1.0 DEIR RECIRCULATION

1.1 INTRODUCTION

The Santa Barbara Botanic Garden has requested approvals from the County of Santa Barbara in connection with its proposed Vital Mission Plan. This plan would modify and expand facilities and uses at the Garden. County of Santa Barbara Planning and Development (P&D) prepared a Draft Environment Impact Report (DEIR) for the project pursuant to requirements of the California Environmental Quality Act (CEQA). The DEIR was circulated for public review from July 4, 2007 through September 7, 2007 and a public hearing was held on July 26, 2007. Comments were received in the form of letters, emails, and public hearing testimony. In accordance with CEQA Guidelines Section 15088.5, a DEIR Recirculation Document was prepared and circulated for public review from December 19, 2008 to February 17, 2009 in order to allow for public review of those sections of the DEIR that substantially changed as a result of new information related to fire protection and cultural resources and a revised project description.

Since release of the first DEIR Recirculation Document, it was determined that additional sections of the EIR have been revised to sufficient degree to warrant further review by the public. These include the Air Quality Section (Section 4.1), which has been amended to include a discussion of greenhouse gases; the Public Facilities Section (Section 4.9), which has been amended to reflect a new environmental threshold and impact discussion related to construction and demolition waste generation; and the Alternatives Section (Section 6.0), which has been revised in response to changes to the project and comments from the public in order to ensure that a reasonable range of alternatives is presented in compliance with CEQA.

Changes to the EIR text are indicated in strike-through/underline format and with a black line in the left margin. You may view a clean copy of these sections without the strikethrough/underline format on P&D's website at http://www.sbcountyplanning.org/projects/02NEW-00138/index.cfm.

CEQA Guidelines Section 15088.5(c) states, "if the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified." As such, this DEIR Recirculation Document consists of the following DEIR sections: 2.0 Project Description, 4.1 Air Quality, 4.9 Solid Waste, Section 6.0 Alternatives, as well as Appendix H which includes project plans and elevations for new development.

Other sections of the DEIR will be modified in response to public comments and changes to the project description. However, these changes do not result in significant new information or otherwise trigger the need for recirculation. These changes will be incorporated into the proposed Final EIR.

According to CEQA Guidelines Section 15088.5(f)(2), "*When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.*" Accordingly,

the County requests that commenters limit their comments to the revised portions of the DEIR, which are included in this DEIR Recirculation Document. The FEIR will include responses to comments on this Recirculation Document that pertain to the revised EIR sections as well as responses to comments received during the initial public review period of the Draft EIR (July 4, 2007 through September 7, 2007) and first Recirculation review period (December 19, 2008 through February 17, 2009) pertaining to other sections of the DEIR.

1.2 SUMMARY OF REVISED IMPACTS AND MITGATION MEASURES

Table 1-1 summarizes the proposed project's environmental impacts and the measures identified to mitigate these impacts for those issue areas that have been included in this Recirculation Document, i.e., Air Quality and Public Facilities. The table also notes the significance of impacts before and after mitigation is implemented. Impacts are classified as follows:

- Class I – Significant impact that cannot be reduced to a less than significant level with implementation of mitigation measures.
- Class II – Significant impacts that can be reduced to a less than significant level with implementation of mitigation measures.
- Class III – Less than significant impacts. Mitigation measures are not required but may be recommended.
- Class IV – Beneficial impacts.

Table 1-1
Summary of Impacts and Mitigation Measures

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
Air Quality			
Construction-Period Dust Impacts – Impact AQ 1 **Class III.** Construction of the proposed project would result in dust generation from grading activities. Dust generation would be temporary and the amount of grading and site disturbance phased over the buildout of the project would be relatively small.	Less than Significant	**AQ 1-1** The applicant shall prepare a Construction Management Plan to control PM-10 emissions. At minimum the Plan shall include the following dust control measures: • During construction, water trucks or sprinkler systems should be used 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. • Minimize the amount of disturbed area and reduce onsite vehicle speeds to 15 mph per hour or less. • Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. • If importation, exportation, and stockpiling of fill material are 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 covered with a tarp from the point of origin. • After clearing, grading, earthmoving, or excavation is completed, the disturbed area should be treated by watering, revegetating, or spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. • 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 off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and	Less Than Significant **Class III**

