geotechnical Engineering Report prepared for the City of Santa Barbara by Earth Systems (2022)

Historic Structures/Sites Report/Cultural Landscape Study Plaza de la Guerra prepared for the City of Santa Barbara Community Development Department by Post/Hazeltine Associates (2011)

Infiltration Testing prepared for the City of Santa Barbara by Earth Systems (2019)

MAPS Environmental Assessment Mapping (2024) City of Santa Barbara

Phase 1 Archaeological Resources Report prepared for the City of Santa Barbara by Applied Earthworks (2011)

Phase 2 Archaeological Investigation prepared for the City of Santa Barbara by Applied Earthworks (2020)

Phase 2 Historic Structures/Sites Report for De La Guerra Plaza prepared for the City of Santa Barbara by Post Hazeltine Associates (2024)

Phase I Environmental Site Assessment prepared for the City of Santa Barbara by Dudek (2024)

Preliminary Hydrology and Storm Water Quality Report prepared for the City of Santa Barbara by RRM Design Group (2024)

Work Plan for Phase 3 Archaeological Data Recovery prepared for the City of Santa Barbara by Applied Earthworks (2023)

General Sources

Air Pollution Control District Santa Barbara Standards

Bicycle Master Plan (2016) City of Santa Barbara

California Building Code as adopted by City

California Department of Fish and Wildlife (2024a). California Natural Diversity Database (CNDDB), Rarefind V. Accessed August 2024.

California Department of Fish and Wildlife (2024b). Biogeographic Information and Observation System (BIOS). Available at: www.wildlife.ca.gov/data/BIOS. Accessed August 2024.

California Emissions Estimator Model (CalEEMod)

California Environmental Quality Act (CEQA) Statute & Guidelines

California Geological Survey (2016)

California Native Plant Society (2024). Inventory of Rare and Endangered Plants. V.7-08c-Interim 8- 22-02. Available at: www.rareplants.cnps.org. Accessed August 2024.

California Register of Historical Resources (CRHR). National Register of Historic Places. Available at: https://ohp.parks.ca.gov/?page_id=21237. Accessed on August 14, 2024

Clean Air Plan (2013) Santa Barbara County Air Pollution Control District

Climate Action Plan and EIR Addendum, City of Santa Barbara (2012)

Community Wildfire Protection Plan (CWPP) (2021) Dudek

Cornell Lab of Ornithology (2024a). All About Birds. Available at: https://www.allaboutbirds.org/. Accessed August 2024.

Cornell Lab of Ornithology (2024b). eBird: Available at: http://www.ebird.org. Accessed August 2024.

Emergency Operations Plan (2021) The City of Santa Barbara Office of Emergency Services

Environmental Thresholds and Guidelines Manual (2008) County of Santa Barbara Planning and Development

Envirostor web site, State Department of Toxic Substances Control

Erosion/Sediment Control Program (2012) City of Santa Barbara

Farmland of Statewide Importance Map, California Resources Agency

Fire Hazard Severity Zones Map for Santa Barbara (2023) CALFIRE

General Plan Certified Final Environmental Impact Report (2011) and Addenda, City of Santa Barbara

General Plan, City of Santa Barbara, and General Plan Map

Geology Assessment for the City of Santa Barbara

Geotracker website, State Water Resources Control Board. Geotracker. Available at: https://geotracker.waterboards.ca.gov/. Accessed on August 14, 2024

Institute of Traffic Engineers Trip Generation Manual

Local Coastal Plan (Main)

Long Term Water Supply Plan (2011) City of Santa Barbara

Master Environmental Assessment, MEA Guidelines, and MEA Maps

Technical Advisory on Evaluating Transportation Impacts in CEQA (2019) Office of Planning and Research

Ozone Plan (2022) Santa Barbara County Air Pollution Control District

Pedestrian Master Plan (2006) Alta Planning and Design

Potential Historic Structures/Sites List, City of Santa Barbara

Regional Growth Impacts Study (1980)

Santa Barbara Airport Land Use Compatibility Plan (2023) Santa Barbara County Association of Governments

Santa Barbara Airport’s Noise Compatibility Program

Santa Barbara County APCD Scope and Content of Air Quality Sections in Environmental Documents (2017)

Santa Barbara Municipal Code & City Charter

Special District Map

Storm Water Management Program SWMP, City of Santa Barbara

Upper State Street Area Design Guidelines (2009) City of Santa Barbara

Water Demand Factors Update Report (2009)

Zoning Ordinance & Zoning Map

ACRONYM GLOSSARY

ADA	Americans With Disabilities Act
ADT	Average Daily Traffic
APCD	Air Pollution Control District
APN	Assessor's Parcel Number
BIOS	Biogeographic Information and Observation System
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CARB	California Air Resource Board
CBD	Central Business District
CCR	California Code Of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFGC	California Fish And Game Code
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalence Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CRHR	California Register Of Historical Resources
CWPP	Community Wildfire Protection Plan
dB	Decibel
dB(A)	A-Weighted Decibel
DTSC	California Department Of Toxic Substances Control
EIR	Environmental Impact Report
EPV	El Pueblo Viejo District
FEIR	Final Environmental Impact Report
GHG	Greenhouse Gases
H2S	Hydrogen Sulfide
HLC	Historic Landmarks Commission
HSSR	Historic Structures Sites Report
Ldn	Day Night Average Sound Level
Leq	Equivalent Noise Level
LTWSP	Long-Term Water Supply Program
LUST	Leaking Underground Storage Tank

MAPS	Map Analysis And Printing System
MBTA	Migratory Bird Treaty Act
MEA	Master Environmental Assessment
MGD	Million Gallons Per Day
MLD	Most Likely Descendent
MND	Mitigated Negative Declaration
MT	Metric Tons
MTD	Metropolitan Transit District
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
NO2	Nitrogen Dioxide
O3	Photochemical Ozone
Pb	Lead
PEC	Project Environmental Coordinator
PM10	Course Particulate Matter
PM2.5	Fine Particulate Matter
PRC	Public Resources Code
RCRA	Federal Resource Conservation And Recovery Act
ROC	Reactive Organic Compounds
ROW	Right-Of-Way
SB	Senate Bill
SBCAG	Santa Barbara County Association Of Governments
SBMC	Santa Barbara Municipal Code
SO2	Sulfur Dioxide
SWPPP	Stormwater Pollution Prevention Plan
TAC	Toxic Air Contaminants
TGM	Technical Guide Manual For Stormwater Quality Control Measures
UCSB	University Of California Santa Barbara
USGS	United States Geological Survey
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Traveled

