



TO: City Council

FROM: Peter Imhof, Planning and Environmental Review Director

CONTACT: Lisa Prasse, Current Planning Manager
Mary Chang, Supervising Senior Planner

SUBJECT: Certification of Final Environmental Impact Report (SCH 2015041014) and approval of the Heritage Ridge 332 Residential Apartment Project that includes a General Plan (GP) Amendment to remove an Environmental Sensitive Habitat Area designation as shown on GP Figures 3-5 and 4-1; a Vesting Tentative Map that consolidates 13 lots into 4 lots and a Right-of-Way Exchange; and a Development Plan for 332 units (102 affordable units with two residence manager units, and 228 market rate) with State Density bonus parking concession, a public park on a 17.36 gross acre site located on the northside of Camino Vista Drive between Calle Koral and Aero Camino. Case Nos. 14-049-GPA-VTM-DP-DRB; APNs 073-060-031 to -043.

RECOMMENDATION:

That the City Council open the public hearing and, after consideration of the evidence:

- A. Adopt Resolution No. 23-___, entitled "A Resolution of the City Council of the City of Goleta, California Recommending that the City Council: 1) Adopt Environmental Findings Pursuant to the California Environmental Quality Act, 2) Certify the Heritage Ridge Residential Project Final Environmental Impact Report (Sch No. 2015041014) dated February 2023, 3) Adopt the Mitigation Monitoring and Reporting Program, and 4) Adopt Statement of Overriding Considerations";
- B. Adopt Resolution No. 23-___, entitled "A Resolution of the City Council of the City of Goleta, California Recommending that the City Council Adopt Amendments to the General Plan/Coastal Land Use Plan Open Space Element Figure 3-5 and Conservation Element Figure 4-1 for APNs 073-060-031 through -043; Case No. 14-049-GPA";
- C. Adopt Resolution No. 23-___, entitled "A Resolution of the City Council of the City of Goleta, California Recommending that the City Council of the City Of Goleta, California Approve the Vesting Tentative Map to Merge and Re-subdivide Thirteen Lots into Four Lots (Three Residential Lots and One Park Lot) for the Heritage Ridge Residential Project, APNs 073-060-031 through -043; Case No. 14-049 VTM"; and

- D. Adopt Resolution No. 23-___, entitled “A Resolution of the City Council of the City of Goleta, California Recommending that the City Council of the City of Goleta, California Approve the Development Plan for Three Hundred Thirty-Two Apartment Units, with a State Density Bonus Parking Concession, and a Public Park (Design Option 2/ Original Design) for the Heritage Ridge Residential Project; APNs 073-060-031 through -043; Case No. 14-049-DP”.
- E. Authorize the City Manager, with the approval of the City Attorney, to execute all necessary agreements and associated documents to effectuate the above recommendations and amend the Affordability Control Covenant and Regulatory Agreement and Land Acquisition Loan Agreement with the Housing Authority of the County of Santa Barbara and/or associated partnership entities in substantial compliance with the forms of agreement attached to the staff report and associated resolutions and in comportment with federal and state tax credit funding requirements.

APPLICANTS/OWNERS:

Applicants: Red Tail Multifamily Land Development, LLC
Housing Authority of the County of Santa Barbara (HASBARCO)

Owners: FLT Heritage Ridge TG, LLC
GF Frontier, LLC

EXECUTIVE SUMMARY & BACKGROUND:

In 2014, The Towbes Group applied for the proposal to construct 360 residential units, known as Heritage Ridge (“Project”), on the 17.36-gross acre site (16.2 net acres, 14.24 net developable acres), located on the north side of Camino Vista Drive in the City of Goleta. Heritage Ridge will be the third and final phase of the adjacent Willow Springs Residential development. Since 2014, the applicant/permittee and ownership involvement has changed from the Towbes Group to the entities shown above.

The site in question has a General Plan Land Use designation of Medium-Density Residential and, prior to the adoption of Title 17, the site was zoned Design Residential (DR-20). The current Title 17 zoning designation is Medium-Residential (RM). In addition, the Project site is designated in the General Plan as an Affordable Housing Opportunity site within the Central Hollister Corridor. The Project is required to provide housing at a density between 20-25 units per acre. As currently designed, the Project is at 23.6 dwelling units per acre.

Given the nature of the Project, an environmental impact report (EIR) has been prepared, which analyzed the anticipated impacts that could result from the Project. The initial Draft EIR was circulated for a 52-day public review period from June 17, 2016, through August 8, 2016, and identified significant and unavoidable impacts in several issue areas, namely, aesthetics/visual, cultural resources, hazards, land use policy, noise, and solid waste. In response to the visual impact issues raised within the Draft EIR, in 2017 the applicant chose

to change Building 1, located along the Los Carneros/Calle Koral intersection, from a three-story design to a two-story design, thereby reducing the number of units from 360 to 353, and reducing the Class I significant and unavoidable aesthetics/visual impact identified in the EIR at the time, to less than significant.

In March 2020, Redtail Multifamily Land Development, LLC (“Redtail”) took over the Project and became the applicant for Project processing with the City. Redtail represented to the City that in December 2020 that they entered into a purchase and sale agreement with the Housing Authority of the County of Santa Barbara (HASBARCO) to provide affordable senior and affordable family housing units on the site. The Project was reduced in total unit count from 353 units to 332 units. The 332 units are broken into a 102-unit affordable-housing development (low-income) plus two manager units, and a 228-unit market rate development.

The Project is using the State Density Bonus parking concession for a reduced parking requirement of 455 spaces. The City’s zoning requirement, not using the concession, is 542 spaces. The Project is providing 494 parking spaces.

On April 29, 2021, a Revised Draft EIR was circulated for a 45-day public review period. It was determined that additional revisions to the Revised Draft EIR were required and the Revised Draft EIR was recirculated from May 14, 2021 through June 28, 2021.

Subsequently, the grading plan was revised to reduce soil export. In response to public comments received on the Revised Draft EIR, the site plan was revised to reduce total parking, change the type of parking spaces, and increase open space in order to achieve a 100-foot buffer from the Los Carneros Creek Streamside Protection Area (SPA). These revisions are reflected in the Final EIR, which was released on February 17, 2022 in preparation for the Planning Commission meeting planned in late February 2022. The Final EIR identified significant and unavoidable impacts to cumulative cultural resource impacts, construction noise, and solid waste (project level and cumulative).

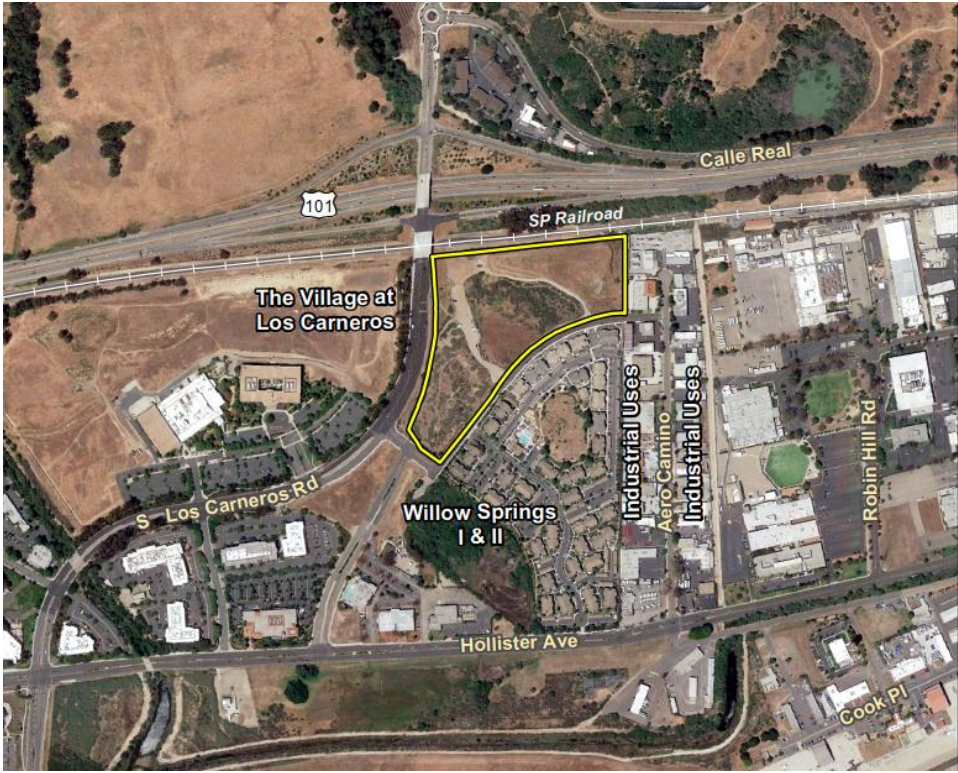
The applicant is requesting approval of the following actions:

1. Certification of the Final Environmental Impact Report prepared for the Project, adoption of the California Environmental Quality Act (CEQA) Findings and Mitigation Monitoring and Reporting Program, and adoption of Statement of Overriding Considerations (SOC);
2. Adoption of a General Plan Amendment to remove an Environmental Sensitive Habitat Area designation on the property;
3. Approval of Vesting Tentative Map to consolidate the thirteen existing lots from a previous industrial subdivision into four residential lots (one to be a park) and City vacation of five roadway easements and acceptance of a new roadway easement;
4. Approval of a Development Plan to allow the construction of 332 units (102 Affordable units plus two manager units, and 228 Market Rate units) with a parking concession; and
5. Approval of a credit of up to the total Park Fee of \$3,041,520 (land value is appraised at \$1.6 million and cost of improvements are anticipated to be at least \$1,441,520).

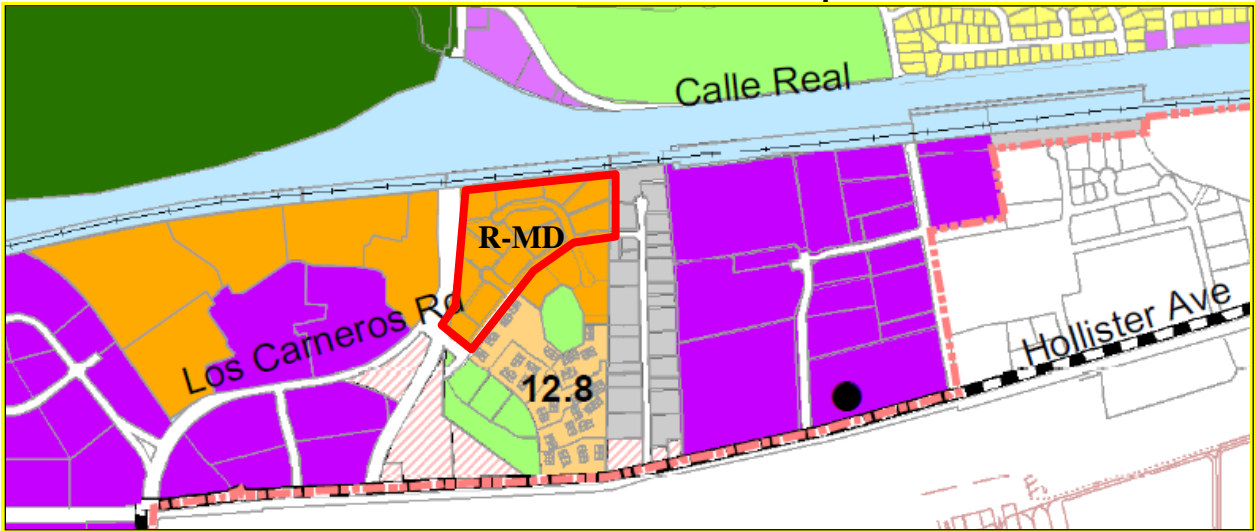
The Project is consistent with the density and use envisioned by the General Plan, General Plan policies, and the DR-20 zoning district. This Project has been under review for the past

8 years and was deemed complete prior to September 1, 2019. This is the date upon which a project had to be deemed complete in order to be processed under the zoning standards that existed prior to the City's adoption of Title 17, Zoning Ordinance, in 2020, as stated in Goleta Municipal Code Section 17.01.040(E).

**Figure 1
Project Location**



**Figure 2
General Plan Land Use Map**



JURISDICTION:

The City is the lead agency for the Project under CEQA and the City Council will be the final decision-maker for the entire Project regarding the adequacy of the Final EIR, Mitigation Monitoring and Reporting Program, and proposed Statement of Overriding Considerations, as well as the merits of the various Project components.

BACKGROUND:

Design Review Board

The original Project of 360 units went before the Design Review Board (DRB) three times between 2013 and 2016. When the revised (current) Project was submitted in 2020, the applicant chose to change the architectural design based on previous DRB comments that the old design looked too “institutional.” The updated architecture became a Craftsman style, which better fit neighborhood compatibility in terms of size, scale, mass, bulk, and overall appearance. The DRB completed conceptual design review on February 9, 2021, with positive comments on the architecture, the site planning, the park design, and landscaping. The Project will return to DRB for Preliminary and Final approval upon Project entitlement since the Project is subject to pre-Title 17 process and development standards.

Parks and Recreation Commission

At their February 2, 2022 meeting, the City Parks and Recreation Commission reviewed the original park design and expressed concerns that the proposed 2-acre neighborhood park may not include sufficient active recreation components to meet the City’s definition of a neighborhood park. On a 4-3 vote, the Parks and Recreation Commission did not recommend the park design proposed by the applicant as the Commissioners felt the design may not include enough active features.

Planning Commission Hearings

The Planning Commission held public hearings on March 28, 2022, April 25, 2022, and November 14, 2022. The Commission heard from staff, the applicant team, and members of the public at the hearings. Information in the three Planning Commission staff report packets (with more background and Project description), can be accessed here:

<https://goleta.legistar.com/LegislationDetail.aspx?ID=5528973&GUID=A247A231-5E7D-412A-AB2E-FB34E1D7E610> (March 28, 2022)

<https://goleta.legistar.com/LegislationDetail.aspx?ID=5561383&GUID=E87695F5-B1B7-47F9-B9FE-8AF088DB4DDB> (April 25, 2022)

<https://goleta.legistar.com/LegislationDetail.aspx?ID=5922502&GUID=2C3791DD-199F-4C2E-932E-92D06405F096> (November 14, 2022)

On November 14, 2022, the Planning Commission recommended that the City Council:

- Certify the Final EIR, adopt the CEQA Findings, adopt the Mitigation Monitoring Reporting Program (MMRP), and adopt the Statement of Overriding Conditions on a unanimous vote;
- Adopt the requested GPA on a unanimous vote;
- Approve the Vesting Tentative Map on a unanimous vote; and
- Approve the Development Plan with original park design (Option #2) on a 4-1 vote. The negative vote was because Commissioner MacLearn thought Park Option #3 would be better for the community and residents than Option #2. The remaining four commissioners found that the original park design (Option #2) struck a balance by providing enough active recreation components, along with respecting the cultural resources on the site.

PROJECT DESCRIPTION:

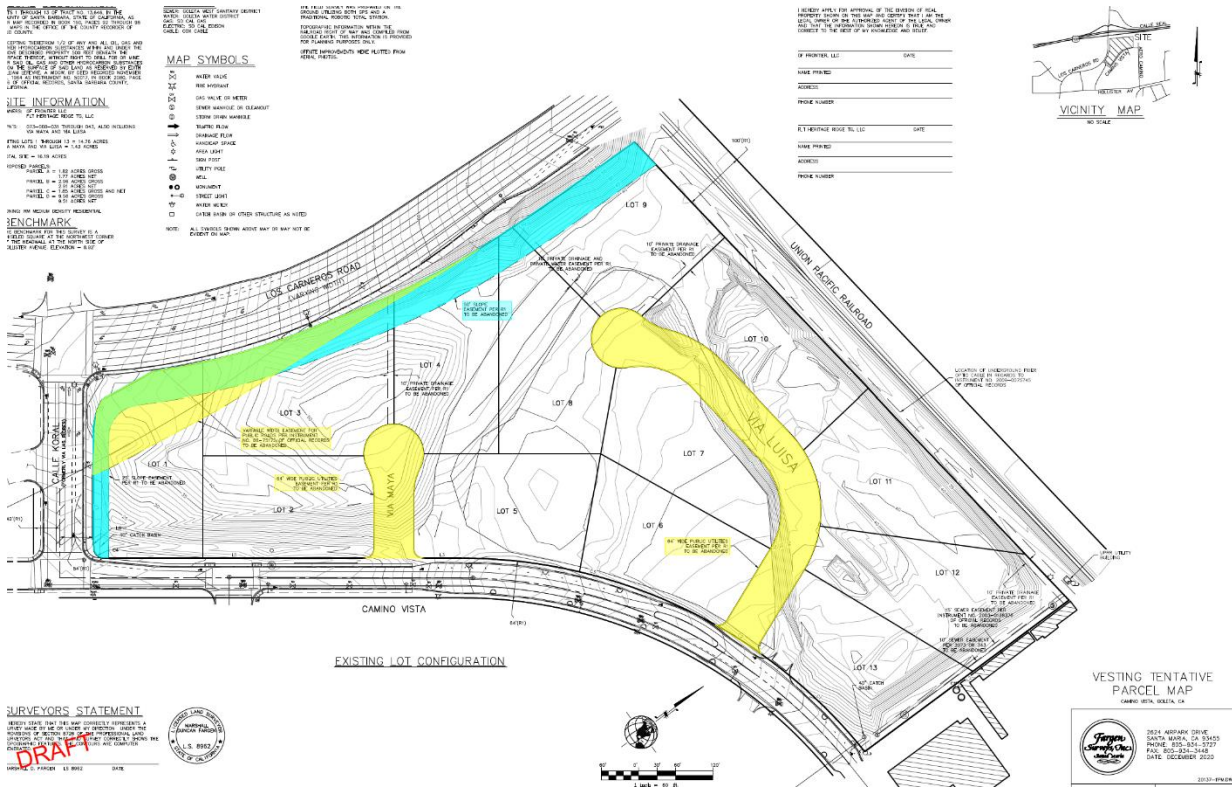
General Plan Amendment

A General Plan Amendment (GPA) is proposed to revise Figure 3-5 of the Open Space Element and Figure 4-1 of the Conservation Element to remove an Environmentally Sensitive Habitat Area (ESHA) designation of Coastal Sage Scrub from the site. A biological survey of the site was prepared, and the results indicate that the Coastal Sage Scrub habitat does not occur on the property. Rincon Consultant (the preparers of the Final EIR) have peer-reviewed the biological survey and conducted independent field work as well, which has confirmed the findings made by the applicant's biological consultant (Dudek). The Exhibits A and B to Attachment 2 reflect the proposed General Plan changes.

Vesting Tentative Map and Roadway/Slope easement vacations

The Vesting Tentative Map proposes to merge 13 existing lots into four lots and proposes that the City vacate three existing road easements (original Los Carneros Road alignment, Via Maya and Via Luisa), and the slope/landscape easement along Calle Koral and Los Carneros Road. Neither Via Maya or Via Luisa were ever constructed and are paper streets (streets shown on a Map but not physically in place). As part of the project, the applicant will be dedicating additional landscape/slope area adjacent to Los Carneros Road near the railroad bridge for a potential future Capital Improvement Plan (CIP) project along Los Carneros Road.

**Figure 3
Vesting Subdivision**



Lots 1 and 2 will be for the construction of the affordable units, Lot 3 will be the public park, and Lot 4 will be for the market-rate units. Five street and landscape/slope easements shown in blue and yellow are requested to be vacated with the Vesting Tract Map, as the City does not have a need for these easements. In exchange, the applicant will provide to the City the section shown in green representing a landscape/slope easement for future bike lane widening along Los Carneros Road.

Title 16 of the Goleta Municipal Code (GMC) along with California State Government Code Sections 66473.5, 66474 and 66474.6 provide the subdivision findings that must be made by the Planning Commission to approve the Vesting Tentative Map (VTM).

Development Plan

The Development Plan would authorize construction of 332 apartment units (102 Affordable Units with 2 manager units and 228 Market Rate Units) on the Project site. The site is adequate in size, shape and characteristics to accommodate the density and intensity of the Project. The Project complies with every development standard and is consistent with General Plan policies, with the use of the Density Bonus parking provisions.

**Figure 4
Site Plan for 332-unit Project**



Public Park

As part of the Development Plan, a public park has been proposed since 2014 in accordance with the Open Space Element of the General Plan. The park has been designed with a variety of amenities with the intent to serve the recreational needs of the residents and business employees in the immediate vicinity, which could include individuals (of various ages) and families with young children. The original park design, included a lawn area for ball play, tot lot and picnic area, a walking/jogging path with a ten-station fitness course, and a Chumash interpretive play area. In addition, the park is accessible via sidewalks and bike lanes and includes 13 dedicated off-street parking spaces for users of the park who choose to drive to the site. The size of the park is 2 acres with 1.85 acres for park use and 0.15 acres dedicated to parking use. As a result of the input received at the Parks and Recreation Commission, the applicant has proposed two additional design alternatives which are discussed more fully in the Discussion portion of the report.

As a reminder, the applicant is proposing a park consistent with the guidance provided in General Plan/Coastal Land Use Plan. Policy OS 6.4 in the City's General Plan Open Space Element defines a neighborhood park as follows:

Neighborhood parks provide the nearby residential neighborhood with active recreational activities for a variety of age groups. The following standards shall apply to neighborhood parks:

- a) The typical service area radius shall be 0.5 mile.*
- b) The typical size shall be less than 10 acres.*
- c) Neighborhood parks should be easily accessible to the surrounding neighborhood population through safe pedestrian and bicycle access. Neighborhood parks do not generally require onsite parking, although a limited amount of parking may be provided.*
- d) Typical facilities provided in neighborhood parks include playgrounds and associated equipment, picnic tables, open undeveloped areas, lawns or grassy areas for field games, and benches.*
- e) Neighborhood parks may be developed as a school park or community center park.*

Completion of the park will coincide with completion of the last building in the Market Rate (Lot 4) area, approximately three years from the start of construction of the Market Rate units. Upon completion of the park construction, the park will be dedicated to the City and turned over to the City Public Works Department for operation and maintenance. The maintenance, operations, and amenity replacement costs are highest to lowest from most active to the least active as described later in the report in Table 2.

Affordable Units

Because this residential rental development application was vested in 2014, when the City did not have an inclusionary housing requirement for rental residential development, this development is not required to provide any affordable units. The applicant has voluntarily proposed the inclusion of the 102 affordable housing units with 2 manager units at the low and very low-income range for both Seniors and Families (31% of the units). The affordable housing component would be constructed and managed by HASBARCO.

While uncertain until the time of funding, the projected housing mix is listed below but this mix could change, subject to City review and approval, based on the type of funding that is secured. The housing mix as of December 2022 is:

Senior Affordable (41 units)

- 1 unit for an onsite resident manager
- 10 units for veterans
- 10 units for seniors who are unhoused with significant medical needs
- 10 units for seniors who are unhoused and have mental health and other needs
- 10 units for lower income seniors in need of affordable housing

Family Affordable (63 units)

- 1 unit for an onsite resident manager
- 12 units for households with veterans
- 12 units for households in need of housing with a family member with significant medical needs
- 14 units for households in need of housing with a family member who has mental health and other needs
- 12 units for households currently experiencing, or at risk of, homelessness
- 12 units for lower income households in need of affordable housing

The timing of construction of the above-described affordable units is not linked to the construction of the market rate units and will occur as funding is secured by the Santa Barbara County Housing Authority. The developer of the site (The Towbes Group and FLT Heritage Ridge TG, LLC) will grade Lots A and B (the site of the Affordable Senior and the Affordable Family housing units, respectively) and extend utilities to the Lots (referred to as “super pads”) so that these Lots will be ready for development once funding is secured. HASBARCO intends to construct the housing units as soon as funding becomes available but there is not a specific timeframe when these units would be built and operational.