		telephone number of such persons shall be provided to the SBCAPCD prior to approval of Land Use Permits. • All requirements shall be shown on grading and building plans. **Plan Requirements/Timing:** These measures shall be noted on all construction plans and approved by the County Planning and Development department prior to approval of Land Use Permits. **Monitoring:** The County building/grading inspector shall perform periodic site inspections throughout the construction period and respond to complaints.	
Constructed-Period Diesel Exhaust Emissions – Impact AQ 2 **Class III.** Exhaust emissions would result from operation of on- and off-site heavy construction equipment.	Less Than Significant	**AQ 2-1** The applicant shall prepare a Construction Management Plan to control diesel emissions during construction. At a minimum the Plan shall incorporate the following mitigation measures: • Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters, as certified and/or verified by EPA or California, shall be installed, if available. • Diesel-powered equipment should be replaced by electric equipment whenever feasible. • Idling of heavy-duty diesel trucks during loading and unloading should be limited to five minutes; auxiliary power units should be used whenever possible. • Construction worker's trips should be minimized by requiring carpooling and by providing for lunch on site. • Heavy-duty diesel-powered construction equipment manufactured after 1996 (with Federally mandated "clean" diesel engines) should be utilized wherever feasible. • The engine size of construction equipment operating simultaneously shall be the minimum practical size. • The amount of construction equipment operating simultaneously shall be minimized through efficient construction management practices to	Less Than Significant **Class III**

		ensure that the smallest practical number is operating at any one time. • Construction equipment shall be maintained per the manufacturer's specifications. • Construction equipment operating on site shall be equipped with two or four degree engine timing retard or pre-combustion chamber engines. • Catalytic converters shall be installed on gasoline-powered equipment, if feasible. **Plan Requirements/Timing:** These measures shall be noted on all construction plans and approved by the County Planning and Development department prior to approval of Land Use Permits. **Monitoring:** The County building/grading inspector shall perform periodic site inspections throughout the construction period. Permit compliance will respond to complaints.	
Operational Impacts – Impacts AQ 3 and AQ 4 **Class III.** Project-related mobile source emissions (associated with increased vehicular trips) would be below significance thresholds.	Less Than Significant	**AQ 3-1 Energy Conservation Measures** The applicant shall incorporate the following energy conservation measures into future building plans unless the applicant or future landowner proves to the satisfaction of P&D that incorporation of a specific measure is infeasible: 1. Meet or exceed the California Title 24 Energy Code for all relevant applications, including energy efficient appliances and lighting. 2. Install heat transfer modules for all furnaces. 3. Apply water based paint on all structures. 4. If feasible, incorporate the use of solar panels for water heating systems or water heater systems that heat water only on demand into the design of all habitable structures.	Less Than Significant **Class III**

		5. Include design elements that maximize the use of natural lighting and passive solar cooling/heating. 6. Construct parking areas with concrete or other non-polluting materials instead of asphalt. **Plan Requirements and Timing:** The applicant shall incorporate the listed provisions into building and improvement plans or shall submit proof of unfeasibility prior to Zoning Clearance. **MONITORING:** Building and Safety shall site inspect to ensure development is in accordance with approved plans prior to occupancy clearance.	
Cumulative Air Quality Impacts **Class III.** On a cumulative basis, related projects would add to the generation of air pollutants from construction activities and long-term traffic generation. Mitigation measures must be considered and employed where applicable on a project-by-project basis. County-wide air quality impacts are addressed in terms of project compatibility with the County air quality plans. As shown in the 2001 and 2004 Clean Air Plan, the County is projected to reach attainment status even with continued growth (as permitted in adopted growth projection), based upon a menu of air pollution reduction strategies to be implemented on many levels, including development controls, stationary source emission controls, improved vehicle emission standards, and alternative transportation programs. Because this project does not create an increase in unanticipated regional growth, it is consistent with the Clean Air Plan. Since the project's air quality impacts are less than significant and the project is considered consistent with local air quality planning, the project is not considered to result in a cumulatively considerable contribution to cumulative emissions. The proposed project would emit a small amount of greenhouse gases and would not be classified as a "relatively large GHG emitter" and therefore its contribution to cumulative GHG impacts would remain unclassifiable. Incorporation of Mitigation AQ 3-1 would help to further reduce the project's contribution to GHG emissions.	Less Than Significant	The project-specific and cumulative air quality impacts associated with the proposed development are less than significant before mitigation. However, mitigation measures AQ 1-1, 2-1, and 3-1 are recommended to further reduce potential impacts to air quality and minimize generation of greenhouse gases.	Less Than Significant **Class III**

