

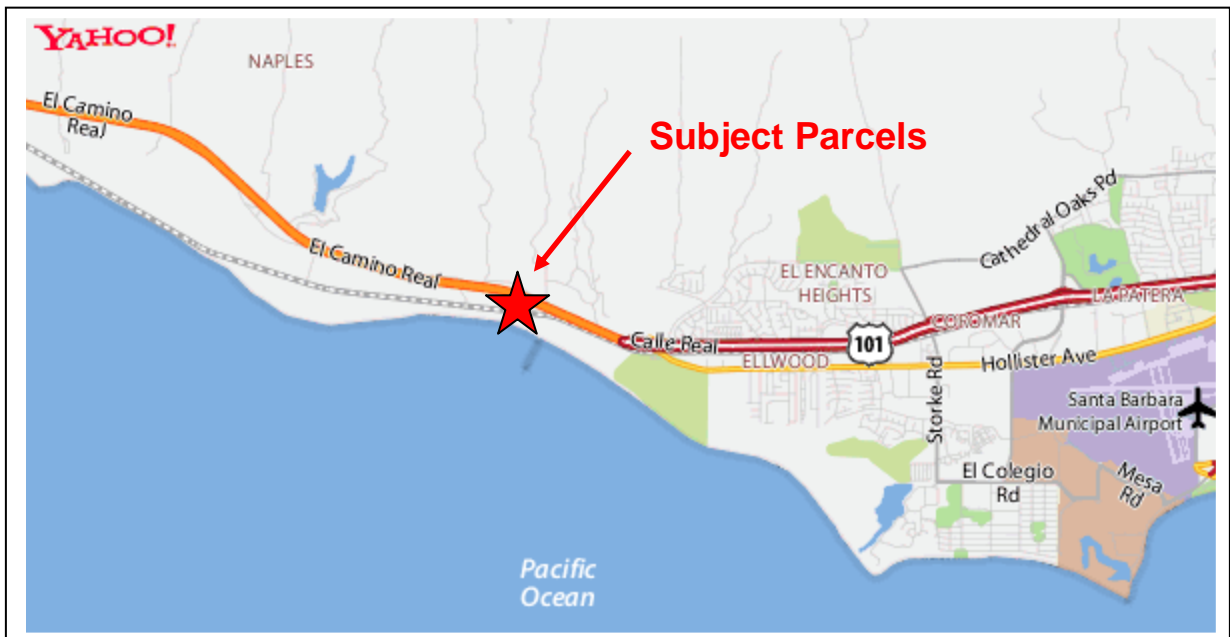


Revised EIR Scoping Document

Paradiso del Mare Ocean and Inland Estates

06CDH-00000-00038, 06CDH-00000-00039
07CUP-00000-00065, 06RDN-00000-00010

June 27, 2008



Vicinity Map

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1.0 REQUEST/PROJECT DESCRIPTION

The applicant submitted two applications for Coastal Development Permits to develop two single-family residences and accessory structures on separate, adjacent parcels, Case Numbers 06CDH-00000-00038 and 06CDH-00000-00039. Both projects will be analyzed in one Environmental Impact Report (EIR). The projects are summarized below. Attachments 1 and 2 include complete project descriptions. Attachments 3 through 6 include site plans and architectural elevations for the proposed structures.

The subject parcels are located south of Highway 101 approximately one mile west of the City of Goleta. One application is for a single-family residence and accessory structures on a 64.80-acre parcel located between the ocean and the railroad tracks of the Union Pacific Railroad, referred to as Paradiso del Mare Ocean Estate, Case Number 06CDH-00000-00038 (Assessor Parcel Number 079-200-004). The second application includes a single-family residence and accessory structures on a 77.90-acre parcel located between the railroad tracks and Highway 101, referred to as Paradiso del Mare Inland, Case Number 06CDH-00000-00039 (Assessor Parcel Number 079-200-008).

The Ocean Estate includes a 6,505 square-foot residence with (floor area includes a 671 square-foot basement) and 680 square-foot attached garage, 280 square-foot detached gym and 861 square-foot detached guest house with a 506 square-foot detached garage. The Inland Estate consists of a 9,436 square-foot residence with (floor area includes a 1,095 square-foot basement) and 792 square-foot detached garage, 280 square-foot detached studio, 259 square-foot detached cabana, 926 square-foot detached guest house with a 293 square-foot attached garage. Several berms would be constructed to help screen these structures as seen from Highway 101. (Area statistics are gross square feet.)

An existing vehicular entry/exit on Highway 101 provides access to the subject parcels. The projects include a new shared driveway. The driveway requires a Road Naming Permit, Case Number 06RDN-00000-00010. An existing bridge over the railroad tracks links the two parcels. This bridge would be removed and replaced with a new railroad under-crossing located approximately 1,750 feet west of the existing bridge.

On-site waste-water treatment systems would provide sewage disposal service. The Goleta Water District would provide water service. A lateral water line would be extended approximately 10,000 feet to the proposed project sites from one of two existing main water lines located east (near Bacara Resort) and northeast (north side of Highway 101) of the subject parcels. The lateral water line would only have the capacity to serve the proposed projects. It requires a Minor Conditional Use Permit, Case Number 07CUP-00000-00065.

The projects also include the repair of four existing culverts that convey surface water under the tracks of the Union Pacific Railroad and the repair of an existing ranch road that crosses over these culverts. Portions of the existing culverts would be removed and replaced with a similar type of culvert. Compacted road base would be placed over the culverts and leveled to the elevation of the existing ranch road.

The Ocean Estate would require approximately 1,910 cubic yards of cut and approximately 1,170 cubic yards of fill. The Inland Estate would include approximately 12,360 cubic yards of cut and approximately 3,910 cubic yards of fill. **An additional 4,100 cubic yards of cut and 4,100 cubic yards of fill would be required to repair the existing culverts and ranch road.** Excess cut and fill material would be used to construct the driveway, berms (Inland Estate) and other aspects of the proposed residential development. All cut and fill material would be balanced on-site; no material would be imported or exported.

The projects include offers to dedicate coastal access easements for a ~~public parking lot and~~ public coastal access trail. The trail would provide vertical access to the mean high tide line and lateral access along the beach and across the Ocean Estate. The easements would be dedicated to the County of Santa Barbara or another appropriate public agency.

2.0 PROJECT LOCATION

The subject parcels are located on the Gaviota Coast approximately one mile west of the intersection of Highway 101 and Hollister Avenue and the western boundary of the City of Goleta. The parcels are situated between Highway 101 and the Pacific Ocean. The Ocean Estate adjoins the Pacific Ocean. The Inland Estate adjoins Highway 101. The tracks of the Union Pacific Railroad separate the two parcels. The parcels are within the Gaviota Coast Planning Area and the Third Supervisorial District. The following table summarizes key characteristics of the subject parcels and surrounding parcels.

2.1 Site Information	
Comprehensive Plan/ Coastal Land Use Plan Designation	Rural Area. Agriculture II, 100-acre minimum parcel size (A-II-100). Coastal Zone. California Coastal Commission Appeals Jurisdiction. View Corridor Overlay (east half of parcels). Environmentally Sensitive Habitat Overlay (portions of parcels).
Zoning District, Ordinance	Coastal Zoning Ordinance (Article II). Agriculture II, with 100-acre minimum lot size.
Site Size	Ocean Estate (APN 079-200-004): 64.80 acres (gross and net acres) Inland Estate (APN 079-200-008): 77.90 acres (gross and net acres)
Present Use and Development	Vacant. Subject parcels were the location of former oil and gas facilities (ARCO).
Surrounding Uses/Zoning	North: Highway 101/Transportation Corridor (TC) South: Pacific Ocean East: Vacant/Rural Residential, 40-acre minimum lot size (RR-40) West: Vacant/Agriculture II, 100-acre minimum lot size (AG-II-100)
Access	Highway 101
Public Services	Water Supply: Goleta Water District Sewage: On-Site Waste-Water Treatment Systems (private) Fire: Santa Barbara County Fire Department, Stations #11 and #14

3.0 ENVIRONMENTAL SETTING

The subject parcels are located within a narrow transitional zone between the Santa Ynez Mountains to the north and the Pacific Ocean to the south. They consist of a narrow marine terrace, coastal bluff and shoreline. The marine terrace is transected by numerous north-south trending canyons and gullies.

The subject parcels range in elevation from sea level near the southern property line of the Ocean Estate to approximately 110 feet above sea level near the northern property line of the Inland Estate. Slope gradients generally range from approximately 1 to 10 percent on the marine terrace to 50 percent and greater near the canyons and coastal bluff. The coastal bluff ranges from approximately 50 to 70 feet in height.

Past livestock grazing and the development of oil and gas facilities disturbed large portions of the subject parcels. These land uses have influenced the variety and distribution of vegetation. Four primary types of vegetation exist on the subject parcels. In order of prevalence, these include (1) non-native grassland, (2) coastal sage scrub, (3) non-native trees/windrows and (4) southern willow scrub. The non-native grassland is dominated by non-native annual grasses. Some of the less disturbed areas of non-native grassland include native annual wildflowers. The coastal sage scrub typically covers drainage slopes and coastal bluffs south of the railroad tracks. It is dominated by coyote brush and California sagebrush. Non-native trees/windrows generally occur in the eastern one-third of the Inland Estate and throughout the Ocean Estate. These trees include eucalyptus, cypress, pine, tamarisk and other non-native trees that were planted as windbreaks and ornamental landscaping. Southern willow scrub is a riparian vegetation community that occurs in small patches along the drainages. It is dominated by willow trees and shrubs with an understory that includes coyote brush, mule fat, wild rose, elderberry and poison oak. The subject parcels include some sensitive plants species and plant communities, such as southern tarplant, cliff aster and valley needle grassland. Monarch butterflies roost in a grove of eucalyptus trees located near Eagle Canyon.

The subject parcels include grassland, wetlands, riparian areas, coastal areas and other diverse habitats that support a variety of animal species. Past observations include dozens of species of mammals, reptiles, amphibians and birds. The mammals include mountain lion, bob cat, gray fox and mule deer. The birds include both upland and shoreline species, such as California brown pelican, double-crested cormorant, spotted sandpiper, turkey vulture, red-tailed hawk and western meadowlark. Sensitive wildlife species observed on the subject parcels include tidewater goby, harbor seal, California red-legged frog and white-tailed kite.

The Soil Survey of Santa Barbara County classified and mapped the soils on the subject parcels into four soil types, including Conception fine sandy loam, Diablo clay, Milpitas-Positas fine sandy loam and gullied land. The building sites for the proposed residences and the majority of the flat to gently sloping marine terrace consist primarily of Diablo clay. This soil type has some characteristics that affect new buildings and structures, such as slow permeability, high shrink swell potential and medium to rapid erosion hazard. Diablo clay is rated severe for on-site waste-water treatments system using leach lines.

Eight small to moderate-size drainages cross the subject parcels and drain into the ocean. The two largest drainages are Eagle Canyon and Tomate Canyon. Eagle Canyon generally coincides with the eastern property lines of the subject parcels. Similarly, Tomate Canyon generally coincides with the western property lines of the subject parcels.

The subject parcels include a vernal pool, seasonal ponds and wetlands. The vernal pool is located near the south end of the bridge over the railroad tracks on the Ocean Estate. The wetlands are typically located within stream corridors. Riparian vegetation exists within most of the stream corridors. A small estuary is located at the mouth of Eagle Canyon.