HASBARCO anticipates that most, if not all, of the income-restricted units will have some form of housing voucher (depending on the program funding ultimately obtained), whereby the tenant household will pay 30% of household income for rent. Nevertheless, the City sets a limit for the maximum monthly tenant payment that is permissible. For the low-income units (households with income between 50-80% Area Median Income (AMI), as published by California HCD), the maximum monthly tenant payment will be limited to the product of 30 percent times 60 percent of AMI adjusted for household size appropriate for the unit (defined as 0.7 is used for a studio unit, 0.8 for a one-bedroom unit, 0.9 for a two-bedroom unit, 1.0 for a three-bedroom unit, and 1.08 for a four-bedroom unit). Likewise, for the very low-income units (households with incomes 50% AMI or below, as published by California HCD), the maximum monthly tenant payment will be limited to the product of 30 percent times 50 percent of AMI adjusted for household size appropriate for the unit (defined as 0.7 is used for a studio unit, 0.8 for a one-bedroom unit, 0.9 for a two-bedroom unit, 1.0 for a three-bedroom unit, and 1.08 for a four-bedroom unit). The annual maximum rents established pursuant to these calculations are then divided by 12, less the applicable utility allowance for tenant-paid utilities. This method establishes maximum rental rates according to the number of bedrooms in the unit, and those maximums will be adjusted yearly pursuant to annual changes in the State Income Limits published by California HCD.

The Housing Authority has indicated that services (i.e., individual and group counseling, life skill workshops etc.) to support the supportive housing residents would also be provided on site in the indoor space planned as part of the Project located on Lot 1. However, the specifics regarding the operational characteristics (hours of operation, frequency, number of support staff, etc.) for the supportive services have not been developed yet since the Housing Authority does not know the make-up of their future residents.

Per HASBARCO, in addition to State or federal programs that may be available, the likely potential funding sources include:

- Housing for a Healthy California (HHC)
- No Place Like Home (NPLH)
- Low Income Housing Tax Credits (LIHTC)
- Affordable Housing Program (AHP)
- Multi-family Housing Program (MHP)
- Project Based Vouchers (PBV)
- Veterans Administration Supportive Housing (VASH)
- County of Santa Barbara HOME
- City of Goleta HOME
- City of Goleta In-Lieu Fees

ENVIRONMENTAL REVIEW:

A Notice of Preparation (“NOP”) of an EIR was distributed for a 30-day public-review period on April 6, 2015. The original Draft EIR was circulated for a 52-day public review period between June 17, 2016, and August 8, 2016. A Revised Draft EIR, which reflected more recent changes since preparation of the original Draft EIR, was circulated for a 45-day public review period from May 14, 2021 to June 28, 2021. A Final EIR was prepared following the close of the 2021 public comment period. A Notice of Availability (NOA) of the Final EIR and notice of the City Planning Commission Hearing was provided on February 17, 2022. Staff presented the initial version of the Final EIR, along with the Project details at the March 28, 2022 Planning Commission hearing.

Several public comments relating to the EIR analysis were submitted at or following the April 25, 2022 Planning Commission hearing, to which staff chose to prepare responses for inclusion in the already prepared and released FEIR. The FEIR has been revised to include a Preface chapter that discusses the CEQA baseline and response to the following comments received by the following organizations after June 28, 2021:

1. A letter from Environment Defense Center (EDC);
2. A letter from the California Department of Fish and Wildlife (CDFW); and
3. A letter from the Sierra Club

The **Preface Chapter** summarizes the changes that took place since the Final EIR was initially released in February of 2022. The now revised Final EIR also includes responses to the letters from the above three organizations and the revised Final EIR has been available to the public since October 14, 2022; the most recent version is dated February 2023. As part of the Planning Commission’s action, the Planning Commission recommended that the City Council accepts the adequacy of the analysis contained within the revised Final EIR.

The Final EIR, along with the appendices and the Mitigation Monitoring Reporting Program (MMRP), can be accessed in the following link:

<https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/heritage-ridge>

The Final EIR analyzed the whole of the Project including the Right-of-Way Exchange and the dedication/construction of the public park. The Final EIR identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Significant and unavoidable impacts are identified in the issue areas of cumulative level Cultural Resources, project-level short term Noise, and project-level Solid Waste. Potentially significant but mitigable effects on the environment are anticipated in the following areas: Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, and Hydrology, and Transportation/Circulation.

To approve the Heritage Ridge project, the City Council would need to adopt a Statement of Overriding Considerations in accordance with applicable law. As part of the actions that the City Council is asked to adopt, Attachment 1 would certify the Final EIR, make the necessary CEQA findings, adopt the MMRP, and adopt a SOC. The Planning Commission unanimously recommended that the Council take this action.

Lastly, following the Planning Commission hearing on November 14, 2022, the City received a letter from the law office of Mitchell Tsai representing Southwest Regional Council of Carpenters (SWRCC) raising issues with adequacy of the Final EIR. The letter is not provided with the report but can be access as part of the December 12, 2022, Planning Commission report at this link (Attachment 4):

<https://goleta.legistar.com/LegislationDetail.aspx?ID=5950593&GUID=A3E4A13B-641E-40B0-BD60-76B6931373ED>

The main points of the 282-page Tsai letter are:

1. The City should require the use of a local workforce to benefit the community's economic development and environment.
2. The City should impose training requirements for the project's construction activities to prevent community spread of COVID-19 and other infectious disease.
3. The project would be approved in violation of CEQA based on "segmenting" the environmental review, and violation of the Brown Act and Due process. (This was based on the relationship of the requested General Plan Conformity Determinations (Government Code Section 65402 determinations) on the agenda and the Project.)

The Council is directed to Attachment 6 for a response to Mr. Tsai letter. It is the position of the City that the requested Government Code Section 65402 determinations made on November 14, 2022, by the Planning Commission did not violate the Brown Act. Specifically, the agenda titles expressly recognize that, in addition to making the Section 65402 findings for the Right-of-Way Exchange and Park Dedication associated with the Project, the Planning Commission also considered a finding that those specific actions were categorically exempt under CEQA. The Planning Commission adopted Resolutions No. 22-14 and No. 22-15, which found the Right-of-Way Exchange and Park Dedication associated with the Project, respectively, conforms with the City's General Plan pursuant to Government

Code Section 65402, and that those actions are categorically exempt under CEQA. In short, the Planning Commission considered precisely what the agenda identified.

Nonetheless, to avoid negatively impacting the progress of the Project or create further delay, the Planning Commission rescinded its November 14th actions taken on the associated Government Code Section 65402 determinations on December 12, 2022 (Planning Commission Resolution No. 22 -16). The effect is that the Commission never acted on this matter and, therefore, there are no potential actions to challenge under the Brown Act. The purpose of that action was to avoid potentially wasteful and distracting litigation while allowing the City to focus its attention on matters of substance and its resources on its priorities. The Government Code section 65402 action can be taken at a later date at the time of final map recordation.

DISCUSSION:

General Plan Amendment

Currently, the General Plan/Coastal Land Use Plan (GP/CLUP) Open Space Element Figure 3-5, Open Space Plan Map and the GP/CLUP Conservation Element Figure 4-1, Special-Status Species and Environmental Sensitive Habitat Areas depict an Environmentally Sensitive Habitat Area (ESHA) and Sage Scrub/Dune/Bluff Scrub on the Project site. Pursuant to General Plan Policy CE 1.5, a biological assessment of the site was done, and the data was confirmed through a peer review. The assessment determined that no ESHA and Sage Scrub/Dune/Bluff Scrub habitat community exists on the Project site. This assessment has been reviewed and confirmed multiple times by Rincon Consultants during the past six years the EIR has been under preparation and public review as shown in Table 1 below.

**Table 1
Biological Surveys**

DATE	TYPE OF REPORTS	PREPARED BY AND/OR PEER REVIEW
April 15, 2013,	Biological/Wildlife Corridor Assessment	Dudek (Applicant)
April 10, 2014	Technical Review of Coastal Sage Scrub ESHA	Dudek (Applicant)
March 18, 2015,	Reconnaissance survey	Rincon Consultants (City)
April 2, 2015	Wildlife (nesting bird habitat assessment) and botanical survey	Rincon Consultants (City)
June 10, 2015	Botanical survey	Rincon Consultants (City)
March 26, 2021	Reconnaissance survey	Rincon Consultants (City)

The proposed General Plan Amendment (GPA) would remove the ESHA designation within the GP/CLUP and provide the City with updated GP/CLUP maps of ESHA and Special Species on the Project site. Staff supports the GPA based on the data presented. Further, the City has a duty to ensure that the maps/figures within the General Plan are accurate.

Vesting Parcel Map

One component of the Project is to re-subdivide the property from 13 separate lots into four parcels to accommodate the development. Each of the proposed lots is of adequate size, shape, and dimensions to accommodate the intended development on each parcel. In addition, each lot has appropriate access and utilities to serve the development. Further, drainage/ storm water requirements can be satisfied as required.

The site is physically suitable for the type of development, given the gently sloping topography, its size, and is in close proximity to and has access to existing infrastructure to support the development; namely roads, waters, sewer, gas, electricity and communication utilities and bus routes, etc. The site is located adjacent to existing infrastructure located within the Camino Vista and Calle Koral rights-of-way.

Further, the design of the subdivision and the proposed improvements are unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat as borne out in the EIR analysis in conjunction with the implementation of the relevant mitigation measures and conditions of approval. Additionally, the Project proposes to enhance the north side of Camino Vista with the provision of a public sidewalk to improve pedestrian safety.

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Existing easements for roadway purposes along S. Los Carneros Road via Maya and Via Luisa and an existing landscape easement along Calle Koral will be vacated with the map as these easements are no longer needed.

Development Plan

Staff believes that the findings to support approval of the Development Plan can be made as the site is adequate in size, shape, location and physical characteristics to accommodate the density and intensity of development. Further, there are adequate services to serve the development, the adjacent roadways are adequate and properly designed to handle the development, and the Project is consistent with the General Plan designation for the property and meets the development standards of the residential medium-density zone. The rest of this section discusses the Project's consistency with the General Plan and zoning, traffic/soil export, water availability, Housing Accountability Act, public park design options, private recreational amenities, Quimby Act credit, Affordable Housing, and density bonus law parking concession.

General Plan and Zoning Consistency

The Project is consistent with the density and use envisioned by the General Plan land use designation, General Plan policies, and all of the DR-20 zoning district regulations. The site is designated for medium density residential development. As identified in Zoning Consistency Analysis in Attachment 4, Exhibit C, the Project components comply with all development standards (setbacks, building heights, common open space, and building coverage) for the DR-20 zone district.

General Plan Policy LU 8, Central Hollister Residential Development Area (CHRDA), is specifically applicable to this site. As part of the CHRDA, residential development is required to have a density between 20 to 25 dwelling units/acre. As identified in Table 2 above, the Project density is 23.6 dwelling units/acre. Further, the objective of the CHRDA is:

To promote coordinated planning and development of designated medium-density residential sites in the Central Hollister area in order to create a quality livable environment with appropriate design and amenities for future residents of this new residential neighborhood.

The applicant believes that the development has been designed in a coordinated manner with the adjacent Willow Springs I and II developments (LU 8.5) and with the performance standards identified in LU 8.6. Further, there is at least 50' of separation from the closest residential building to both of the adjacent industrial uses and the Union Pacific Railroad Right-of-Way. This buffer is intended to provide separation so that the uses are compatible and will not impact the viability of the existing uses. Additionally, the required 100' Streamside Protection Area (SPA) buffer is observed by the project, per Conservation Element Policy CE 2.2. Staff believes that the Project is consistent with both the General Plan and applicable zoning district standards for the reasons outlined in Exhibits B (General Plan Consistency Analysis) and C (Zoning Consistency Analysis) of Attachment 4.

Traffic/Soil Export

A traffic study for the Project was originally prepared for the project, and subsequently updated in February and March of 2021, by Associated Traffic Engineers (ATE). The original traffic study provided a conservative evaluation of the potential traffic impacts of the project. Actual trip generation and traffic impacts would be less than presented therein. The traffic study identified existing traffic volumes on area roadways, which would increase at existing area intersections. However, even with these increases, the traffic volumes would remain within acceptable capacity ratings (LOS C or better).

The Project involves the exportation of 92,000 cubic yards of soil from the site at the beginning of construction for up to 27 weeks. The soil export activity would add temporary employee and heavy truck trips to the area and to adjacent intersections. However, conditions of approval and/or mitigation measures are proposed that offset the impacts created by the development. These include but are not limited to the approval of a construction traffic management control plan to regulate hours, haul routes, and size of trucks to be used; repair of the City roadways that are damaged from the heavy truck usage and roadway life degradation, etc.

Water Availability

Water service to the Project site would be provided by the Goleta Water District (GWD). As the Project is part of the Willow Springs Project (Willow Springs I, Willow Springs II, and Heritage Ridge [formerly North Willow Springs]), the site is considered an existing customer of GWD and meets the criteria for an exemption as outlined in GWD Resolution No. 2014-32. An updated Preliminary Service Water Letter was provided by the Goleta Water District on December 23, 2020. Recycled water is unavailable to be used as the closest recycled water line is more than 1 mile away at the intersection of Storke Road and Hollister Avenue.

Park Design Options

In response to the issues the applicant heard from both the Parks and Planning Commissions and EDC in the Spring of 2022, the applicant developed two additional alternatives that were presented to the Planning Commission.

The alternatives along with the original design are summarized in Table 2 below along with the associated figures (Figures 5-7) for the three park designs.

**Table 2
Park Design Comparison**

	Low Active Design	Moderately Active Design (Original Design but with larger grassy field)	Most Active Design
Park Amenities	<ul style="list-style-type: none"> •Trail System •Picnic Tables and BBQ area •Tot Lot Playground w/ Cultural Theme •Chumash Village Play Area w/ Ethnobotanical Theme •Bike Racks •Benches throughout <p>8,712 SF Grassy Field</p>	<ul style="list-style-type: none"> •10 Fitness Stations •Trail System •Picnic Tables and BBQ area •Tot Lot Playground w/ Cultural Theme •Chumash Village Play Area w/ Ethnobotanical Theme •Bike Racks •Benches throughout <p>8,712 SF Grassy Field</p>	<ul style="list-style-type: none"> •1/2 Basketball Court •Disc Golf (4 Targets) •10 Fitness Stations •Trail System •Picnic Tables and BBQ area •Tot Lot Playground w/ Cultural Theme •Chumash Village Play Area w/ Ethnobotanical Theme •Bike Racks •Benches throughout <p>~6,623 SF Grassy Field</p>
<p>Consistency with General Plan:</p> <ul style="list-style-type: none"> -Service area radius within 0.5 miles -Typical size less than 10 acres -Easily accessible to surrounding neighborhood population -parking not required but may be provided -to include equipment, picnic tables, lawn or grassy area and benches 	Yes, to all except no fitness equipment	Yes, to all	Yes, to all
Long Term Maintenance Cost	\$1,014,284	\$1,054,602	\$1,081,480



HERITAGE RIDGE

Figure 6– Moderate Active Park Design (Option 2)



Figure 7 – Most Active Park Design (Option 3)

Although Options 1 and 2 are considered “less active” parks because they do not have the basketball court or disc golf course, it should be noted that both these two options have a larger grassy play field than Option 3, by over 2000 square feet, which could be made available for football games, soccer practices (unofficial sizes) and other field play sports, which is a desirable active recreational element for all ages. EDC does not support Option 3 and the Planning Commission has recommended Option 2, the Original Design for the reasons mentioned above.

For context, within a 0.5 miles radius of the proposed public park, there will be a total of 1,132 residential units, with the majority of them being attached units with minimal private yard spaces. These units include Willow Springs I (235 units), Willow Springs II (100 units), Village at Los Carneros (465 units) and Heritage Ridge (332 units). At approximately 2.72 persons per household (ref: California Department of Finance), there would be over 3,079 people living near the park site once the Heritage Ridge Project is constructed. In addition, given that the Project site is located in proximity to many businesses, local employees would be able to use the park as well.

Private Open Space/Recreational Amenities on Lots 1,2, and 4

In addition to the public park, there are private amenities for the residents of the affordable units and market-rate units. The private open space/recreational amenities associated with the Affordable Units' parcels and the Market-Rate Units' parcel as follows:

Parcels 1 & 2 (Affordable)

Senior

- Rose & Herb Garden
- Seating Area

Family

- Recreation Center
- Community Vegetable Garden
- Active Turf Area (~3,600sf)
- Tot Lot
- BBQ/Picnic Area (x2)
- Dog Relief Lawn
- Pickleball Court
- Bike Parking (20 spaces)
- Decomposed Granite Pathway

Parcel 4 (Market Rate)

Recreation Center

- Pool
- Spas (x2)
- Fire Pits (x2)
- BBQ/Picnic Areas
- Tot Lot

Satisfaction of Quimby Act Requirements (Government Code Section 66477)

The Quimby Act requires subdividers of residential projects to either dedicate land for parks and recreational purposes or pay an equivalent in lieu fee. As part of the Project, the applicant will be dedicating an approximately 2-acre park to the City as specified in the City's General Plan and has requested that the land value and proposed recreational facilities described above be accepted to satisfy this requirement. The value of these items will likely be at least equal value if not more than the equivalent in-lieu fee, that could be charged if the park dedication and construction was not a part of the project.

The current City adopted Quimby rate (FY 21-22) for non- single family residential units is \$13,340 per residential unit, which for the 228 market rate units would be \$3,041,520 (228 units X \$13,340/unit). Based on a City accepted appraisal, the value of the land is \$1,610,000. This leaves a remainder balance of \$1,431,520 for the cost of the park improvements to not exceed the Quimby In Lieu fee. It is likely that the cost of the

¹ Development Impact Fees are waived for the 104 affordable units as Beneficial Project per City Resolution No. 19-43

improvements of any of the proposed park designs discussed above will be equal to or exceed the \$1.4 million balance given the range of amenities and current construction estimates. The actual Quimby in-lieu fee rate to be used will be the one in effect at the time of map recordation, and the actual construction costs will not be known until the park is constructed.

The park will be constructed as part of the final phase of development of the market rate units which is anticipated to happen 2-3 years after map recordation. Staff does not have the exact information regarding the actual costs for construction, and if the costs exceed the value of the Quimby in-lieu fee at recordation (less the \$1.6 million land value costs), it is possible that the City will need to pay the difference. If the construction costs are less than the value of the Quimby in-lieu fee at recordation (less the \$1.6 million land value costs), then the applicant would pay the difference.

Further, the applicant will be depositing the full amount of the required Quimby in-lieu fee as collateral to guarantee the provision of the affordable housing units as discussed below, and the \$1.4 million portion of the Quimby in-lieu fees would be reimbursed when certain construction milestones are met and proper documentation is provided after HASBARCO has acquired Lots 1 and 2 as outlined in Condition No. 17 of the Vesting Tentative Map Resolution (Exhibit D of Attachment 3). Condition 17 also describes the list of items that are reimbursable and not reimbursable.

Affordable Housing

In addition to the 228 market rate units, Redtail and Owners (collectively referred to as "Heritage Ridge") have proposed to provide 102 affordable units plus two manager units. Heritage Ridge will not construct these units and permits for the 228 market rate units will not be contingent upon the construction of the affordable units. Heritage Ridge proposes to have HASBARCO buy the affordable lots (Lots 1 and 2), construct the affordable units, and operate the units. On July 29, 2021, Heritage Ridge and HASBARCO entered into a Purchase and Sale Agreement and Joint Escrow Instructions for Family Affordable Parcel and Purchase, as amended, and Sale Agreement for Senior Affordable Parcel, as amended (hereinafter referred to as the "PSA"). Under the PSA, HASBARCO will purchase Lots 1 and 2 no later than June 1, 2025, regardless of whether it has received LIHTC funding.

While the PSA provides for certain obligations, they are beyond the City's control, In order to obtain greater certainty that the affordable units will be constructed, the City's Development Plan conditions also require sale by Heritage Ridge and purchase by HASBARCO by June 1, 2025 and provide for backup solutions if the purchase and sale does not occur. the City, Heritage Ridge, and HASBARCO have agreed to the following framework:

- A. In all events, Heritage Ridge must sell to HASBARCO, and HASBARCO must buy from Heritage Ridge, the affordable housing lots by June 1, 2025. HASBARCO must develop the affordable units in accordance with the Conditions of Approval.

- B. If for any reason Heritage Ridge does not transfer the affordable housing lots to HASBARCO by June 1, 2025, several things may happen, including but not limited to, that at any time thereafter, the City may take action to revoke the Development Plan entitlement, in accordance with the Goleta Municipal Code, for failure to adhere to the conditions of approval. The City may also retain the Quimby Fee Credit, which is the fee Heritage Ridge would have paid to meet the Quimby Fee requirement under the VTM Conditions. Upon the park being completed by Heritage Ridge and delivered to the City, the Quimby Fee Credit will be converted to a security, to be held in the City's Affordable Housing fund, to ensure the development of the affordable housing units. Heritage Ridge will be entitled to the return of the Quimby Fee Credit either:
- (1) Upon Heritage Ridge's construction of all of the affordable units themselves, or
 - (2) If Heritage Ridge transfers the affordable lots to a replacement affordable housing developer.
- C. As to the former option, if HR determines to build the affordable units themselves, they must do so and obtain all related certificates of occupancy within seven years of the failure to convey the affordable lots to HA. If HR also fails to meet this condition, the Quimby Fee Credit held in the City's Affordable Housing fund will be forfeited by Heritage Ridge and thereafter available for use by the City in furtherance of its affordable housing efforts, including efforts related to the effects from the loss of not receiving the affordable units for this Project 10 years after entitlement.
- D. As to the latter option, if Heritage Ridge attempts to find a replacement affordable housing developer, they must try to do so within one year of the failure to convey the affordable lots to HASBARCO. In that event, the City will have the right to consent to the transfer of the affordable housing developer (the City cannot unreasonably withhold consent) ("Transferee"). That consent is subject to the replacement developer providing a timeline of construction for the affordable units that the City finds reasonable and entering into an agreement with the City relating to the construction of those units, including with respect to the timeline, as well as any outstanding affordable housing covenants and agreements, including but not limited to those covenants and agreements that Heritage Ridge and HASBARCO are subject to under the Conditions of Approval.

Heritage Ridge and HASBARCO will enter into an Affordability Control Covenant and Regulatory Agreement that will provide for the affordability of the units for 55 years, which will begin to run only when the units are occupied. In addition, the Agreement will specify that, of the 102 affordable units, at a minimum, 17 units must be reserved for tenants who qualify for the very low-income category under the State Income Limits and 85 must be reserved for tenants who qualify for the low-income category under the State Income Limits ("Minimum Affordability Levels"). A draft of the agreement is provided as Exhibit 3 to Exhibit D of Attachment 3. The agreement will initially be entered into with Heritage Ridge, but the agreement will transfer to HASBARCO in the future once the purchase and sale of Lots 1 and 2 are effectuated. HASBARCO may need certain amendments to the agreement in order to meet certain federal and state tax credit funding requirements. Staff seeks Council direction to authorize the City Manager and City Attorney to amend the agreement

accordingly to in order to facilitate HASBARCO's funding requirements as well as preserve the City's interest in obtaining affordable housing.

In addition, the City will provide two grants, totaling \$1 million, to HASBARCO: \$500,000 towards the parcel on which the family units will be constructed and \$500,000 towards the parcel on which the senior units will be constructed. The amount of these grants represents a majority of the City's Affordable Housing In Lieu Funds. The grants will be shaped as forgivable loans in order to facilitate HASBARCO's ability to leverage greater funds for the affordable units. However, Council may direct staff to structure this as a true loan so that the City would be owed residual rents after senior loans are paid back. A form of loan agreement is attached as Attachment 7 for Council's approval but does not reflect the forgivable nature of the loan and other terms that would comport with federal and state tax credit financing requirements. Staff seeks Council authorization to approve the form of the loan agreement attached to this staff report and authorize the City Manager and City Attorney to amend the agreement as necessary to ensure that the loans are forgivable and comport with federal and tax credit funding requirements.