Public Facilities			
Solid Waste – Construction and Demolition Waste, Impact PF 1A **Class II**. Prior to recycling of construction and demolition waste, the proposed project would generate approximately 1,144 tons of construction and demolition waste, in excess of the County's significance threshold of 350 tons.	Significant	**PF 1-1** The Applicant shall develop and implement a Solid Waste Management Plan (SWMP) to reduce waste generated by construction and demolition activities by a minimum of 75%. The SWMP shall include the following: 1. Contact information: The name and contact information of who will be responsible for implementing the SWMP. 2. Waste assessment: A brief description of the proposed project wastes to be generated, including types and estimated quantities during the construction phase of this project. 3. Recycling and waste collection areas: Waste sorting/recycling and/or collection areas shall be clearly indicated on the Site Map submitted to P&D with the permit application. The Site Map(s) shall also indicate the location of recyclable and waste storage facilities during occupancy. 4. Transportation and processing: A description of the means of transportation of recyclable materials and waste, and destination of materials (whether materials will be site-separated and self-hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the site to be processed at a mixed waste sorting facility). 5. Landfill information: The name of the landfill(s) where trash will be disposed of and a projected amount of material that will be landfilled. 6. Meetings: A description of meetings to be held between applicant and contractor to ensure compliance with the site SWMP. 7. Alternatives to landfilling: A list of each material proposed to be salvaged, reused, or recycled during the course of the Project. 8. Contingency Plan: An alternate location to recycle and/or stockpile C&D in the event of local recycling facilities becoming unable to accept material (for example: all local recycling facilities reaching the maximum tons per day due to a time period of unusually large volume). The County has the ability to stockpile excess material for later recycling at existing facilities such as the Tajiguas Landfill at a nominal fee and shall offer use of facilities if feasible. Implementation of this plan may incur additional cost for storage and handling. To implement a SWMP addressing waste generated during construction: 1. Manager: The Permit Applicant or Contractor shall designate an on-site	Less Than Significant **Class II**

		party (or parties) responsible for instructing workers and overseeing and documenting results of the SWMP for the Project Site Foreman. The contact will notify the Department of Public Works Resource Recovery and Waste Management Division immediately should any deviance from the SWMP be necessary. 2. Distribution: The Contractor shall distribute copies of the SWMP to the Job Site Foremen, impacted subcontractors, and the Architect. 3. Instruction: The Permit Applicant or Contractor shall provide on-site instruction of appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all parties at the appropriate stages of project development. 4. Separation and/or Collection areas: The Permit Applicant or Contractor shall ensure that the approved recycling and waste collection areas are designated on site. 5. Construction of Recycling and Waste container facilities: Inspection shall be made by Public Works to ensure the appropriate recycling and waste container storage facilities are created in accordance with AB 2176, California State Public Resources Code 42911 and Santa Barbara County Zoning Ordinances. 6. Hazardous wastes: Hazardous wastes shall be separated, stored, and disposed of according to federal, state and local regulations. 7. Documentation: The Contractor shall submit with each Building/Zoning Inspection a Summary of Waste Generated by the Project on a quarterly basis. Failure to submit this information shall be grounds for a stop work order. The Summary shall be submitted on a form acceptable to Planning & Development or Public Works and shall contain the following information: a) Disposal information: i. amount (in tons or cubic yards) of material landfilled ii. identity of the landfill iii. total amount of tipping fees paid at the landfill iv. weight tickets, manifests, receipts, and invoices (attach copies) b) Recycling information: i. amount and type of material (in tons or cubic yards) ii. receiving party iii. manifests, weight tickets, receipts, and invoices (attach copies) c) Reuse and salvage information: i. list of items salvaged for reuse on project or campus (if any) ii. amount (in tons or cubic yards) iii. receiving party or storage location	

		8. Contingency Plan: The Permit Applicant or Contractor shall detail the location and recycling of stockpiled material in the event of the implementation of a Contingency Plan. **Timing**: The plan shall be submitted for review and approval by the Department of Public Works prior to approval of Land Use Permits for the development. Plan components shall be implemented prior to occupancy clearance. **Monitoring**: Public Works staff shall inspect the site during construction prior to occupancy.	

