
7.0 OTHER CEQA SECTIONS

7.1 EFFECTS NOT FOUND TO BE SIGNIFICANT

CEQA Guidelines state that an EIR shall contain a statement briefly indicating the reasons that various potentially significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR (CEQA Guidelines Section 15128). After standard regulatory conditions and/or mitigation measures are applied, several resource areas were found to be below a level of significance, as identified in the EIR Scoping Document (**Appendix A**). These issue areas are discussed briefly below.

7.1.1 ENERGY

The proposed project would receive electricity from Southern California Edison. New development of the site would not place a substantial increase in demand upon existing sources of energy or require the development of new sources of energy. Thus, the project would not result in significant impacts to energy resources and no further evaluation in the EIR is necessary. Mitigation measures would not be required, though energy conservation measures have been identified in order to reduce air quality impacts (see Section 4.3).

7.1.2 NOISE

Significant sources of noise are generally associated with transportation facilities such as major roadways, airports, railroads, etc., as well as certain commercial and industrial uses. Some of the residential development envelopes are located in close proximity to the Union Pacific Railroad, which could result in the temporary exposure of the residents to noise levels above 65dB. However, averaged throughout the day, noise levels would be below County thresholds since the trains only operate periodically and for short periods at a time. Noise generated by vehicles traveling along Highway 101 is below the 65 dB County threshold for a significant noise impact. Standard construction methods and building materials required by the Building Code would ensure interior noise levels of less than 45 dB CNEL, consistent with the County's adopted thresholds. As such, impacts to noise-sensitive receptors on-site from these noise impacts would be less than significant.

Residential uses are considered sensitive noise receptors. Development of the individual lots could expose residents of adjacent lots located within 1,600 feet to short-term construction generated noise levels exceeding the County threshold of 65 dB CNEL. This can be mitigated by standard conditions of approval placed on future development projects.

The project would not generate new long-term source of noise, with the exception of continued agricultural activities throughout the ranch. Residential activity on the ranch is not expected to generate long-term noise above ambient levels. The project would contribute incrementally to cumulative noise impacts in combination with other planned and pending projects in the vicinity, though its contribution is not expected to be significant.

Implementation of the following mitigation measures would effectively reduce short-term construction-related noise impacts associated with development of the project. No further analysis in the EIR is required to address this issue.

Mitigation Measures:

NOISE 1 Construction activity for site preparation and future development shall be limited to the hours between 7:00 a.m. and 4:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g. Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities for each element of buildout. Violations may result in suspension of permits.

Monitoring: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

NOISE 2 Stationary construction equipment that generates noise which exceeds 65 dBA at the parcel boundaries shall be shielded to P&D's satisfaction and shall be located as far as possible from occupied residences. **Plan Requirements and Timing:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities for each element of buildout.

Monitoring: Permit Compliance shall perform site inspections to ensure compliance.

NOISE 3 Immediately prior to approval of Land Use Permits for any proposed development under the project, the applicant shall mail written notice of the project's approval to all property owners and occupants of parcels within 1,600 feet of the site of the noise generating construction. Mailed notice shall include the conditions of approval as well as the proposed construction schedule. **Plan Requirements and Timing:** Proof of mailing the notices shall be provided to P&D prior to issuance of Land Use Permits. **Monitoring:** Staff shall confirm receipt of the proof of mailing.

7.1.3 PUBLIC FACILITIES

The proposed project would not cause a substantial increase in the residential population in this area. Hence, the project is not expected to result in a need for new or altered police protection and/or health care services, nor would buildout of the project generate students in excess of school capacity. Impacts to these public facilities would be less than significant.

In Santa Barbara County, solid waste is transferred to the Tajiguas Landfill on the Gaviota Coast. Solid waste disposal is a significant issue for the County as the Tajiguas Landfill is nearing capacity.

The California Integrated Waste Management Act of 1989 (State Assembly Bill 939) required all cities and counties to develop a Source Reduction and Recycling Element (SRRE) for diverting 50% of their solid waste from landfills by the year 2000. City and county governments throughout the state of California responded by adopting waste diversion programs to meet the requirements of AB 939. To comply with the goals set by AB 939, the County of Santa Barbara requires a reduction in solid waste generation for all new development projects in the County.

County waste characterization studies estimate that implementation of a source reduction and recycling program could reduce the total volume of waste generated by new development projects by approximately 50%.

The project entails the creation of seven new lots with the potential for future residential development. Pursuant to the *County Thresholds and Guidelines Manual*, solid waste generation from those seven units would equal:

$$3.01 \text{ people/unit} \times 7 \text{ units} \times 0.95 \text{ tons/year} = 20.02 \text{ tons of solid waste/year}$$

Required source reduction, recycling and composting would reduce the waste stream by approximately 50% resulting in a total generation of approximately 10 tons of solid waste per year. This is well below the County's 196 tons per year threshold. New thresholds for construction and demolition waste would not be triggered by the proposed project given the level of proposed development and the minimal demolition that would be anticipated. Nonetheless, standard conditions requiring the recycling of demolition waste would be imposed at the time of future development. Therefore, impacts to solid waste would be less than significant. Additionally, the project's contribution to cumulative solid waste impacts would also be less than significant. These impacts do not require further analysis in the EIR.

Water and sewer service for the residential developments would be provided by on-site private systems. Thus, the project would have no impact on the public sewer system or water supply system. Impacts are less than significant and will not be further evaluated in the EIR.

Recommended Mitigation:

- SW 1** Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:** This requirement shall be printed on the grading and construction plan. Permittee shall provide P&D with receipts for recycled materials or for separate bins. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.

Monitoring: P&D shall review receipts prior to occupancy clearance.

7.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines Section 15126.2(c) requires that an EIR discuss irreversible environmental changes that would result from implementation of the proposed project. This includes the use of nonrenewable resources, the commitment of future generations to similar uses, and irreversible damage which can result from environmental accidents associated with the project.

Development of the proposed project, including construction of the infrastructure improvements and future construction of multiple residences would involve the use and consumption of renewable and non-renewable materials, including building materials (e.g. wood, metal, concrete, etc.) and fossil fuels for energy (e.g. oil, gasoline, natural gas, etc.). Once operational, the project would require consumption of natural resources and renewable and non-renewable materials, such as natural gas, potable water, and fossil fuels for building systems such as heating, cooling, and lighting. This level of consumption would be typical of any new development in the region and these commitments of resources are not unique or unusual to the proposed project. Currently, these resources are readily available and are expected to remain available for the foreseeable future. Therefore, the commitment of these resources is not considered significant. However, while the use of non-renewable resources associated with construction and operation of the project would not be significant, it would incrementally contribute to resultant secondary impacts including air quality and greenhouse gas emissions.

The proposed project would change the existing project site through the modification of the existing grazing land and natural habitat with the access road improvements and future residential development. Although the project's changes to the environment are theoretically reversible, the commitment of the project site to the proposed uses is considered long-term, resulting in the irretrievable commitment of resources to these uses. The commitment of this site to these uses for future generations is considered justified since single family residences are principally permitted uses within the AG-II-100 zone district and the existing agricultural operation would remain viable upon implementation of the proposed project.

The proposed project is not expected to result in environmental accidents that have the potential to cause irreversible damage to the natural or human environment given the nature and extent of the proposed development.