Density Bonus Law Concession – Reduction in Parking

Lastly, if the Project delivers the affordable housing units, the Project qualifies for a concession under the Density Bonus Law. Heritage Ridge has requested the concession of providing fewer parking spaces than required for the market rate units from 542 to 494 parking spaces. However, as described above, there is risk that the affordable units will not be constructed. If at the time the market rate units are completed and the affordable units have not commenced construction, the market rate developer will be required to provide the full amount of parking for the market rate units. Heritage Ridge has proposed that the additional 31 parking spaces be constructed on either Lots 1 or 2. An updated site plan would be required to show the additional parking and a Substantial Conformity Determination (SCD) would need to be processed and approved. The Vesting Tentative Map and Development Plan Condition includes language to address this issue.

Public Input

As Council is aware, many comments have been received during the course of review on this project regarding habitat issues, housing needs, and using union labor. The Environmental Defense Center (EDC) has been vocal about the treatment of the streamside protection area, habitat and vegetation on the site. EDC, representing Santa Barbara Audubon Society, Santa Barbara Urban Creeks Council, Citizens Planning Association, Sierra Club, Santa Barbara-Ventura Chapter, The Goodland Coalition, has entered into an agreement with the Applicant for certain native vegetation, to be planted in the 100' Streamside Protection buffer affecting a small portion of the northeast corner of the site and the Lot 3, the lot that Heritage Ridge will develop as a public park and dedicate to the City. a habitat design/plant palette on the project site, and maintenance provisions regarding then native plant palette for the life of the project on the entire site including Lot 3.

After the Planning Commission's recommendation of approval of this Project, in December 2022, EDC and Heritage Ridge requested that the City add certain conditions of approval that incorporate their agreement for certain landscaping in the SPA buffer and park. Public

Works staff pointed out that the establishment and maintenance of these native plants to the specifications requested by Heritage Ridge and EDC would incur costs that are not normally associated with a neighborhood park. In response to staff's concerns about the cost to the City and the expenditure of public funds to associated with the installation, establishment, and ongoing maintenance of the native vegetation agreed to by EDC and Heritage Ridge, Heritage Ridge has agreed to install the native materials, maintain the park for 90 days after the City accepts title, contribute \$25,000 towards plant replacement and monitoring for the first five years, , and contribute \$125,000 towards the long term maintenance of the native vegetation. Heritage Ridge requests that the City also contribute \$125,000 into the maintenance fund, which the City can do at its expenditure allocation for parks maintenance during its annual budget process. However, staff has written the Conditions of Approval to reflect the City's contribution of \$125,000 towards this maintenance fund so that after the City accepts title of the park, the maintenance budget for native vegetation will total \$250,000. Condition Numbers 4, 26, 47 (b), 49(K) (i), and 50 (J) found in the Development Plan Conditions of Approval (Exhibit D of Attachment 4) reflect these requests.

CONCLUSION

As stated above, the proposed residential Project is consistent with the applicable land use designations (General Plan and Zoning) adopted for the site in terms of use, density, and the development standards (i.e., setbacks, building coverage, open space requirements, building heights, etc.). The Project will provide 102 affordable rental units for both seniors and families voluntarily and 228 market-rate rental units at a density that is within the designated 20-25 units per acre for the Affordable Housing Opportunity Site within the Central Hollister Corridor.

Based on the site-specific biological study and the field work/peer review by Rincon Consultants, staff supports the request to revise Figures 3-5 and 4-1 of the General Plan. The General Plan Amendment would create maps that would accurately reflect the type of plant community (or lack thereof) on the site.

Currently, the proposed Project site is designated as an Affordable Housing Opportunity site and is included in the City's Housing Element Technical Appendix list of sites to accommodate the City's Regional Housing Needs Allocation (RHNA). Affordable housing units are not a requirement of this Project under the previous zoning code, Article III, under which the Project is being processed. The applicant has voluntarily proposed the inclusion of a 102-unit affordable housing development at the low- and very low-income range for both Seniors and Families (31% of the total units) with two manager units. The Heritage Ridge project has been included as a site suitable for residential development in the recent adopted Housing Element 6th cycle update. These units will also contribute to an increase in local housing stock for which there is a need. Additionally, the Project will complete the third phase of the Willow Springs complex, as planned in the General Plan.

Further, this Project will complete the Central Hollister Corridor housing plan outlined in General Plan Land Use Policy LU 8 and will provide affordable and market rate housing in keeping with both the Land Use and Housing Element policies. Further, the Project observes

the 100' SPA buffer from both the 2015 boundary at the time of the release of the NOP, and also in the 2021 boundary, consistent with Conservation Element Policy CE 2.2. The Project meets all zoning standards and General Plan policies as outlined in the General Plan Consistency Analysis and Zoning Consistency provided as Exhibits to Attachments 3 and 4 noted below. The Project does not require any zoning modifications and meets building height, maximum lot coverage, setbacks, open space, landscaping and parking (with State Density Bonus allowance) requirements.

The EIR prepared for the Project sufficiently analyzes the Project's potentially significant environmental impacts as well as a range of feasible alternatives to address how those effects can be reduced to a less than significant level. Further, the environmental impacts and the public comments received for this Project have been studied and analyzed in depth, as outlined in the revised Final EIR dated October 2022. While the Project has been found to have significant unavoidable impacts in the areas of cultural resources (cumulative), noise (construction), and solid waste (project level/operational and cumulative), the majority of the issues have either been found to not be significant or can be mitigated to a level of less than significant. The Project would be required to implement 24 mitigation measures: 1 mitigation measure for aesthetics (lighting), 5 mitigation measures for biological resources, 8 mitigation measures for cultural resources and tribal cultural resources, 1 mitigation measure for geology and soils, 1 mitigation measure for hydrology and water quality, 7 mitigation measures for noise, and 1 mitigation measure for utilities and service systems (solid waste).

The DRB has reviewed the Project four times and has worked with the applicant to come to a desirable architectural style and overall design that fits within the surrounding neighborhood. The DRB has found that the current design of all of the units is attractive, has been well-designed, and will add to the design aesthetic of the community.

All of the findings can be made to support approval of the Vesting Tentative Map and the Development Plan. The reasons these findings can be made are outlined in Attachment 3 and 4 and center on Project design; the inclusion of affordable housing; the dedication of a park for public use; and the Project meeting General Plan policies and zoning standards.

Staff has prepared findings and conditions for the Council consideration along with resolutions required for action in Attachments as listed below and recommends approval.

PUBLIC NOTICE

On February 23, 2023, public notice was published in the Santa Barbara Independent and notices were mailed to owners and tenants within a 500-foot radius of the site. In addition, the site was posted on February 20, 2023.

GOLETA STRATEGIC PLAN:

The following Strategic Plan goals and policies are applicable to this project:

2.2 Strategic Goal: Support programs that enhance quality of life in the Goleta community such as recreation, public safety, human services, and cultural arts.

Objective 2.2.2. Explore opportunities for increasing the amount of active parks and open space, emphasizing underserved areas of the community and areas designated for future new residential development.

Objective 2.2.3. Ensure that new parks and recreational amenities for the public are provided concurrent with new development.

Objective 2.2.7. Collaborate with representatives of the Chumash to assess the development of a Chumash cultural center in Goleta.

4.7 Strategic Goal: Support organizations, programs, and policies that facilitate affordable housing for Goleta workforce.

Objective 4.7.2. Implement inclusionary housing policies for rental housing that meet requirements under state law.

FISCAL IMPACTS:

The case processing costs associated with this Project are being borne by the Applicant.

ALTERNATIVES:

If the City Council does not approve some or all of the Project, the options are:

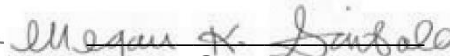
1. Certify the EIR only; or
2. Certify the EIR and approve the General Plan Amendment; or
3. Not certify the EIR but approve the General Plan Amendment; or
4. Express intent to deny some or all components of the Project (GPA, VTM, and DP), direct staff to prepare findings for denial and continue to item to a date certain for action on the denial Resolutions.

Reviewed By:

Legal Review By:

Approved By:


 Kristine Schmidt
 Assistant City Manager


 Megan Garibaldi
 City Attorney


 Robert Nisbet
 City Manager

ATTACHMENTS:

1. CEQA Resolution
 Exhibit A – Link to EIR, Appendices and MMRP
2. General Plan Amendment (GPA) Resolution
 Exhibit A – Amended GP/CLUP Figure 3-5
 Exhibit B - Amended GP/CLUP Figure 4-1

3. Vesting Tentative Map (VTM) Resolution
 - Exhibit A – Vesting Tentative Map
 - Exhibit B – General Plan Consistency analysis
 - Exhibit C – Zoning Consistency Analysis
 - Exhibit D – Conditions of Approval
 - Exhibit 1 Reciprocal Easement Agreement
 - Exhibit 2 Agency Letters
 - Exhibit 3 Draft Affordable Housing Regulatory Agreement

4. Development Plan (DP) Resolution
 - Exhibit A – Development Plan - Given the size of the plans, the plans can be accessed at: <https://www.cityofgoleta.org/home/showpublisheddocument/27797>
 - Exhibit B – General Plan Consistency Analysis
 - Exhibit C – Zoning Consistency Analysis
 - Exhibit D – Conditions of Approval
 - Exhibit 1 – Agency Letters

5. Project Plans – Given the size of the plans, the plans can be accessed at: <https://www.cityofgoleta.org/home/showpublisheddocument/27797>

6. Response to Mr. Tsai’s Planning Commission comment letter

7. Draft Land Acquisition Loan Agreement

8. Staff Power Point Presentation

ATTACHMENT 1

Heritage Ridge Residential Project

CEQA Resolution

RESOLUTION NO. 23-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA: 1) ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, 2) CERTIFYING THE HERITAGE RIDGE RESIDENTIAL PROJECT ENVIRONMENTAL IMPACT REPORT (SCH No. 2015041014), 3) ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM, AND 4) ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS

WHEREAS, on May 20, 2014, the Towbes Group submitted an application requesting approval of a General Plan/Local Coastal Land Use Plan (GPA/CLUP) amendment (GPA) to the Open Space Element and Conservation Element; a Vesting Tentative Map; and a Development Plan with Modification, for the development of 360 residential apartments and associated improvements on the parcels east of South Los Carneros Road and north of Camino vista Road, APNs 073-060-031 through -043; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.), the City of Goleta is the lead agency for the proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines Section 15082, on April 6, 2015, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation (“NOP”) stating that an Environmental Impact Report (State Clearinghouse #2015041014) would be prepared; and

WHEREAS nine comment letters were received in response to the NOP; and

WHEREAS pursuant to Public Resources Code Section 21083.9 and State CEQA Guidelines Sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on April 29, 2015 to solicit comments on the scope of the environmental review of the proposed Project and four comments were received; and

WHEREAS a Draft Environmental Impact Report (“Draft EIR”) was prepared, incorporating comments received in response to the NOP; and

WHEREAS pursuant to State CEQA Guidelines Section 15087(e), the Draft EIR was circulated for at 52-day public review and comment period from June 17, 2016 to August 8, 2016; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines Section 15086, and held an Environmental Hearing Officer meeting on July 20, 2016, to receive verbal public comments on the Draft EIR, where one comment was received; and

WHEREAS the City received fourteen written comment letters on the Draft EIR; and

WHEREAS in March of 2020, Redtail Multifamily Land Development, LLC became the applicant and took over Project processing, and also entered into a partnership agreement with the Housing Authority of the County of Santa Barbara (HASCARBO); and

WHEREAS the current owners are FLT Heritage Ridge TG, LLC and GF Frontier, LLC, and the applicant/permittees are Red Tail Multifamily Land Development, LLC and HASCARBO; and

WHEREAS in January 2021, the Project was revised to include an affordable housing component; reduce the total number of housing units from 360 to 332 units; provide increased right-of-way along Los Carneros Road, resulting in a building setback shift along this roadway; a request for a Streamside Protection Area (SPA) buffer reduction of up to 33 feet in the northeast corner of the Project site; and address the updated CEQA Guidelines and thresholds; and

WHEREAS the revised Heritage Ridge Residential Project (the “Project”) has been redesigned to develop 332 housing units (102 affordable with 2 manager units, and 228 market-rate) in eight buildings as well as two additional recreational buildings and a public park on a 17.36-gross acre site within the Inland Area of the City of Goleta; and

WHEREAS the Project is on a currently vacant site north of Camino Vista and east of South Los Carneros Road, comprised of Assessor’s Parcel Numbers 073-060-031 through -043, in the City of Goleta, in Santa Barbara County; and

WHEREAS the Project requires approvals of a General Plan Amendment (14-049-GPA), Development Plan (14-049-DP) with a parking concession as a State Density Bonus project, and Vesting Tentative Map (14-049-VTM); approval from the Design Review Board (14-049-DRB); approval of a road easement vacation and acquisition; a two-acre park acquisition (a 1.85 acre park and a 0.15 acre easement over 13 public parking spaces), and approval of a Park Fee credit for the Affordable Housing Units; and

WHEREAS, on April 29, 2021, to address updated CEQA requirements and the redesign of the Project, a Revised Draft EIR was prepared and initially released for a 45-day public review and comment period; and

WHEREAS, shortly after the initial release of the Revised Draft EIR for public review, it was determined that the public comment period should be restarted due to a noticing error as one of the revised topic areas was not listed in the notice. After correcting the notice, the Revised Draft EIR was recirculated for a 45-day public review and comment period from May 14, 2021 to June 28, 2021 and the City held an Environmental Hearing Officer meeting on June 16, 2021, where six comments were received; and

WHEREAS the City received seven written comment letters on the Revised Draft EIR; and

WHEREAS the Revised Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas:

aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources; and

WHEREAS the Revised Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to cumulative cultural resource impacts, construction noise (short term project level), and solid waste (project level and cumulative); and

WHEREAS, in accordance with State CEQA Guidelines Section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on April 29, 2021; and

WHEREAS, as required by State CEQA Guidelines Section 15087(a), the City provided Notice of Availability of the Revised Draft EIR to the public at the same time that the City sent Notice of Completion to the Office of Planning and Research on April 29, 2021; and

WHEREAS, during the public comment period, copies of the Revised Draft EIR and technical appendices were available for review and inspection on the City's website; and

WHEREAS, subsequent to public review of the Revised Draft EIR, the grading plan was revised to reduce soil export, the site plan was revised to reduce total parking, and increase open space in order to achieve a 100-foot buffer from the Los Carneros Creek Streamside Protection Area; and

WHEREAS, pursuant to Public Resources Code Section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's Planning Commission initially planned consideration of the Final EIR on February 28, 2022; and

WHEREAS, at the request of the public in order to allow the public ample time to review the Final EIR, the City chose not to hold the February 28, 2022 Planning Commission hearing and continued the matter to March 28, 2022; and

WHEREAS the Planning Commission commenced review of the project and started taking public comments regarding the adequacy of the Final EIR and the merits of the project on March 28, 2022, and April 25, 2022; and

WHEREAS the Planning Commission continued the review from the April 25, 2022 to allow staff time to respond to the verbal and written comments received; and

WHEREAS the City has revised the Final EIR to add a Preface to the beginning of the Final EIR that summarizes the changes and responds to late comments received 10 months after the close of the public comment period; and

WHEREAS, on February 15, 2022 and October 14, 2022, the City released the initial and revised Final EIR ("Final EIR"), which consists of the Draft EIR, Revised Draft EIR, all technical appendices prepared in support of the Draft EIR and Revised EIR, all written *City Council Resolution No. 23- __*

comment letters received on the Draft EIR and Revised Draft EIR, written responses to all written comment letters received on the Draft EIR and Revised Draft EIR, and errata to the Draft EIR, Revised Draft EIR and technical appendices; and

WHEREAS the “EIR” consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, and the Revised Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS the EIR prepared in connection with the Project sufficiently analyzes the Project’s potentially significant environmental impacts, and the EIR analyzes a range of feasible alternatives to address whether these effects can be reduced to a level of less than significant; and

WHEREAS the City has made certain findings of fact, as set forth in **Exhibit A** to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in **Section II of Exhibit A**; and

WHEREAS the City finds that environmental impacts that are identified in the EIR as less than significant with incorporation of mitigation measures are described in **Section III of Exhibit A**; and

WHEREAS the City finds that the environmental impacts of the Project that are identified in the EIR as significant and unavoidable are described in **Section IV of Exhibit A**; and

WHEREAS the cumulative impacts of the Project identified in the EIR, and set forth herein, are described in **Section V of Exhibit A**; and

WHEREAS the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR, and set forth herein, are described in **Section VI of Exhibit A**; and

WHEREAS the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR, and set forth herein, are described in **Section VII** of **Exhibit A**; and

WHEREAS alternatives to the proposed Project that could potentially reduce the Project's environmental impacts are described in **Section VIII** of **Exhibit A**; and

WHEREAS a statement of overriding considerations is set forth in **Section IX** of **Exhibit A**; and

WHEREAS all the mitigation measures identified in the EIR that are necessary to reduce the potentially significant impacts of the proposed Project to a level of less than significant are set forth in the Mitigation Monitoring and Reporting Program (MMRP) in **Exhibit B** to this Resolution, attached hereto and incorporated herein; and

WHEREAS, on November 14, 2022, the Planning Commission conducted a duly noticed public hearing regarding the adequacy of the Final EIR, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, on November 14, 2022, the Planning Commission on a 5-0 vote recommended that the City Council adopt environmental findings pursuant to the CEQA, certify the Heritage Ridge Final EIR, adopt the Mitigation Monitoring and Reporting Program, and adopt a Statement of Overriding Considerations; and

WHEREAS, on March 7, 2023, the City Council conducted a duly noticed public hearing regarding the adequacy of the Final EIR, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, prior to taking action, the City has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The City Council hereby finds that it has been presented with the EIR, which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The City Council finds that the EIR reflects the independent judgment and analysis of the City. The City Council declares that no evidence of new significant impacts or any new information of “substantial importance” as defined by State CEQA Guidelines Section 15088.5, has been received by the City after circulation of the Revised Draft EIR that would require recirculation. Therefore, the City Council hereby recommends City Council certify the EIR based on the entirety of the record of proceedings.

SECTION 3. The City Council hereby adopt the “CEQA Findings of Fact” pursuant to State CEQA Guidelines Section 15091, and the Statement of Overriding Considerations pursuant to State CEQA Guidelines Section 15093, both of which are attached hereto as **Exhibit A** and incorporated herein by this reference.

SECTION 4. Pursuant to Public Resources Code Section 21081.6, the City Council adopt the Mitigation Monitoring and Reporting Program, attached hereto as **Exhibit B** and incorporated herein by this reference, and make implementation of the Mitigation Measures contained in the Mitigation Monitoring and Reporting Program a condition of approval of the Project. In the event of any inconsistencies between the Mitigation Measures set forth in the EIR or the Findings of Fact and the Mitigation Monitoring and Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

SECTION 5. The documents and materials that constitute the record of proceedings on which this Resolution has been based are in the custody of the City Clerk, City of Goleta, and are located at 130 Cremona Drive, Suite B, Goleta, California 93117. This information is provided pursuant to Public Resources Code Section 21081.6.

SECTION 6. City Council to direct City staff to cause a Notice of Determination to be filed and posted with the County Clerk and the State Clearinghouse within five working days of the adoption of this Resolution.

APPROVED AND ADOPTED this ____ day of _____, 2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 23- __ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the ____ day of _____, 2023 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

EXHIBIT A
CEQA FINDINGS OF FACT

Under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) (CEQA), public agencies shall not approve or carry out a project for which an environmental impact report (EIR) has been certified that identifies one or more significant adverse environmental effects of a project unless the public agency makes one or more written Findings for each of those significant effects, accompanied by a brief explanation of the rationale for each Finding (State CEQA Guidelines [Cal. Code Regs., tit. 14, §§ 15000 et seq.], § 15091). This document presents the CEQA Findings of Fact made by the City of Goleta, in its capacity as the CEQA lead agency, regarding the Heritage Ridge Residential Project (Project), evaluated in the Draft Environmental Impact Report (“Draft EIR”), Revised Draft EIR, and Final Environmental Impact Report (Final EIR) for the Project.

SECTION I.
INTRODUCTION

Public Resources Code section 21002 states that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” Section 21002 further states that the procedures required by CEQA “are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.”

Pursuant to section 21081 of the Public Resources Code, a public agency may only approve or carry out a project for which an EIR has been completed that identifies any significant environmental effects if the agency makes one or more of the following written finding(s) for each of those significant effects accompanied by a brief explanation of the rationale for each finding:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the environmental impact report.

As indicated above, section 21002 requires an agency to “avoid or substantially lessen” significant adverse environmental impacts. Thus, mitigation measures that “substantially lessen” significant environmental impacts, even if not completely avoided, satisfy section 21002’s mandate. (*Laurel Hills Homeowners Assn. v. City Council* (1978) 83 Cal.App.3d 515, 521 [“CEQA does not mandate the choice of the environmentally best feasible project if through the imposition of feasible mitigation measures alone the appropriate public agency has reduced environmental damage from a project to an acceptable level”]; *Las Virgenes Homeowners Fed., Inc. v. County of Los Angeles*

(1986) 177 Cal. App. 3d 300, 309 [“[t]here is no requirement that adverse impacts of a project be avoided completely or reduced to a level of insignificance . . . if such would render the project unfeasible”].)

While CEQA requires that lead agencies adopt feasible mitigation measures or alternatives to substantially lessen or avoid significant environmental impacts, an agency need not adopt infeasible mitigation measures or alternatives. (Pub. Resources Code, § 21002.1(c) [if “economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of a public agency”]; see also State CEQA Guidelines, § 15126.6(a) [an “EIR is not required to consider alternatives which are infeasible”].) CEQA defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.” (Pub. Resources Code, § 21061.1.) The State CEQA Guidelines add “legal” considerations as another indicia of feasibility. (State CEQA Guidelines, § 15364.) Project objectives also inform the determination of “feasibility.” (*Jones v. U.C. Regents* (2010) 183 Cal. App. 4th 818, 828-829.) “[F]easibility’ under CEQA encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.) “Broader considerations of policy thus come into play when the decision-making body is considering actual feasibility[.]” (*Cal. Native Plant Soc’y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 1000 (“*Native Plant*”); see also Pub. Resources Code, § 21081(a)(3) [“economic, legal, social, technological, or other considerations” may justify rejecting mitigation and alternatives as infeasible] (emphasis added).)

Environmental impacts that are less than significant do not require the imposition of mitigation measures. (*Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337, 1347.)

The California Supreme Court has stated, “[t]he wisdom of approving . . . any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.” (*Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 576.) In addition, perfection in a project or a project’s environmental alternatives is not required; rather, the requirement is that sufficient information be produced “to permit a reasonable choice of alternatives so far as environmental aspects are concerned.” Outside agencies (including courts) are not to “impose unreasonable extremes or to interject [themselves] within the area of discretion as to the choice of the action to be taken.” (*Residents Ad Hoc Stadium Com. v. Board of Trustees* (1979) 89 Cal.App.3d 274, 287.)

SECTION II.
FINDINGS REGARDING ENVIRONMENTAL
IMPACTS NOT REQUIRING MITIGATION

The City Council hereby finds that the following potential environmental impacts of the Project are less than significant and therefore do not require the imposition of Mitigation Measures.