Two parcels totaling approximately 21.63 acres (APN 079-200-002) and 38.22 acres (APN 079-200-005) adjoin the subject parcels to the east. These parcels are zoned Rural Residential with a 40-acre minimum lot size (RR-40) and include remnant patches of coastal sage scrub and eucalyptus trees. Portions of these parcels were tilled approximately a decade ago. These parcels are currently vacant, except the east portion of the 38.22 acre parcel includes an access road, parking area and pier that are used by Venoco, Incorporated to service off-shore oil facilities. The historic Naples Townsite adjoins the subject parcels to the west. The applicant owns 25 lots within the Naples Townsite. These lots are zoned Agriculture II with a 100-acre minimum parcel size (AG-II-100) under the Coastal Zoning Ordinance (Article II). They are vacant and no agriculture or other land use exists on these parcels. The applicant has not submitted an application for development on these lots.

The subject parcels used to include oil and gas production facilities, including wells, tanks and pipelines. A previous property owner obtained Coastal Development Permits (e.g., Case Numbers 91-CP-085, 96-CDP-066, 97-CDP-127, 98-CDP-241) and began decommissioning these facilities more than 10 years ago. Most of these facilities have been removed and the parcels are vacant. Efforts are underway to decommission remaining infrastructure and clean up contaminated soils.

The parcels are zoned Agriculture II with a 100-acre minimum parcel size (AG-II-100) under the Coastal Zoning Ordinance. However, they are not currently used for agriculture or any other land use. The subject parcels do not include any historic structures. Several prehistoric and historic archaeological sites exist on the subject properties and nearby parcels.

4.0 AESTHETICS/VISUAL RESOURCES

Impact Discussion:

The subject parcels are located along the scenic Gaviota Coast. They include broad expanses of open grass and shrub with some windrows and clusters of trees. Large portions of the properties are in the foreground and highly visible as seen from Highway 101. Expansive vistas to the ocean and Channel Islands are available to the public as seen from Highway 101 across the subject parcels.

The View Corridor Overlay District is intended to protect significant coastal view corridors as seen from Highway 101 to the Pacific Ocean. It encompasses the east portions of the subject parcels, but not the project sites for the proposed residences. The Board of Architectural Review (BAR) encourages development that exemplifies the best professional design practices to enhance

the visual quality of the environment. The Ocean Estate is adjacent to the sea and, therefore, is subject to review and approval by BAR. The proposed residence on the Inland Estate is not subject to mandatory review and approval by BAR. However, the Planning and Development Department (P&D) has requested BAR to render its advice on the proposed residence as provided in Section 2-33.12(e) of the Santa Barbara County Code. The Central Board of Architectural Review conducted a conceptual review of the projects on January 5, 2007.

The subject parcels currently appear as undeveloped open space. The projects include residential development and possible future public recreation facilities. The residential development includes two residences, accessory structures, driveways, fences and exterior lights. **Several berms would be constructed to screen the proposed structures on the Inland Estate as seen from Highway 101.** Future public recreation facilities include ~~a new parking lot and~~ trails. This development has the potential to change the character and degrade the scenic and visual qualities of the subject properties as seen from Highway 101 and other public viewing places. The applicant submitted visual simulations of the proposed residences and accessory structures.

Scope of EIR:

The County's Environmental Thresholds and Guidelines outline two major steps in assessing potential visual impacts of a proposed project. The first step is to evaluate the visual resources of the project site. Important factors include the project site's physical attributes, relative visibility and relative uniqueness. The second step is to determine the project's potential impacts on visual resources located on-site and on views in the vicinity that may be partially or fully obstructed.

The aesthetics/visual impact assessment should include the following:

- Document the methodology used to prepare the applicant's visual simulations and ensure that the visual simulations are accurate. **Determine the adequacy of applicant's visual simulations and decide whether additional or new visual simulations are required.** Prepare **additional updated** or new visual simulations as necessary. The visual simulations should show the (1) existing project site without the proposed structures, (2) proposed project site with the proposed structures and (3) proposed project site with the proposed structures and any proposed berm and landscaping. At a minimum, the visual simulations shall be taken from three points along Highway 101—east, west and immediately north of the proposed structures.
- Identify the vistas across and visual resources of the subject parcels and their surroundings, including physical attributes and relative visibility from **the railroad tracks, beach, ocean,** roads, trails, and other public viewing places. **Trails include existing trails and future proposed on the subject parcels.**
- Erect story poles and use visual simulations to help assess the potential visibility of the proposed structures in the landscape setting **as seen from the railroad, beach, ocean, roads, trails, and other public viewing places. Trails include existing trails and future proposed on the subject parcels.** The story poles should depict the locations, sizes and peak heights of the proposed structures and any proposed berms. **The story poles should remain during all critical portions of the environmental review process.**

- Assess the projects' potential impacts on visual resources. The siting, scale, height and architectural design of the proposed structures are key factors that influence the level of potential impacts on visual resources. The questions to consider include, but are not limited to, the following: Would the **proposed residences, accessory structures, berms or other aspects of the** projects obstruct public views of the ocean as seen from Highway 101? Would the proposed development be subordinate in appearance to natural landforms **as seen from the railroad tracks, beach, ocean, roads, trails, and other public viewing places. Trails include existing trails and future proposed on the subject parcels?** Would the height, scale and design of the structures be compatible with surrounding uses, structures and natural environment? Would the proposed structures and landscaping result in the loss of important open space or alter the character of the surrounding natural environment? Would the projects include extensive grading that would be visible from public viewing areas or alter natural features or topography? **Would exterior night lighting be visible from public viewing places or otherwise effect rural nighttime character of the surrounding area?**
- Determine whether **the proposed residences, accessory structures, berms and other aspects of** the projects would conform to the applicable visual resources policies and provisions in the Comprehensive Plan, Coastal Land Use Plan and the Coastal Zoning Ordinance.
- Identify mitigation measures that would reduce potentially significant impacts and ensure compliance with applicable visual resources policies and provisions. Mitigation measures may include appropriate siting, colors, building materials, landscaping and exterior lighting.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative aesthetics/visual resources impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

Site visits.

Story poles (depict the locations, sizes and peak heights of the proposed structures).

Visual simulations (compare the project site before and after the project)

Project site plans, landscape plans architectural elevations and other plans

4.1 AGRICULTURAL RESOURCES

Impact Discussion:

State and County inventories show that the subject parcels include soils that are classified as Prime Farmland and Farmland of Statewide Importance. The parcels are zoned Agriculture II (AG-II-100) under the Coastal Zoning Ordinance. The purpose of this zoning district is to establish agricultural land use for large prime and non-prime agricultural lands in rural areas and to preserve these lands for long-term agricultural use.

The subject parcels and the adjoining parcels to the east and west are not currently used for agriculture or enrolled in the Agricultural Preserve Program. Section 35-69.2.5 of the Coastal Zoning Ordinance allows one single-family dwelling per legal parcel on land zoned AG-II-100. Nonetheless, the California Environmental Quality Act (CEQA) requires the environmental review process to consider the potential impact of the proposed projects on agricultural resources because the subject parcels are designated and zoned for agriculture and include soils suitable for agricultural production.

The County's Environmental Thresholds and Guidelines Manual contains a methodology (weighted point system) for determining agricultural suitability and productivity of affected parcels. Points are assigned using nine components, including parcel size, soil classification and water availability. The "Environmental Impact Report for the ARCO Dos Pueblos Golf Links Project, 92-EIR-16" applied this methodology to the subject parcels. The proposed golf course was found to have potentially significant impacts on agricultural resources. However, circumstances have since changed. For instance, ~~the subject parcels are not currently used for agriculture and the proposed projects do not include the applicant's 25 lots within the Naples Townsite.~~

Scope of EIR:

- Compile information on soils, water availability, existing land use and other factors that affect agricultural suitability and productivity of the subject parcels.
- Apply the County's methodology (weighted point system) for determining agricultural suitability and productivity **and evaluate whether the proposed projects would conform to the applicable agricultural resources policies and provisions in the Comprehensive Plan, Coastal Land Use Plan and the Coastal Zoning Ordinance in order** to help assess whether the proposed projects may have a potentially significant impact on agricultural resources.
- Identify mitigation measures preserve agricultural resources if the projects would convert prime agricultural land to non-agricultural use or impact unique or other farmland of Statewide or Local Importance.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative agricultural resources impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

"Agricultural Suitability Report, Winchester Canyon Property" (Sage Associates, August 1994)

"Comments on Draft EIR 92-EIR-16 ARCO Dos Pueblos Golf Links Project" (Sage Associates, January 21, 1993)

"Environmental Impact Report for the ARCO Dos Pueblos Golf Links Project, 92-EIR-16" (Fugro-McClelland (West), Inc., March 1993)

Farmland Mapping and Monitoring Program, Department of Conservation, State of California

“Staff Report and Recommendations Comments Dos Pueblos Golf Links Project” (Sage Associates, undated)

4.2 AIR QUALITY

Impact Discussion:

The EIR needs to consider the potential long-term (operational) and short-term (construction) air quality impacts that could result from the proposed project. Santa Barbara County meets air quality standards for all pollutants except the federal and state standards for ozone and the state standard for particulate matter with an aerodynamic diameter of less than ten microns (PM₁₀). Ozone air pollution is formed when reactive organic compounds (ROC) and nitrogen oxides (NO_x) react in the presence of sunlight. The major sources of ozone in Santa Barbara County are motor vehicles, petroleum industry facilities and solvents. The sources of PM₁₀ include grading, demolition, agricultural tilling, road dust and vehicle exhaust.

The proposed projects would result in two new residences and approximately 20 daily trips (10/unit). This small number of motor vehicle trips and the associated vehicle emissions would not exceed the County’s threshold for requiring project-specific emission calculations or result in a substantial contribution to ozone or other air pollution emissions. The proposed residences would not create objectionable smoke, ash or odors.

The projects could result in short-term construction-related air quality impacts, such as dust from grading and air pollution emissions from construction vehicles and stationary construction equipment.

The California Global Warming Solutions Act of 2006 (AB 32) mandates significant reductions in greenhouse gases (GHG). This law has highlighted the need to consider the impacts of greenhouse gas emissions from projects that fall under the jurisdiction of CEQA. The EIR should evaluate potential greenhouse gas emissions and feasible measures to reduce these emissions.

Scope of EIR:

- Assess potential air quality impacts associated with grading and construction activities from construction of the proposed residences and future recreation development.
- Identify mitigation measures to address short-term construction-related air quality impacts, such as standard emission control conditions applied by the Santa Barbara County Air Pollution Control District.
- **Address global climate change. Prepare a “background” discussion of the potential impacts of climate change. Quantify and evaluate potential greenhouse gas emissions from all phases of construction and operation and identify feasible mitigation measures to reduce these emissions.**

- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative air quality impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

Santa Barbara County Air Pollution Control District (Vijaya Jammalamadaka, Air Quality Specialist, (805) 961-8893)

Santa Barbara County Clean Air Plan (Santa Barbara County Air Pollution Control District and Santa Barbara County Association of Governments, August 2007)

4.3 BIOLOGICAL RESOURCES

Impact Discussion:

The California Coastal Act and the Santa Barbara County Coastal Land Use Plan define environmentally sensitive habitat areas (ESHA) as “any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” The subject parcels include habitat areas that the County has mapped and designated as environmentally sensitive habitats (ESH) and habitat areas that past studies and surveys have identified as ESHA. The parcels also contain habitat that supports federal and state designated special status species. These habitats areas and special status species include, but are not limited to, the following:

- Riparian habitat
- Vernal pool and wetlands
- Freshwater and coastal brackish marsh
- California red-legged frog
- Native grassland (valley needle grass)
- Southern tarplant
- Coastal bluff habitat, including cliff aster
- Tidewater goby
- White-tailed kite
- Monarch butterfly
- Harbor seal haul-out area and rookery

Many of the past studies and surveys were prepared for the ARCO Dos Pueblos Golf Links Project that was proposed on the subject parcels in the early 1990’s. The applicant has updated some of these studies and surveys. **Others are more than a decade old and may not represent current**

conditions. The applicant also submitted a series of maps showing biological resources on the subject parcels.