Solid Waste – Long-term Waste Generation, Impact PF 1B
Class III. Prior to recycling and other diversion methods, the proposed project would increase solid waste generation at the Garden by approximately 46.12 tons per year, which is below the County's significance threshold of 196 tons per year.
	Less Than Significant	**PF1-2** The applicant shall develop and submit a Solid Waste Management Plan to be reviewed and approved by the County Public Works Solid Waste Division and Planning and Development, and shall include one or more of the following measures:
		• Provision of space and/or bins for the storage of recyclable materials within the project site,
		• Implementation of a curbside recycling program to serve the development,
		• Development of a plan for accessible collection of materials on a regular basis,
		• Development of Source Reduction Measures, indicating method and amount of expected reduction,
		• Implementation of a composting waste reduction program, and
		• Design and implement a storage area for pesticides, herbicides, and fertilizers with the following components:
		  • A low berm shall be designated around the interior floor to prevent migration of materials in the event of a spill.
		  • The floor shall be a concrete slab.
		  • The berm shall be designed to provide 100% containment of any stored liquids.
		
		Plan Requirements and Timing: The applicant shall submit a Solid Waste Management Plan to the County of Santa Barbara Planning and
			Less Than Significant **Class III**

		Development and Public Works Departments for approval prior to issuance of the Land Use Permit. The mitigation measures will be implemented prior to occupancy of the project. **Monitoring**: The County of Santa Barbara Planning and Development Department will inspect the site as specified in the Solid Waste Management Plan.	
Cumulative Solid Waste Impacts **Class III.** The project would not result in a significant cumulative solid waste impact since it would generate less than 196 tons/year. Projects that generate less than 40 tons/year would not be considered to result in an adverse cumulative effect. Thus, the project's contribution to cumulative solid waste impacts would not be cumulatively considerable.	Less Than Signifcant	The project-specific and cumulative solid waste impacts associated with the proposed development are less than significant before mitigation. However, mitigation measures PFI-1 and PFI-2 are recommended to further reduce potential solid waste impacts.	Less Than Significant **Class III**
Water Supply - Ground Water **Class III.** Well water use is anticipated to increase 24% over the current demand associated with increasing irrigation needs as the Garden installs new exhibits over time. This equates to an increase of 3.06 AFY over the existing 12.75 AFY, resulting in a total well water usage demand of 15.81 AFY under the proposed project. Since the groundwater basin in which the project is located is not subject to overdraft, the increase in water demand associated with the project would not result in the overcommitment or overdraft of the Foothill Groundwater Basin.	Less than Significant	None required	Less Than Significant **Class III**
Water Service **Class II.** The Botanic Garden currently uses an average of 6.54 AFY from the City's municipal water supply for both domestic and irrigation purposes. This accounts for water use by all users of the Garden (i.e. staff, daily visitors, class participants, and special event guests). Increasing this water usage by 45%, accounting for	Significant	**PF 2-1** The applicant shall fund and construct any upgrades necessary to the City of Santa Barbara's existing water system to ensure adequate water capacity and pressure to support domestic water service and fire flows to the Garden as prescribed by the Santa Barbara County Fire Department without negatively impacting the City's existing water system. This shall include, at a minimum, the construction of a 12-inch water main that will extend from the existing 12-inch gravity fed water main on Tunnel Road to the existing	Less Than Significant **Class II**