EXHIBITS

Exhibit A. Conceptual Design Plans

To view the Conceptual Design Plans visit https://santabarbaraca.gov/projects/de-la-guerra-plaza-revitalization-project

Exhibit B. Special Status Species with Potential to Occur in the Project Region

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Plants and Lichens				
Atriplex coulteri Coulter's saltbush	None/None G3/S2 1B.2	Perennial herb. Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland. Alkaline (sometimes), clay (sometimes). Elevations: 10-1510ft. (3-460m.) Blooms Mar-Oct.	Not Expected	Suitable coastal bluff scrub and coastal dune habitats, for the species are not present within the Project Area.
Atriplex serenana var. *davidsonii* Davidson's saltscale	None/None G5T1/S1 1B.2	Annual herb. Coastal bluff scrub, coastal scrub. Alkaline. Elevations: 35-655ft. (10-200m.) Blooms Apr-Oct.	Not Expected	Suitable coastal bluff scrub and coastal dune habitats, for the species are not present within the Project Area.
Baccharis plummerae ssp. *plummerae* Plummer's baccharis	None/None G3T3/S3 4.3	Perennial deciduous shrub. Broadleafed upland forest, chaparral, cismontane woodland, coastal scrub. Rocky. Elevations: 15-1395ft. (5-425m.) Blooms May-Oct.	Not Expected	Suitable forest, chaparral, woodland and coastal scrub habitat for this species is not present in the Project Area.
Calochortus catalinae Catalina mariposa lily	None/None G3G4/S3S4 4.2	Perennial bulbiferous herb. Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. In heavy soils, open slopes, openings in brush. Elevations: 50-2295ft. (15-700m.) Blooms (Feb)Mar-Jun.	Not Expected	Suitable chaparral, coastal scrub, and grassland habitat for this species is not present in the Project Area.
Calochortus fimbriatus late-flowered mariposa-lily	None/None G3/S3 1B.3	Perennial bulbiferous herb. Chaparral, cismontane woodland, riparian woodland. Serpentinite (sometimes). Elevations: 900-6250ft. (275-1905m.) Blooms Jun-Aug.	Not Expected	Suitable chaparral, woodland, and riparian woodland habitats, for the species are not present within the Project Area.
Calystegia sepium ssp. *binghamiae* Santa Barbara morning-glory	None/None G5TXQ/SX 1A	Perennial rhizomatous herb. Marshes and swamps. Elevations: 15-15ft. (5-5m.) Blooms Aug.	Not Expected	Suitable marsh and swamp habitats, for the species is not present within the Project Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Cercocarpus betuloides var. *blancheae* island mountain-mahogany	None/None G5T4/S4 4.3	Perennial evergreen shrub. Chaparral, closed-cone coniferous forest. Elevations: 100-1970ft. (30-600m.) Blooms Feb-May.	Not Expected	Suitable chaparral and coniferous forest habitats and soils for the species are not present within the Project Area.
Chorizanthe palmeri Palmer's spineflower	None/None G4/S4 4.2	Annual herb. Chaparral, cismontane woodland, valley and foothill grassland. Rocky, serpentinite. Elevations: 180-3100ft. (55-945m.) Blooms Apr-Aug.	Not Expected	Suitable habitat, soils, and elevations for the species are not present within the Project Area .
Convolvulus simulans small-flowered morning-glory	None/None G4/S4 4.2	Annual herb. Chaparral, coastal scrub, valley and foothill grassland. Clay, seeps, serpentinite. Elevations: 100-2430ft. (30-740m.) Blooms Mar-Jul.	Not Expected	Suitable coastal scrub and foothill grassland habitat is for the species is not present within the Project Area.
Deinandra paniculata paniculate tarplant	None/None G4/S4 4.2	Annual herb. Coastal scrub, valley and foothill grassland, vernal pools. Usually in vernally mesic sites. Sometimes in vernal pools or on mima mounds near them. Elevations: 80-3085ft. (25-940m.) Blooms (Mar)Apr-Nov.	Not Expected	Suitable coastal scrub, vernal pools and foothill grassland habitats for the species are not present within the Project Area.
Delphinium umbraculorum umbrella larkspur	None/None G3/S3 1B.3	Perennial herb. Chaparral, cismontane woodland. Mesic sites. Elevations: 1310-5250ft. (400-1600m.) Blooms Apr-Jun.	Not Expected	Suitable chaparral and woodland habitats for the species are not present within the Project Area and the species occurs at higher elevations than the Project Area.
Fritillaria ojaiensis Ojai fritillary	None/None G3/S3 1B.2	Perennial bulbiferous herb. Broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest. Rocky sites. Sometimes on serpentine; sometimes along roadsides. Elevations: 740-3275ft. (225-998m.) Blooms Feb-May.	Not Expected	Suitable chaparral, woodland, and coniferous habitats for the species are not present within the Project Area and the species occurs at higher elevations than the Project Area