The proposed projects include residential and recreation development that could have significant impacts on biological resources. The residential development includes plans to clear vegetation around the proposed residences to help protect the structures from wildland fires. (See Section 4.6, Fire Protection, for additional details on vegetation management plans.) The Environmental Thresholds and Guidelines Manual contains general and habitat-specific guidelines for assessing and mitigating the impacts of proposed development. In addition, the California Coastal Act and the Coastal Land Use Plan include policies and regulations to protect biological resources. Federal and state agencies also administer laws and regulations to protect special status plant and wildlife species. Combined, these guidelines and regulations may require buffers, grading controls, noise restrictions, maintenance of natural vegetation, control of seasonal runoff and other possible mitigation measures.

Scope of EIR:

- Complete an initial, comprehensive review of the existing biological resources studies, surveys and maps. Identify any additional studies or surveys necessary to determine the presence, location and character of biological resources on the subject parcels. **At a minimum, conduct updated studies and surveys for the California red-legged frog, Southern tarplant, harbor seal haul-out area and rookery and wetlands.** These tasks will need to be conducted by qualified biologists.
- Identify and assess potential significant impacts of the proposed projects on biological resources, including a reduction in the extent, diversity or quality of any unique, rare, endangered, threatened plants and animals and their habitat. This task needs to be performed consistent with the guidelines for assessment of biological resources impacts in the Environmental Thresholds and Guidelines Manual. It must consider all proposed development, including structures and vegetation management for fire protection.
- Determine whether the projects are consistent with policies, standards and other provisions in the Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance that protect sensitive plants and wildlife.
- Identify mitigation measures to address significant impacts on biological resources. The mitigation measures need to be consistent with the policies and standards included in the Environmental Thresholds and Guidelines Manual, Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance. These provisions typically require projects to avoid direct or indirect impacts to significant biological resources through project siting and design. On-site and off-site mitigation measures may be appropriate when avoidance is not feasible.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative biological resources impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

Biological Resources—General

“Update of Biological Resources Report for the Dos Pueblos Golf Links Project, Santa Barbara County, California” (Dudek & Associates, Inc., April 25, 2002)

“Environmental Assessment for the Dos Pueblos Habitat Conservation Plan” (Dudek & Associates, Inc., January 2002)

“Habitat Conservation Plan Dos Pueblos Golf Links” (Dudek & Associates, Inc., January 2002)

“Biological Assessment for Dos Pueblos Golf Links” (Dudek & Associates, Inc., May 3, 1999)

“Review of the California Red-Legged Frog Protection Plan and Previous Sensitive Wildlife Evaluations for the Dos Pueblos Golf Links Project Site” (Paul Collins, March 23, 1999)

“Presence of Sensitive Species on Dos Pueblos Golf Links Site” (SAIC, February 1, 1999)

“Dos Pueblos Golf Links Sensitive Species Survey Report, January 11-12, 1999” (SAIC, January 26, 1999)

“Draft Dos Pueblos Golf Links Wetland Issue Memo and Plant List, April 16, 1992” (April 30, 1992)

“Wetland Classification and Environmental Analysis for the Dos Pueblos Golf Links” (Interface Planning and Counseling Corporation, August 1992)

White-Tailed Kite

“Results of Spring – Summer 2007 White-tailed Kite Surveys on the Makar/Dos Pueblos Property, Santa Barbara County, California” (Paul W. Collins, August 6, 2007)

“Results of White-tailed Kite (*Elanus leucurus*) during Fall 2005 on the Makar/Dos Pueblos Property, Santa Barbara County, California” (Paul W. Collins, January 10, 2006)

“Results of 2005 Breeding Season Surveys for White-tailed Kites on the Makar/Arco Dos Pueblos Property” (Paul W. Collins, August 16, 2005)

“August 2004 Survey for White-tailed Kites on Makar/Arco Dos Pueblos Property” (Mark Holmgren, October 15, 2004)

“Dos Pueblos Golf Links/CCC Agenda Item W22, Response to Commission Staff Report” (Jeffrey B. Froke, Ph.D. California Wildlife Ecology, December 9, 2002)

“Coastal Commission Memorandum, Dos Pueblos White-tailed Kites” (John Dixon, Ph.D., Ecologist/Wetland Coordinator, November 19, 2002)

“Conservation of White-tailed Kites at Dos Pueblos Golf Links” (Jeffrey B. Froke, Ph.D. California Wildlife Ecology, October 10, 2002)

“Coastal Commission Memorandum, Dos Pueblos White-tailed Kites” (John Dixon, Ph.D., Ecologist/Wetland Coordinator, June 7, 2002)

“White-tailed Kite Nesting Survey” (Pacific Southwest Biological Services, Inc., June 7, 2002)

“Summary of White-tailed Kite Observations on 30 May 2002-Dos Pueblos Golf Course property” (Storrer Environmental Services, June 3, 2002)

“White-tailed Kite Surveys, Dos Pueblos Golf Links, Santa Barbara County” (Dudek & Associates, Inc., May 2, 2002)

“Review of White-tailed Kite Reports-Dos Pueblos Golf Links Project” (Storrer Environmental Services, May 2, 2002)

“Dos Pueblos Golf Links White-tailed Kite Nesting Survey” (Pacific Southwest Biological Services, Inc., April 23, 2002)

“Raptor Survey for Dos Pueblos Golf Links” (Dudek & Associates, Inc., November 26, 2001)

California Red-Legged Frog

“California Red-Legged Frog Survey Report, Dos Pueblos Residential Project” (Vince Semonsen, August 31, 2005)

Letter regarding Red-legged Frogs-Dos Pueblos Golf Links Reservoir Proposal (Galen B. Rathbun, November 25, 2002)

Memorandum regarding Red-legged Frog Surveys (SAIC, April 26, 1999)

“Dos Pueblos Golf Links California Red-Legged Frog Report” (SAIC, March 4, 1999)

“Biological Monitoring of Eagle Canyon Creek” (Leticia Gallardo, February 3, 1999), including letter from the U.S. Fish and Wildlife Service Regarding Red-legged Frog Occurrence in Eagle Canyon (March 16, 1999)

Southern Tarplant

“2005 Botanical Resources Survey, Makar-Dos Pueblos Property” (Kathy Rindlaub, August 23, 2005)

“Surveys for Southern Tarplant, Dos Pueblos Golf Links Project, Santa Barbara County, California” (Dudek & Associates, Inc., April 25, 2002)

“Status of Southern Tarplant at the Dos Pueblos Golf Links Project Site” (Storrer Environmental Services, April 1, 2002)

Monarch Butterfly

“Monarch Butterfly Overwintering Sites in Santa Barbara County” (Althouse and Meade Biological and Environmental Services, November 1999)

Dos Pueblos Golf Links—letter response to Coastal Commission staff report regarding Monarch Butterflies (Althouse and Mead, Inc., December 4, 2002)

Dos Pueblos Golf Links—letter response to Coastal Commission comments regarding Monarch Butterflies (Althouse and Mead, Inc., October 17, 2002)

Dos Pueblos Golf Links—letter response to Coastal Commission staff report regarding Monarch Butterflies (Althouse and Mead, Inc., June 4, 2002)

Maps/Plans

Dos Pueblos Ranch Estates, White-tailed Kite Observations - 2007 (Dudek & Associates, Inc., August 28, 2007) (Note: Actually shows 2007 Grasshopper Sparrow Observations)

~~White-tailed Kite and Grasshopper Sparrow Observations, 2007 (Collins, 2007)~~

Dos Pueblos Golf Links, White-tailed Kite Observations, 2001-2007 (Dudek & Associates, Inc., August 28, 2007)

~~White-tailed Kite and Grasshopper Sparrow Observations, 2001-2007 (Dudek & Associates, Inc., 2007)~~

Exhibit C.A-1, Existing Trees/Vegetation – Inland Estate (FORMA Design, Inc., April 2007)

Exhibit C.B-1, Existing Trees/Vegetation – Ocean Estate (FORMA Design, Inc., April 2007)

Exhibit C.C-1, Existing Trees/Vegetation – Overall (FORMA Design, Inc., April 2007)

Exhibit C.A-2, Existing Site Constraints – Inland Estate (FORMA Design, Inc., April 2007)

Exhibit C.B-2, Existing Site Constraints – Ocean Estate (FORMA Design, Inc., April 2007)

Exhibit C.C-2, Existing Site Constraints – Overall (FORMA Design, Inc., April 2007)

Exhibit C.A-3, Existing White-tailed Kite Constraints – Inland Estate (FORMA Design, Inc., April 2007)

Exhibit C.B-3, Existing White-tailed Kite Constraints – Ocean Estate (FORMA Design, Inc., April 2007)

Exhibit C.C-3, Existing White-tailed Kite Constraints – Overall (FORMA Design, Inc., April 2007)

Exhibit C.A-4, Existing Sensitive Biological Resources – Inland Estate (FORMA Design, Inc., April 2007)

Exhibit C.B-4, Existing Sensitive Biological Resources – Ocean Estate (FORMA Design, Inc., April 2007)

Exhibit C.C-4, Existing Sensitive Biological Resources – Overall (FORMA Design, Inc., April 2007)

4.4 CULTURAL RESOURCES

Impact Discussion:

The subject parcels have been surveyed for cultural resources. The applicant submitted maps showing several prehistoric archaeological resources on the subject parcels. No recorded historic archaeological resources exist on the subject parcels. The two alternative routes for the proposed off-site water line have not been surveyed for cultural resources.

The proposed projects include grading, trenching and other ground disturbing activities that have the potential to unearth and significantly impact archaeological resources. In addition, public access associated with the proposed coastal access trail could result in vandalism, collection and other indirect threats to archaeological resources. One key issue will be the proximity of known archaeological resources to proposed residential and recreational development.

Several County documents include policies, standards and mitigation measures to help ensure that new development does not have a significant impact on archaeological resources, including the Coastal Land Use Plan, Environmental Thresholds and Guidelines Manual and “Archaeological Element of the Santa Barbara County Heritage Management Plan, Cultural Resources Guidelines.” Projects are generally required to avoid impacting significant archaeological resources to the extent feasible. Additional studies that may include a significance assessment and excavation (Phase 2) are required when it is infeasible to avoid significant archaeological resources.

Scope of EIR:

- Conduct a literature search and preliminary assessment (Phase 1) to determine whether archaeological resources exist near the segments of the proposed water line that would be developed on nearby parcels **and the proposed deceleration and acceleration lanes within the right-of-way of Highway 101. The literature search should include reviewing relevant surveys and other information compiled by the Central Coast Information Center at the University California Santa Barbara.** The preliminary assessment must include systematic inspection of the ground surface and sub-surface testing where vegetation obscures the ground surface.
- Compare the location of archaeological resources to proposed development and determine whether proposed development would have a significant impact on archaeological resources.