A. AESTHETICS

1. Scenic Vistas

Threshold: Would the Project have a substantial adverse effect on a scenic vista?

Finding: Less than significant. (Final EIR, pp. 4.1-9 through 4.1-15.)

Explanation: The Project would convert a vacant 17.36-gross acre site into a multi-family housing complex. Three two-story apartment buildings would be located in the northwestern portion of the site. Four three-story apartment buildings would be located in the northeastern portion of the site. Three two- to three-story apartment buildings would be located in the southwest portion of the site. The building closest to Los Carneros Road, which was originally proposed to be three stories in height, was reduced to two stories in height in response to feedback from City staff regarding potential impacts to scenic views of the Santa Ynez Mountains from South Los Carneros Road. All buildings onsite would have a maximum height of 35 feet. The 35-foot height is consistent with height limits as measured pursuant to the City's Inland Zoning Ordinance.

Construction on the Project site would affect two designated Los Carneros Road scenic views. Figure 4.1-4 of the Final EIR maps the locations of photo simulations from Los Carneros Road, with respect to the Project site. Figures 4.1-5, 4.1-6, and 4.1-7 of the Final EIR present photo simulations for the Project, at the scenic northward view from South Los Carneros Road near Calle Koral, the scenic southward view from the South Los Carneros Road overpass of U.S. 101, and a similar scenic southward view from South Los Carneros Road just south of the overpass. These figures compare: existing conditions to the proposed conditions with five years of growth in landscaping at each viewpoint.

South Los Carneros Road near Calle Koral currently affords a view of the foothills and Santa Ynez Mountains, scenic resources that are partially obstructed by scrub vegetation and trees in the UPRR ROW and on the west side of South Los Carneros Road. The two-story buildings in the northwestern portion of the site and the two- and three-story buildings in the southwest portion of the site would barely rise above the existing horizon from this perspective, minimally obstructing northward scenic views of the foothills and mountains. The three-story building included in the original project would have obstructed public scenic views of the bulk of mountains to the

northeast from the perspective of northbound motorists, pedestrians, and bicyclists on South Los Carneros Road approaching Calle Koral Road. Therefore, the Project as redesigned would have a less than significant impact on the scenic view from South Los Carneros Road at Calle Koral looking northward to the foothills and Santa Ynez Mountains.

Views from the Los Carneros Road overpass to the south and southeast are designated scenic views. The open waters of the Pacific Ocean and Goleta's shoreline/beaches are designated scenic resources. The southerly descent from the crest of the South Los Carneros Road overpass currently provides scenic views over the Project site toward the Pacific Ocean beyond Goleta Beach. Although the ocean is not visible in these figures' photographs of current conditions, a slice of the Pacific Ocean is visible in the distance on relatively clear days. The proposed conditions on Figure 4.1-6 of the Final EIR show the view with the completed roadway project on South Los Carneros Road, showing a low-profile guardrail on the road's eastern edge. Both Figures 4.1-6 and 4.1-7 of the Final EIR demonstrate that the proposed buildings on-site would rise nearly to the level of the horizon, but would not obstruct scenic views of the Pacific Ocean. Therefore, the Project would have a less than significant impact on views from the vantage point of the Los Carneros Road overpass.

The Project site is not visible from the U.S. 101 mainline, which the Visual and Historic Resources Element of the Goleta General Plan lists as a scenic view corridor which provides scenic views to surrounding areas. The site is briefly visible from the southbound on-ramp from Los Carneros Road to U.S. 101. However, the site is almost 90 degrees out of the line of sight of drivers on the freeway ramp and partially obscured by trees along the UPRR ROW. Furthermore, the Project would not alter scenic views of the dramatic topography of the Santa Ynez Mountains to the northeast of the on-ramp, which are the primary scenic resource viewable from U.S. 101 in the vicinity of the Project site. Thus, any changes to views from this perspective would not be substantially evident and impacts to scenic views from the U.S. 101 would be less than significant.

Currently, Hollister Avenue offers a designated scenic view of the Santa Ynez Mountains to the north. From the perspective of motorists driving on Hollister Avenue, the Project site is barely visible due to intervening buildings and landscaping at residential, commercial, and business park properties. With a maximum height of 35 feet, the proposed buildings would not obstruct or otherwise affect existing views of the Santa Ynez Mountains and foothills from Hollister Avenue. Therefore, the Project would have a less than significant impact on scenic views from Hollister Avenue.

The Project would also alter public views of the site from Camino Vista, Calle Koral, and Aero Camino. Currently, the Project site affords partial northward views of the Santa Ynez Mountains, atop existing hills on-site, from the

perspectives of Calle Koral and Camino Vista. The photo simulations in Figure 4.1-5 of the Final EIR show that the proposed buildings would largely obstruct these northward views of the mountains. Because Aero Camino only offers limited mountainous views to the north and not across the Project site, the Project would not affect views from the local roadway. Although the Project would obstruct views from Camino Vista and Calle Koral, the Visual and Historic Resources Element of the Goleta General Plan does not recognize these roadways as scenic view corridors that provide scenic views. Therefore, changes to views from these local roadways would be less than significant impacts.

While the UPRR ROW does not provide any City-designated scenic views, it provides brief, unobstructed views across the Project site to the south. Based on information provided in the City of Goleta General Plan Noise Element 2006, daily rail operations include 12 freight trains with 3 occurring at night. A total of nine passenger trains pass the Project site daily on Amtrak's Pacific Surfliner route (Amtrak, 2021). Because the Willow Springs Apartments to the south of the Project site currently obstruct further views of the coastal plain, the Project would not block any existing scenic vistas from the UPRR ROW. Therefore, the Project would not impair any existing scenic views from the railroad tracks.

The Project could potentially affect private views of the Santa Ynez Mountains, from the Willow Springs II multi-family residences to the south of the site. Currently, north-facing windows on the Willow Springs Apartments site south of Camino Vista offer expansive views of the mountains through the Project site. The proposed two- and three-story buildings and landscaping would almost entirely block these northward views. Policy VH 1.8 of the Visual and Historic Resources Element of the Goleta General Plan requires development to be considerate of private views. Nevertheless, the City has not designated the view of the mountains from a private property as scenic, and the obstruction of private views from one private property does not constitute a significant impact pursuant to CEQA, which is primarily concerned with public views. Overall, impacts to scenic views would be less than significant without mitigation. (Final EIR, pp. 4.1-9 through 4.1-15.)

2. **Scenic Resources**

Threshold: Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Finding: Less than significant. (Final EIR, pp. 4.1-15 through 4.1-16.)

Explanation: The Project would be located on a vacant property in Goleta's coastal plain near U.S. 101, between the foothills of the Santa Ynez Mountains to the north and the coastline to the south. The Project site does not include scenic

resources identified in Policy VH 1.1 of the Visual and Historic Resources Element of the Goleta General Plan, including the open waters of the Pacific Ocean, the shoreline, Goleta and Devereux Sloughs, creeks and riparian vegetation, agricultural areas, Lake Los Carneros and surrounding woodlands, and prominent landforms. Impacts to designated views corridors that contain these scenic resources are discussed above under Impact 1 – Scenic Vistas. The Project would not substantially affect scenic natural landforms, as identified in Policy VH 1.6 in the Goleta General Plan. No mature trees occur on-site, and the stand of eucalyptus trees that overlooks the Project site from the north side of the UPRR tracks would remain in place. No drainage courses, prominent slopes, or bluffs occur on-site. Native shrubs and ruderal vegetation predominate on-site have low to moderate scenic value from public viewpoints on surrounding roadways. The clearing of existing vegetation to make way for the proposed apartments and park would represent a minor loss of natural landforms. However, the loss of native shrub vegetation would be offset by the planting of several tree species native to California: *Cercis occidentalis* (western redbud), *Lyonothamnus floribundus* ssp. *asplenifolius* (fernleaf Catalina ironwood), *Platanus racemosa* (California sycamore), *Quercus agrifolia* (coast live oak), and *Quercus tomentella* (island live oak). As specimens of taller tree species such as California sycamore, and the oaks mature after construction of the Project, they would become scenic resources on-site. Because implementation of the Project would not impact scenic resources identified in the Goleta General Plan, impacts to scenic resources and scenic natural landforms would be less than significant without mitigation. (Final EIR, pp. 4.1-15 through 4.1-16.)

3. **Visual Character**

Threshold: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public view of the site and its surroundings?

Finding: Less than significant. (Final EIR, pp. 4.1-16 through 4.1-18.)

Explanation: The Project would alter the site’s visual character from open and undeveloped to high-density residential. The proposed development would have a building footprint of 3.46 acres, occupying 24.63 percent of the net developable area (14.05 acres) of the site. The proposed two- and three-story buildings would have a peak height of 35 feet and would be clustered on various portions of the site. These proposed buildings would reduce the openness of the site and the depth of views across the site from surrounding roadways. An approximately two-acre park would retain open space in the south-central portion of the site, with an activity trail, fitness stations, tot lot, benches, barbecue area, picnic tables, bicycle parking, level turf play area, and native landscaping. In total, the 6.23 acres of common open space (excluding the park) would represent 44.3 percent of the net developable area of the site.

Although the Project would alter the site’s existing visual character by introducing a complex of two- and three-story apartment buildings with

associated on-site parking, the proposed development intensity and height of buildings would be compatible with adjacent residential development at the Willow Springs Apartments to the south as well as the recently constructed Village at Los Carneros residential development to the west. The Village at Los Carneros is a 465-unit development including two- to three-story townhomes and single-family houses. The combined Willow Springs I and II developments, which together comprise the Willow Springs Apartments, have a building footprint of 181,533 square feet, or 17.9 percent of their collective lot area (Goleta, Willow Springs II Final EIR, 2012). Common open space at these developments also totals 40.6 percent of their lot area. Similarly, the Project would have a building footprint of approximately 24.63 percent of the net developable area of the Heritage Ridge site and common open space covering 44.3 percent of the net developable area of the site. While the Willow Springs II development has a density of 18.22 dwelling units per acre, the Project would have a higher density of 23.6 units per acre. The proposed two- and three-story buildings, with peak heights of 35 feet, also would be comparable to the two-story buildings at the Village at Los Carneros and Willow Springs Apartments surrounding the Project site. In addition, the proposed layout of apartment buildings surrounding a central open space area would mirror the arrangement of the neighboring apartment complex at Willow Springs II around a central open space.

Furthermore, the massing and architectural style of the proposed apartment buildings would be similar to adjacent developments. The exterior materials and finish of the proposed apartment buildings would match those of the neighboring apartments and townhomes with wood trim, and pitched rooflines.

The maturation of proposed landscaping over five years of growth would incrementally reduce the Project's visual incompatibility with surrounding urban development. Although the Project would introduce approximately 8.0 acres of structural development and impervious surface to the Project site (approximately 56.9 percent of the net developable area), the maturing landscaping would gradually soften the lines of the proposed buildings and obscure surface parking areas from offsite viewpoints. The proposed landscape design is intended to blend with the existing Willow Springs Apartments to the south and the Village at Los Carneros to the west by using similar plant palettes.

Grading activities would reduce the grade differential from existing stockpile soils on the Project site. Moderately steep slopes from stockpile soils occur along the perimeter of the archaeological area and the eastern, western, northern, and southwestern property lines. Existing elevations range from about 25 to 43 feet ASL. The Project would level out existing slopes outside the archaeological area for the construction of individual building pads, driveways. Finished grades would range from approximately 18 to 40 feet ASL. Although grading activities would change the existing grade differential, this topography is artificial and results from stockpiling of soils

from previous construction activity in the area. Therefore, the proposed topographic changes would not adversely affect the site's visual quality.

Utility infrastructure including electrical distribution lines, fiber optic lines, cable television lines, phone lines, gas lines, water lines, and sewer lines would be installed underground and would not affect the visual character of the site. However, components such as backflow preventers, transformers, water meter assemblies, gas meters, power meters, and cable TV pedestals would be installed aboveground. Mechanical equipment would be ground-mounted on concrete pads adjacent to the residential structures and would be screened with landscaping.

Based on the above analysis, impacts to visual character and compatibility with the surrounding neighborhoods would be less than significant without mitigation. (Final EIR, pp. 4.1-16 through 4.1-18.)

B. AGRICULTURE AND FOREST RESOURCES

1. Farmland Conversion

Threshold: Would the Project convert Primate Farmland, Unique Farmland, or Farmland of Statewide significance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. The site is no longer designated for agricultural uses, and is not zoned for agricultural use. Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as stockpiled soil. The site is not actively farmed, and conversion of the Project site to residential development would not result in the loss of significant, viable, local farmland. Consequently, the Project would not interfere with or convert existing farmlands to urban uses. Therefore, no impacts related to agriculture and forestry would occur. (Final EIR, p. 4.17-1.)

2. Agricultural Zoning

Threshold: Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. The site is no longer designated for agricultural uses, and is not zoned for agricultural use. Consequently, the Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Therefore, no impacts related to agriculture and forestry would occur. (Final EIR, p. 4.17-1.)

3. **Forestland Zoning**

Threshold: Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as stockpiled soil. The project site has not been identified as timber or forest land, and there is no timber or forest on the site. Consequently, the Project would not conflict with existing zoning for, or cause rezoning of, forest land. Therefore, no impacts related to agriculture and forestry would occur. (Final EIR, p. 4.17-1.)

4. **Loss of Forest Land**

Threshold: Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant

stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as stockpiled soil. The project site has not been identified as timber or forest land, and there is no timber or forest on the site. Consequently, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts related to agriculture and forestry would occur. (Final EIR, p. 4.17-1.)

5. **Conversion of Farmland or Forestland**

Threshold: Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. The site is no longer designated for agricultural uses, and is not zoned for agricultural use. Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as stockpiled soil. The site is not actively farmed, and conversion of the Project site to residential development would not result in the loss of significant, viable, local farmland. The project site has not been identified as timber or forest land, and there is no timber or forest on the site. Consequently, the Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Therefore, no impacts related to agriculture and forestry would occur. (Final EIR, p. 4.17-1.)

C. **AIR QUALITY**

1. **Air Quality Plans and Air Quality Standards**

Threshold: Would the Project conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Finding: Less than significant. (Final EIR, p. 4.2-9.)

Explanation: Consistency with the applicable 2019 Ozone Plan is required under CEQA for all projects within the County. In order for a project to be found consistent with the 2019 Ozone Plan, the Project's direct and indirect emissions must be accounted for in the land use and population growth assumptions of the 2019 Ozone Plan (SBCAPCD, 2021). In addition, all projects involving earthmoving activities must implement SBCAPCD's standard dust control measures.

The 2019 Ozone Plan is based on countywide population data provided by the California Department of Finance. The 2019 Ozone Plan also states that its growth projections are similar to that of the 2019 Santa Barbara County Association of Governments (SBCAG) Regional Growth Forecast 2050, in which assumptions about future land development patterns were used to generate future housing forecasts for Santa Barbara County (SBCAG, 2019). These growth projections for Goleta are shown in Table 4.2-3 of the Final EIR.

The Project involves developing 332 residential rental units, which would include 104 senior and family affordable units and 228 market-rate apartment units. The current population of Goleta is 32,223 (DOF, 2020). The population for the market-rate housing was determined based on the latest persons-per-household figure from the Department of Finance (2.72 persons per dwelling unit), the population for the family affordable housing was determined based on Housing Authority of the County of Santa Barbara data (2.58 persons per dwelling unit), and the population for the senior affordable housing was determined based on the Heritage Ridge Occupant/Unit Ratio Analysis study conducted by The Towbes Group, Inc. (2014) (1.36 persons per senior dwelling unit). Development of the Project would add an estimated 839 residents ($[228 \text{ dwelling units} \times 2.72 \text{ people/dwelling unit}] + [63 \text{ dwelling units} \times 2.58 \text{ people/dwelling unit}] + [41 \text{ dwelling units} \times 1.36 \text{ people/dwelling unit}]$), thus increasing the City's population to 33,062. SBCAG's 2050 growth forecast projects Goleta's population to be approximately 33,100 in 2030, 33,700 in 2035, and 34,300 in 2040 (SBCAG, 2019). The Project would result in a population of 33,062 in the City (current 32,223 City population plus 839 project residents). This would not exceed SBCAG's 2030, 2035, or 2040 growth forecast for the City. The Project is not expected to be fully operational and occupied until 2025 or later. Consequently, the Project was compared to the 2030, 2035, and 2040 forecasts. Population generated by the Project would not cause an exceedance of SBCAG's 2030 growth forecast of 33,100, 2035 growth forecast of 33,700, or the 2040 growth forecast of 34,300 for the City of Goleta (SBCAG, 2019). Development of the Project would therefore be consistent with the population forecasts contained in the 2019 Ozone Plan.

The Project would provide both affordable and market-rate housing, as well as an on-site passive recreational park. The provision of housing along with the Project site's location near several employment centers in the City, are consistent with efforts by the 2019 Ozone Plan to implement transportation

performance standards that will provide a substantial reduction in the rate of increase in passenger vehicle trips and vehicle miles traveled (VMT). A reduction in County-wide VMT is identified by the 2019 Ozone Plan as a major component of an overall strategy to reduce mobile emissions of ozone precursor pollutants (NOX and ROC). Mobile and total emissions from the Project would be less than the ROC and NOX thresholds of significance adopted by the SBCAPCD. In addition, the Project would include new sidewalk segments that would enhance pedestrian circulation in the Project area, which is a transportation control measure in the 2019 Ozone Plan. Therefore, the Project would be consistent with planning efforts to reduce County-wide VMT, and Project-related emissions would not substantially interfere with the SBCAPCD's efforts to maintain attainment of the state one-hour ozone standard. In addition, as discussed in Impact 3 – Sensitive Receptors, the Project would be required to implement SBCAPCD's standard dust control measures. As a result, the Project would not conflict with or obstruct implementation of the 2019 Ozone Plan. Therefore, impacts from the Project related to 2019 Ozone Plan consistency would not be significant. (Final EIR, pp. 4.2-9 through 4.2-11.)

2. **Cumulatively Considerable Pollutant Emissions**

Threshold: Would the Project result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Finding: Less than significant. (Final EIR, p. 4.2-11.)

Explanation: **Operational Air Pollutant Emissions**

Regional Air Quality. Long-term regional emissions are generated by area, energy, and mobile sources. Area emissions are generated by the use of architectural coatings, consumer products, and landscaping maintenance equipment. Energy emissions include emissions from the use of natural gas. Mobile emissions include those produced by vehicular traffic generated by residents of the senior and family affordable housing and market-rate housing. Table 4.2-4 of the Final EIR summarizes the maximum daily operational emissions resulting from the Project.

The Project would not generate vehicular emissions that would exceed the SBCAPCD mobile significance thresholds for ROC or NOX of 25 pounds per day. Additionally, the Project's combined area and vehicle emissions would not exceed the SBCAPCD significance thresholds of 240 pounds per day for ROC and NOX or the SBCAPCD significance threshold of 80 pounds per day for PM10. This impact would be less than significant.

CO Hotspots. Based on the Project's *Updated Traffic and Circulation Study*, the project is forecast to generate 196 AM peak hour trips, and 196 PM peak hour trips (ATE, 2021). Because the Project would not contribute more than

800 trips to an existing congested intersection at LOS D or below, a quantitative CO hot spot impact analysis is not warranted, and impacts related to microscale CO concentrations would be less than significant. Furthermore, because of continued improvement in vehicular emissions at a rate faster than the rate of vehicle growth and/or congestion and very low background concentrations relative to the state and federal standards, the potential for CO hot spots in the SCCAB is steadily decreasing. According to the SBCAPCD, localized CO impacts associated with congested intersections are not expected to exceed the CO health-related air quality standards due to the relatively low background ambient CO levels in the County (SBCAPCD 2014). This impact would be less than significant. (Final EIR, pp. 4.2-11 through 4.2-12.)

Construction Air Pollutant Emissions

The Project involves the development of 332 residential units, parking areas, two recreational buildings, and a two-acre public park on the 17.36-acre Project site. Construction of the Project is expected to occur over approximately 36 months. Ozone precursors NOX and ROC, as well as CO and diesel exhaust PM, would be emitted by the operation of construction equipment such as graders, backhoes, and generators, while fugitive dust (PM10) would be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction. As discussed above, the Project would include pre-construction export of stockpiled soil currently on the site (stockpiled in two locations) prior to building construction. The pre-construction soil export would proceed according to one of two potential scenarios – one based on smaller (9 CY) haul trucks and another based on larger (20 CY) haul trucks. Table 4.2-5 of the Final EIR summarizes estimated annual pre-construction emissions associated with Scenario 1, which includes 25,556 one-way haul truck trips, worker trips, and operation of on-site equipment as well as Scenario 2, which includes 11,500 one-way haul truck trips, worker trips, and operation of on-site equipment. The updated soil export amount of 92,000 cubic yards would result in fewer haul truck trips than what was modeled for both scenarios. Therefore, the estimates of pre-construction emissions in Table 4.2-5 of the Final EIR are greater than, and thus, more conservative than the actual pre-construction emissions for the Project.

As shown in Table 4.2-5 of the Final EIR, Scenario 1 would result in higher emissions of ozone precursor NOX, with all other emissions of ROC, CO, PM10, and PM2.5 similar to those of Scenario 2.

In addition to emissions generated by pre-construction export of stockpiled soil, annual emissions associated with the Project construction was assumed to occur over approximately 3 years. The building construction phase, which would occur over approximately two years, would be the phase with the highest emissions of NOX, CO, PM10, and PM2.5. The architectural coating phase, which is assumed to occur over the last 12 months of building

construction, would result in the highest emissions of ROC.

Maximum potential annual construction emissions associated with the Project would not exceed the SBCAPCD's general rule of 25 tons per year of ROC or NOX used for determining significance of construction exhaust emissions. Therefore, impacts to air quality during pre-construction export and construction activities would not violate any air quality standards or contribute substantially to existing or projected air quality violations.

The Project site is located in Santa Barbara County and the Santa Barbara County portion of the SCCAB is a nonattainment area for the state PM10 standard. Therefore, the SBCAPCD requires construction emissions and dust control measures for all projects involving earthmoving activities regardless of size or duration. In accordance with standard practices, such construction emissions control measures would be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. According to the SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (June 2017), implementation of required dust control measures results in fugitive dust emissions that are less than significant. The specific measures that would apply to the project in accordance with standard SBCAPCD requirements include the following (SBCAPCD, June 2017):

- *During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.*
- *Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.*
- *If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.*
- *Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.*
- *After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.*

- *The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to grading/building permit issuance and/or map clearance.*

With implementation of SBCAPCD construction and dust control measures, this impact would be less than significant. (Final EIR, pp. 4.2-12 through 4.2-15.)

3. **Sensitive Receptors**

Threshold: Would the Project expose sensitive receptors to substantial pollutant concentrations?

Finding: Less than significant. (Final EIR, p. 4.2-15.)

Explanation: The California Supreme Court in a December 2015 opinion (California Building Industry Assn. v. Bay Area Air Quality Management District) confirmed that CEQA is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Nevertheless, health risk at the proposed on-site residences are presented below for informational purposes and do not constitute a significant impact pursuant to CEQA.

The conclusions of the 2016 HRA are summarized in Table 4.2-8 of the Final EIR. The HRA determined that, without measures to reduce air quality pollutants, the proposed residential units on the Project site would be exposed to a high end (95-percentile) 30-year excess cancer risk of between 42 and 59 in one million, which exceeds the SBCAPCD recommended health risk criteria of ten excess cases of cancer in one million individuals (1.0E-05) (SBCAPCD, August 2015). Thirty years is the exposure duration scenario recommended by the SBCAPCD in the *Modeling Guidelines for Health Risk Assessments* (August 2015). The health effects risk level for the average (50-percentile) residency of 9 years for an adult would be between 12 and 18 in one million, and for that of a child (9-years) would be between 18 and 26 in one million. Both of which also exceed the SBCAPCD health risk criteria. To provide context for this level of additional risk, the American Cancer Society (2007) reports that in the U.S., men have a one in two chance (0.5 probability) and women about one in three chance (0.3 probability) of developing cancer during a lifetime, with nearly one in four deaths (0.23) in the U.S. attributed to cancer.