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Galium cliftonsmithii Santa Barbara bedstraw	None/None G4/S4 4.3	Perennial herb. Cismontane woodland. Light shade, coastal canyons, dry banks. Elevations: 655-4005ft. (200-1220m.) Blooms May-Jul.	Not Expected	Suitable woodland habitat for the species is not present within the Project Area and the species occurs at higher elevations than the Project Area
Hordeum intercedens vernal barley	None/None G3G4/S3S4 3.2	Annual herb. Coastal dunes, coastal scrub, valley and foothill grassland, vernal pools. Vernal pools, dry, saline streambeds, alkaline flats. 5-. Elevations: 15-3280ft. (5-1000m.) Blooms Mar-Jun.	Not Expected	Suitable coastal dune, vernal pool, and grassland habitats for the species are not present in the Project Area
Horkelia cuneata var. *puberula* mesa horkelia	None/None G4T1/S1 1B.1	Perennial herb. Chaparral, cismontane woodland, coastal scrub. Sandy or gravelly sites. Elevations: 230-2660ft. (70-810m.) Blooms Feb-Jul(Sep).	Not Expected	Suitable woodland and coastal scrub habitat for the species are not present within the Project Area.
Juglans californica Southern California black walnut	None/None G4/S4 4.2	Perennial deciduous tree. Chaparral, cismontane woodland, coastal scrub, riparian woodland. Slopes, canyons, alluvial habitats. Elevations: 165-2955ft. (50-900m.) Blooms Mar-Aug.	Not Expected	Suitable riparian woodlands and alluvial habitats for the species are not present within the Project Area.
Juncus acutus ssp. *leopoldii* southwestern spiny rush	None/None G5T5/S4 4.2	Perennial rhizomatous herb. Coastal dunes, marshes and swamps, meadows and seeps. Moist saline places. Elevations: 10-2955ft. (3-900m.) Blooms (Mar)May-Jun.	Not Expected	Suitable coastal dunes, marshes, swamps and meadow habitats for the species are not present in the Project Area.
Lilium humboldtii ssp. *ocellatum* ocellated Humboldt lily	None/None G4T4?/S4? 4.2	Perennial bulbiferous herb. Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland. Yellow-pine forest or openings, oak canyons. Elevations: 100-5905ft. (30-1800m.) Blooms Mar-Jul(Aug).	Not Expected	Suitable woodland, coniferous forest, and oak canyon habitats for the species are not present in the Project Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Lonicera subspicata var. *subspicata* Santa Barbara honeysuckle	None/None G5T2?/S2? 1B.2	Perennial evergreen shrub. Chaparral, cismontane woodland, coastal scrub. Elevations: 35-3280ft. (10-1000m.) Blooms (Feb)May-Aug(Dec).	Not Expected	Suitable chaparral, woodland, and coastal scrub habitats for the species are not present in the Project Area
Malacothrix saxatilis var. *saxatilis* cliff malacothrix	None/None G5T4/S4 4.2	Perennial rhizomatous herb. Coastal bluff scrub. Coastal scrub. Elevations: 10-655ft. (3-200m.) Blooms Mar-Sep.	Not Expected	Suitable coastal bluff and coastal scrub habitats for the species are not present in the Project Area.
Monardella hypoleuca ssp. *hypoleuca* white-veined monardella	None/None G4T3/S3 1B.3	Perennial herb. Chaparral, cismontane woodland. Dry slopes. Elevations: 165-5005ft. (50-1525m.) Blooms (Apr)May-Aug(Sep-Dec).	Not Expected	Suitable chaparral and cismontane woodland habitats for the species are not present in the Project Area.
Nasturtium gambelii Gambel's water cress	FE/ST G1/S1 1B.1	Perennial rhizomatous herb. Marshes and swamps. Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. Elevations: 15-1085ft. (5-330m.) Blooms Apr-Oct.	Not Expected	Suitable freshwater and brackish water habitats for the species are not present in the Project Area.
Pelazoneuron puberulum var. *sonorense* Sonoran maiden fern	None/None G5T3/S2 2B.2	Meadows and seeps (seeps, streams). Along streams, seepage areas. 50-610m. Blooms Jan-Sep.	Not Expected	Suitable meadows and seep habitats for the species are not present in the Project Area.
Quercus dumosa Nuttall's scrub oak	None/None G3/S3 1B.1	Perennial evergreen shrub. Chaparral, closed-cone coniferous forest, coastal scrub. Generally on sandy soils near the coast; sometimes on clay loam. Elevations: 50-1310ft. (15-400m.) Blooms Feb-Apr(May-Aug).	Not Expected	Suitable chaparral, coniferous forest, and coastal scrub habitats for the species are not present in the Project Area.
Ribes amarum var. *hoffmannii* Hoffmann's bitter gooseberry	None/None G4?T3/S3 3	Perennial deciduous shrub. Chaparral, riparian woodland. Elevations: 15-3905ft. (5-1190m.) Blooms Mar-Apr.	Not Expected	Suitable chaparral, and riparian woodland habitats for the species are not present in the Project Area

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Sanicula hoffmannii Hoffmann's sanicle	None/None G3/S3 4.3	Perennial herb. Broadleafed upland forest, chaparral, cismontane woodland, coastal bluff scrub, coastal scrub, lower montane coniferous forest. Cool slopes in deep soil, often in moist shaded serpentine soils, or in clay soils. Elevations: 100-985ft. (30-300m.) Blooms Mar-May.	Not Expected	Suitable chaparral, woodland and coastal scrub habitats for the species are not present in the Project Area
Scrophularia atrata black-flowered figwort	None/None G2?/S2? 1B.2	Perennial herb. Chaparral, closed-cone coniferous forest, coastal dunes, coastal scrub, riparian scrub. Sand, diatomaceous shales, and soils derived from other parent material; around swales and in sand dunes. Elevations: 35-1640ft. (10-500m.) Blooms Mar-Jul.	Not Expected	No suitable coniferous forest, coastal dune or riparian scrub habitat is present in the Project Area.
Senecio astephanus San Gabriel ragwort	None/None G3/S3 4.3	Perennial herb. Chaparral, coastal bluff scrub. Rocky slopes. Elevations: 1310-4920ft. (400-1500m.) Blooms May-Jul.	Not Expected	No suitable chaparral or coastal bluff scrub habitat is present in the Project Area and this species occurs at higher elevations than the Project Area.
Thermopsis macrophylla Santa Ynez false lupine	None/SR G1/S1 1B.3	Perennial rhizomatous herb. Chaparral. In open areas such as fuel breaks, after burns; on sandstone. Elevations: 1395-4595ft. (425-1400m.) Blooms Apr-Jun.	Not Expected	No suitable chaparral habitat is present in the Project Area and the species occurs and higher elevations than the Project Area.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Invertebrates				
Bombus crotchii Crotch's bumble bee	None/SCE G2/S2	Coastal California east to the Sierra-Cascade crest and south into Mexico. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	Moderate Potential	There is poor quality nest habitat located in the Project Area. While no food plant genera is present in the Project Area, individuals may transit through the Project Area while foraging in areas adjacent to the Project Area.
Coelus globosus globose dune beetle	None/None G1G2/S1S2	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico. Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.	Not Expected	No coastal sand dune habitat is present within the Project Area.
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	FC/None G4T1T2Q/S2	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	Moderate Potential	No suitable roosting habitat for the species occurs within the Project Area. There is potential for the species to transit through the Project Area while foraging or migrating. There are several documented occurrences in the CDNND of individuals roosting within five miles of the Project Area (CDFW 2024b).