- Identify mitigation measures as necessary to avoid archaeological resources, such as modifying the project's siting and design. **Mitigate measures need to be developed in consultation with the appropriate Native American tribes and interest groups.**
- Conduct a significance determination (Phase 2) and identify mitigation measures if it is infeasible to avoid significant archaeological resources.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative cultural resources impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

“Archaeological Element, Cultural Resources Guidelines” (County of Santa Barbara Resource Management Department, January 1993)

Central Coast Information Center, Department of Anthropology, University California Santa Barbara (inventory of known archaeological sites, site records for known archaeological sites, copies of past archaeological surveys and reports)

“Cultural Resources Impact Assessment for the Proposed ARCO Dos Pueblos Golf Links” (C.A. Singer & Associates, Inc., November 5, 1992)

“Dos Pueblos Golf Course Entrance Road Cultural Resource Issues Post Mile No. 05-101-28.4” (Wilcoxon Archaeological Consultants, November 12, 1998)

“Results of Phase I Archaeological Survey and Limited Subsurface Boundary Definition Program in Conjunction with Proposed Dos Pueblos Golf Links West of Eagle Canyon” (Larry R. Wilcoxon, Archaeological Consultants, October 7, 1991)

Exhibit C.A-2, Existing Site Constraints – Inland Estate (FORMA Design, Inc., April 2007)

Exhibit C.B-2, Existing Site Constraints – Ocean Estate (FORMA Design, Inc., April 2007)

Exhibit C.C-2, Existing Site Constraints – Overall (FORMA Design, Inc., April 2007)

4.5 ENERGY

Impact Discussion:

The proposed single-family residences would receive electricity from Southern California Edison. They would not place a substantial increase in demand upon existing sources of energy or require the development of new sources of energy. The projects would not result in a significant impact to energy resources. Mitigation measures would not be required.

Scope of EIR:

Staff's preliminary analysis did not identify any energy issues or potential impacts that would require detailed discussion, analysis or mitigation measures.

Sources of Information:

Staff did not identify any applicable sources of information.

4.6 FIRE PROTECTION

Impact Discussion:

The subject parcels are located within Santa Barbara County's High Fire Hazard Area. They are served by the Santa Barbara County Fire Department, Stations #11 (6901 Frey Way, Goleta) and #14 (320 Los Carneros, Goleta), but are beyond the Fire Department's safe response time of five minutes. Fire hydrants do not exist on near the subject parcels. The Fire Department has prepared development standards that apply to residential development, including development standards for driveways, fire hydrants, fire sprinkler systems, vegetation management and access gates.

The projects could result in significant impacts to fire protection. However, the applicant has proposed improvements and other measures to minimize impacts to fire protection and comply with applicable development standards. For instance, the projects include fire hydrants. The applicant submitted vegetation management plans to help protect the proposed structures from future wildland fires (Firewise 2000, Inc., April 17, 2007). The proposed driveway appears to reflect the Fire Department's development standards for private roads and driveways.

Scope of EIR:

- Assess the potential impacts of the proposed residences on fire protection in a High Fire Hazard Area.
- Work with Fire Department representatives to determine whether the projects would include adequate water pressure, fire hydrants, emergency access and otherwise comply with the Fire Department's development standards for single-family residences.
- Review the recommendations included in the applicant's vegetation management plans and incorporate them as necessary as mitigation measures.
- Identify mitigation measures as necessary to reduce fire safety impacts to a less than significant level. In part, the mitigation measures should ensure that the applicant's proposed improvements and measures to minimize impacts to fire protection comply with applicable development standards.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative fire protection impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

“Vegetation Management Plan for the Paradiso del Mare Project – Inland Estate, APN: 079-200-008” (Firewise 2000, Inc., April 17, 2007)

“Vegetation Management Plan for the Paradiso del Mare Project – Coastal Estate, APN: 079-200-004” (Firewise 2000, Inc., April 17, 2007)

Conceptual Landscape Plan – Ocean Estate (Sheet SP.B-2, Firewise 2000, June 2007)

Conceptual Landscape Plan – Inland Estate (Sheet SP.A-2, Firewise 2000, June 2007)

Vegetation Management Plan – Ocean Estate (Sheet SP.B-3, Firewise 2000, April 2007)

Vegetation Management Plan – Inland Estate (Sheet SP.A-3, Firewise 2000, April 2007)

Planning and Engineering Section, Santa Barbara County Fire Department (Martin Johnson, Section Supervisor, (805) 681-5528)

4.7 GEOLOGIC PROCESSES

Impact Discussion:

The applicant submitted a preliminary geotechnical investigation for the proposed residences (MACTEC, April 26, 2004 and May 17, 2006). The investigation addressed slope stability, bluff retreat, ravine erosion and soil characteristics. It did not identify any active faults, major landslides or other significant geologic hazards on the subject parcels. However, the applicant shifted the location of the residence on the Inland Estate approximately 600 feet east after this investigation was prepared. **The applicant also submitted a geotechnical report for the repair of the four culverts that pass under the tracks of the Union Pacific Railroad (Earth Systems Pacific, June 27, 2005). The applicant is preparing an updated bluff retreat study.**

The closest active faults are the More Ranch fault located approximately two miles southeast of the subject parcels and the Santa Ynez fault located approximately six miles north of the subject parcels. The Building Code requirements would address potential damage from seismic groundshaking.

The proposed building sites are on a marine terrace that is elevated approximately 100 feet above sea level. The Seismic Safety and Safety Element of the Comprehensive Plan indicates that the building sites have a low problem rating for tsunamis.

The projects would involve approximately ~~14,270~~ **18,370** cubic yards of cut and ~~5,080~~ **9,180** cubic yards of fill. Excess cut and fill material would be used to construct various aspects of the proposed residential development, such as the driveway and berms to help screen the residence and accessory structures on the Inland Estate. All cut and fill material would be balanced on-site. Cut and fill material would not be imported to or exported from the subject parcels.

The proposed grading would not affect any known geologic, paleontological or physical features. The proposed building sites are relatively level. However, some grading would occur within watercourses on moderate to steep slopes. The proposed grading and resulting exposed soils have the potential to increase wind and water erosion and introduce sediment into watercourses.

Scope of EIR:

- Confirm the results of the applicant's preliminary geotechnical investigation **and updated bluff retreat study**. Determine whether additional investigations are necessary for the Inland Estate. Identify any geologic hazards that could have a significant impact on the proposed development.
- Assess the potential geologic, soil erosion and sedimentation impacts associated with grading for the proposed development and, as necessary, identify feasible mitigation measures.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative geological resources impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

"Addendum to Preliminary Geotechnical Investigation, Proposed Development, Dos Pueblos Project Site, Santa Barbara, California" (MACTEC, May 17, 2006)

"Report of Preliminary Geotechnical Investigation Proposed Residential Development, Dos Pueblos Site, Santa Barbara, California" (MACTEC, April 26, 2004)

"Geotechnical Report, Dos Pueblos Access Road Washouts, Highway 101, Goleta Area of Santa Barbara County, California" (Earth Systems Pacific, June 27, 2005)

4.8 HAZARDOUS MATERIALS

Impact Discussion:

Atlantic Richfield Company (ARCO) operated oil and gas facilities on the subject parcels until the early 1990's. The facilities included a gas plant, tank farms, sumps, pipelines and more than three dozen oil wells. The County approved several Coastal Development Permits (e.g., Case Numbers 91-CP-085, 96-CDP-066, 97-CDP-127, 98-CDP-241) to decommission and remove these facilities in the 1990's. A Remedial Action Plan (ENSR, 1998) was prepared in the late 1990's in concert with plans to develop a golf course on the subject parcels. Most of the former facilities have been removed. The remaining facilities include surface and subsurface pipelines. **Soils contaminated with petroleum and mercury also exist on the subject parcels.**

Additional efforts have been proposed to remove the remaining ~~oil and gas facilities~~ **pipelines** and remediate **contaminated** ~~soils contaminated with petroleum and mercury.~~ **The Energy Division of the Planning and Development Department in cooperation with the Fire Prevention Division of the Santa Barbara County Fire Department is processing an**

application **for a Demolition and Reclamation Permit (Case Number 06DRP-00000-00002)** has been submitted to remove and/or abandon in place large **several** pipelines that ~~cross the subject parcels~~ **are located on the east portion of the Ocean Estate and the** adjoining parcels to the east (APNs 079-200-002 and 079-200-005). The **application includes** County has received a project work plan (SECOR International, September 2007) and an application for a Demolition and Reclamation Permit for this project, Case Number 06DRP 00000 00002. The Energy Division of the Planning and Development Department is processing this application in cooperation with the Fire Prevention Division of the Santa Barbara County Fire Department.

The County recently received a supplemental site assessment work plan for the subject parcels (ENSR Corporation, March 31, 2008). This work plan specifies the sampling, testing and other assessment activities necessary “. . . to thoroughly assess the lateral and vertical extent of impacts to the soil from petroleum drilling, production, and processing . . .” The results will be used to develop remedial alternatives and ultimately an updated remedial action plan for the subject parcels. An updated remedial action plan is required because the proposed land use has changed from a golf course to residential development. In addition, the applicable assessment and remediation standards have been revised since the previous remedial action plan was prepared in 1998. A Demolition and Reclamation Permit and Coastal Development Permit will be required to implement the updated remedial action plan. The Energy Division will process applications for these permits. The Santa Barbara County Air Pollution Control District may require an additional permit.

The applicant submitted an updated Remedial Action Plan (SECOR International, June 18, 2007). The updated plan was submitted because the proposed land use changed from a golf course to residential development. In addition, the applicable assessment and remediation standards have been revised since the previous plan was prepared in 1998. The purpose of the updated plan is “. . . to remediate known areas of surface and subsurface impacts from past land use that pose a risk to human health and environment, and to define the remaining impacts so the risk in these areas of interest can be evaluated based on planned use in specific areas . . .” The plan focuses on remediating contaminated soils. Some remaining small pipes and minor infrastructure may be removed.

The abandoned oil wells on the subject parcels pose potential health and safety hazards. The proposed residence for the Ocean Estate is located near three abandoned oil wells. The Division of Oil, Gas and Geothermal Resources (DOGGR) within the California Department of Conservation maintains files on abandoned oil wells.

The proposed parcels are located near Highway 101 and the railroad tracks of the Union Pacific Railroad. Living close to high traffic roadways and associated vehicle emissions may lead to respiratory symptoms and other adverse health effects. Diesel exhaust from locomotives may also contribute to adverse health effects. The associations between vehicle emission and adverse health effects and possible mitigation measures are discussed in the numerous air pollution studies, such as “Air Quality and Land Use Handbook: A Community Health Perspective” (California Air Resources Board, April 2005).

The proposed residential and recreation uses would not involve the use, storage or distribution of toxic or hazardous materials.