Diesel exhaust particulates were found to be responsible for about 98% of the calculated cancer risk on-site. The HRA concluded that without air quality pollutant reduction measures, the carcinogenic health risk for lifetime

residency exceeds the SBCAPCD-recommended health risk criteria for a high-end (95-percentile) 30-year residency and average (50-percentile) nine-year residency of ten excess cases of cancer in one million individuals (1.0E-05).

The HRA also showed that residences on-site would be exposed to chemicals such as 1,3 butadiene and formaldehyde from the exhaust of vehicles on U.S. 101. However, acute and chronic health hazards associated with inhalation of these chemicals would be below the SBCAPCD threshold (a hazard index of 1.0) for proposed residences. A hazard index is the summation of the hazard quotients for all chemicals to which an individual would be exposed. Based on this finding, future residents on-site would experience a less than significant acute and chronic health risk from freeway, railroad, and permitted sources.

The HRA analysis is based on outdoor air concentrations and conservatively assumes that interior concentrations would be the same as outdoor concentrations. USEPA activity factors show that people in a residential environment spend only approximately 2.3 hours per day on an average basis outdoors. Therefore, the HRA recommends a measure that includes forced air ventilation with filter screens on outside air intake ducts to be provided for all residential units on the Project site. The identified measure is included as a project-specific condition of approval and would reduce the future residents' exposure to toxic air contaminants associated with U.S. 101 and the UPRR to below the recommended 10 in one million threshold for a 9-year and 30-year residency, as demonstrated below.

Compliance with the conditions of approval would provide for the removal of particulates before they enter the indoor environment, thereby reducing the overall exposure of individual residents. With this reduction in exposure to TACs, the combined exposure from time spent both indoors and outdoors would be below SBCAPCD recommended health risk criteria. The reduced carcinogenic health risk values only account for the particulate matter reductions from the proposed filtration devices. The MERV 13 rated filter screens would reduce residential cancer risk by approximately 83 percent. Resulting health risk would be below SBCAPCD recommended health risk criteria.

Although the analysis of health risks assumes outdoor exposure, the finding related to cancer risk does not mean that using exterior portions of the site would create acute, or short-term, health risks for site residents or visitors. The excess cancer risk identified in the HRA is based on a 30-year exposure, which is the high-end (95-percentile) residency, the exposure duration scenario recommended by the SBCAPCD in the *Modeling Guidelines for Health Risk Assessments* (August 2015); and is greater than the length of time that the majority of residents of the Project would be expected to live on-site.

No significant impacts would occur and no mitigation is required. (Final EIR,

pp. 4.2-15 through 4.2-18.)

4. **Other Adverse Emissions**

Threshold: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Finding: Less than significant. (Final EIR, p. 4.17-3.)

Explanation: The Project would construct 332 residential units and associated amenities and merge 13 existing lots into 4 lots. This use would not create objectionable odors that would affect a substantial number of people. (Final EIR, p. 4.17-3.) No significant impacts would occur.

D. **BIOLOGICAL RESOURCES**

1. **Wetlands**

Threshold: Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Finding: Less than significant. (Final EIR, p. 4.3-31.)

Explanation: No areas defined as wetlands by federal, State or local policies are located on the Project site. The Project would have no direct impacts to off-site riparian vegetation or Los Carneros Creek jurisdictional waters, since development is proposed greater than 100 feet from the edge of vegetation of Los Carneros Creek off-site, and is hydrologically separated by the filled and compacted UPRR track.

Drainage from the Project site would be directed to previously constructed storm drains as part of the Willow Springs I & II development, and ultimately drain to the existing retention basin located along the southwest boundary of Willow Springs I in Los Carneros Wetland, as approved by resource agencies as part of Willow Springs I & II (MAC Design Associates, 2014; USACE, 1995). The post-construction drainage would be less than 7% below existing runoff during a 100 year rainfall event, with no change in post-development runoff during 10 year (or less) rain events. The negligible (less the 7% during a 100 year rainfall event) reduction in runoff during infrequent major rainfall events (i.e., 25–100 year events) would not result in any hydrological interruption to the Los Carneros Wetland or affect the existing hydrological process. Adherence to existing stormwater regulations would ensure there is no increase to normal water flows before and following construction into Los Carneros Wetland as permitted by the agencies.

Development of the Project would remove existing on-site vegetation and increase the amount of impervious surfaces, which has the potential to affect

the quality of stormwater runoff reaching downstream waterbodies, including the Los Carneros Wetland and potentially downstream in the Goleta Slough. Pollutants (e.g., sediment, hydrocarbons, heavy metals, herbicides, and fertilizers) could be transported in stormwater runoff as a result of temporary construction activities and routine human activities during the operational phase of the Project. Pollutant runoff from the Project site has the potential to degrade water and soil quality in sensitive wetland, riparian and aquatic habitats and natural communities (e.g., the Los Carneros Wetland and the Goleta Slough), as well as indirectly impact sensitive wildlife and vascular plant species dependent upon these habitat areas.

The Project includes the installation of low impact development design strategies intended to retain water on the Project site and encourage groundwater infiltration, including preservation of the 2-acre park in the center of the Project site, the use of permeable pavements, bioretention basins, vegetated swales, permeable pavements set on a gravel reservoir, and a subsurface Advanced Drainage System (ADS) Stormtech Chamber system (Mac Design, 2014). The bio-swales and bio retention areas would be planted with Carex and other native grasses. The Project includes landscaped bio-filter areas that would help to cleanse surface runoff. Stormwater flows from the Project site must meet appropriate water quality standards through implementation of Best Management Practices to control surface water runoff quality. The City's Stormwater Management Plan (SWMP), approved through the Central Coast Regional Water Quality Control Board (RWQCB) in compliance with the 1972 Clean Water Act, establishes measures and practices to reduce the discharge of pollutants and to protect downstream water quality. Compliance with the City SWMP with respect to construction period discharges and long-term operational discharges would be required. As required by the SWMP, water quality measures must be implemented prior to the surface runoff reaching the Los Carneros Wetland. With adherence to existing legal requirements, such as existing City SWMP regulations, construction and operational direct and indirect impacts to jurisdictional waters and wetlands would be less than significant. Impacts would be further reduced by **Mitigation Measure HWQ-2**. (Final EIR, pp. 4.3-31 through 4.3-32.)

2. **Local Policies and Ordinances**

Threshold: Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Finding: Less than significant. (Final EIR, p. 4.3-35.)

Explanation: The Goleta General Plan / Coastal Land Use Plan identifies the presence of coastal sage scrub, an Environmentally Sensitive Habitat Area, on the Project site. However, biological assessment surveys indicate that no protected habitat ESHAs are present on-site.

The following paragraphs provide an evaluation of the consistency of the Project with the relevant General Plan Conservation Element policies related to ESHAs and SPAs.

Policy CE 1: Environmental Sensitive Habitats Area Designation and Policy. The off-site willow thickets along Los Carneros Creek are designated as SPA ESHA (CE 2.2), and Los Carneros Wetland is designated as Wetland ESHA (CE 3.1). Therefore, the provisions of Policy CE 1.9 apply, requiring the preservation of wildlife corridors or habitat networks, limitation of lighting and noise generation adjacent to ESHA, and prohibition of invasive landscaping.

Impacts to wildlife movement corridors are discussed and measures to mitigate indirect impacts recommended under Impact 4-Wildlife Movement. Policy CE 1.9 specifically limits lighting directed at ESHA. **Mitigation Measure BIO-4(a)**, which limits night lighting, is required under Impact 4-Wildlife Movement.

General Plan CE Policy 1.9 prohibits planting of non-native, invasive species in ESHAs and buffer areas adjacent to ESHAs. The landscape plan includes both ornamental and native plantings, a palette that would improve the Project's compatibility with ESHA, such as by providing a food source for insects and birds (e.g., coffee berry, coast live oak). **Mitigation Measure BIO-2** would prohibit invasive species.

Implementation of **Mitigation Measures BIO-1, BIO-2, and BIO-4(b)** would reduce impacts and ensure consistency with the General Plan. The Project is consistent with CE Policy 1, and no additional mitigation measures are necessary.

Policy CE 2: Protection of Creek and Riparian Areas. Policy CE 2.2 requires a buffer of 100 feet from an SPA, but also allows the City to adjust the 100-foot buffer to 25 feet based on a site-specific assessment at the time of environmental review, if "1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and 2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream." The Project has been designed to meet the 100-foot setback requirement.

Policy CE 3: Protection of Wetlands. The Project would not conflict with CE 3.3 through CE 3.8, since no fill is proposed and the Project buffer from the edge of wetland vegetation is greater than 50 feet. The edge of the Project site is approximately 80 feet northwest of the beginning of the wetland, and is separated by Camino Vista. Policy CE 1.4 requires a buffer of 100 feet from any wetland in the coastal zone, whereas outside the coastal zone Policy CE 3.5 requires "a wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland shall be required...buffer shall be no less than 50 feet." The Los Carneros Wetland is

directly north of the coastal zone; a 100-foot buffer is not required by the General Plan. However, since development is proposed within 100 feet from the edge of the wetland, a wetland ESHA buffer recommendation is included in this assessment. The proposed buildings are greater than 100 feet from the beginning of the wetland. Run-off would be conveyed into the existing storm water system that discharges into the Los Carneros Wetland, as permitted by USACE. The portion of the wetland within 100 feet of the Project was required to be created to mitigate for USACE wetland impacts for Willow Springs I, and to serve as a retention basin for Willow Springs II and the Project. The wetland was once hydrologically connected to Lake Los Carneros and the Goleta Slough; however, the wetland is now fragmented and isolated. Given the urbanized setting and that the area is approved for treating the Project's stormwater, the existing approximately 80-foot buffer is adequate. **Mitigation Measure BIO-4** regulating the use of fertilizers, pesticides, or herbicide (applied for wildlife protection) would also protect wetland vegetation and the biotic quality of the wetland. Therefore, the proposed development 80 feet from the property line to the edge of wetland vegetation would not have a substantially adverse effect on the functions and values of Los Carneros Wetland. The Project is consistent with CE Policy 3, and no additional mitigation measures are necessary.

Policy CE 9: Protection of Native Woodlands. Three willow trees are present on site and would be replaced at a ratio of 10:1 as required by the Project-specific Conditions of Approval. The off-site trees (e.g. eucalyptus, willow) between the UPRR tracks and U.S. 101, and are located an adequate distance outside the development footprint and would not be affected by the Project. The Project is consistent with Policy CE 9.

Policy CE 10: Watershed Management and Water Quality. Existing regulations address the requirements of Policy CE 10. The Project is consistent with Policy 10, and no additional mitigation measures are necessary.

As mitigated, the Project is consistent with the General Plan. No significant impact would occur as a result of a conflict with local policies and ordinances. (Final EIR, pp. 4.3-35 through 4.3-38.)

3. **Habitat Conservation Plans**

Threshold: Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: No adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

applies to the Project site. Therefore, the Project would not conflict with any such plans. No impact would occur. (Final EIR, p. 4.17-1.)

E. CULTURAL RESOURCES

1. Historical Resources

Threshold: Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: The Project site is undeveloped. Consequently, there are no State or locally listed or eligible historic structures or resources on-site, and Project implementation would not result in any impact on such resources in Goleta. There are no unique paleontological resources or sites, or unique geologic features on the Project site. No such impacts to these types of resources would occur as a result of Project implementation. (Final EIR, p. 4.17-1.)

F. ENERGY

1. Wasteful Use of Energy

Threshold: Would the Project result in potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Finding: Less than significant. (Final EIR, p. 4.15-11.)

Explanation: Construction. Project construction would require energy resources primarily in the form of fuel consumption to operate heavy equipment, light-duty vehicles, machinery, and generators. Temporary grid power may also be provided to construction trailers or electric construction equipment. Table 4.16 4 of the Final EIR summarizes the anticipated fuel consumption from construction equipment and vehicles, including construction worker trips to and from the Project site.

Construction of the Project would require approximately 92,426 gallons of gasoline and 178,317 gallons of diesel fuel. Energy use during construction activities would be temporary in nature, and construction equipment used would be typical of similar-sized construction projects in the region. In addition, construction contractors would be required to comply with the provisions of 13 California Code of Regulations Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes, which would minimize unnecessary fuel consumption. Construction equipment would be subject to the U.S. EPA Construction Equipment Fuel Efficiency Standard (40 Code of Federal Regulations Parts 1039, 1065, and 1068), which would minimize inefficient fuel consumption. Electrical power would be consumed during

construction activities, and the demand, to the extent required, would be supplied from existing electrical infrastructure in the area.

Overall, construction activities would utilize fuel-efficient equipment consistent with state and federal regulations and would comply with state measures to reduce the inefficient, wasteful, or unnecessary consumption of energy. Construction contractors would not be anticipated to utilize fuel in a manner that is wasteful or unnecessary as a business practice to ensure cost efficiency. Moreover, the use of energy to construct new development on the Project site would not be unnecessary because the intention of the Project is to provide additional market-rate, affordable, and senior housing as well as park space in Goleta. Therefore, Project construction would not result in potentially significant environmental effects due to the wasteful, inefficient, or unnecessary consumption of energy, and impacts would be less than significant.

Operation. Energy demand from operation of Project development would include fuel consumed by passenger vehicles; natural gas consumed for heating and cooking in residential buildings; and electricity consumed by new residences including, but not limited to lighting, water conveyance, and air conditioning.

Vehicle Trips. Vehicle trips generated by the Project would require approximately 202,506 gallons of gasoline and 43,403 gallons of diesel fuel, or a total of 27,764 MMBtu of energy annually. Gasoline and diesel fuel demands would be met by existing gasoline stations in the vicinity of the Project site. The Project would facilitate bicycle riding among site residents by providing a bicycle parking area at each residential building and the park with a total of 120 bicycle parking spaces. In addition, the Project would include new sidewalk segments and walkways with connections to adjacent pedestrian and bicycle networks identified in the City's Bicycle and Pedestrian Master Plan that would enhance non-vehicular circulation in the Project area. The proposed bicycle and pedestrian facilities would encourage the use of alternative transportation modes, which would reduce VMT and associated fuel consumption. Vehicles driven by future residents and visitors of the proposed uses on the Project site also would be subject to increasingly stringent federal and state fuel efficiency standards, minimizing the potential for the inefficient consumption of vehicle fuels. As a result, vehicle fuel consumption resulting from the Project would not be wasteful, inefficient, or unnecessary.

Built Environment. The Project would consume approximately 1,418,923 kWh per year of electricity for lighting and large appliances, and approximately 3,960 MMBtu per year of natural gas for heating and cooking. Electricity would be supplied by SCE and natural gas would be provided by SoCal Gas.

The Project would require permanent grid connections for electricity and

natural gas. All new residential buildings must comply with Goleta Municipal Code Chapter 15.13 entitled “Energy Efficiency Standards,” which require energy savings measures that exceed 2008 State of California Title 24 Energy Requirements by 15 percent, and with the 2019 California Green Building Code, as adopted by Goleta Municipal Code Chapter 15.12. Construction of the proposed residential buildings also would comply with all applicable 2019 California Building Energy Efficiency Standards for Residential and Non-residential Buildings and CALGreen (California Code of Regulations Title 24, Parts 6 and 11) or later versions, which are anticipated to be more stringent than the 2019 codes. This includes the provision of electric vehicle supply equipment, water-efficient plumbing fixtures and fittings, recycling services, solar on low-rise residential development, and other energy-efficient measures that would reduce the potential for the inefficient use of energy. As a result, energy consumption resulting from the proposed built environment would not be wasteful, inefficient, or unnecessary, and this impact would be less than significant. (Final EIR, pp. 4.15-11 through 4.15-14.)

2. **Energy Efficiency Plans**

Threshold: Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Finding: Less than significant. (Final EIR, p. 4.15-14.)

Explanation: The City’s CAP, Strategic Energy Plan, General Plan/Coastal Land Use Plan, and Municipal Code contain measures intended to increase energy efficiency and expand the use of renewable energy in the City. The Project would include energy efficiency measures to achieve energy requirements in the City’s Municipal Code. The Project would facilitate bicycle riding among site residents by providing a bicycle parking area at each residential building and the park with a total of 120 bicycle parking spaces. In addition, the Project would include new sidewalk segments and walkways with connections to adjacent pedestrian and bicycle networks identified in the City’s Bicycle and Pedestrian Master Plan that would enhance non-vehicular circulation in the Project area. The proposed bicycle and pedestrian facilities and access would encourage the use of alternative transportation modes, which would reduce VMT and associated fuel consumption. With incorporation of energy efficiency measures in the proposed buildings and decreased fuel consumption through facilitation of reduced and alternative travel, the Project would not conflict with or obstruct implementation of the City’s CAP, Strategic Energy Plan, or any other applicable plans for renewable energy or energy efficiency. This impact would be less than significant. (Final EIR, p. 4.15-14.)

G. **GEOLOGY AND SOILS**

1. **Septic Tanks**

Threshold: Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Finding: No impact. (Final EIR, pp. 4.17-1 through 4.17-2.)

Explanation: The Project would connect to the existing municipal waste disposal system and would not require the use of septic tanks or alternative waste water disposal systems. Therefore, impacts related to soils incapable of adequately supporting the use of septic tanks would not occur. (Final EIR, pp. 4.17-1 through 4.17-2.)

2. **Paleontological Resources**

Threshold: Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Finding: No impact. (Final EIR, p. 4.17-1.)

Explanation: The Project site is undeveloped. Consequently, there are no State or locally listed or eligible historic structures or resources on-site, and Project implementation would not result in any impact on such resources in Goleta. There are no unique paleontological resources or sites, or unique geologic features on the Project site. No such impacts to these types of resources would occur as a result of Project implementation. (Final EIR, p. 4.17-1.)

H. **GREENHOUSE GAS EMISSIONS**

1. **Emissions Generation**

Threshold: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Finding: Less than significant. (Final EIR, p. 4.6-14.)

Explanation: Construction Emissions. For the purpose of this analysis, construction activity is assumed to occur over a period of approximately 36 months. The construction analysis also includes a discussion of pre-construction soil export activity, which would occur prior to the main construction phase, to remove excess stockpiled soil and prepare the site for construction of the Project. Pre-construction export is outlined in two separate Scenarios (Scenario 1 and 2) as described in the Final EIR, Section 4.2, *Air Quality*. Modeled Scenario 1 assumes that the existing stockpiled material would be removed using 9-CY trucks, which would require a total of 25,556 one-way haul truck trips; Modeled Scenario 2 assumes that 20-CY trucks would be used to haul the material, resulting in approximately 11,500 one-way haul truck trips.

Construction activity for the Project would generate an estimated 3,197 MT CO₂e under Scenario 1 or 2,648 MT CO₂e under Scenario 2. Following the SLOAPCD's recommended methodology to amortize emissions over a 50-year period (the assumed life of the Project), construction of the Project would generate an estimated 64 MT of CO₂e per year under Scenario 1 or 88 MT of CO₂e per year under Scenario 2. The updated soil export amount of 92,000 cubic yards would result in fewer haul truck trips than what was modeled for both scenarios. Therefore, the estimates of construction emissions in Table 4.6-3 of the Final EIR are greater than, and thus, more conservative than the actual construction emissions for the Project.

Operational Emissions. Long-term emissions relate to area sources, energy use, solid waste, water use, and transportation. Each of these sources are discussed below, and associated GHG emissions were estimated using CalEEMod. Project sustainable design features described in Appendix B of the Final EIR based on applicant-provided information, would reduce GHG emissions associated with operational emissions. The sustainable design features associated with this project that have quantifiable reductions include:

- *Increased density of dwelling units to 19.1 units per acre;*
- *Increased transit accessibility, with the nearest station located 0.4 mile from the site;*
- *Integration of below market rate (affordable) housing, of 31 percent of proposed dwelling units;*
- *Improved pedestrian network by connecting the Project and surrounding neighborhoods with pedestrian facilities contiguous with the Project site; and*
- *Limited parking supply with a 2.2 percent reduction in total required spaces per the City zoning code.*

Area Source Emissions. Direct sources of air emissions located at the Project site include consumer product use and landscape maintenance equipment. Area source emissions would be approximately 4 MT of CO₂e per year.

Energy Use. Operation of on-site development would consume both electricity and natural gas. The generation of electricity through combustion of fossil fuels typically yields CO₂, and to a smaller extent, N₂O and CH₄. Electricity consumption associated with the Project would generate approximately 0 MT of CO₂e per year due to the 100 percent solar requirement, and natural gas use would generate approximately 213 MT of CO₂e per year. Thus, overall energy use at the Project site would generate approximately 213 MT of CO₂e per year.

Solid Waste Emissions. In accordance with AB 939, the CalEEMod emissions estimate assumes by default that the Project would achieve at least a 50 percent diversion rate of recyclable materials. Based on this estimate, solid waste associated with the Project would generate approximately 71 MT of CO₂e per year.

Water Use Emissions. Based on the amount of electricity used to supply and convey water for the Project, the Project would generate approximately 35 MT of CO₂e per year.

Transportation Emissions. Mobile source GHG emissions were estimated using the average daily trips for the Project according to the Project traffic and circulation study and VMT calculations. The Project would generate approximately 4,675,285 annual VMT. As noted above, CalEEMod does not calculate N₂O emissions related to mobile sources. Rincon estimated N₂O emissions and included these in the overall emissions total, based on the Project's VMT using calculation methods provided by CARB (CARB, 2018). The Project would generate a total of approximately 1,262 MT CO₂e, associated with mobile emissions.

Combined Construction, Operation, and Mobile Source Emissions. Table 4.6-4 of the Final EIR shows the combined construction and operational GHG emissions associated with development of the Project. The maximum estimated annual operational indirect and direct emissions, would be approximately 1,661 MT CO₂e per year. The service population for the Project is 839 persons. This equates to approximately 2.0 MT CO₂e/resident/year. GHG emissions associated with the Project would not exceed the 2.7 MT CO₂e/resident/year threshold of significance. Therefore, this impact would be less than significant. (Final EIR, pp. 4.6-14 through 4.6-16.)

2. **Emission Reduction Plans**

Threshold: Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Finding: Less than significant. (Final EIR, p. 4.6-17.)

Explanation: In July 2014, the City of Goleta adopted a CAP. The CAP outlines a programmatic approach to review the potential from GHG-related impacts associated with new development. As indicated in Table 4.6-5 of the Final EIR, the Project would be consistent with applicable CAP Strategies.

Consistency with SBCAG's 2040 RTP/SCS. SBCAG's 2040 RTP-SCS provides land use and transportation strategies to reduce regional GHG emissions. The project's consistency with applicable goals and objectives from the 2040 RTP-SCS is discussed in Table 4.6-6 of the Final EIR. The project would be consistent with the applicable goals and objectives from the SBCAG 2040 RTP-SCS. Therefore, the project would not conflict with or obstruct implementation of the SBCAG 2040 RTP-SCS.