increases in both domestic use and irrigation, equates to an increase of 2.94 AFY, resulting in a total projected municipal water usage demand of 9.48 AFY associated with the proposed project. The City of Santa Barbara has determined that it does have the capacity to serve the proposed project in terms of its existing and long-term water supply. However, water modeling done on the existing water system that would be extended to serve the Garden's facilities suggests that the provision of water to provide domestic water supply and fire flows to the Garden consistent with Fire Department commercial standards could result in deficiencies elsewhere in the water system with respect to flow and pressure during periods of peak demand absent certain upgrades to the water system.		fire hydrant at the intersection of Las Canoas Road and Mission Canyon Road, unless other means of upgrading the system are approved by the City of Santa Barbara Public Works. Extension of any additional lines shall be designed to avoid impacts to sensitive vegetation, including oak trees and other specimen trees. This line upgrade would be subject to all applicable mitigation measures included in this document related to air quality, oak tree removal, cultural resources, geologic processes, and noise impacts associated with construction. The Botanic Garden shall deed ownership of the 12-inch water main to the City and grant the City a no-cost maintenance easement for the section of water main on the Botanic Garden's private property. **Plan Requirements and Timing:** Plans for the water system upgrade shall be submitted for review and approval by Planning and Development, County Fire Department, and the City of Santa Barbara Public Works prior to Land Use Permit approval for any new structural development at the Garden. The water system upgrades must be constructed and the lines must be tested, and the results of the testing reviewed, to ensure they meet the minimum County Fire Department standards prior to receiving occupancy clearance for any proposed development. The design for the water system upgrades shall be shown on all building and grading plans. **Monitoring:** Planning and Development and the City of Santa Barbara shall inspect the site during and after construction to ensure compliance prior to granting occupancy clearance.	
<u>Cumulative Water Supply Impacts</u> **Class III.** The increase in water demand associated with these projects, in conjunction with the Botanic Garden project, would not impact the status of the groundwater basin or the supply of surface water to serve the Mission Canyon area. In addition, prior to any future development hooking into the City's water supply, the City requires that any necessary upgrades be installed to ensure adequate	Less Than Significant	The cumulative water supply impacts associated with the proposed development are less than significant before mitigation. However, the mitigation measures identified above for project-specific impacts will further reduce potential cumulative water supply impacts.	Less Than Significant **Class III**

service and avoid deficiencies elsewhere in the system. Cumulative impacts are therefore considered adverse but less than significant and the project's contribution to cumulative impacts would not be considerable.			
Sewer Service – Municipal Service, Impact PF 3A **Class III**. The project proposes to extend sewer lines primarily within existing roads and driveways to provide service to all existing and proposed development on the West of Mission, East of Mission, and Hansen sites. Existing septic systems at the project site would be abandoned as part of the proposed project, consistent with the standards and requirements imposed by County Public Health, Environmental Health Services Division. There is more than sufficient capacity at El Estero Wastewater Treatment Plant to serve the proposed project. The District Manager of County Service Area 12 previously provided a can-and-will serve letter for the Botanic Garden project in 2002 and the changes that have been made to the project since that time would not result in substantial changes to wastewater treatment needs.	Less Than Significant	None required.	Less Than Significant **Class III**
Sewer Service – Cavalli Septic System, Impact PF 3B **Class II.** The proposed development on the Cavalli site is proposed to be served by either a private septic system or municipal sewer service if it is introduced into the adjacent residential area along Las Canoas Road. However, the Botanic Garden is not proposing to extend sewer lines to serve the development on the Cavalli site as part of the project. Given the septic system regulations and design standards implemented by County Public Health, Environmental Health Services Division (EHS) and the physical constraints found on the Cavalli site, the possible installation of a private septic system to serve the proposed development on the Cavalli site would be considered a significant impact due to the inability of such a system to meet EHS requirements and the potential for effluent contamination to occur.	Significant	**PF 3-1** Development of residential structures on the Cavalli site shall be served by a municipal sewer service connection. The habitable structures on the Cavalli site shall not be developed until municipal sewer service is extended to that area. **Plan Requirements and Timing:** Designs for the sewer line connection shall be shown on all grading and building plans and shall be submitted to Planning and Development and Public Works for review and approval prior to approval of Land Use Permits for that element of the project. **Monitoring:** County staff shall site inspect in the field to ensure compliance prior to issuing occupancy clearance.	Less Than Significant **Class II**

Cumulative Sewer Service Impacts **Class III.** Other past, planned and pending projects involving new residential development would be served by a mix of private septic systems and municipal sewer connections depending on their location within Mission Canyon and their proximity to existing sewer trunk lines. Even if all of the related projects were to connect to the municipal sewer system there would continue to be sufficient capacity at the El Estero Wastewater Treatment Plant to provide treatment service. The related projects are not expected to result in the need to construct new wastewater treatment facilities or expand existing facilities, with the exception of minor extension of sewer lines where applicable. In addition, compliance with the restrictions and standards imposed by EHS on the construction of private septic systems would ensure that impacts associated with the installation of private septic systems would not be significant. Cumulative wastewater impacts are thus considered adverse but less than significant and the project's contribution to cumulative impacts is not considered cumulatively considerable.	Less Than Significant	The cumulative sewer service impacts associated with the proposed development are less than significant before mitigation. However, the mitigation measure identified above for project-specific impacts will further reduce potential cumulative sewer service impacts.	Less Than Significant **Class III**