Scope of EIR:

- **Describe, Assess and compare the location of contaminated soils, ~~abandoned and~~ remaining oil and gas facilities and proposed residential and recreation uses. Identify any potential conflicts between these former oil and gas operations and proposed residential and recreation uses. Summarize foreseeable actions that would remediate contaminated soils and abandoned oil and gas facilities.**
- Evaluate whether the proposed residential and recreational uses could expose future property owners and the public to contaminated soils or other hazardous materials associated with the former oil and gas operations. Regulatory standards may be used to help identify levels of potential risk. Factors that affect potential risk include the nature of the remaining hazardous materials, the type of proposed development and the location of the hazardous materials in relation to the proposed development.
- **Evaluate any potential health risks to future inhabitants of the proposed residences from emissions from vehicles on Highway 101 and/or locomotives on the tracks of the Union Pacific Railroad.**
- Identify mitigation measures as necessary to avoid exposing property owners and the public to potential public health hazards from oil and gas facilities, ~~and~~ contaminated soils **and vehicle and locomotive emissions.**
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative hazardous materials impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

“Dos Pueblos Golf Links Remedial Action Plan” (ENSR, March 1998)

Letter and attachments, “Grading Plan, Remedial Excavation at ARCO Dos Pueblos Golf Links” (Michael E. Flack, ENSR, August 26, 1998)

County permits for previous remedial actions, ARCO Dos Pueblos Soil Remediation, Abandonment Phase I(b):

- **Notice of Final Approval/Intent to Issue an Appealable Coastal Development Permit, Coastal Development Permit 98-CDP-241 (November 9, 1998)**
- **Substantial Conformity Determination for ARCO Dos Pueblos, Substantial Conformity Determination 91-CP-085 (SC04)**

County permits for previous remedial actions, ARCO Dos Pueblos Facilities Abandonment Phase I(b):

- **Notice of Final Approval/Intent to Issue an Appealable Coastal Development Permit, Coastal Development Permit 97-CDP-127 (September 9, 1997)**
- **Substantial Conformity Determination for the Phasing of the ARCO Dos Pueblos Abandonment, Conditional Use Permit 91-CP-085 (SC03) (August 27, 1997)**

County permits for previous remedial actions, ARCO Dos Pueblos Golf Links Oil and Gas Facilities Abandonment, Phase I(a)

- **Notice of Final Action on a Coastal Development Permit, ARCO Dos Pueblos Golf Links Project, Phase I(a) Facilities Abandonment, Coastal Development Permit 96-CDP-066 (June 6, 1996)**
- **Conditional Use Permit 91-CP-085 and Substantial Conformity Determination ARCO Dos Pueblos Abandonment Phasing 91-CP-085 (SC1)**

“Project Work Plan, Atlantic Richfield Company, Dos Pueblos Pipeline Removal Project” (SECOR International Incorporated, September 2007)

“Remedial Action Plan and Supplemental Assessment Work Plan, Former ARCO Dos Pueblos Oil and Gas Production Facilities” (SECOR International Incorporated, June 18, 2007)

“Supplemental Site Assessment Workplan, Former ARCO Dos Pueblos Oil and Gas Production Facility, Santa Barbara, California” (ENSR Corporation, March 31, 2008)

“Air Quality and Land Use Handbook: A Community Health Perspective” (California Air Resources Board, April 2005)

~~Coastal Development Permits for previous facilities abandonment, soil remediation and related actions, including 91-CP-085, 96-CDP-066, 97-CDP-127 and 98-CDP-241~~

Fire Prevention Division, Santa Barbara County Fire Department (Kate Sulka, Hazardous Materials Supervisor, (805) 686-8169)

Energy Division, Planning and Development Department, County of Santa Barbara (Megan Lowery, Planner, (805) 568-2517)

Santa Barbara County Air Pollution Control District (Vijaya Jammalamadaka, Air Quality Specialist, (805) 961-8893)

Division of Oil, Gas and Geothermal Resources (DOGGR), Department of Conservation, State of California

4.9 HISTORIC RESOURCES

Impact Discussion:

The existing inventories do not identify any historic resources on the subject parcels. The proposed projects include removing the existing bridge across the tracks of the Union Pacific Railroad. This bridge is more than 50 years old and, therefore, has the potential to be a historic resource.

Scope of EIR:

- Conduct a significance determination (Phase 2) to determine whether the existing bridge is a historic resource.
- Evaluate the potential impact of the proposed demolition if the significance determination concludes that the bridge is a historic resource. Identify mitigation measures to reduce potential impacts to levels that are less than significant. Potential mitigation measures could include preservation of the bridge.

Sources of Information:

Historic Resources Element, Cultural Resources Guidelines (County of Santa Barbara Resource Management Department, January 1993)

Preliminary Review of Projects and Conduct of Initial Study, Article 5, Title 14, Chapter 3 of the Guidelines for Implementation of the California Environmental Quality Act

4.10 LAND USE

Impact Discussion:

The subject parcels were previously developed and used for oil and gas production operations. This use was discontinued more than a decade ago. Most of the oil and gas facilities have been removed and the subject parcels are essentially vacant. No grazing or other agricultural activities currently exist on the subject parcels.

The subject parcels are located within the Coastal Zone and the California Coastal Commission Appeals Jurisdiction. They are designated Agriculture II (A-II-100) under the Coastal Land Use Plan and zoned Agriculture II with a 100-acre minimum parcel size (AG-II-100) under the Coastal Zoning Ordinance (Article II). The proposed projects include a single-family residence and accessory structures on each of the subject parcels. These are permitted uses under Sections 35-69.3.5 and 35-69.3.12 of Article II. The residences and accessory structures require a Coastal Development Permit with a public hearing (CDH) since they are within the California Coastal Commission Appeals Jurisdiction.

The projects also include a new water line extending from one of two existing water lines located east and northeast of the subject parcels. The water line would be approximately 10,000 feet in length and would include more than 20,000 square feet of development. Section 35-147.2.a of Article II requires a Minor Conditional Use Permit for water lines that involve this amount of

development. As a result, the applicant submitted an application for a Minor Conditional Use Permit for water lines (Case Number 07CUP-00000-00065). Staff is processing the application for the Minor Conditional Use Permit concurrently with the application for the Coastal Development Permit with Hearing (CDH).

The applicant stated that the proposed water line would be privately owned and sized to only accommodate the proposed residential and agricultural development on the subject parcels. The water line would be 10 to 12 inches and would cross several vacant or underdeveloped parcels.

The projects also include driveways and electric, telephone and other utilities that are intended to only serve the proposed residences.

The subject parcels do not include permitted trails or other formal recreation facilities. However, several interested agencies, organizations and parties allege that the public uses the subject parcels for hiking, surfing and other recreation purposes. The Coastal Commission stated, "Coastal Commission staff . . . has found evidence of significant public use in various bluff top trails , overlooks, beach access routes, the shoreline area . . ." The applicant stated, "Public access and recreational opportunities do not currently, and have not historically, existed on the subject property . . ." Nonetheless, the EIR must describe the existing environmental conditions in order to analyze the potential effects of the proposed projects. Environmental conditions include use of the subject parcels for recreation purposes.

The project includes offers to dedicate coastal access easements for a ~~public parking lot and~~ public trail that provides vertical access to the beach and lateral access along the beach and across the upper portion of the Ocean Estate. Vertical access would include all beach seaward of the base of the coastal bluff. This offer represents an opportunity to achieve important public access and recreation goals for the Gaviota Coast, including future construction of a segment of the Coastal Trail designated on the Parks, Recreation and Trails (PRT) maps of Comprehensive Plan. The EIR will need to evaluate the proposed easements for consistency with the applicable policies in the Coastal Act, Comprehensive Plan and Coastal Land Use Plan. In part, the evaluation will need to consider potential effects on public safety and fragile coastal resources.

Parks Department staff recommended that the trail easement ~~be located as far from the railroad tracks as feasible~~ **on the east half of the Ocean Estate be located away from the railroad tracks and closer to the bluff, roughly following the alignment of an existing dirt road.** Additional assessment is also required to (1) ensure that the public would have access to the segment of the trail that would cross the railroad tracks (new under-crossing), (2) evaluate the feasibility of the proposed vertical access in Eagle Canyon Creek and (3) assess the relationship of the proposed trail easement to other proposed segments of the Coastal Trail designated on adjacent parcels.

Scope of EIR:

- Review all aspects of the proposed projects including future recreational development for consistency with applicable policies, standards and other provisions in the Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance.

- **Describe the existing recreational uses of the parcels (e.g., type of uses, location of uses, number of people). (The term “existing” means at the time the Notice of Preparation is published.) This task should be accomplished by contacting agencies, organizations and individuals that may be familiar with existing recreational uses (e.g., Coastal Commission, Gaviota Coast Conservancy, Surfrider Foundation). Past studies and other documents should be used as an indicator of existing recreational uses (e.g., Environmental Impact Report for the Dos Pueblos Golf Links Project (92-EIR-16), Coastal Commission prescriptive rights study, Stanley Study).**
- Evaluate size, design and capacity of the proposed water line, **driveways and electric, gas** and other utilities which would serve the proposed residences. If these utilities **and driveways** would have the capacity to serve more than two single-family residences, assess the potential growth-inducing impacts which may result from extending these utilities **and driveways** to and perhaps beyond (west) the subject parcels, **including, but not limited to, the two moderate size parcels to the east and the multiple small parcels to the west within the Naples Townsite.**
- Analyze the compatibility of the proposed project with existing uses and development in the vicinity.
- Identify mitigation measures to address any conflicts with applicable policies, standards and other provisions in the Comprehensive Plan, Coastal Land Use Plan and Coastal Zoning Ordinance. **Describe mitigation measures to avoid or minimize any significant environmental effects the projects would have on existing recreational uses.**
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative historic resources impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

Letter from California Coastal Commission to County of Santa Barbara Planning and Development Department (April 21, 2008)

Parks, Recreation and Trails (PRT) Maps, Land Use Element of the Comprehensive Plan

Parks Administration Office, Parks Department, County of Santa Barbara (Claude Garciacelay, Planner (805) 568-2469)

California Coastal Commission, South Central Coast District Office (Shana Gray, Supervisor, Planning and Regulation; Amber Tysor, Coastal Program Analyst)

4.11 NOISE

Impact Discussion:

Highway 101 and the Union Pacific Railroad are the principal sources of noise that affect the proposed projects. The proposed residence on the Inland Estate is approximately 500 south of Highway 101 and approximately 400 feet north of the tracks of the Union Pacific Railroad. The proposed residence on the Ocean Estate is approximately 400 south of the tracks of the Union Pacific Railroad.

The Noise Element of the Comprehensive Plans specifies that exterior sound levels should not exceed 65 dB(A) for residences and other “noise-sensitive uses.” The applicant submitted a noise study for the proposed residences (Dudek & Associates, February 13, 2007). The study concluded that exterior sound levels at worse case exposure locations would be well below the County’s maximum noise exposure threshold of 65dB(A). The study did not recommend any noise mitigation measures for future residential development.

The proposed residences and associated development would not generate a substantial increase in the ambient noise levels for adjoining areas. No residences or other “noise-sensitive uses” currently exist within 1,600 feet of the subject parcels. It is unlikely that noise from future grading and construction activities on the subject parcels would result in short-term significant increases in noise levels.

Scope of EIR:

- Conduct a peer review of the applicant’s noise study.
- Prepare an updated noise study and additional analysis if the location of one or both of the proposed residences shifts closer to Highway 101 or the Union Pacific Railroad. Project sites are sometimes shifted to mitigate potential significant impacts on biological, visual or other sensitive resources.
- Identify mitigation measures as necessary to address potential noise impacts.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative noise impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

“Environmental Noise Study, Dos Pueblos Ranch Estates, Santa Barbara County” (Dudek & Associates, February 13, 2007)

4.12 PUBLIC FACILITIES

Impact Discussion:

The proposed residences are not expected to generate the need for new or additional police, health care or school services. Impacts to these public facilities and services would be less than significant.

The County's environmental thresholds state, "Projects which generate less than 40 tons per year of solid waste would not be considered to have an adverse effect . . . A typical single family residential project of 14 units or less would not trigger this adverse impacts level." The proposed residences would generate far less than 40 tons per year of solid waste and, therefore, would not have a significant impact on existing solid waste facilities.