Consistency with 2017 Scoping Plan. The principal state plans and policies are AB 32, the California Global Warming Solutions Act of 2006, and the subsequent legislation, SB 32. The quantitative goal of AB 32 is to reduce

GHG emissions to 1990 levels by 2020 and the goal of SB 32 is to reduce GHG emissions to 40 percent below 1990 levels by 2030. Pursuant to the SB 32 goal, the 2017 Scoping Plan was created to outline goals and measures for the state to achieve the reductions. The 2017 Scoping Plan's strategies that are applicable to the proposed project include reducing fossil fuel use, energy demand, and VMT; maximizing recycling and diversion from landfills; and increasing water conservation. The project would be consistent with these goals through project design, which includes complying with the 2019 Building Energy Efficiency Standards, requiring the installation of solar panels on all new residential buildings, and water-use reductions required by CALGreen (Part 11 of Title 24). The project would be served by Southern California Edison, which is required to increase its renewable energy procurement in accordance with SB 100 targets. The project would be located in an area well-served by transit and within walking and biking distance of several commercial and recreational destinations, which would reduce future residents' VMT and associated fossil fuel usage. Therefore, the project would be consistent with the 2017 Scoping Plan.

Conclusion. The Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs and would therefore be consistent with the objectives of AB 32, SB 32, SB 375, and the City's CAP. This impact would be less than significant. (Final EIR, pp. 4.6-17 through 4.6-20.)

I. HAZARDS AND HAZARDOUS MATERIALS

1. Hazardous Materials

Threshold: Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Finding: Less than significant. (Final EIR, p. 4.7-9.)

Explanation: As part of the Phase I ESA conducted for the Project site, a database search of public lists of sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred was conducted for the Project site and included data from surrounding sites within a one-mile radius of the property. The Project site and adjoining properties were not listed in any of the databases searched by EDR. Based on standard sources reviewed and site observations, releases of chemicals of concern may have occurred on the Project site and has occurred on adjacent properties. However, contaminated soils are at a depth that eliminates potential impacts (Property Solutions Inc., 2014). In addition, the location of contaminated soils has been identified and these soils are proposed to be exported prior to Project construction.

The documentation reviewed as part of the Phase I ESA concluded that various areas of the Project site have experienced the delivery and removal of

contaminated soils over a period of years. The following provides a summary of documentation reviewed and action taken for imported fill on the Project Site:

- In its Phase I Environmental Site Assessment report dated April 2, 1999, Dames & Moore noted the presence of large piles of fill soil on the Project site. The source of the fill was not identified and no discolored soil was noted. Dames & Moore did not identify the fill as a recognized environmental condition, and made no recommendations for further action.
- In its Report of Soil Removal dated August 12, 2004, Earth Systems Pacific documented the removal of approximately 130 cubic yards of hydrocarbon-contaminated soil (diesel fuel or fuel oil) that had mistakenly been deposited on the Project site. The removal action included the collection and analysis of post-excavation soil samples in order to evaluate the adequacy of the remedial action. A total of 400 cubic yards of soil was transported for off-property disposal. Earth Systems Pacific concluded that the remedial action was adequate.
- In its Soils Material Report dated July 20, 2010, Earth Systems Pacific noted a “slight hydrocarbon odor” in the logs for all five soil borings advanced on the southwestern arm of the Project site for geotechnical engineering purposes. Earth Systems Pacific’s A-A’ cross section, which extends for more than 600 feet from northeast to southwest across the investigated area, identifies a “slight hydrocarbon odor” from an upper depth of 10 to 15 feet below ground extending to a lower depth of 16 to 25 feet below ground surface. Earth Systems Pacific’s B-B’ cross section, which extends for more than 800 feet from north to south across the investigated area, also identifies a “slight hydrocarbon odor” from an upper depth of 10 to 15 feet below ground extending to a lower depth of 16 to 25 feet below ground surface. As described above, this was determined to be a de minimis finding (negligible impact) in the Phase I ESA (September 2014).
- In its Geotechnical Engineering Report dated July 8, 2014, Earth Systems Pacific noted that groundwater on the subject property occurred at depths as shallow as 22.5 feet below ground surface.
- In its Results of Soil Analysis, Northwest Stockpile dated August 1, 2014, Earth Systems Pacific noted the presence of stained and odorous soils, which, in their estimation, might render this soil (proposed to be exported) undesirable for use at a property that is to be developed as a school, hospital, or residence. Earth Systems Pacific reported that laboratory analysis did not identify concentrations of target compounds that would preclude the use of the soils for fill at properties proposed for other uses less sensitive than uses such as a school, hospital, or residence.

On the basis of the documentation reviewed, Property Solutions Inc. concluded that because of its depth, the soil that was noted with a “slight

hydrocarbon odor,” appears to be de minimis (negligible) in its potential impact. This soil generally does not present a threat to human health or the environment and typically would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In addition, the location of contaminated soils has been identified and these soils are proposed to be exported prior to Project construction. The management of the imported soils documented on the Project site is ongoing and would be subject to regulatory requirements of the City of Goleta (grading permits) and the Regional Water Quality Control Board (RWQCB), including the preparation of an associated Soil Management Plan that includes controls on the use and placement of the exported soils to reduce potential risks from exposure to potential contaminants in the soil. Compliance with these regulatory requirements (grading permit and RWQCB permit including a Soil Management Plan) would ensure that potential impacts related to contaminated soils would remain less than significant. (Final EIR, pp. 4.7-9 through 4.7-10.)

2. **Accident or Upset**

Threshold: Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Finding: Less than significant. (Final EIR, p. 4.7-11.)

Explanation: Proposed residential structures and future residents on the project site would be located in proximity to several types of facilities in which hazardous materials are used, stored, or transported: nearby businesses, the UPRR railroad tracks, and the U.S. 101 freeway. The Project would not result in an increase in the use, store, and transport hazardous chemicals associated with the nearby businesses, or in the transport of hazardous materials on the existing UPRR railroad tracks or U.S. 101. Therefore, the Project would not result in increased risk associated with accident release from these facilities. However, the Project may be exposed to increased risk from these existing activities near the Project site. Although not considered an impact under CEQA pursuant to the CBIA v. BAAQMD ruling, each type of facility, and the potential increase in risk associated with these facilities, is discussed below for informational purposes.

Nearby Businesses

A mix of commercial and industrial businesses is located directly east of the Project site in the General Industrial zone district. Specific types of businesses in this area include software development, electric parts supplier, hardware store, property management, and automotive repair. Types of hazardous materials stored and used in these facilities consist mainly of oils and other lubricants, as identified in the Phase I report for the project site by Property Solutions, Inc.

The Santa Barbara County HMU regulates businesses that handle hazardous materials, generate or treat hazardous waste, or operate storage tanks with hazardous materials. As the County CUPA, the HMU promotes compliance with applicable hazardous material laws and regulations.

The HMU's Business Plan Program requires businesses handling hazardous materials in quantities in excess of specified amounts to submit inventories of those materials and to develop appropriate employee training and emergency procedures. For such businesses, including those in close proximity to the Project site, the HMU requires preparation and filing of a Business Plan and Emergency Response Plan that ensures that all nearby hazardous materials are handled appropriately to minimize potential health and environmental effects. The HMU also maintains the inventory and emergency contact information submitted from businesses in a computerized data management system and, in turn, provides this information to emergency response agencies.

In April 2016, the HMU provided an updated list of businesses located within 1/4-mile of the project site that use potentially hazardous chemicals. A number of light-industrial and commercial uses in the vicinity of the project site use hazardous chemicals in the course of operation.

The requirement that businesses prepare and submit Business Plans to Santa Barbara County means that the HMU and the Fire Department is aware of the hazardous materials that are stored at these businesses, where they are stored, and in what quantities. Fire Department personnel periodically visit the facilities to become more familiar with them. All businesses submitting Business Plans are also required to prepare and submit emergency/contingency response plans. Hence, all businesses are required to be prepared to take immediate action in the event of an incident. Fire Department personnel are required to also be prepared to take action based on the Business Plan. Businesses are required to update their Business Plans whenever major changes occur such as the addition of another hazardous material. In addition, a business would be required to apply for permits if a storage tank is to be added. Such an application would be reviewed by the building and fire departments before a permit would be issued. This would ensure that all codes are met and that additional mitigation measures are implemented as deemed necessary.

The laws and regulations in place mitigate the potential to the maximum extent feasible. In addition, in the event of an accident, the requirement for pre-planning and emergency response plans reduces the potential consequences of the accident. Therefore, while it is not possible to completely eliminate the potential for accidents, the probability for a future hazardous material release at any of the nearby facilities that store and use hazardous materials would be low; therefore, this impact would be less than significant.

UPRR Rail Line

A unit train transporting crude oil travels along the UPRR adjacent to the project site one to two times per week. In addition, local trains deliver freight, including hazardous materials to businesses located in the area. These trains operate in the Goleta area approximately four times per week. Trains hauling empty auto cars and container cars travel south along the route approximately once per day and a train hauling empty oil tank cars travels north one to two times per week (Cuesta Pass Rails, 2015). However, it is possible that additional through trains transporting freight, including hazardous materials, could run in the future as they have in the past. Nothing prevents additional through trains carrying hazardous materials from using the rail lines, and no additional agency approvals would be required for this to occur. The public health risk posed by an accidental release would depend upon the materials involved, their toxicity, and the wind direction that could carry emissions from the release. The prevailing weather pattern at the time of release would affect the rate of dilution and the direction of transport of any gaseous or volatilized materials.

Upset may also result from the explosion of highly volatile materials within the train cars or during a derailment. Because the project site is adjacent to the rail line, explosion and fire could pose a health risk in addition to that which could result from inhalation of volatile chemicals and fumes.

The potential impact can be evaluated only in terms of probabilities. The possibility of impact is determined by a combination of the probability of an accident, the probability that the released cargo is hazardous, and the probability that winds are blowing from the spill or release into the air toward occupied receptor sites. An analysis of the potential for a rail accident resulting in the release of hazardous material was recently completed on two projects located adjacent to the UPRR and approximately $\frac{3}{4}$ and $1\frac{1}{2}$ miles west of the project site (Envicom, 2012a and 2012b). The methodology used in these reports has been used to estimate the potential risk of local freight train accidents to the Project. Statistical data contained in two oil transportation studies, Washington State 2014 Marine and Rail Transportation Study (State of Washington, 2015) and U.S. Rail Transportation of Crude Oil: Background and Issues for Congress (Frittelli, et. al. 2014) were used to estimate the potential risk from the crude oil train to the Project.

Approximately six percent of total freight movement by rail in the United States in 2007 (the most current data available from the Office of Freight Management and Operations) consisted of hazardous materials (Office of Freight Management and Operations, 2012). The probability of a freight train accident over the 9-year period 2006 through 2014 was 1.6×10^{-5} (16 in one million) per mile of travel (Federal Railroad Administration Office of Safety Analysis, 2015). The probability of a hazardous materials release given an accident during this time period was 2.0×10^{-3} (two in one thousand). Approximately four local freight trains per day operate on the tracks adjacent to the Project site. The risk of a rail accident with release of hazardous

material within this one-mile segment is calculated as follows:

- $4 \text{ trains per week} \times 52 \text{ weeks} \times 1 \text{ mile traveled near the Project site} \times 1.6 \times 10^{-5} \text{ (probability of accident per mile)} \times 2.0 \times 10^{-3} \text{ (probability of a hazardous materials release given an accident)}$
 $= 6.6 \times 10^{-6} \text{ (once every 150,000 years)}$

Injuries or fatalities may be somewhat less than the calculated probability of an accident. People located inside their apartments may be shielded from the impacts of a fire. Buildings and walls may also provide protection from the radiant heat from a fire (Orange County, 2013).

The probability of a crude oil unit train accident is estimated to be between 0.81 and 2.08 accidents per billion ton-miles transported (State of Washington, 2015). A typical unit train carries approximately three million gallons. Assuming 1.5-unit trains per week, this equates to 234 million gallons of crude oil transported past the Project site annually. The weight of crude oil varies depending on the type, but crude oil generally weighs less than water. Assuming a conservative average weight of 7.5 pounds per gallon means that approximately 880,000 tons of oil are transported past the Project site annually. Assuming an accident rate of 2 accidents per billion ton-miles transported results in an annual probability of crude oil unit train accident with release within a half mile of the Project site (one mile segment) of 3.6×10^{-6} or once every 275,000 years. Such an accident could result in a spill, a fire, and/or an explosion. A fire or explosion could impact the health and safety of people at the Project.

Based on this analysis, the risk of derailment with or without hazardous material release is statistically low. The Goleta General Plan FEIR (3.7-2 Transport) identifies this potential impact as significant with respect to rail traffic along the UPRR ROW, where the project site is located. The FEIR states that the potential impact “remains significant” and no feasible mitigation measures are available to reduce the level of significance. The City Council adopted a statement of overriding considerations with respect to this impact as part of its action in certifying the FEIR for the General Plan. However, the project site is designated for residential use under the adopted General Plan, and the Project would be consistent with the existing General Plan land use designation and zoning. Therefore, the Project would not increase exposure of residents to risk from transport of hazardous materials on the existing UPRR railroad tracks beyond levels already identified in the General Plan FEIR. As such, this impact would be less than significant.

U.S. 101 Freeway

The annual average daily truck traffic (AADT) on U.S 101 at Los Carneros Road in 2014 was 5,922 (Caltrans, 2015). This represented 9.0 percent of the total AADT. About half of these (49 percent) were trucks with five or more axles. In 2007, trucks transported the largest volume of hazardous materials

through the nation's transportation system, moving 1.2 out of 2.2 billion tons of hazardous materials. Approximately 13.7 percent of materials transported by truck were classified as hazardous (Bureau of Transportation Statistics, 2011). Table 4.7-3 shows the breakdown of hazardous materials shipped in trucks by hazard class.

The accident rate for trucks transporting hazardous materials is estimated to be 3.2×10^{-7} per mile (0.32 in one million) (Battelle, 2001). The vast majority of incidents involving truck releases will not impact resources located more than a few thousand feet from the place of the accident (see discussion below on the potential hazards from the various types of hazardous materials). To be conservative, the analysis has assumed that accidents that occur with a half mile of the project site (one mile segment) have the potential to impact the site. Thus, the probability of an accident involving a truck on U.S. 101 within a one-mile segment adjacent to the Project is calculated as follows:

- $5,922$ (truck AADT) \times 365 (days per year) \times 0.077 (percent trucks with hazardous materials) \times 3.2×10^{-7} (accident rate per mile assumed for U.S 101) = 0.053 or one accident every 19 years

It should be noted that an accident involving a truck carrying hazardous material does not always result in the release of the material. The Federal Emergency Management Agency's (FEMA) *Handbook of Chemical Hazard Analysis Procedures* (1989) estimates that approximately half of accidents result in a release, including very minor valve and fitting leaks. Omitting minor release accidents, a spill may result from an accident about 15 percent to 20 percent of the time (FEMA, 1989). After applying the more conservative assumption of 20 percent, the probability of a truck accident releasing hazardous material on U.S 101 within one half mile of the project is $0.053 \times 0.2 = 0.01$, or once every 100 years.

The Project site is approximately 250 feet and 300 feet south of the southbound lane of the freeway at the eastern and western sides of the site, respectively. The potential impact from a truck accident with release would be dependent of the type and amount of material released. Table 4.7-3 of the Final EIR presents the probability of release by cargo type. The sum of the probabilities of the individual hazard classes presented below is 0.01 or once every 100 years. The consequence of each type is discussed below.

Class 1, Explosives. An event involving explosives could cause property damage on the Project site as well as injury and or death. The probability of a release of explosive material is 1.4×10^{-5} or once every 71,400 years.

Class 2, Gases. The probability of a release of a gas is 1.1×10^{-3} , or once every 890 years. For a gas release to impact the Project, the wind would have to be blowing from the north. In addition, the gas would either have to be flammable or toxic and enough material would have to be released to

generate a hazardous cloud that could reach the site. If a flammable cloud were to be ignited immediately at the source of the release, then there would be no impact to the Project site. FEMA (1989) estimates that 63 percent of the gases transported are flammable. Assuming a probability of the wind blowing from the north at 50 percent, the probability of a release possibly reaching the Project site is 3.5×10^{-4} or once in 2,890 years. Even if a gas cloud were to reach the property, a person would not necessarily be impacted. A non-toxic flammable gas would not pose a hazard unless it becomes ignited. The impact from a toxic gas cloud would depend on the type of material, concentration, and sensitivity of the person to that material. One effective way of responding to a release of a toxic gas is to shelter in place. Buildings provide shelter against contaminants by three methods: condensation of vapors on exterior walls, passive filtering by the building material and structure, and providing a physical barrier to vapor/gas intrusion. In addition to providing a physical barrier and causing vapors to condense, building exteriors provide a “filter” for contaminants as surfaces, cracks and pores absorb the contaminants before they enter the building. Once those vapors/gases enter the building they are diluted by the uncontaminated air already in the building. In addition, since a structure slows the rate of vapor/gas infiltration the effects of fluctuations in concentration are reduced. This reduces the indoor concentration relative to the outdoor concentration (Governor’s Office of Emergency Services, 2014).

Class 3, Flammable liquids. The majority of materials transported by trucks are classified as flammable liquids. This class includes materials that are either flammable or combustible. The probability of a release of a Class 3 liquid is estimated to be 7.9×10^{-3} or once every 130 years. There are two potential hazards from a release of a flammable liquid: a fire at the release point creating radiant heat that can produce burns and, if not ignited, a flammable gas cloud that can move with the wind and become ignited someplace else. A pool fire at the point of the accident produces radiant heat that can cause burns. The intensity of the heat is dependent on the material on fire and the size of the area on fire. The intensity of the radiant heat decreases as a function of distance. The California Department of Education (CDE, 2007) estimates that the hazard zone that could begin causing second degree burns on exposed skin after 30 seconds exposure from a gasoline fire with a diameter of 100 feet (7,800 square feet) would extend to 200 feet. People located indoors or behind structures would be afforded some protection from the heat. People outdoors would feel the heat and naturally move away from it. Based on CDE estimates (2007) for a flammable gas cloud from a gasoline release to reach the Project site, the diameter of the release would have to be greater than 460 feet (166,200 square feet). A combustible material does not produce a flammable gas cloud because it does not produce enough flammable vapors at ambient temperature to become ignited (e.g., its flash point is high).

Class 4, Flammable Solids. The probability of a release of a flammable solid is 9.1×10^{-5} or once every 11,000 years. Flammable solids

are normally more difficult to ignite than flammable liquids. In addition, because flammable solids do not spread like a liquid when released, if they become ignited the surface area on fire is relatively contained. Therefore, the radiant heat produced is normally lower than that of a flammable liquid and the area potentially impacted is lower.

Class 5, Oxidizers and Organic Peroxides. An oxidizer is a liquid or solid material that may, generally by yielding oxygen, cause or enhance the combustion of other materials. An organic peroxide is any organic compound containing oxygen (O) in the bivalent -O-O- structure. If an oxidizer or organic peroxide is also explosive, flammable, or a gas it is classified as such and not as an oxidizer or organic peroxide. Thus, a release of such material can exacerbate the consequences of an accident involving other hazardous materials but a release without an explosive, flammable, or gas classification would not pose a hazard to the Project site. The probability of a release of a Class 5 material is 6.7×10^{-5} or once every 14,500 years.

Class 6, Toxic (poison). These are poisonous materials other than gases. The probability of a release of a Class 6 material is 5.1×10^{-5} or once every 19,500 years. Because these materials are not gases, they would only be a hazard if someone comes in contact with them or is very near them. A release of a Class 6 material should not impact the Project site.

Class 7, Radioactive Materials. Very little radioactive material is transported by truck. The probability of a release of a Class 7 material is 1.0×10^{-6} or once every 500,000 years. Therefore, the probability of an event involving radioactive materials would be one in one million.

Class 8, Corrosive Materials. These materials are considered to be hazardous because they corrode other materials that they may come in contact with. Because the freeway is located over 250 feet north of the Project site, on the far side of the railroad ROW, it is unlikely that the Project site would come into contact with corrosive materials in the event of a truck accident, and such materials do not present a hazard to the Project site.

Class 9, Miscellaneous Dangerous Materials. These are hazardous substances that do not fall into the other categories and include materials such as asbestos, air-bag inflators, self-inflating life rafts, and dry ice. The probability of a release of a Class 9 material is 2.8×10^{-4} or once every 3,500 years. Based on the type of materials in this class, a release is unlikely to impact the project site.

Based on this analysis, the risk of exposure to upset conditions from U.S. 101 is statistically low. Nevertheless, an accident involving hazardous materials on U.S. 101 could impact the surrounding population. The General Plan FEIR (3.7-2 Transport) identifies this potential impact as significant with respect to trucking, particularly along the U.S. 101 corridor, where the project site is located. The FEIR states that the potential impact “remains significant” and

no feasible mitigation measures are available to reduce the level of significance. The City Council adopted a statement of overriding consideration with respect to this impact as part of its action in certifying the FEIR for the General Plan. However, the Project site is designated for residential use under the adopted General Plan, and the Project would be consistent with the existing General Plan land use designation and zoning. Therefore, the Project would not increase exposure of residents to risk from transport of hazardous materials on U.S. 101 beyond levels already identified in the General Plan FEIR. Consequently, this impact would be less than significant.

Risk of Upset Impact Summary

Based on the above discussion, the potential for a hazardous material release from area businesses, U.S. 101, and the UPRR is low. The potential consequences of such a release could be catastrophic, resulting in injury or death to project site residents. However, the Project would not increase exposure of residents to risks associated with chemical leaks and fire from nearby businesses, derailed trains, and truck accidents beyond levels already anticipated in the General Plan FEIR. The Project also would be subject to conditions of approval, such as the following:

- *Developing a plan for evacuation procedures in the event of accident/release of hazardous materials for approval by the Director of Planning and Environmental Review or designee before of the City issues a building permit.*
- *Developing and providing leases for apartment units that provide notification of hazards associated with the Project's location, including UPRR, US 101, and nearby businesses for approval by the City Attorney and by the Director of Planning and Environmental Review, or designee, before the City issues a building permit.*
- *Developing a notice to future property owners regarding the potential risks of upset to be reviewed and approved by the Director of Planning and Environmental Review and the City Attorney, and then recorded either as part of the Final Map or before of the City issues a building permit.*

These conditions would further avoid risk of upset in the Project vicinity. Therefore, this impact would be less than significant. Mitigation would not be required because no significant Project-specific impacts have been identified. (Final EIR, pp. 4.7-11 through 4.7-18.)

3. Hazards Near Schools

Threshold: Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Finding: No impact. (Final EIR, pp. 4.2-15 through 4.2-16.)

Explanation: The Project site vicinity is primarily occupied by residential and light industrial development. Sensitive receptors near the Project site include residential uses (Willow Springs I and II) to the south of the project site across Camino Vista. There is no existing or proposed school within one-quarter mile of the Project site. New sensitive receptors on the Project site would be exposed to hazardous air pollutants at levels that may cause health risks. With implementation of the conditions of approval, which require forced air ventilation with filter screens on outside air intake ducts, the proposed residences closest to U.S. 101 and the Union Pacific Railroad would not be exposed to hazardous air pollutants that exceed significance thresholds. (Final EIR, pp. 4.2-15 through 4.2-16.) No impact would occur.

4. **Waste Sites**

Threshold: Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Finding: Less than significant. (Final EIR, p. 4.7-9.)

Explanation: As part of the Phase I ESA conducted for the Project site, a database search of public lists of sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred was conducted for the Project site and included data from surrounding sites within a one-mile radius of the property. The Project site and adjoining properties were not listed in any of the databases searched by EDR. Based on standard sources reviewed and site observations, releases of chemicals of concern may have occurred on the Project site and has occurred on adjacent properties. However, contaminated soils are at a depth that eliminates potential impacts (Property Solutions Inc., 2014). In addition, the location of contaminated soils has been identified and these soils are proposed to be exported prior to Project construction.

The documentation reviewed as part of the Phase I ESA concluded that various areas of the Project site have experienced the delivery and removal of contaminated soils over a period of years. The following provides a summary of documentation reviewed and action taken for imported fill on the Project Site:

- In its Phase I Environmental Site Assessment report dated April 2, 1999, Dames & Moore noted the presence of large piles of fill soil on the Project

site. The source of the fill was not identified and no discolored soil was noted. Dames & Moore did not identify the fill as a recognized environmental condition, and made no recommendations for further action.