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Eugnosta busckana Busck's gallmoth	None/None G1G3/S2S3	Coastal southern California. Tiny micro-moth (1 cm) with larva forming galls on host plant Encelia californica (California brittlebush). Adult flight period is during winter, generally from November to February, and have been reported at UV lights and porch lights.	Low potential	Host plant for larva is not present in the Project Area. There is one documented occurrence 1 mile from the Project Area in 1999 but there is potential for attraction to artificial lighting present in the Project Area.
Fish				
Eucyclogobius newberryi tidewater goby	FE/None G3/S3 SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	Not Expected	The Project Area does not contain suitable brackish water and shallow lagoon habitat for the species.
Oncorhynchus mykiss irideus pop. 10 steelhead - southern California DPS	FE/SCE G5T1Q/S1	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.	Not Expected	The Project Area does not contain suitable aquatic habitat for the species.
Amphibians				
Rana draytonii California red-legged frog	FT/None G2G3/S2S3 SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Not Expected	The Project Area does not contain suitable riparian foraging or breeding habitat and is isolated by urban development.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Taricha torosa Coast Range newt	None/None G4/S4 SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.	Not Expected	The Project Area does not contain suitable foraging and aquatic breeding habitat and is isolated by urban development.
Reptiles				
Actinemys pallida southwestern pond turtle	FPT/None G2G3/SNR SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying. Occurs in southern California from Monterey County south to Los Angeles, Riverside, and San Diego Counties into northern Baja California, Mexico.	Not Expected	The Project Area does not contain suitable aquatic habitat and is isolated by urban development.
Anniella pulchra Northern California legless lizard	None/None G3/S2S3 SSC	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.	Low Potential	Loose sandy soils with sparse vegetation do not occur within the Project Area. There are two confirmed occurrences of the species documented in the CNDDB within five miles (CDFW 2024b).
Phrynosoma blainvillii coast horned lizard	None/None G4/S4 SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Not Expected	The Project Area does not contain suitable sandy wash habitat and is isolated by urban development. There are no confirmed occurrences of the species documented in the CNDDB within five miles (CDFW 2024b)

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Salvadora hexalepis virgultea coast patch-nosed snake	None/None G5T4/S3 SSC	Brushy or shrubby vegetation in coastal Southern California. Require small mammal burrows for refuge and overwintering sites.	Not Expected	The Project Area does not contain suitable loose soil habitat and is isolated by urban development. There are no confirmed occurrences of the species documented in the CNDDB within five miles (CDFW 2024b)
Thamnophis hammondii two-striped gartersnake	None/None G4/S3S4 SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	Not Expected	The Project Area does not contain suitable aquatic habitat and is isolated by urban development. There are no confirmed occurrences of the species documented in the CNDDB within five miles (CDFW 2024b)
Birds				
Accipiter cooperii Cooper's hawk	None/None G5/S4 WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.	High Potential	Suitable nesting and foraging habitat are present within the Project Area. There are multiple occurrences documented within one mile of the Project Area (Cornell Lab of Ornithology 2024a).

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Charadrius nivosus nivosus western snowy plover	FT/None G3T3/S3 SSC	Sandy beaches, salt pond levees and shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Not Expected	Suitable habitat for the species is not present within the Project Area. The site does not include sandy beaches, salt pond levees, or shores. A historical breeding and overwintering site is located in coastal dune habitat approximately 1.5 miles from the Project Area (, CDFW 2024b).
Coturnicops noveboracensis yellow rail	None/None G4/S2 SSC	Summer resident in eastern Sierra Nevada in Mono County. Freshwater marshlands.	Not Expected	Suitable freshwater marshland habitat for the species is not present within the Project Area. The most recent documented occurrence within 5 miles occurred in 1996 in coastal habitat (CDFW 2024b).
Egretta thula snowy egret	None/None G5/S4	Colonial nester, with nest sites situated in protected beds of dense tules. Rookery sites situated close to foraging areas: marshes, tidal-flats, streams, wet meadows, and borders of lakes.	Low Potential	There is low potential for this species to fly over the Project Area A known rookery is located 1.7 miles from the Project Area however no suitable aquatic foraging habitat and adjacent rookery habitat is present in the Project Area (CDFW 2024b)

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Elanus leucurus white-tailed kite	None/None G5/S3S4 FP	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Not Expected	The Project Area does not contain suitable open foraging or nesting habitat. There is low potential for the species to fly over since the Project Area is surrounded by dense urban development.
Laterallus jamaicensis coturniculus California black rail	None/ST G3T1/S2 FP	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	Not Expected	Suitable freshwater marshes, wet meadows, and shallow marshes of saltwater bordering larger bays are not present within the Project Area. There are no documented occurrences within five miles of the Project Area (Cornell Lab of Ornithology 2024a, CDFW 2024b).
Nycticorax nycticorax black-crowned night heron	None/None G5/S4	Colonial nester, usually in trees, occasionally in tule patches. Rookery sites located adjacent to foraging areas: lake margins, mud-bordered bays, marshy spots.	Low Potential	There is low potential for this species to fly over the Project Area A known rookery is located 1.7 miles from the Project Area however no suitable aquatic foraging habitat and adjacent rookery habitat is present in the Project Area (CDFW 2024b)

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Pelecanus occidentalis californicus California brown pelican	FD/SD G4T3T4/S3	Colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	Low Potential	Suitable coastal island nesting habitat is not present in the Project Area however the species known to roost in the Santa Barbara Harbor, approximately 1.8 miles from the Project Area. (Cornell Lab of Ornithology 2024a, CDFW 2024b).
Riparia riparia bank swallow	None/ST G5/S3	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	Not Expected	Suitable vertical banks/cliffs with near required for nesting are not present in the Project Area. There is one documented occurrence of an individual approximately 4.7 miles from the Project Area in 2011 (Cornell Lab of Ornithology 2024a).
Sternula antillarum browni California least tern	FE/SE G4T2T3Q/S2 FP	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	Not Expected	Suitable foraging and nesting habitats for the species is not present within the Project Area. The site does not include sandy beaches, alkali flats, or sparsely vegetated shores.