The Goleta Water District has agreed to provide water to the subject parcels. **In 1998, the Goleta Water District agreed to provide water service to the subject parcels for the proposed Dos Pueblos Golf Links Project (Water User Agreement, November 17, 1998). The water service included reclaimed water for irrigation and potable water for human consumption. In 2004, the Goleta Water District confirmed this agreement in a letter to the applicant. It also provided a Water Service Classification Notice for each of the subject parcels in 2006 and 2007.** However, the applicant must address several issues before the Goleta Water District can provide water service. The Inland Estate (APN 079-200-008) is located within the Goleta Water District. However, the Ocean Estate is outside the Goleta Water District. On behalf of the applicant, the Goleta Water District has submitted an application to the Local Agency Formation Commission (LAFCO) to annex the Ocean Estate into the Goleta Water District. This application is pending. As explained in the enclosed project descriptions, water service would be extended from one of two possible sources located approximately two miles from the subject parcels. The applicant must secure an easement for the segment of the water line that would be located beyond the subject parcels. (Section 4.10, Land Use, includes further discussion of the proposed water line.)

Each proposed residence would be served by a private on-site waste-water treatment system. The projects would not require new or altered public sewer system facilities (e.g., sewer lines, lift-stations).

Scope of EIR:

- Determine whether the proposed projects would receive water from the Goleta Water District. Evaluate the possible impacts of alternative water sources if public water service would not be available.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative public facilities impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

Water User Agreement, Dos Pueblos Golf Links Project (Goleta Water District and CPHPAH Dos Pueblos Associates, LLC, November 17, 1998)

Letter from Russell R. Ruiz with Goleta Water District to Sean Finnegan with Makar Properties, LLC (September 15, 2004)

Santa Barbara Local Agency Formation Commission (LAFCO) (Bob Braitman, Executive Officer, (805) 568-3391)

Goleta Water District (Kevin Walsh, General Manager, (805) 964-6761)

4.13 RECREATION

Impact Discussion:

No **permitted** biking, equestrian or hiking trails or other **formal** recreation facilities exist on or adjacent to the subject parcels. **However, several interested parties contend that the public uses the subject parcels for various recreation purposes. This issue is discussed above in Section in Section 4.10, Land Use.** The proposed **single-family** residences would not impact **permitted or formal** established recreational uses or facilities. Mitigation measures would **be required to avoid or minimize any possible significant effects on existing recreation uses** would not be required.

The applicant has offered to dedicate coastal access easements for a ~~public parking lot and~~ public coastal access trail. This topic is **also** discussed above in Section 4.10, Land Use.

Scope of EIR:

Staff's preliminary analysis did not identify any recreation issues or potential impacts that would affect permitted or formal recreation uses or facilities ~~require detailed discussion, analysis or mitigation measures.~~ **The projects' potential impacts on existing, informal recreation uses and any necessary mitigation measures will be described and analyzed.**

Sources of Information:

Possible sources of information on existing, informal recreation uses include the Coastal Commission, Gaviota Coast Conservancy and Surfrider Foundation. ~~Staff did not identify any applicable sources of information.~~

4.14 TRANSPORTATION/CIRCULATION

Impact Discussion:

The proposed project includes two single-family residences ~~and an offer to dedicate coastal access easements for a public coastal access trail and a public 18 vehicle parking lot.~~ The additional vehicular movement resulting from the proposed residences ~~and future recreation uses~~ would be

insignificant in relation to the existing traffic on Highway 101. ~~The proposed project and future recreational development would not increase the need for additional roads or road maintenance.~~

An existing vehicular entry/exit on Highway 101 provides access to the subject parcels. The projects include a new access driveway that would extend from this vehicular entry/exit to the proposed residences. A left turn lane currently allows northbound traffic on Highway 101 access to the vehicular entry/exit. This left turn lane would be closed as a requirement of Caltrans. Northbound traffic on Highway 101 would proceed north, exit on Dos Pueblos Canyon Road, re-enter Highway 101 heading south and exit using a new deceleration lane for the existing vehicular entry/exit. The potential impacts of these improvements on traffic and public safety are unclear.

No public bus service is available along this segment of Highway 101. The subject parcels are not located near any ports or airport safety zones. Consequently, the proposed projects would not impact existing transit systems or alter waterborne or air traffic.

The tracks of the Union Pacific Railroad bisect the subject parcels. An existing bridge over the railroad tracks links the two parcels. This bridge would be removed and replaced with a new railroad under-crossing located approximately 1,750 feet west of the existing bridge. The Union Pacific Railroad has design and construction standards for the under-crossing. Removing the existing bridge and constructing the under-crossing would not have significant long-term impacts on railroad traffic.

Scope of EIR:

- Identify and assess potential circulation and safety impacts of additional traffic resulting from increased traffic entering and exiting the subject parcels from Highway 101. Prepare any necessary traffic studies in order to assess potential traffic hazards and other potential traffic impacts. The analysis needs to address short-term impacts from construction vehicles and long-term impacts from the proposed residences and future recreation facilities. It also needs to consider any potential impacts on bicyclists on Highway 101.
- Identify and assess potential short-term impacts of constructing the proposed improvements to Highway 101, including constructing the deceleration lane and closing the left turn lane.
- Work with Caltrans representatives to determine whether the proposed highway modifications associated with the entry/exit on Highway 101 would provide adequate sight distance, ingress/egress, road capacity and otherwise satisfy current highway and traffic engineering and safety standards. Assess impacts associated with construction of the proposed highway improvements.
- Review the proposed entry/exit and driveway with Fire Department representatives to determine if the projects would provide adequate emergency access and comply with the applicable development standards for roads and driveways.
- Identify mitigation measures as necessary to address significant impacts on transportation and circulation, including increased traffic hazards to motor vehicles and bicyclists.

- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative transportation/circulation impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

Planning and Engineering Section, Santa Barbara County Fire Department (Martin Johnson, Section Supervisor, (805) 681-5528)

California Department of Transportation, District 5 [(805) 568-0858]

4.15 WATER RESOURCES/FLOODING

Impact Discussion:

The subject parcels consist of a marine terrace, coastal bluff and shoreline bounded by the Santa Ynez Mountains to the north and the Pacific Ocean to the south. Eagle Canyon and Tomate Canyon mark the east and west boundaries, respectively, of the subject parcels. A half-dozen north-south trending canyons and gullies transect the subject parcels and drain into the ocean.

The projects would not change the existing overall drainage patterns. However, they include **buildings, driveways and other imperious surfaces** development that could increase surface water runoff **and peak flow rates, decrease infiltration** and degrade surface water quality. The applicant submitted preliminary grading and drainage plans. An existing vehicular entry/exit on Highway 101 provides access to the subject parcels. The projects include a new access driveway that would extend from this vehicular entry/exit to the proposed residences. The driveway would be 20 to 24 feet in width and approximately 6,000 feet in length. It would cross three intermittent drainages on the Inland Estate and, therefore, would include a 42-foot precast modular con/span bridge over one blue-line stream, one new culvert crossing and improvement of one existing culvert. An existing bridge over the railroad tracks links the subject parcels. This bridge would be removed and replaced with a new railroad under-crossing located approximately 1,750 feet west of the existing bridge. The under-crossing includes replacement of an existing culvert that is located under the railroad embankment.

The applicant is considering two alternatives to the under-crossing. (Section 5, Project Alternatives, contains additional details on these alternatives.) One alternative is to renovate the existing bridge for vehicle and pedestrian use. The second alternative is to construct a new bridge approximately 200 feet west of the existing bridge. This alternative would include some grading and filling within an existing drainage.

Future construction of residences and other proposed structures would involve ground disturbance and use of heavy machinery that could result in temporary water quality impacts. Construction activities, washing of concrete trucks, paint, equipment or similar activities can also generate polluted water that could impact water quality if discharged into drainage ditches, creeks, streams or other watercourses.

The proposed residences would use on-site waste-water treatment systems. Poor soils or an inadequate waste-water treatment system could discharge effluent that pollutes surface water and groundwater. The applicant submitted soils engineering and percolation testing reports for the proposed treatment systems. The soils on the Ocean Estate appear to satisfy Santa Barbara County's percolation standards for a treatment system using leach lines. The soils on the Inland Estate are unsuitable for a treatment system using leach lines. The treatment system for this parcel may require dry wells. It is possible that the location of the proposed residence on this parcel could change based on environmental impacts and plan and zoning ordinance provisions. The applicant has postponed submitting dry well performance tests until the location of the residence on the Inland Estate has been more firmly established.

The projects would not expose people or property to flood hazards or impact groundwater quantity. The County's resource maps do not show any 100-year flood hazard areas on the subject parcels. The proposed residences would receive water from a public utility rather than on-site water wells. The proposed basements and railroad under-crossing involve relatively deep excavations. The application materials submitted by the applicant do not specify whether this development could intercept aquifers or otherwise impact groundwater resources.

Scope of EIR:

- Review and evaluate the applicant's preliminary grading and drainage plans and proposed methodologies for conveying water to creeks, stream and other watercourses.
- Identify and assess the potential impacts on drainage patterns and surface water quality and quantity resulting from **(1) proposed grading, culverts, road crossings and other development located** within and near creeks and drainage courses **and (2) proposed development that results in impervious surfaces and increased runoff located throughout the subject parcels.**
- Determine whether the proposed excavation for basements and the railroad under-crossing could potentially impact groundwater resources.
- Assess the potential short-term impacts of construction activities on water resources. Identify mitigation measures to address these impacts, such as standard grading and erosion and sediment control measures and management of the construction materials and activities.
- Verify the results of the applicant's soils engineering and percolation testing reports for the proposed on-site waste-water treatment systems, including additional tests for the Inland Estate that will be submitted by the applicant. Ensure that adequate wastewater treatment capacity is available to serve the proposed residences.
- Determine whether the proposed on-site waste-water treatment systems could cause significant impacts on biological, water or **recreational** ~~other environmental~~ resources, **such as nearby kelp and rocky reef areas, seal rookery and haul-out areas and surfing sites.** Identify mitigation measures to address any significant environmental impacts.

- Identify mitigation measures as necessary to reduce impacts on surface water and groundwater resources to less than significant levels.
- Identify residual impacts of the proposed projects after implementation of mitigation measures.
- Evaluate cumulative water resources/flooding impacts of the proposed projects and other similar past, present and probable future projects in the area.

Sources of Information:

“Soils Engineering Report, Dos Pueblos Ranch Estates Northwest Residence” (Earth Systems Pacific, March 16, 2007)

“Report of Percolation Testing, Soils Engineering Report, Dos Pueblos Ranch Estates Northwest Residence” (Earth Systems Pacific, March 19, 2007)

“Revised Soils Engineering Report, Dos Pueblos Ranch Estates South Residence” (Earth Systems Pacific, March 26, 2007)

“Report of Percolation Testing, Does Pueblos Ranch Estates South Residence” (Earth Systems Pacific, March 27, 2007)]

Environmental Health Services, Public Health Department (Paul Jenzen, Senior Land Use Specialist, (805) 346-8461)

Preliminary Grading Plans for Inland Estate (Exhibits G.A-1 through G.A-4) and Ocean Estate G.B-1 through G.B-4) (See attached Project Descriptions for additional details on Grading Plans)

PROJECT ALTERNATIVES

Pursuant to Section 15126.6 of the “Guidelines for the Implementation of the California Environmental Quality Act,” the EIR shall consider and analyze a reasonable range of alternatives to the proposed projects. The alternatives selected should be capable of avoiding or reducing any significant environmental effects of the proposed projects.

The applicant has requested that the project alternatives include two specific alternatives to the proposed railroad crossing. One alternative is to renovate the existing bridge for vehicle and pedestrian use. The second alternative is to construct a new bridge approximately 200 feet west of the existing bridge. The applicant has provided plans and a photo simulation of the new bridge.