- In its Report of Soil Removal dated August 12, 2004, Earth Systems Pacific documented the removal of approximately 130 cubic yards of hydrocarbon-contaminated soil (diesel fuel or fuel oil) that had mistakenly been deposited on the Project site. The removal action included the collection and analysis of post-excavation soil samples in order to evaluate the adequacy of the remedial action. A total of 400 cubic yards of soil was transported for off-property disposal. Earth Systems Pacific concluded that the remedial action was adequate.
- In its Soils Material Report dated July 20, 2010, Earth Systems Pacific noted a “slight hydrocarbon odor” in the logs for all five soil borings advanced on the southwestern arm of the Project site for geotechnical engineering purposes. Earth Systems Pacific’s A-A’ cross section, which extends for more than 600 feet from northeast to southwest across the investigated area, identifies a “slight hydrocarbon odor” from an upper depth of 10 to 15 feet below ground extending to a lower depth of 16 to 25 feet below ground surface. Earth Systems Pacific’s B-B’ cross section, which extends for more than 800 feet from north to south across the investigated area, also identifies a “slight hydrocarbon odor” from an upper depth of 10 to 15 feet below ground extending to a lower depth of 16 to 25 feet below ground surface. As described above, this was determined to be a de minimis finding (negligible impact) in the Phase I ESA (September 2014).
- In its Geotechnical Engineering Report dated July 8, 2014, Earth Systems Pacific noted that groundwater on the subject property occurred at depths as shallow as 22.5 feet below ground surface.
- In its Results of Soil Analysis, Northwest Stockpile dated August 1, 2014, Earth Systems Pacific noted the presence of stained and odorous soils, which, in their estimation, might render this soil (proposed to be exported) undesirable for use at a property that is to be developed as a school, hospital, or residence. Earth Systems Pacific reported that laboratory analysis did not identify concentrations of target compounds that would preclude the use of the soils for fill at properties proposed for other uses less sensitive than uses such as a school, hospital, or residence.

On the basis of the documentation reviewed, Property Solutions Inc. concluded that because of its depth, the soil that was noted with a “slight hydrocarbon odor,” appears to be de minimis (negligible) in its potential impact. This soil generally does not present a threat to human health or the environment and typically would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In addition, the location of contaminated soils has been identified and these soils are proposed to be exported prior to Project construction. The management of the

imported soils documented on the Project site is ongoing and would be subject to regulatory requirements of the City of Goleta (grading permits) and the Regional Water Quality Control Board (RWQCB), including the preparation of an associated Soil Management Plan that includes controls on the use and placement of the exported soils to reduce potential risks from exposure to potential contaminants in the soil. Compliance with these regulatory requirements (grading permit and RWQCB permit including a Soil Management Plan) would ensure that potential impacts related to contaminated soils would remain less than significant. (Final EIR, pp. 4.7-9 through 4.7-10.)

5. **Public Airports**

Threshold: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Finding: Less than significant impact. (Final EIR, p. 4.17-2.)

Explanation: The Project site is not located near a private airstrip, but is located within two miles of the Santa Barbara Municipal Airport. However, the property is not located within any of the airport's approach or clear zones and is not subject to review by the Airport Land Use Commission. Therefore, the Project would not be exposed to significant airport safety hazards. (Final EIR, p. 4.17-2.) Impacts would remain less than significant.

6. **Emergency Plans**

Threshold: Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Finding: No impact. (Final EIR, p. 4.17-2.)

Explanation: Given the Project's location within an urbanized area and outside of the tsunami run-up area or any flood hazard area, the Project site is not within any adopted emergency response or evacuation plan. (Final EIR, p. 4.17-2.) Impacts would remain less than significant.

7. **Wildland Fires**

Threshold: Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Finding: Less than significant. (Final EIR, p. 4.16-3.)

Explanation: Currently, there is no structural development on the Project site. Construction equipment and containers as well as a substantial amount of stockpiled soil are stored onsite. The topography of the Project site is relatively flat to gently sloping with the exception of the moderately steep slopes that define the boundary of the stockpile soils. A sparse to moderate growth of weeds and brush covers the Project site. The Project would include mass grading to prepare the Project site to support the residential development. The Project site is located in an LRA in an area identified by CalFire as a “Non-Very High Fire Hazard Severity Zone” (CalFire 2008). According to Figure 5-2, Fire, Flood, and Tsunami Hazards Map, in the City of Goleta General Plan/Coastal Land Use Plan, the Project site is not located in an identified Fire Hazard Severity Zone (City of Goleta 2016). The Project site also is surrounded on all sides by roadways, the Union Pacific Railroad, and urban development. Accordingly, the Project would not occur in a state responsibility area or land classified as a very high fire hazard severity zone, or on steep slopes or in a highly vegetated area, such that development of the site would not expose project occupants to significant wildfire risks due to slope, prevailing winds, or other factors. The proposed development also would be required to comply with all applicable SBCFD standards and City Building Code requirements to further avoid and minimize potential fire risks. Direct and indirect impacts related to wildfire risk due to slope, prevailing winds, or other factors would be less than significant. (Final EIR, p. 4.16-3.)

J. HYDROLOGY AND WATER QUALITY

1. Water Quality Standards

Threshold: Would the Project violate any water quality standards or waste discharge requirements?

Finding: Less than significant. (Final EIR, p. 4.8-10.)

Explanation: The Project would involve construction of 332 residential units and associated landscaping and hardscape. Estimated preliminary Project grading would include approximately 178,000-cubic yards of cut and 15,500-cubic yards of fill with approximately 92,000-cubic yards of export material. Excavation and grading could result in erosion of soils and sedimentation, which could cause temporary impacts to surface water quality and therefore violate water quality standards or contribute additional sources of polluted runoff. Project development would likely require temporary on-site storage of excavated soils (stockpiling). During grading and soil storage, there is the potential for soil migration offsite via wind entrainment and/or water erosion. In addition, there is potential for erosion caused by the tires of vehicles and equipment throughout the construction period.

Impacts would be minimized during all phases of Project construction through compliance with the Construction General Permit and with City grading regulations. To comply with these regulations, the applicant would

be required to prepare and implement a SWPPP, which must include erosion and sediment control BMPs that would meet or exceed measures required by the Construction General Permit, as well as BMPs that control other potential construction-related pollutants. Erosion control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. Examples of BMPs that may be implemented during construction include the use of geotextiles and mats, temporary drains and swales, silt fences and sediments traps. Erosion control practices may include the use of drainage controls such as down drains, detention ponds, filter berms, or infiltration pits; removal of any sediment tracked offsite within the same day that it is tracked; containment of polluted runoff onsite; use of plastic covering to minimize erosion from exposed areas; and restrictions on the washing of construction equipment.

The Construction General Permit requires the SWPPP to include a menu of BMPs to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion and sediment using the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology (BAT/BCT) and to protect water quality. These construction site management BMPs would be implemented for the Project during the dry season and wet season as necessary depending upon the phase of construction and weather conditions. These BMPs would help ensure effective control of not only sediment discharge, but also of pollutants associated with sediments, including but not limited to nutrients, heavy metals, and certain pesticides or herbicides. Because the development and implementation of a SWPPP is a standard requirement that would apply to this Project, hydrologic impacts from construction would be less than significant. (Final EIR, pp. 4.8-10 through 4.8-11.)

2. **Groundwater Supplies**

Threshold: Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Finding: Less than significant. (Final EIR, pp. 4.14-1 through 4.14-12.)

Explanation: The Goleta Water District (GWD) is the water purveyor for the City of Goleta. The GWD service area is located in the South Coast portion of Santa Barbara County with its western border adjacent to El Capitan State Park, its northern border along the foothills of the Santa Ynez Mountains and the Los Padres National Forest, the City of Santa Barbara to the east, and the Pacific Ocean to the south. The service area encompasses approximately 29,000 acres and includes approximately 87,000 residents. GWD includes the City of Goleta, the University of California Santa Barbara, and Santa Barbara Municipal Airport as well as nearby unincorporated areas of Santa Barbara County.

In June 2017, the GWD adopted its most recent Urban Water Management Plan (UWMP). As discussed in the UWMP, the GWD draws its existing water supplies from four primary sources: Lake Cachuma surface water, the State Water Project, the Goleta Groundwater Basin, and recycled water from wastewater treatment.

GWD's rights to groundwater drawn from the Goleta Groundwater Basin (Basin) were adjudicated through a court case in 1985 entitled *Wright v. Goleta Water District* [*Wright v. Goleta Water Dist.* (1985) 174 Cal. App.3d74]. The Wright Judgment gave GWD the right to pump up to 2,000 AFY from the Basin in addition to the right to surplus waters, injected water, return flows, and rights transferred from private pumpers, identified as Exchange Service and Augmented Service. Based on the GWD's reported amounts of these Exchange and Augmented Services, it has conservatively reported an entitlement of 2,350 AFY from the Basin. The Wright Judgment also gave GWD the right to inject excess surface water supplies into the Basin to recharge the Basin and replenish groundwater supplies (GWD, 2010).

In addition to its fixed adjudicated allotment, GWD safeguards for less-than-normal rainfall years by storing excess water runoff during high rainfall years. This helps to maintain supplies during drought conditions. Excess surface water (e.g., from Cachuma Project "spill") during high rainfall years is injected into the Basin as "recharge" through GWD maintained injection wells. The injected recharge volumes are then available to GWD in the future, providing a variable increase in the annual allotment that can be tapped, as needed. This is also known as "banking." Unexercised groundwater rights at the end of a year revert to a stored water right in the Basin. As of December 2015, the GWD Groundwater Management Plan (2016 Update) reported that GWD storage balance in the Basin was 45,959 acre-feet. (Final EIR, pp. 4.14-1 through 4.14-2.)

At present, the 17.36-gross acre Project site is vacant and generates no water demand. However, Willow Springs I, Willow Springs II, and the Project are entitled to a combined 100.89 AFY in accordance with the Court judgement described above. Water service to the Project site would be provided by the GWD.

In July 2015, MAC Design Associates prepared an Annual Demand Water Report for Willow Springs I, Willow Springs II, and the Project, as proposed at that time. The calculations for water usage were derived from the actual water use data from 2007 to 2015 for Willow Springs I and Willow Springs II, provided by GWD. For the most current Project domestic water use, a 24 month period (January 2012 through December 2013) was used as the base period. The water meters were categorized as either domestic, landscape, or commercial meters. As domestic water use varies substantially based on the type of unit, the domestic meters were further separated by the following unit types: 1BR/1BA, 2BR/1BA, 2BR/2BA, and 3BR/2BA. To determine the average water consumption rate by unit type, the water usage for each month

of the base period was totaled and then converted to a monthly average based on the data for the 24 month period. The monthly average was then converted to AFY per month. The total AFY was divided by the number of a single unit type. This method was then replicated for all unit types in the development. There was insufficient water use history to utilize actual figures for the Project. Therefore, the actual water usage for Willow Springs I was utilized to project water usage at the Project site. The Project units are smaller than Willow Springs I, so actual water usage would be expected to be lower. The GWD has reviewed and approved the MAC Design Associates water demand for the Project. The Project's estimated water service demand has since been updated utilizing the rates in the 2015 Annual Water Demand Report, but to account for a reduction in the proposed total unit count since 2015. The proportion (i.e., percentage) of each unit type for the overall reduced unit count is the same as for the previously proposed project. The proposed studios are included with the 1BR/1BA unit types.

Based on the water use study, the Project's domestic water demand, landscaping water demand, and commercial water demand are estimated at 31.6 AFY, 6.2 AFY, and 1.6 AFY, respectively. The calculations for Project-generated water demand are shown in Table 4.14-2. The total water demand generated by the Project would be 39.4 AFY (not accounting for recycling and other water savings). This represents approximately 0.2 percent of the 16,737 AFY of water available from GWD (not accounting for unused recycled water). As the Project is part of the Willow Springs project (Willow Springs I, Willow Springs II, and Heritage Ridge [formerly North Willow Springs]), it is considered an existing customer of GWD and would meet the criteria for an exemption as outlined in Resolution No. 2014-32.

Water for domestic uses and landscaping on the Project site could potentially be supplied by different sources. However, the recycled water system is not in the vicinity of the Project site. The nearest water main for recycled water, located at the corner of Storke Road and Hollister Avenue approximately 1 mile to the west and south of the site, will extend to Cortona Drive and Hollister Avenue in the future, but will remain out of vicinity for use at the Project site (Jim Heaton, Senior Water Resource Analyst, Goleta Water District, personal communication, June 4, 2015).

The 39.4 AFY of water demand generated by the Project represents 11.4 percent of GWD's projected surplus of 346 AFY in water supply above current demand levels (GWD UWMP, 2017). Accordingly, the GWD currently has sufficient water supply to provide potable water to the Project and Project impacts to water supply would be less than significant. Based on the total allocation of 100.89 AFY for Willow Springs I, Willow Springs II, and the Project, and water use by the Willow Springs properties of 55.983 AFY, there is 44.907 AFY available to serve the Project. Therefore, the Projects use of 39.4 AFY would be within the allocated water supply.

In accordance with GWD's Water Conservation Plan from 2010, the Project also would be required to incorporate feasible Best Management Practices (BMPs) into its water system design. Such practices include the use of water conserving fixtures and water efficient landscape and irrigation. Impacts would be less than significant without mitigation since the Project's water demand is within the current GWD surplus. Nevertheless, the City recommends the following conditions of approval to further reduce impacts on water supplies.

- **Outdoor Water Conservation.** Minimize outdoor water use through the following:
 - a. Use of native and/or drought tolerant species in the final landscaping;
 - b. Installation of drip irrigation or other water-conserving irrigation;
 - c. Grouping of plant material by water needs;
 - d. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
 - e. No turf is allowed on slopes of over 4%;
 - f. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
 - g. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
 - h. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
 - i. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
 - j. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.
 - **Indoor Water Conservation.** Minimize indoor water use through the following:
 - a. Insulation of all hot water lines;
 - b. Installation of re-circulating, point-of-use, or on-demand water heaters;
 - c. Prohibition of self-regenerating water softening in all structures;
 - d. Use of lavatories and drinking fountains with self-closing valves; and
 - e. Installation of water sense specification toilets in each unit.
- (Final EIR, pp. 4.14-9 through 4.14-12.)

3. **Runoff**

Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide

substantially additional sources of polluted runoff or impede or redirect flood flows?

Finding: Less than significant. (Final EIR, p. 4.8-14.)

Explanation: The new residential units associated with the Project would introduce a variety of pollutants typical of residential development to a site that is currently vacant and undeveloped. Waste in the form of leftover paints, solvents, cleaning and automotive products, or pool chemicals associated with recreational facilities, could be spilled or dumped into the storm drain system. Nutrients from fertilizers and animal waste along walking trails, including nitrogen and phosphorous, can result in excessive or accelerated growth of vegetation or algae, resulting in oxygen depletion and additional impaired uses of water. Heavy metals such as lead, cadmium, and copper are the most common metals found in urban storm water runoff. These metals can be toxic to aquatic organisms, and have the potential to contaminate drinking water supplies. Furthermore, impermeable surfaces such as driveways would accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons (which can be toxic to aquatic organisms at low concentrations), while preventing infiltration of polluted runoff during storm events and facilitating the off-site transport of pollutants.

Residential development on the Project site would incrementally increase the amount of pollutants that could be contained in the first flush of runoff from the area associated with residents and associated uses (car washing, chemical cleaners, pets, trash, etc.). The increase in impervious surface of approximately 8.0 acres would incrementally increase peak flows from the site to offsite drainages. Stormwater runoff from the Project site would generally flow to detention basins before being discharged and eventually flowing into Tecolotito Creek, Los Carneros Creek, and the Goleta Slough.

Project features such as landscaping and permeable paving would mitigate the discharge of polluted runoff. In addition, installation of mutt-mitt dispensers and refuse receptacles along walking paths, and in park or open areas would reduce pollution from animal waste. As discussed in the preliminary drainage analysis for the Project, the proposed drainage infrastructure would provide infiltratable features onsite to remove stormwater pollutants prior to discharge off-site. As downspouts on the proposed buildings convey runoff from rooftops, it would be discharged to landscaped common areas. A portion of runoff on the site would infiltrate the pervious surface in landscaped areas and percolate through the soil, reducing the transport of pollutants off-site. In addition, the proposed use of permeable pavers within the parking areas onsite, would enable infiltration of surface water during storm events. Nevertheless, the potential remains for pollutants from operation of the project to be discharged into Tecolotito Creek, Los Carneros Creek, and the Goleta Slough, all of which are listed as impaired waterways based on Central Coast RWQCB criteria. To address the potential for pollutant discharges into these impaired water bodies, the Project would be required to comply with

the Post-Construction Stormwater Management Requirements of Order R3-2013-0032.

By increasing the amount of impervious surface onsite by approximately 8.0 acres, the Project would be subject to the most stringent criteria under Post-Construction Requirements. Based on the proposed site design, the Project would meet the performance measure for water quality (treatment of stormwater runoff up to the 95th percentile).

The applicant would be required to apply for a National Pollutant Discharge Elimination System (NPDES) Storm Water Permit from the California RWQCB. Implementation of the NPDES-required Storm Water Permit would ensure that 100 percent of rainfall from the site would flow either into/onto the source control BMPs or onto areas of undisturbed natural vegetation, and would reduce impacts that could occur from pollutants on-site or increase in storm flows on or off-site. Furthermore, the applicant would be required to incorporate BMPs for stormwater quality into the Project's design, consistent with the requirements of the Central Coast RWQCB's Post-Construction Requirements.

With compliance with the Post-Construction Requirements, the Project would have a less than significant impact on water quality. (Final EIR, pp. 4.8-14 through 4.8-15.)

4. **Flood Hazard**

Threshold: In flood hazard, tsunami, or seiche zones, would the Project risk release of pollutants due to project inundation?

Finding: No impact. (Final EIR, p. 4.17-2.)

Explanation: No portion of the Project site is within or adjacent to a local 100-year flood hazard area. The Project site is not within a levee, dam inundation area and is not otherwise at risk of inundation. Therefore, no impacts related to redirection of flood flows or risk of release of pollutants due to inundation would occur. (Final EIR, p. 4.17-2.)

5. **Water Quality Control Plan**

Threshold: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Finding: Less than significant. (Final EIR, p. 4.8-14.)

Explanation: The new residential units associated with the Project would introduce a variety of pollutants typical of residential development to a site that is currently vacant and undeveloped. Waste in the form of leftover paints, solvents, cleaning and automotive products, or pool chemicals associated with recreational facilities, could be spilled or dumped into the storm drain system.

Nutrients from fertilizers and animal waste along walking trails, including nitrogen and phosphorous, can result in excessive or accelerated growth of vegetation or algae, resulting in oxygen depletion and additional impaired uses of water. Heavy metals such as lead, cadmium, and copper are the most common metals found in urban storm water runoff. These metals can be toxic to aquatic organisms, and have the potential to contaminate drinking water supplies. Furthermore, impermeable surfaces such as driveways would accumulate deposits of oil, grease, and other vehicle fluids and hydrocarbons (which can be toxic to aquatic organisms at low concentrations), while preventing infiltration of polluted runoff during storm events and facilitating the off-site transport of pollutants.

Residential development on the Project site would incrementally increase the amount of pollutants that could be contained in the first flush of runoff from the area associated with residents and associated uses (car washing, chemical cleaners, pets, trash, etc.). The increase in impervious surface of approximately 8.0 acres would incrementally increase peak flows from the site to offsite drainages. Stormwater runoff from the Project site would generally flow to detention basins before being discharged and eventually flowing into Tecolotito Creek, Los Carneros Creek, and the Goleta Slough.

Project features such as landscaping and permeable paving would mitigate the discharge of polluted runoff. In addition, installation of mutt-mitt dispensers and refuse receptacles along walking paths, and in park or open areas would reduce pollution from animal waste. As discussed in the preliminary drainage analysis for the Project, the proposed drainage infrastructure would provide infiltratable features onsite to remove stormwater pollutants prior to discharge off-site. As downspouts on the proposed buildings convey runoff from rooftops, it would be discharged to landscaped common areas. A portion of runoff on the site would infiltrate the pervious surface in landscaped areas and percolate through the soil, reducing the transport of pollutants off-site. In addition, the proposed use of permeable pavers within the parking areas onsite, would enable infiltration of surface water during storm events. Nevertheless, the potential remains for pollutants from operation of the project to be discharged into Tecolotito Creek, Los Carneros Creek, and the Goleta Slough, all of which are listed as impaired waterways based on Central Coast RWQCB criteria. To address the potential for pollutant discharges into these impaired water bodies, the Project would be required to comply with the Post-Construction Stormwater Management Requirements of Order R3-2013-0032.

By increasing the amount of impervious surface onsite by approximately 8.0 acres, the Project would be subject to the most stringent criteria under Post-Construction Requirements. Based on the proposed site design, the Project would meet the performance measure for water quality (treatment of stormwater runoff up to the 95th percentile).

The applicant would be required to apply for a National Pollutant Discharge Elimination System (NPDES) Storm Water Permit from the California RWQCB. Implementation of the NPDES-required Storm Water Permit would ensure that 100 percent of rainfall from the site would flow either into/onto the source control BMPs or onto areas of undisturbed natural vegetation, and would reduce impacts that could occur from pollutants on-site or increase in storm flows on or off-site. Furthermore, the applicant would be required to incorporate BMPs for stormwater quality into the Project's design, consistent with the requirements of the Central Coast RWQCB's Post-Construction Requirements.

With compliance with the Post-Construction Requirements, the Project would have a less than significant impact on water quality. (Final EIR, pp. 4.8-14 through 4.8-15.)

K. LAND USE AND PLANNING

1. Established Communities

Threshold: Would the Project physically divide an established community?

Finding: No impact. (Final EIR, p. 4.17-2.)

Explanation: The Project is in an infill area and would not divide an established community. No impacts would occur. (Final EIR, p. 4.17-2.)

2. Conflicts With Plans

Threshold: Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Finding: Less than significant. (Final EIR, p. 4.9-3.)

Explanation: **General Plan Policies**

When the General Plan was adopted in 2006, the City Council considered the land use and zoning designations for all vacant parcels in the City and determined that residential land use/zoning designations with an Affordable Housing Opportunity designation was appropriate for the Project site. The Project site has a General Plan land use designation of Medium-Density Residential (R-MD). The R-MD land use designation allows a maximum of 20 units per acre and a minimum of 15 units per acre. The site is also designated as Affordable Housing Opportunity Site within General Plan Housing Element, which allows for a maximum of 25 units per acre and a minimum of 20 units per acre.

The developable lot area is used to calculate residential density. The net developable acreage is defined pursuant to Land Use Element Policy LU 2.2

as gross acreage minus all acreage containing the following development constraints:

- *Environmentally sensitive habitat areas;*
- *Areas prone to flooding and geologic, slope instability, or other natural hazards;*
- *Areas with stormwater drainage problems;*
- *Presence of other significant hazards or hazardous materials;*
- *Protection of significant public and private views;*
- *Exposure to exterior noise levels that exceed a Community Noise Exposure Level (CNEL) of 60 dBA (see related NE 1.2);*
- *Areas with archaeological or cultural resources;*
- *Deficiencies in the type or level of services necessary for urban development, such as transportation facilities (roadway and pedestrian), sewer and water service, and emergency service response time; and*
- *Prevailing densities of adjacent developed residential areas.*

After removing the development constraints area of 3.31 acres from the 17.36-acre Project site pursuant to LU 2.2, the net developable acreage is 14.05 acres. With the proposed 332 housing units, the density would be 23.63 units per acre (net developable). At the 25 units per acre maximum specified by the General Plan for this Central Hollister Housing Opportunity Site, the site is restricted to 356 units and, therefore, the Project would not exceed the density limit.