Scientific Name Common Name	Status	Habitat Requirements	Potential to Occur in Project Area	Habitat Suitability/ Observations
Mammals				
Corynorhinus townsendii Townsend's big-eared bat	None/None G4/S2 SSC	Occurs throughout California in a wide variety of habitats. Most common in mesic sites, typically coniferous or deciduous forests. Roosts in the open, hanging from walls & ceilings in caves, lava tubes, bridges, and buildings. This species is extremely sensitive to human disturbance.	Low Potential	Some suitable roosting habitat is present in the Project Area due to buildings. The Project area is surrounded by urban development that would cause disturbance to roosting sites.
Nyctinomops macrotis big free-tailed bat	None/None G5/S3 SSC	Low-lying arid areas in Southern California. Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	Low Potential	Suitable high cliff and rocky outcrop roosting habitats are not present in the Project Area. One individual was collected in 1996 within 5 miles of the Project Area (CDFW 2024b)

Exhibit C. Standard Conditions of Approval Applicable to Project

Air Quality-Related

AQ-1 Air Quality and Dust Control. The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.

h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.

i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

j. Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.

k. Diesel powered equipment should be replaced by electric equipment whenever feasible.

l. If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.

m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

n. All construction equipment shall be maintained in tune per the manufacturer's specifications.

o. The engine size of construction equipment shall be the minimum practical size.

p. 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. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

AQ-2 Asbestos & Lead-Containing Materials. Pursuant to APCD Rule 1001, the applicant is required to complete and submit an Asbestos Demolition / Renovation Notification form for each regulated structure to be demolished or renovated. The completed notification shall be provided to the Santa Barbara County APCD with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. Any abatement or removal of asbestos and lead-containing materials must be performed in accordance with applicable federal, State, and local regulations. Permits shall be obtained from the Air Pollution Control District prior to commencement of demolition of the structures containing asbestos and/or lead. Disposal of material containing asbestos and/or lead shall be in sent to appropriate landfills that are certified to accept this material.

Biological Resource-Related

a. **Tree Protection.** All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.

b. **Landscaping Under Trees.** Landscaping under the tree(s) shall be compatible with the preservation of the tree(s), as determined by the ABR.

c. **Oak Trees.** The following additional provisions shall apply to existing oak trees on site:

   i. No irrigation system shall be installed within three feet of the dripline of any oak tree.

   ii. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a ten to one (10:1) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.

   iii. The use of herbicides or fertilizer shall be prohibited within the drip line of any oak tree.

   iv. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree.

d. **During Construction.**

   i. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.

   ii. A qualified Arborist shall be present during any excavation beneath the dripline(s) of the tree(s) which are required to be protected. All excavation within the dripline(s) of the tree(s) shall be minimized and shall be done with hand tools.

   iii. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

   iv. Any root pruning and trimming shall be done under the direction of a qualified Arborist.

   v. No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.

   vi. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible,

replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

Cultural Resource-Related

Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may potentially 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, testing, documentation, collection, and curation of resources, etc. Measures will be implemented to ensure no significant impact involving important resources will result.

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

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

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

Construction Traffic-Related

CON-1 Haul Routes Require Separate Permit. Apply for a Public Works Permit to establish the haul route(s) for all construction-related trucks with a gross vehicle weight rating of three tons or more, entering or exiting the site. The Haul Routes shall be approved by the Transportation Engineer.

CON-2 Construction-Related Truck Trips. Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more 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.) in order to help reduce truck traffic on adjacent streets and roadways.

CON-3 Construction Parking. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation Manager.

CON-4 Construction Storage/Staging. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Transportation Manager with a Public Works permit.

Noise-Related

N-1 **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses, and residents within 300 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the (Project Environmental Coordinator and) Contractor(s), site rules and Conditions of Approval pertaining to construction activities, and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction.

N-2 **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m., and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays: New Year's Day (January 1st); Martin Luther King Jr Day (3rd Monday in January); President's Day (3rd Monday in February); Memorial Day (Last Monday in May); Independence Day (July 4th); Labor Day (1st Monday in September); Thanksgiving Day (4th Thursday in November); Day Following Thanksgiving Day (Friday following Thanksgiving); Christmas Day (December 25th). *When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday respectively shall be observed as a legal holiday.

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 City 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 said 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.

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

FIGURES

Figure 1. Project and Parcel Boundary Map – De La Guerra Plaza Revitalization Project