Several agencies, organizations and interested parties suggested other project alternatives. Some of these alternatives were added to the following list below. The staff, applicant and contractor selected to prepare the EIR will discuss these and other project alternatives and prepare a final list of project alternatives as an initial step in preparing the EIR. The EIR shall discuss and analyze the following five alternatives:

1. Proposed Projects with a New Bridge **or Renovated Bridge**
2. Proposed Projects with **Access from Santa Barbara Ranch Project** a Renovated Bridge
3. Reduced **Scale** Project Alternative
4. Redesign Project Alternative, **including Alternative Siting and Design**

5. No Project Alternative

~~The specific features of these alternatives will be worked out between staff and the contractor selected to prepare the EIR early on in the environmental review process.~~

Sources of Information, Alternative 1, New Bridge:

Exhibit SP.A-1, Alternative Site Plan – Inland Estate (FORMA Design, Inc., June 2007)

Exhibit SP.B-1 Alternative Site Plan – Ocean Estate (FORMA Design, Inc., June 2007)

Exhibit SP.C-1 Alternative Site Plan – Overall (FORMA Design, Inc., June 2007)

Exhibit G-1, General Grading Notes (FORMA Design, Inc., June 2006)

Exhibit G-2, Preliminary Grading Plan – Access Road Inland Estate (FORMA Design, Inc., June 2006)

Exhibit G-3, Preliminary Grading Plan – Access Road Inland Estate (FORMA Design, Inc., June 2006)

Exhibit G-4, Preliminary Grading Plan – Access Road Inland Estate (FORMA Design, Inc., June 2006)

Exhibit G-5, Preliminary Grading Plan – Access Road Ocean Estate (FORMA Design, Inc., June 2006)

Exhibit G-6, Preliminary Grading Plan – Access Road Ocean Estate (FORMA Design, Inc., June 2006)

Exhibit G-7, Preliminary Grading Plan – Inland Estate (FORMA Design, Inc., June 2006)

Exhibit G-8, Preliminary Grading Plan – Ocean Estate (FORMA Design, Inc., June 2006)

6.0 ATTACHMENTS

1. Project Description, Paradiso del Mare Ocean Estate Single-Family Dwelling and Accessory Structures, Case Number 06CDH-00000-00038 (Assessor Parcel Number 079-200-004)
2. Project Description, Paradiso del Mare Inland Estate Single-Family Dwelling and Accessory Structures, Case Number 06CDH-00000-00039 (Assessor Parcel Number 079-200-008)
3. Proposed Site Plan – Ocean Estate (Sheet SP.B-1, June 2007)
4. Proposed Site Plan – Inland Estate (Sheet SP.A-1, June 2007)
5. Architectural Elevations – Ocean Estate (Sheet A.B-2, June 2007)
6. Architectural Elevations – Inland Estate (Sheet A.A-2, June 2007)

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ATTACHMENT 1

Project Description

Paradiso del Mare Ocean Estate Single-Family Dwelling and Accessory Structures

Case Number 06CDH-00000-00038 (Assessor Parcel Number 079-200-004)

The subject parcel is approximately 64.80 acres in size (APN 079-200-004). The project consists of a single-family residence of approximately 6,505 square feet ~~including~~ (floor area includes a 671 square foot subterranean basement) and an attached three car garage of approximately 680 square feet, detached guest house of approximately 861 square feet with a detached two car garage of approximately 506 square feet, detached gym of approximately 280 square feet, swimming pool, two landscape reflecting pools, access driveway, on-site septic system and on-site and off-site water line and utilities. (Area statistics are gross square feet.)

Except for the utilities, the project would be located within the 2.80 ~~4.20~~-acre development envelope delineated on the site plan. In addition to the development envelope, approximately ~~61.40 acres would be placed in an agricultural/open space easement~~ and 2.20 acres would be dedicated to the County or other appropriate public agency for a coastal access trail (see below for details on access trail). ~~The land designated agriculture/open space may be used for agricultural uses, excluding vertical structural improvements, or open space as determined appropriate and necessary to protect sensitive resources.~~ A portion of the parcel outside the 2.80-acre development envelope would be used for agriculture, which may include row crops, orchards and/or livestock grazing. Reclaimed water from the Goleta Water District would be used for irrigation. No barns, sheds or other above ground agricultural accessory structures would be constructed outside the development envelope.

The project also includes exterior lights, signs and fences. The exterior lights include bollard lights spaced every 150 feet along the access driveway. The signs include directional traffic and recreation (trail) signs. The project includes removal of existing fences and gates and construction of new, wood slat fences that would enclose the development envelope and the perimeter of the parcel and establish the public coastal access trail.

The maximum height of each proposed structure is as follows: residence and attached garage – 17 feet, 9 inches; guest house and associated garage – 12 feet, 9 inches; and gym – 9 feet. (The height of a structure is the vertical distance between the existing grade and the uppermost point of the structure directly above that grade.)

The exterior walls would consist of stone and plaster. The roofing would include earth colored standing seam metal and sod. Doors and windows would be constructed of wood with natural finishes.

An existing vehicular entry/exit on Highway 101 provides access to the subject parcel. The project includes a new access driveway that would extend from this vehicular entry/exit to the subject parcel. The access driveway would cross the adjacent parcel to the north (APN 079-200-008) and the railroad. The segment of the access driveway from Highway 101 to the railroad would be 20 to 24 feet in width. The remainder of the access driveway south of the railroad would be 20 feet in width. A left turn lane currently allows northbound traffic on Highway 101 access the vehicular entry/exit. This left turn lane would be closed as a requirement of Caltrans. Northbound traffic on Highway 101 would proceed north, exit on Dos Pueblos Canyon Road,

re-enter Highway 101 heading south and exit using a new deceleration lane for the existing vehicular entry/exit.

An existing bridge over the railroad links the subject parcel to the adjacent parcel to the north and Highway 101. This bridge would be removed. The project includes a new railroad under-crossing located approximately 1,750 feet west of the existing bridge. The under-crossing includes replacement of an existing culvert that is located under the railroad embankment. The under-crossing is also part of the proposed residential development on the adjacent parcel to the north (APN 079-200-008, Case Number 06CDH-00000-00039).

The existing trees within the development envelope would be retained. Based on a vegetation management plan designed to address fire hazard and risk, approximately 30 native and non-native canopy trees would be planted around the proposed structures. A drip irrigation system would be installed.

An on-site private septic system would provide sewage disposal service. The septic system would be located within the 1.20-acre development envelope. Propane tanks also sited within the development envelope would provide fuel for heating and other necessary services.

Water, electricity, telephone and cable services for proposed development on the subject parcel and the adjacent 64.80-acre parcel to the south (APN 079-200-004, Case Number 06CDH-00000-00038) would be extended from existing services in the vicinity. Two possible routes are being considered **for the proposed water line and other utilities**. The utilities may extend from existing services located near the Bacara Resort. The utilities would cross the 38-acre parcel (APN 079-200-005) situated between the Bacara Resort and subject parcel through a proposed utility corridor that would be 20 feet in width. Within the boundary of the subject parcel, the utility corridor would be aligned with the existing dirt road from Eagle Canyon and the proposed access driveway leading to the project site. All utility services would be located underground. Alternatively, the utilities may extend from existing services across Highway 101 near the junction of Farren Road and Calle Real. The utilities would extend west across a 5.80-acre parcel (APN 079-090-033) and 992.40-acre parcel (APN 0790090-037) and south across Highway 101 to the adjacent 64.80-acre parcel to the south and to the subject parcel. All utility services would be located underground.

Water **service** would be obtained from the Goleta Water District **and would include reclaimed water for irrigation and potable water for human consumption**. The proposed water line would be privately owned and sized to only accommodate the proposed residential and agricultural development on the subject parcel and the adjacent 77.90-acre parcel to the north. If extended from an existing water line near the Bacara Resort, the complete water line for the subject parcel and the adjacent parcel to the north would be 10 to 12 inches in diameter and approximately 9,500 feet in length. If extended from an existing water line near the junction of Farren Road and Calle Real, the complete water line for the subject parcel and the adjacent parcel to the north would be 12 inches in diameter and approximately 10,000 feet in length.

The project includes the repair of four existing culverts that convey surface water under the tracks of the Union Pacific Railroad. It also includes the repair of an existing ranch road that crosses over the existing culverts. Most of this work would occur on the Ocean Estate. However, some grading would take place on the Inland Estate. Specifically, portions of four corrugated culverts located south of the railroad tracks would be removed and replaced with a similar type of culvert. Existing drainages north of the railroad tracks would be improved, including removing silt and vegetation. Compacted road base would be removed from designated on-site areas, placed over the culverts and leveled to the elevation of the existing road. The road segments of washout Areas 1 and 4 would be finished with a chip-seal surface. The road segments of washout Areas 2 and 3 would remain unsealed. Rock rip-rap would be installed at the southern termini of all culvert outlets to reduce erosion and sedimentation. Minor earthen swales would be graded directly adjacent to the repaired roads to facilitate drainage.

The project includes approximately 1,910 cubic yards of cut and approximately 1,170 cubic yards of fill to prepare the south access driveway and residence and accessory structure building pads. All cut/fill volumes would be balanced on the subject parcel; no earthwork material would be imported or exported. [Note: The earthwork estimates for the proposed entrance road from Highway 101 and north access driveway appear in the earthwork estimates for the proposed residential development on the adjacent parcel to the north (APN 079-200-008, Case Number 06CDH-00000-00039). The entrance road and north access driveway for the proposed residential development on the adjacent parcel to the north include approximately 4,100 cubic yards of cut and approximately 2,610 cubic yards of fill.]

Ocean Estate		
Estimated Earthwork Quantities (Cubic Yards)		
Structures	Cut	Fill
South Access Driveway	640	490
Residence, Structures	1,270	680
Total	1,910	1,170

Additional grading would be required to repair the four culverts located south of the railroad tracks and the ranch road that crosses over these culverts. This aspect of the project would require approximately 4,100 cubic yards of cut and 4,100 cubic yards of fill.

The project includes offers to dedicate coastal access easements for the following: (1) public trail across the entire length of the subject parcel immediately south of the railroad, (2) vertical access to the beach within Eagle Canyon and (3) lateral access along the beach below the coastal bluff as measured from the base of the bluff to the ambulatory mean high tide line. No fencing or gates would interfere or restrict any of the designated public easements during normal use times (i.e., dawn to dusk). ~~Access to these easements would be through other proposed coastal access easements for a public trail and parking lot on the adjacent parcel to the north. (For more details see Case Number 06CDH-00000-00039.)~~ The proposed easements would be effectuated by an Offer-to-Dedicate (OTD) for all necessary easements to accommodate the proposed access

throughout the subject parcel ~~and the adjacent parcel to the north~~. The easements would be dedicated to the County of Santa Barbara or other appropriate public agency.

The project shall be constructed in strict conformity with the following plans and specifications:

Cover Sheet (Sheet CS-1, no date, received July 12, 2007)

Details Sheet (Sheet CS-2, no date, received July 12, 2007)

Architectural Floorplans and Illustratives – Ocean Estate, (Shubin + Donaldson, Architects, Inc., Sheet A.B-1, April 2007)

Architectural Elevations – Ocean Estate (Shubin + Donaldson, Architects, Inc., Sheet A.B-2, June 2007)

Architectural Roof Plan – Ocean Estate (Shubin + Donaldson, Architects, Inc., Sheet A.B-2A, June 2007)

Proposed Site Plan – Ocean Estate (Sheet SP.B-1, June 2007)

Conceptual Landscape Plan – Ocean Estate (Sheet SP.B-2, June 2007)

Vegetation Management Plan – Ocean Estate (Sheet SP.B-3, April 2007)

Conceptual Lighting, Signage and Fence Plan – Ocean Estate (Sheet SP.B-4, June 2007)

General Grading Notes – Overall (Sheet G.C.-1, June 2007)

Preliminary Grading Plan – Access Road Ocean Estate (Sheet G.B-1, June 2007)

Preliminary Grading Plan – **Ocean Estate** (Sheet G.B-2, June 2007)

Conceptual Utilities Plan Map – Ocean Estate (Sheet U.B-1, April 2007)

Conceptual Utilities Plan Map – Overall (Sheet U.C-1, April 2007)

Proposed Site Plan – Overall, (Sheet SP.C-1, June 2007)

Conceptual Lighting, Signage, and Fence Plan – Overall (Sheet SP.C-2, June 2007)

Conceptual Vertical Access Easement – Overall (Sheet SP.C-4, April 2007)

UPRR Culvert Repair Project, Dos Pueblos Property (Sheets 1 through 6, Penfield & Smith, November 7, 2005)

ATTACHMENT 2

Project Description

Paradiso del Mare Inland Estate Single-Family Dwelling and Accessory Structures

Case Number 06CDH-00000-00039 (Assessor Parcel Number 079-200-008)

The subject parcel is approximately 77.90 acres in size (APN 079-200-008). The project consists of a single-family residence of approximately 9,436 square feet ~~including~~ **floor area includes** a 1,095 square foot subterranean basement), detached three car garage for the residence of approximately 792 square feet, detached studio of approximately 280 square feet, swimming pool and detached cabana of approximately 259 square feet, detached guest house of approximately 926 square feet with an attached one car garage of approximately 293 square feet, landscape reflecting pool/spa, access driveway, on-site septic system and on-site and off-site water line and utilities. (Area statistics are gross square feet.)

Except for the utilities, the project would be located within the 5.90-acre development envelope delineated on the site plan. ~~In addition to the development envelope, approximately 71.00 acres would be placed in an agricultural/open space easement and 1.00 acre would be dedicated to the County or other appropriate public agency for a coastal access trail and parking lot (see below for details). The land designated agriculture/open space may be used for agricultural uses, excluding vertical structural improvements, or open space as determined appropriate and necessary to protect sensitive resources.~~ **A portion of the parcel outside the 2.80-acre development envelope would be used for agriculture, which may include row crops, orchards and/or livestock grazing. Reclaimed water from the Goleta Water District would be used for irrigation. No barns, sheds or other above ground agricultural accessory structures would be constructed outside the development envelope.**

The project also includes exterior lights, signs and fences. The exterior lights include bollard lights spaced every 150 feet along the access driveway. The signs include directional traffic and recreation (trail) signs. The project includes removal of existing fences and gates, including the vehicular entry/exit gate and associated fence within the right-of-way of Highway 101, and construction of new, wood slat fences that would enclose the development envelope and the perimeter of the subject parcel ~~and establish the public coastal access trail and public parking lot. In addition, a new residential access driveway gate would be constructed immediately south of the public parking lot that would include a public pedestrian gate for public coastal trail and beach access (see below for details of proposed public access~~

The maximum height of each proposed structure is as follows: residence – 14 feet, 3 inches; garages and studio – 7 feet; and cabana and guest house – 13 feet. (The height of a structure is the vertical distance between the existing grade and the uppermost point of the structure directly above that grade.)

The exterior walls would consist of stone and plaster. The roofing would include earth colored standing seam metal and sod. Doors and windows would be constructed of wood with natural finishes. Berms would be used to help screen the structures.

An existing vehicular entry/exit on Highway 101 provides access to the subject parcel. The project includes a new access driveway that would extend from this vehicular entry/exit to the proposed development envelope. This driveway would also provide access to the adjacent 64.80-

acre parcel to the south (APN 079-200-004). The segment of the access driveway from Highway 101 to the railroad would be 20 to 24 feet in width. The segment of the access driveway that only provides access to the proposed development envelope on the subject parcel would be 20 feet in width. The driveway would cross three intermittent drainages and, therefore, would include a 42-foot precast modular con/span bridge over one blue-line stream, one new culvert crossing and improvement of one existing culvert. A left turn lane currently allows northbound traffic on Highway 101 access the vehicular entry/exit. This left turn lane would be closed as a requirement of Caltrans. Northbound traffic on Highway 101 would proceed north, exit on Dos Pueblos Canyon Road, re-enter Highway 101 heading south and exit using a new deceleration lane for the existing vehicular entry/exit.

An existing bridge over the railroad links the subject parcel to the adjacent parcel to the south. This bridge would be removed. The project includes a new railroad under-crossing located approximately 1,750 feet west of the existing bridge. The under-crossing is also part of the proposed residential development on the adjacent parcel to the south (APN 079-200-004, Case Number 06CDH-00000-00038).

No existing trees would be removed. Based on a vegetation management plan designed to address fire hazard and risk, approximately 24 native and non-native canopy trees would be planted around the proposed structures. A drip irrigation system would be installed.

An on-site private septic system would provide sewage disposal service. The septic system would be located within the 5.90-acre development envelope. Propane tanks also sited within the development envelope would provide fuel for heating and other necessary services.

Water, electricity, telephone and cable services for proposed development on the subject parcel and the adjacent 64.80 acre parcel to the south (APN 079-200-004, Case Number 06CDH-00000-00038) would be extended from existing services in the vicinity. Two possible routes are being considered **for the proposed water line and other utilities**. The utilities may extend from existing services located near the Bacara Resort. The utilities would cross the 38-acre parcel (APN 079-200-005) situated between the Bacara Resort and subject parcel through a proposed utility corridor that would be 20 feet in width. Within the boundary of the adjacent parcel to the south, the utility corridor would be aligned with the existing dirt road from Eagle Canyon. The utility corridor would extend north through the proposed railroad under-crossing and follow the proposed driveway west to the proposed development envelope on the subject parcel. Alternatively, the utilities may extend from existing services across Highway 101 near the junction of Farren Road and Calle Real. The utilities would extend west across a 5.80-acre parcel (APN 079-090-033) and 992.40-acre parcel (APN 0790090-037) and south across Highway 101 to the subject parcel and the adjacent 64.80-acre parcel to the south. All utility services would be located underground.

The subject parcel is located within the Goleta Water District. Water **service** would be obtained from the Goleta Water District **and would include reclaimed water for irrigation and potable water for human consumption**. The proposed water line would be privately owned and sized to only accommodate the proposed residential and agricultural development on the subject parcel and the adjacent 64.80-acre parcel to the south. If extended from an existing water line near the

Bacara Resort, the complete water line for the subject parcel and the adjacent parcel to the south would be 10 to 12 inches in diameter and approximately 9,500 feet in length. If extended from an existing water line near the junction of Farren Road and Calle Real, the complete water line for the subject parcel and the adjacent parcel to the south would be 12 inches in diameter and approximately 10,000 feet in length.

The project includes the repair of four existing culverts that convey surface water under the tracks of the Union Pacific Railroad. It also includes the repair of an existing ranch road that crosses over the existing culverts. Most of this work would occur on the Ocean Estate. However, some grading would take place on the Inland Estate. Specifically, portions of four corrugated culverts located south of the railroad tracks would be removed and replaced with a similar type of culvert. Existing drainages north of the railroad tracks would be improved, including removing silt and vegetation. Compacted road base would be removed from designated on-site areas, placed over the culverts and leveled to the elevation of the existing road. The road segments of washout Areas 1 and 4 would be finished with a chip-seal surface. The road segments of washout Areas 2 and 3 would remain unsealed. Rock rip-rap would be installed at the southern termini of all culvert outlets to reduce erosion and sedimentation. Minor earthen swales would be graded directly adjacent to the repaired roads to facilitate drainage.

The project includes approximately 12,360 cubic yards of cut and approximately 3,910 cubic yards of fill to prepare the entrance road, north access driveway and residence and accessory structure building pads and berms. All cut/fill volumes would be balanced on the subject parcel; no earthwork material would be imported or exported.

Inland Estate		
Estimated Earthwork Quantities (Cubic Yards)		
Structures	Cut	Fill
Entrance Road	3,660	620
North Access Driveway	440	1,990
Residence, Structures	8,260	1,300
Total	12,360	3,910

Additional grading would be required to repair the four culverts located south of the railroad tracks and the ranch road that crosses over these culverts. This aspect of the project would require approximately 4,100 cubic yards of cut and 4,100 cubic yards of fill.

The project includes an offer to dedicate coastal access easements for a public parking lot and coastal access trail. The parking lot would be sited immediately east of the proposed access driveway and would include 18 parking spaces. The public coastal trail easement is proposed adjacent to and along the access driveway. It would extend from the parking lot to the proposed railroad under crossing where it would connect with the proposed coastal access easements on the adjacent parcel to the south. (For more details see Case Number 06CDH-00000-00039.) No fencing or gates would interfere or restrict any of the designated public easements during normal use times (i.e., dawn to dusk). The proposed easements would be effectuated by an Offer to

~~Dedicate (OTD) for all necessary easements to accommodate the proposed public parking lot and coastal access trail. The easements would be dedicated to the County of Santa Barbara or other appropriate public agency.~~

The project shall be constructed in strict conformity with the following plans and specifications:

Cover Sheet (Sheet CS-1, no date, received July 12, 2007)

Details Sheet (Sheet CS-2, no date, received July 12, 2007)

Architectural Floorplans and Illustratives – Inland Estate, (Shubin + Donaldson, Architects, Inc., Sheet A.A-1, April 2007)

Architectural Elevations – Inland Estate (Shubin + Donaldson, Architects, Inc., Sheet A.A-2, June 2007)

Architectural Roof Plan – Inland Estate (Shubin + Donaldson, Architects, Inc., Sheet A.A-2A, June 2007)

Proposed Site Plan – Inland Estate (Sheet SP.A-1, June 2007)

Conceptual Landscape Plan – Inland Estate (Sheet SP.A-2, June 2007)

Vegetation Management Plan – Inland Estate (Sheet SP.A-3, April 2007)

Conceptual Lighting, Signage and Fence Plan – Inland Estate (Sheet SP.A-4, June 2007)

General Grading Notes – Overall (Sheet G.C.-1, June 2007)

Preliminary Grading Plan – Access Road Inland Estate (Sheet G.A-1, June 2007)

Preliminary Grading Plan – Access Road ~~Ocean [Inland]~~ **Inland** Estate (Sheet G.A-2, June 2007)

Preliminary Grading Plan – Access Road ~~Ocean~~ **Inland** Estate (Sheet G.A-3, June 2007)

Preliminary Grading Plan – Access Road Inland Estate (Sheet G.A-4, June 2007)

Preliminary Grading Plan – Inland Estate (Sheet G.A-5, June 2007)

Conceptual Utilities Plan Map – Inland Estate (Sheet U.A-1, April 2007)

Conceptual Utilities Plan Map – Overall (Sheet U.C-1, April 2007)

Proposed Site Plan – Overall, (Sheet SP.C-1, June 2007)

Conceptual Lighting, Signage, and Fence Plan – Overall (Sheet SP.C-2, June 2007)

Sample Bollards – Overall (Sheet SP.C-3, April 2007)

UPRR Culvert Repair Project, Dos Pueblos Property (Sheets 1 through 6, Penfield & Smith, November 7, 2005)

ATTACHMENT 3

Proposed Site Plan – Ocean Estate

ATTACHMENT 4

Proposed Site Plan – Inland Estate

ATTACHMENT 5

Architectural Elevations – Ocean Estate

ATTACHMENT 6

Architectural Elevations – Inland Estate