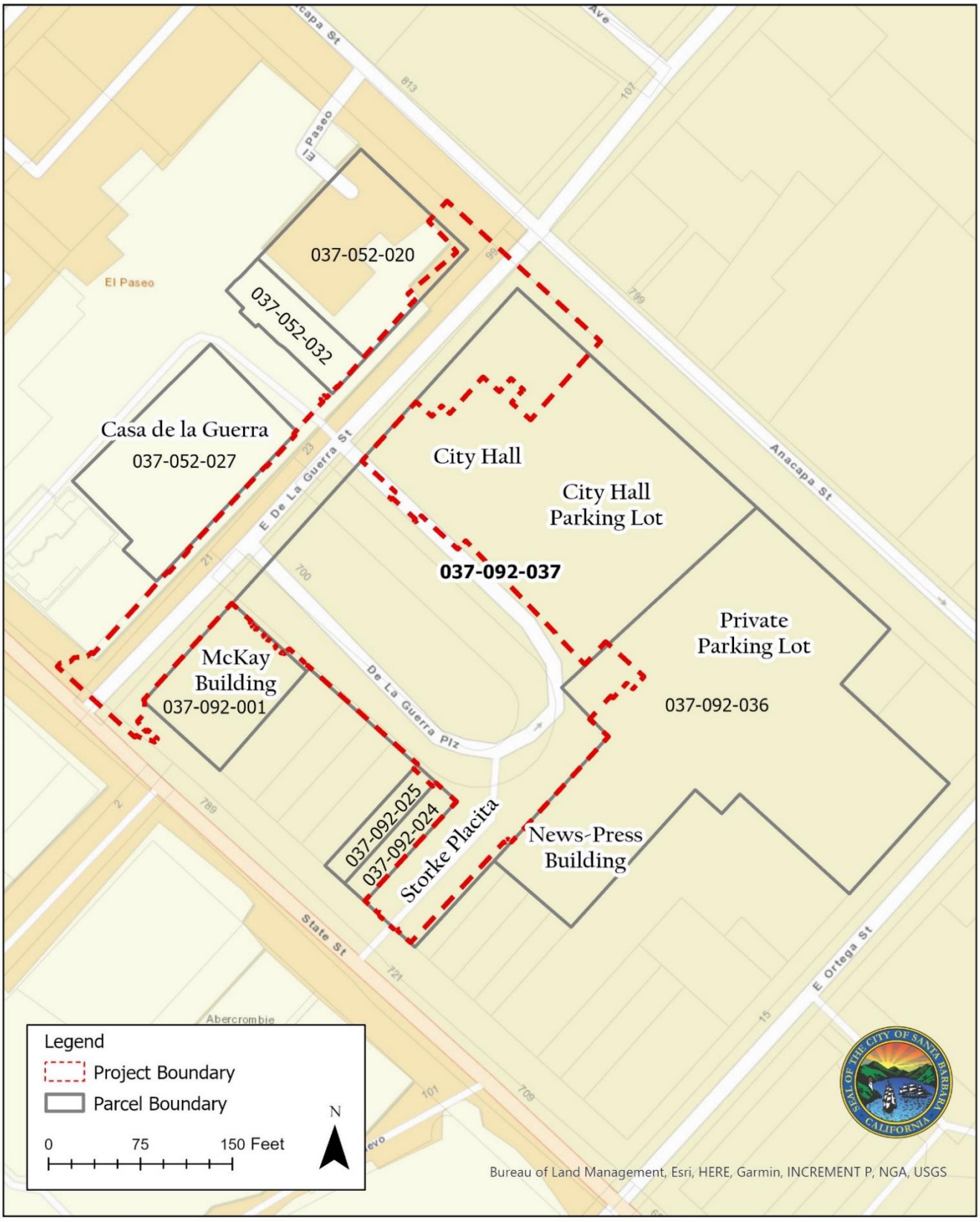
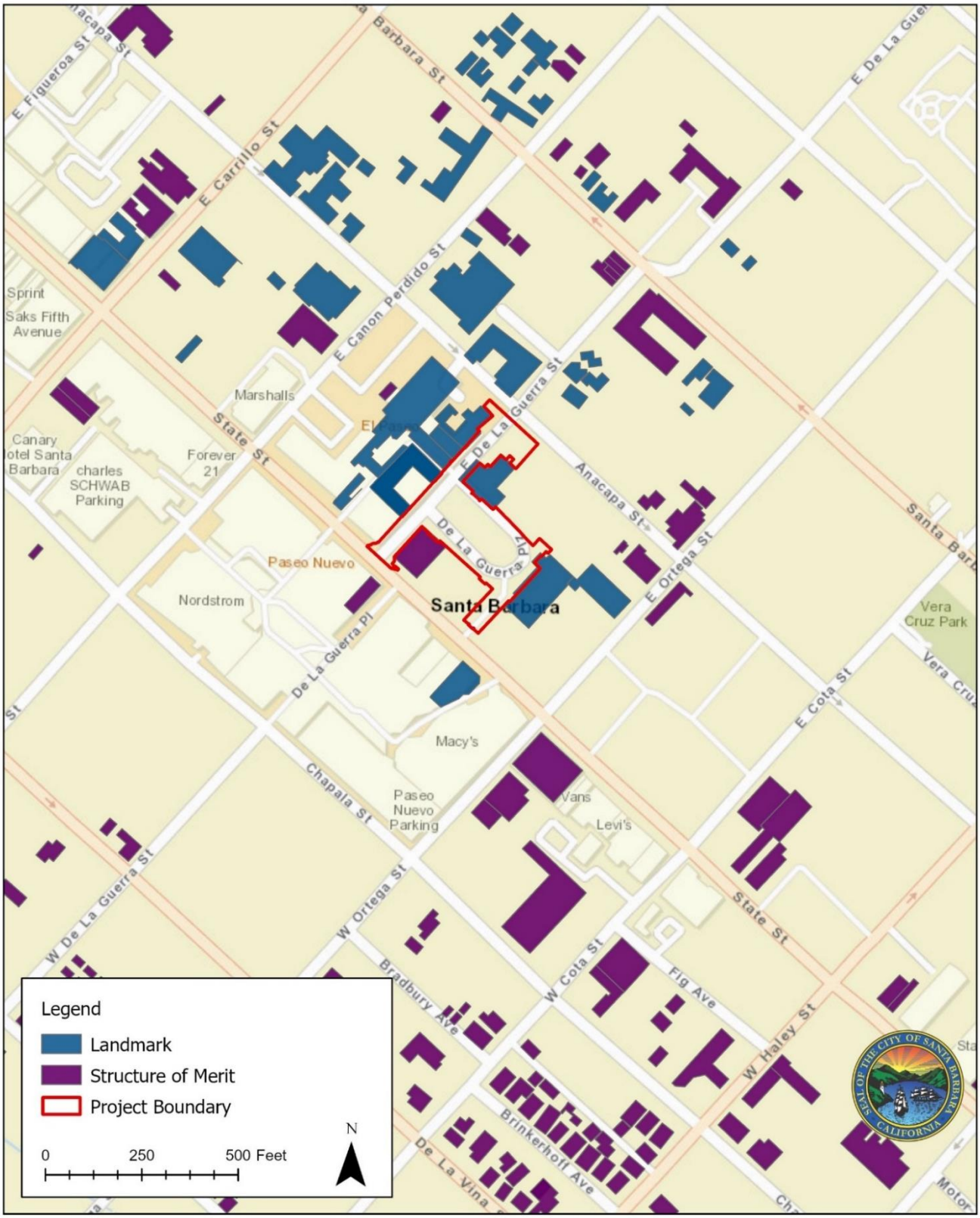


Figure 2. Historic Sites and Structures – De La Guerra Plaza Revitalization Project



Historic Sites and Structures data as of 08/14/2024

Figure 3. Seismic/Geological MAPS Report – De La Guerra Plaza Revitalization Project

City of Santa Barbara
Environmental Assessment Mapping

Reported on 08/14/2024 08:43 AM

Geological: Geologic Units

N

0 105 Feet

Geological: Radon Potential

Geological: Landslide Potential

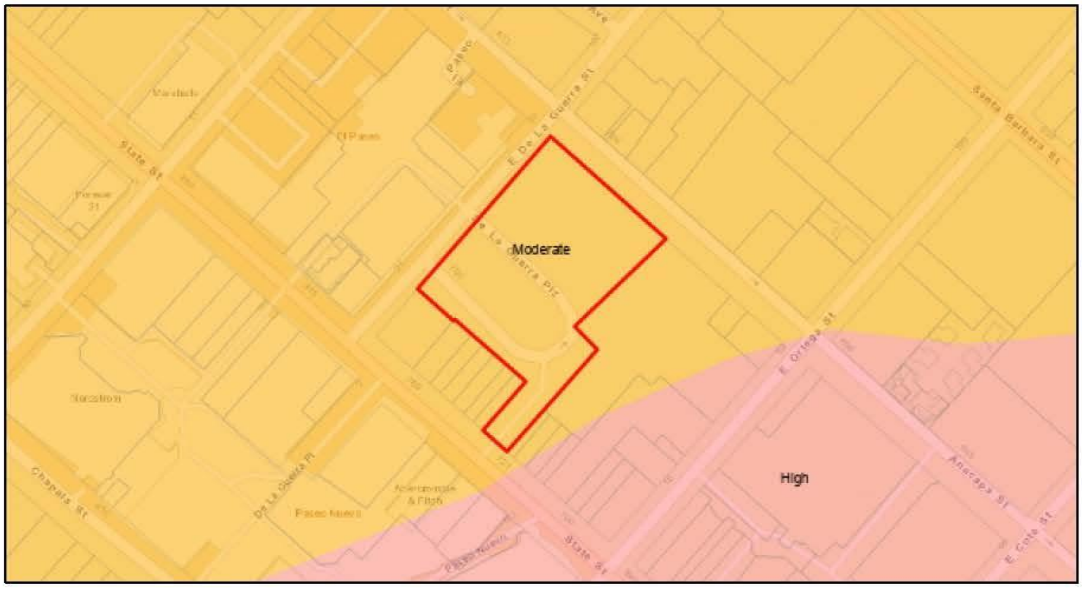
Geological: Slope Failures [USGS (2006), Urban (2004)]

Geological: Slope Movement Classification

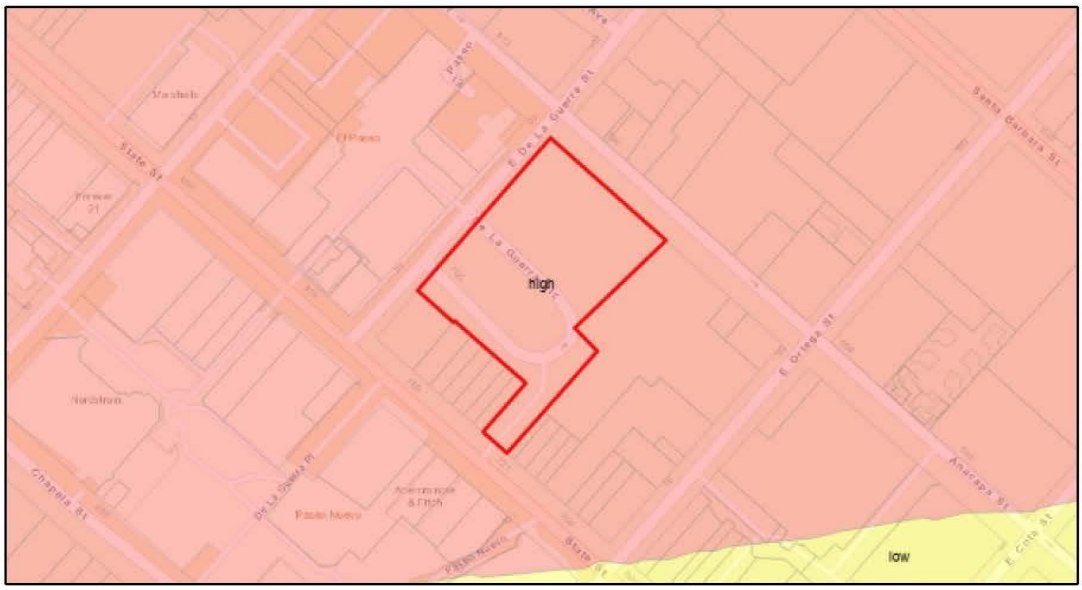
Geological: Soil Types

Geological: Fault Hazard Zones

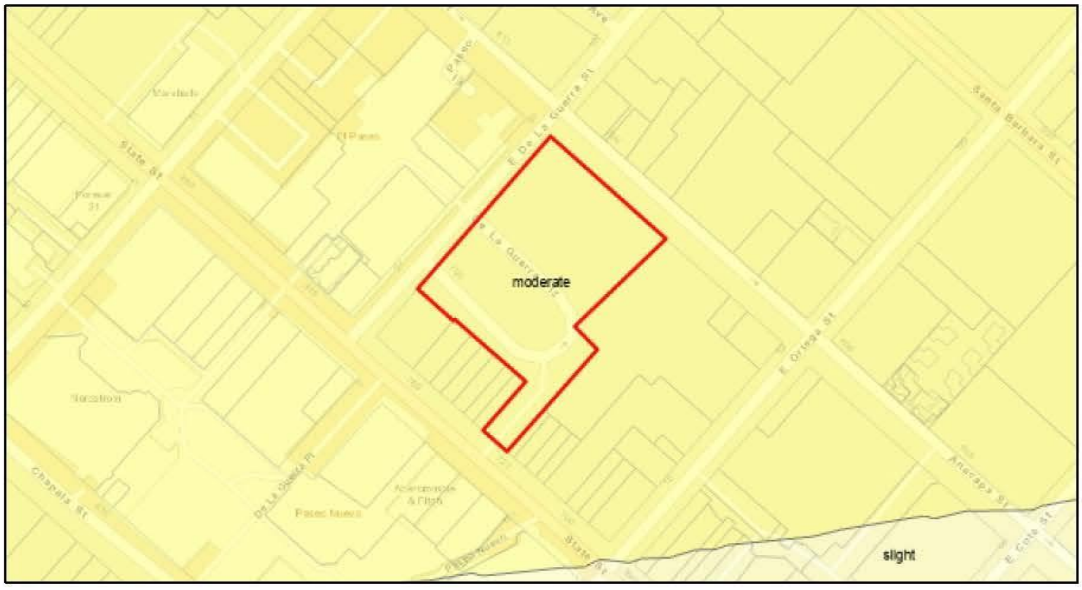
Geological: Liquefaction Potential



Geological: Expansive Soils



Geological: Erosion Potential



Geological: Shallow Groundwater Potential

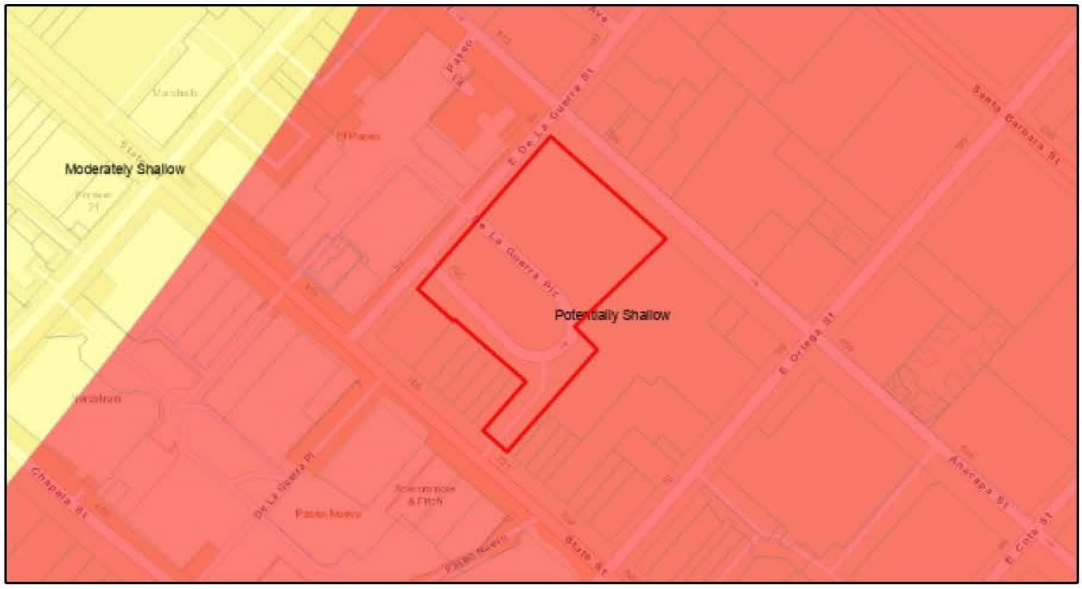
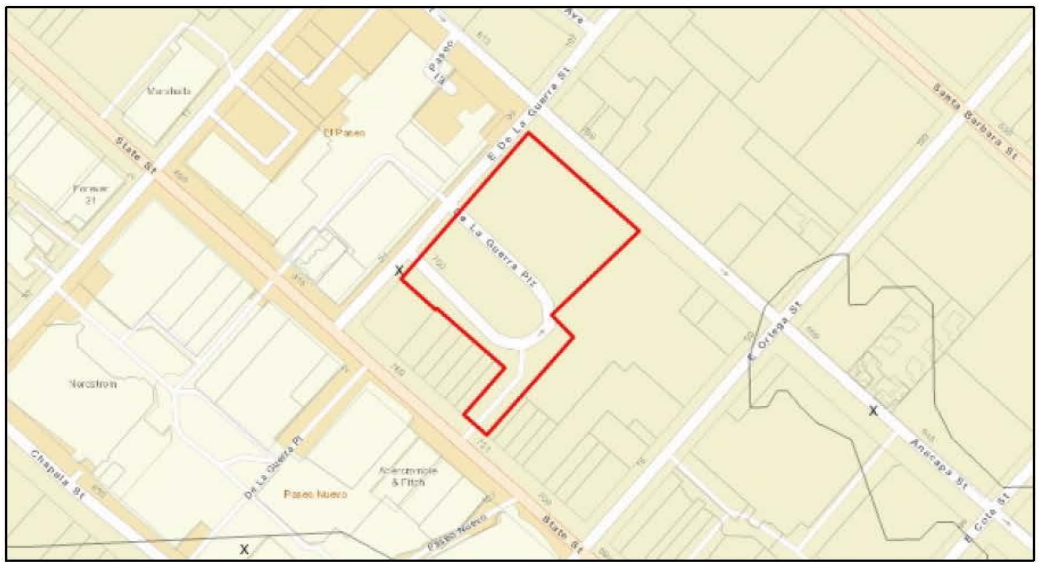


Figure 4. Flooding/Fire Hazards MAPS Report – De La Guerra Plaza Revitalization Project

City of Santa Barbara
Environmental Assessment Mapping

Reported on 08/14/2024 08:43 AM

Environmental Hazards: Flood Zones 2023



N

0 105 Feet

Environmental Hazards: High Fire Hazard

Figure 5. Noise MAPS Report – De La Guerra Plaza Revitalization Project

City of Santa Barbara
Environmental Assessment Mapping

Reported on 08/14/2024 08:43 AM

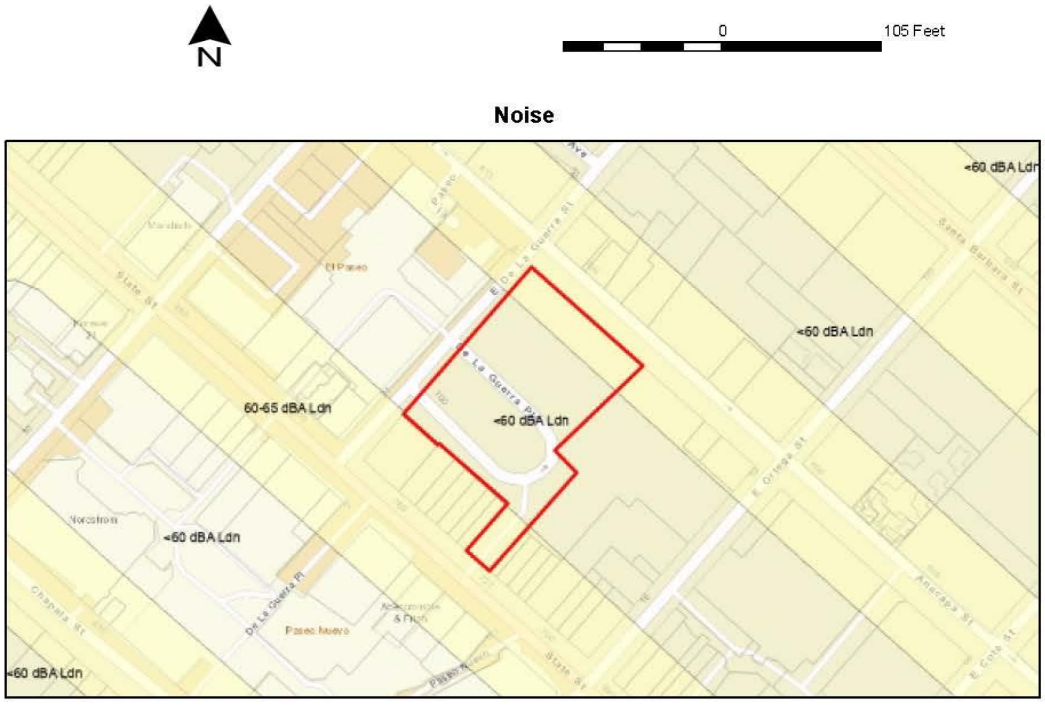


Figure 6. Excavation Map – De La Guerra Plaza Revitalization Project