The Project site is located within the City of Goleta's Central Hollister Residential Development Area. According to the General Plan, the objective of this area is to "promote coordinated planning and development of designated medium-density residential uses in the Central Hollister area in order to create quality, livable environment with appropriate design and amenities for future residents of this new residential neighborhood." The Project involves medium density residential uses consistent with the General Plan vision for the Central Hollister Residential Development Area. This area is close to such amenities as public transit, local and regional circulation routes, major employment centers, major shopping areas, restaurants, and other commercial services. The applicant's objectives for the Project include providing affordable and market-rate housing and complying with the Regional Housing Needs Allocation (RHNA) requirements as well as utilizing the existing public infrastructure (Camino Vista and all utilities) provided by Willow Springs I and II.

Land Use Policies LU 8.5 and LU 8.6 guide development in the Central Hollister area. Consistency with applicable policies in the General Plan for the Central Hollister area and for residential development in general is shown in Table 4.9-1 of the Final EIR.

The Project also proposes an amendment to the General Plan that would revise Figure 3-5 of the Open Space Element and Figure 4-1 of the Conservation Element to remove an ESHA designation of Coastal Sage Scrub that does not occur on the property. Specifically, although the Project site contains a City of Goleta mapped ESHA, the habitat was not found within the Project boundary or immediately adjacent areas during the biological resources analysis and therefore Project includes an amendment to the General Plan to remove the ESHA designation of Coastal Sage Scrub.

The Project would be consistent with the front and rear yard setbacks, parking design, distance between buildings, building coverage, height limit, open space and landscaping requirements of the City's zoning regulations. The total amount of required parking for the residential portion of the Project per the zoning code would be 542 spaces with 494 spaces provided. This results in a 48-space deficit for the residential uses. A Modification from parking requirements will not be required due to State Density Bonus Law parking reduction allowances which reduces the required parking for the residential uses to 455 spaces. As detailed in the Project Description, because the Project will provide approximately 31% of the total units for lower income residents, the Project qualifies for prescriptive parking rights under the State Density Bonus Law. Under the State Density Bonus Law, the zoning required parking for the Project is one space for studio units and two spaces for two- and three-bedroom units. By applying these parking rights to the proposed development, the Project would have a total surplus of 39 parking spaces for the residential uses. (Final EIR, pp. 4.9-3 through 4.9-4.) The Project would be consistent with applicable City land use policies, with incorporation of mitigation included throughout the Final EIR. This impact would be less than significant. (Final EIR, pp. 4.9-3 through 4.9-39.)

Inland Zoning Ordinance

The Project site is zoned Design Residential in the Inland Zoning Ordinance (Article III, Chapter 35 of the Goleta Municipal Code). Pursuant to the zoning regulations (Section 35-222.1), the purpose of the DR zone district is to "provide standards for traditional multiple residences as well as allowing flexibility and encouraging innovation and diversity in the design of residential developments by allowing a wide range of densities and housing types while requiring the provision of a substantial amount of open space within new residential developments. The intent is to ensure comprehensively planned, well designed projects." Permitted uses in this zone include multi-family dwelling units, including community apartment projects. Accessory use buildings that are incidental to the permitted uses are also allowed. The Project involves multi-family housing that would be permitted in the DR zone.

The Design Residential zoning designation allows for a maximum of 20 units per acre. As stated in Impact LU-1, the Project site is an Affordable Housing Opportunity Site within the General Plan, which requires a minimum density

of 20 units/acre and a maximum density of 25 units/acre. The Project would have a density of 23.63 units/acre.

Table 4.9-2 of the Final EIR shows consistency with other DR zone and General Regulation requirements in the City's zone code, based on the proposed site plan shown on Figure 2-5 in Section 2.0, Project Description of the Final EIR. The Project would be consistent with the Inland Zoning Ordinance, as adopted by the Goleta Municipal Code. This impact would be less than significant. (Final EIR, pp. 4.9-39 through 4.9-41.)

L. MINERAL RESOURCES

1. Regional and Statewide Mineral Resources

Threshold: Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Finding: No impact. (Final EIR, p. 4.17-2.)

Explanation: No known mineral resources are located within the Project site. Therefore, no impacts related to mineral resources would occur. (Final EIR, p. 4.17-2.)

2. Locally-Important Mineral Resource

Threshold: Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Finding: No impact. (Final EIR, p. 4.17-2.)

Explanation: No known mineral resources are located within the Project site. Therefore, no impacts related to mineral resources would occur. (Final EIR, p. 4.17-2.)

M. NOISE

1. Noise Standards

Threshold: Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Less than significant. (Final EIR, p. 4.10-13.)

Explanation: *Traffic Noise*

The Project would generate an estimated 2,205 average daily vehicle trips to and from the site, including 196 AM peak hour trips and 196 PM peak hour trips. These trips would incrementally increase traffic noise on study area

roadways. The Project could therefore incrementally increase noise at neighboring uses, particularly uses located along Los Carneros Road, Camino Vista, Los Carneros Way, and U.S. 101.

Estimated peak hour traffic values from the traffic and circulation study were used to model the change in noise levels resulting from increased traffic on eight traffic intersections. Table 4.10-7 indicates noise levels at the adjacent existing Willow Springs I and II residences to the south, a location at the Project site nearest Los Carneros Road, UPRR, and U.S. 101, and the location of the noise measurement performed by Dudek for this EIR. The noise measurement location was modeled to calibrate the model and ensure accuracy. The peak-hour noise measurement taken was 62 dBA Leq, while the Traffic Noise Model (TNM) for the same location (Roadway 3 in Table 4.10-7 of the Final EIR) produced a noise level of 62.8 dBA Leq.

The highest noise level increase due to the Project would be 1.7 dBA under existing plus Project conditions at the existing Willow Springs I and II residential development to the south, which would be primarily affected by increased traffic on Camino Vista. Roadway noise increases associated with new traffic on South Los Carneros Road and U.S. 101 would be less than 1 dBA.

The increase in noise of 1.7 dBA under existing conditions and 1.1 dBA under cumulative conditions would be less than the applicable noise increase threshold of 2.0 dBA. The 0.2 dBA noise increase under existing conditions and 0.1 noise increase under cumulative conditions on the Project site would be less than the applicable noise increase threshold of 1.0 dBA at this location. Therefore, impacts related to Project-generated traffic noise would be less than significant. (Final EIR, pp. 4.10-13 through 4.10-14.)

Operation

The new parking areas on the Project site would bring vehicular activity and associated parking lot noise to the site. These uses would result in increased noise at the industrial uses immediately adjacent to the Project site, and potential on-site noise conflicts between vehicular/parking activity and proposed residential units. Sources of noise would include general vehicular movement, periodic instantaneous sounds such as car honking and car alarms, and conversations. Table 4.10-8 of the Final EIR shows exterior noise levels typically associated with parking lots. Noise levels at parking areas on-site could reach 72 dBA at 50 feet from the parking areas when street sweeping occurs, and 69 dBA when car alarms and car horns sound. However, these noise sources are sporadic and not usually anticipated as part of normal parking lot activity in a residential area. Noise levels from normal daily parking lot activity would not exceed 64 dBA.

The Project would require maintenance associated with typical residential uses, such as lawn mowers, leaf blowers, and other landscaping equipment.

Use of this outdoor equipment would generally be of short duration, and would not occur on a daily basis (landscaping activities would generally occur weekly or bi-weekly), and would occur during the daytime, when residential land uses are the least noise-sensitive; therefore these activities would not contribute substantially to the overall outdoor noise environment and would not be expected to cause noise levels to exceed 65 dBA CNEL.

The Goleta General Plan Noise Element requires that habitable rooms do not exceed interior noise levels of 45 dBA CNEL. Standard construction materials and techniques used for residential developments in Southern California normally result in a minimum exterior-to-interior noise attenuation of 15 dBA with windows open and 20 dBA with windows closed. Factoring in this reduction for parking area noise, interior noise levels for residences would not exceed 45 dBA CNEL as long as the City's outdoor 65 dBA CNEL standard is not exceeded. Therefore, this impact would be less than significant. (Final EIR, p. 4.10-15.)

2. **Vibration**

Threshold: Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Finding: Less than significant. (Final EIR, p. 4.10-12.)

Explanation: Construction activities that would occur at the Project site have the potential to generate low levels of groundborne vibration. Table 4.10-6 of the Final EIR identifies various vibration velocity levels for the types of construction equipment that would operate at the Project site during construction activities.

Vibration levels could reach approximately 78 VdB at 50 feet from the Project site boundary. The Project would be adjacent to several general industrial uses, which are located approximately 50 feet east of the Project site. However, these structures do not include uses that would be sensitive to vibration, and vibration levels would not exceed 100 VdB, which is the FTA threshold at which groundborne vibration levels may damage buildings.

The nearest residential uses are located 50 feet south of the Project site. As described above, the FTA groundborne vibration threshold for "infrequent events" (defined as fewer than 30 vibration events of the same kind per day), for residences and buildings where people normally sleep (e.g., the future on-site residences and the residences 50 feet south of the Project site) is 80 VdB. Activity during the construction period would not result in vibration levels that would exceed 80 VdB, and would not be expected to result in vibration levels that would be perceptible at nearby residences in excess of 30 vibration events of the same kind per day. Therefore, impacts associated with groundborne vibration would be less than significant. (Final EIR, pp. 4.10-12 through 4.10-13.)

3. **Airport Noise**

Threshold: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Finding: Less than significant. (Final EIR, p. 4.17-2.)

Explanation: Pursuant to the Goleta General Plan, the Project site is located outside of the current and the anticipated 2030 60 dBA noise contour of the Santa Barbara Municipal Airport. Therefore, airport noise impacts on the Project, either in the near or foreseeable future, would be less than significant. No private airport impacts on the Project would occur since there are no private airports within the vicinity of the City. (Final EIR, p. 4.17-.2)

N. **POPULATION AND HOUSING**

1. **Population Growth**

Threshold: Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

Finding: Less than significant. (Final EIR, p. 5-1.)

Explanation: The Project would add 332 new residential units to Goleta's housing stock. The current population of Goleta is 32,223. Based on an average household size of 2.72 persons for market-rate housing (228 units proposed), 2.58 persons for family affordable housing (63 units proposed) and 1.36 persons for senior affordable housing (41 units proposed), the Project's estimated population would be approximately 839 persons (Department of Finance, 2020; Towbes, 2014; HACSB, 2020). Therefore, the Project would be expected to increase the City's population to 33,062. Consequently, the population generated by the Project would not exceed the Santa Barbara County Association of Government's (SBCAG) 2040 population forecast of 34,300 for Goleta (SBCAG, January 2019). The Project is not expected to induce any additional population growth beyond that associated with the Project itself. (Final EIR, p. 5-1.) Thus, impacts would be less than significant.

2. **Displacement of Housing**

Threshold: Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Finding: No impact. (Final EIR, p. 4.17-3.)

Explanation: The Project site is currently undeveloped. The Project would not displace any existing housing units or cause the displacement of any people. Therefore, no impacts related to displacement would occur. (Final EIR, p. 4.17-3.)

O. **PUBLIC SERVICES**

1. **Fire Protection**

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?

Finding: Less than significant. (Final EIR, p. 4.11-5.)

Explanation: The Project involves construction of ten residential buildings with 332 units, two recreational buildings, a maintenance building, and a maintenance/storage building. Based on the average household size of 2.72 persons for market-rate housing (228 units proposed), 2.58 persons for family affordable housing (63 units proposed), and 1.36 persons for senior affordable housing (41 units proposed), the Project would add an estimated 839 new residents (Department of Finance, 2020). According to the 2019 Statistical Summary, SBCFD had 271 personnel on staff, including 68 firefighters, in 2019. The addition of 839 new residents to the existing population of 32,223 would not result in failure of SBCFD to meet the City's minimum service ratio of one firefighter per 2,000 residents. Because the Project would not exceed the City's minimum service ratio, there is no evidence that the Project would result in response times in excess of the five minute response time goal. Fire response times in the City are expected to remain adequate due to the proximity of Station 14 and other fire stations in the southern coastal portion of Santa Barbara County, as well as utilization of the dynamic response system discussed in Section 4.11.1(a) (SBCFD 2021). In the event that Fire Station 14 would require back-up, other available engine companies would respond via static and/or dynamic deployment. In addition, development of the planned Fire Station 10, as identified in General Plan Policies PF 3.2 and PF 3.3, is intended to address deficiencies in fire service and facilities within the City and is likely to be operational by the time the Project is ready for

occupancy. This further supports a conclusion that development of the Project would be served efficiently, and fire service would continue to be provided within current standards. The Project would not result in the need of new or expanded facilities to maintain acceptable fire protection service ratios or response times. Therefore, this impact would be less than significant. (Final EIR, p. 4.11-5.)

2. **Police Protection**

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff Law Enforcement Services?

Finding: Less than significant. (Final EIR, p. 4.11-6.)

Explanation: Based on the City of Goleta General Plan Environmental Impact Report (EIR) prepared in September 2006, the Santa Barbara County Sheriff's Office recommends that additional deputies be assigned to the City at a range of 1:750 to 1:1,070 new residents. The Project would generate approximately 839 new residents within the City. Given the recommended service level for the City, the Project may result in the need for one additional officer. However, the Project would not be expected to result in the need to expand or construct new facilities police facilities that would result in physical impacts on the environment. Therefore, impacts to police protection facilities resulting from the Project would be less than significant. (Final EIR, p. 4.11-6.)

3. **Schools**

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools?

Finding: Less than significant. (Final EIR, p. 4.11-6.)

Explanation: The Project would develop 291 multi-family (228 market-rate and 63 family affordable) and 41 senior affordable residential units within the City of Goleta. Using student generation factors of 0.2 students per multi-family unit for GUSD schools, 0.1 students per multi-family unit for GVJHS, and 0.2 students per multi-family unit for DPHS, the Project would generate approximately 145 additional students. The 41 senior residential units are not anticipated to house school-aged children and, thus, would not generate any

students. Table 4.11-2 shows projected enrollment increases attributable to the development of the proposed project.

The proposed residential development would add 58 students to GUSD and 87 students to the SBUSD schools. The schools which serve the Project site would be able to accommodate the additional students generated by the Project within their existing capacities. Therefore, the Project would not result in the need for new or expanded public school facilities. Payment of the required school impact fees would ensure that impacts to public schools would remain less than significant. (Final EIR, pp. 4.11-6 through 4.11-7.)

4. **Parks**

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks?

Finding: Less than significant. (Final EIR, p. 4.12-3.)

Explanation: Based on an average household size of 2.72 persons for market-rate housing (228 units proposed), 2.58 persons for family affordable housing (63 units proposed), and 1.36 persons for senior housing (41 units proposed), the Project would add an estimated 839 new residents (Department of Finance, 2020; Towbes Group, 2014; Housing Authority of the County of Santa Barbara, 2020). This would represent a 2.6 percent increase in the City's population, which would result in a corresponding increase in demand for recreational facilities and open space. Absent development of new active park space, the anticipated 839 new residents would reduce the per person park space level in the City to 2.7 acres per 1,000 residents.

For new developments and subdivisions that increase recreational demand, Chapter 16.14 of the Goleta Municipal Code requires a dedication of 0.0128 acres per dwelling unit to neighborhood and community park and recreation purposes. Based on this ratio, the Project must devote 4.25 acres to park and recreation purposes. Alternatively, when filing a tentative map application for approvals, the applicant may choose to pay the City an in-lieu fee.

The Project includes a two-acre public park that would be developed onsite and would include an activity trail, benches, barbecue area, picnic tables bicycle parking, level turf play area, and native landscaping. This park would not create any significant environmental impacts and would partially offset impacts of the population increase generated from the Project. In addition to the proposed park, private recreational facilities would be provided as part of the Project for residents of the development and would consist of a clubhouse and pool for each development area. As these private recreational facilities would not be available for public use, they do not count toward the required

dedication of park and recreational facilities for neighborhood or community use. However, pursuant to Chapter 16.14 of the Goleta Municipal Code, the provision of private developed parkland within common open space can be credited towards offsetting public parkland impacts in the form of reduced in-lieu fees. The credit toward in-lieu fees may not exceed 50 percent.

The City has an abundance of passive open space opportunities. The Project would increase demands on the capacity of existing regional and neighborhood open space areas with passive recreational opportunities, such as the Ellwood/Sperling Preserve and Lake Los Carneros Natural and Historic Preserve which collectively account for 363 acres of the City's total open space acreage. With the Project's additional 839 new residents in the City, there would be approximately 11.5 acres of these open space areas per 1,000 residents. Therefore, the City's supply of such areas is sufficient to meet the demand generated by the Project. Therefore, the Project's impacts on passive open space recreation would be less than significant.

The increase in demand for active recreational facilities from future residents on the Project site would exacerbate the City's existing deficiency in parkland with active recreational amenities. Thus, the Project could further contribute to deterioration, or accelerate deterioration, of the City's existing inventory of active recreational facilities. Nevertheless, Chapter 16.14 of the Goleta Municipal Code would require the applicant to pay in-lieu parks and recreation fees upon the approval of the final subdivision map and development project and prior to the issuance of land use permits, which would be used to fund public park and recreational facilities. The amount of fee required in lieu of land dedication is based on the fee schedule in effect when the applicant applies for land use clearance for the subdivision. With payment of these fees, the Project would comply with City requirements related to provision of park facilities. The Project would not cause the physical deterioration of existing parks or create the need for new parks or recreational facilities beyond those proposed onsite and currently planned by the City. Therefore, the Project's impact on recreational facilities would be less than significant. (Final EIR, pp. 4.12-3 through 4.12-4.)

5. **Other Public Facilities**

Threshold: Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for other public facilities?

Finding: Less than significant. (Final EIR, p. 4.11-7.)

Explanation: The Project includes 332 new residential units which would generate approximately 839 new residents within the City and could result in increased use of the Goleta Valley Library. The addition of 839 new residents to the

existing City population of 32,223 (Department of Finance, 2020) would result in a total population of approximately 33,062 persons. This increase is not expected to inhibit the City's goals for the library described in Section 4.11.2(a). The existing library facilities would be sufficient to accommodate increased use and circulation needs that may result from the Project. Therefore, this impact would be less than significant. (Final EIR, p. 4.11-7.)

P. RECREATION

1. Increased Use

Threshold: Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Finding: Less than significant. (Final EIR, p. 4.12-3.)

Explanation: Based on an average household size of 2.72 persons for market-rate housing (228 units proposed), 2.58 persons for family affordable housing (63 units proposed), and 1.36 persons for senior housing (41 units proposed), the Project would add an estimated 839 new residents (Department of Finance, 2020; Towbes Group, 2014; Housing Authority of the County of Santa Barbara, 2020). This would represent a 2.6 percent increase in the City's population, which would result in a corresponding increase in demand for recreational facilities and open space. Absent development of new active park space, the anticipated 839 new residents would reduce the per person park space level in the City to 2.7 acres per 1,000 residents.

For new developments and subdivisions that increase recreational demand, Chapter 16.14 of the Goleta Municipal Code requires a dedication of 0.0128 acres per dwelling unit to neighborhood and community park and recreation purposes. Based on this ratio, the Project must devote 4.25 acres to park and recreation purposes. Alternatively, when filing a tentative map application for approvals, the applicant may choose to pay the City an in-lieu fee.

The Project includes a two-acre public park that would be developed onsite and would include an activity trail, benches, barbecue area, picnic tables bicycle parking, level turf play area, and native landscaping. This park would not create any significant environmental impacts and would partially offset impacts of the population increase generated from the Project. In addition to the proposed park, private recreational facilities would be provided as part of the Project for residents of the development and would consist of a clubhouse and pool for each development area. As these private recreational facilities would not be available for public use, they do not count toward the required dedication of park and recreational facilities for neighborhood or community use. However, pursuant to Chapter 16.14 of the Goleta Municipal Code, the provision of private developed parkland within common open space can be

credited towards offsetting public parkland impacts in the form of reduced in-lieu fees. The credit toward in-lieu fees may not exceed 50 percent.

The City has an abundance of passive open space opportunities. The Project would increase demands on the capacity of existing regional and neighborhood open space areas with passive recreational opportunities, such as the Ellwood/Sperling Preserve and Lake Los Carneros Natural and Historic Preserve which collectively account for 363 acres of the City's total open space acreage. With the Project's additional 839 new residents in the City, there would be approximately 11.5 acres of these open space areas per 1,000 residents. Therefore, the City's supply of such areas is sufficient to meet the demand generated by the Project. Therefore, the Project's impacts on passive open space recreation would be less than significant.

The increase in demand for active recreational facilities from future residents on the Project site would exacerbate the City's existing deficiency in parkland with active recreational amenities. Thus, the Project could further contribute to deterioration, or accelerate deterioration, of the City's existing inventory of active recreational facilities. Nevertheless, Chapter 16.14 of the Goleta Municipal Code would require the applicant to pay in-lieu parks and recreation fees upon the approval of the final subdivision map and development project and prior to the issuance of land use permits, which would be used to fund public park and recreational facilities. The amount of fee required in lieu of land dedication is based on the fee schedule in effect when the applicant applies for land use clearance for the subdivision. With payment of these fees, the Project would comply with City requirements related to provision of park facilities. The Project would not cause the physical deterioration of existing parks or create the need for new parks or recreational facilities beyond those proposed onsite and currently planned by the City. Therefore, the Project's impact on recreational facilities would be less than significant. (Final EIR, pp. 4.12-3 through 4.12-4.)

2. **Construction and Expansion**

Threshold: Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Finding: Less than significant. (Final EIR, p. 4.12-3.)

Explanation: Based on an average household size of 2.72 persons for market-rate housing (228 units proposed), 2.58 persons for family affordable housing (63 units proposed), and 1.36 persons for senior housing (41 units proposed), the Project would add an estimated 839 new residents (Department of Finance, 2020; Towbes Group, 2014; Housing Authority of the County of Santa Barbara, 2020). This would represent a 2.6 percent increase in the City's population, which would result in a corresponding increase in demand for recreational facilities and open space. Absent development of new active park

space, the anticipated 839 new residents would reduce the per person park space level in the City to 2.7 acres per 1,000 residents.

For new developments and subdivisions that increase recreational demand, Chapter 16.14 of the Goleta Municipal Code requires a dedication of 0.0128 acres per dwelling unit to neighborhood and community park and recreation purposes. Based on this ratio, the Project must devote 4.25 acres to park and recreation purposes. Alternatively, when filing a tentative map application for approvals, the applicant may choose to pay the City an in-lieu fee.

The Project includes a two-acre public park that would be developed onsite and would include an activity trail, benches, barbecue area, picnic tables bicycle parking, level turf play area, and native landscaping. This park would not create any significant environmental impacts and would partially offset impacts of the population increase generated from the Project. In addition to the proposed park, private recreational facilities would be provided as part of the Project for residents of the development and would consist of a clubhouse and pool for each development area. As these private recreational facilities would not be available for public use, they do not count toward the required dedication of park and recreational facilities for neighborhood or community use. However, pursuant to Chapter 16.14 of the Goleta Municipal Code, the provision of private developed parkland within common open space can be credited towards offsetting public parkland impacts in the form of reduced in-lieu fees. The credit toward in-lieu fees may not exceed 50 percent.

The City has an abundance of passive open space opportunities. The Project would increase demands on the capacity of existing regional and neighborhood open space areas with passive recreational opportunities, such as the Ellwood/Sperling Preserve and Lake Los Carneros Natural and Historic Preserve which collectively account for 363 acres of the City's total open space acreage. With the Project's additional 839 new residents in the City, there would be approximately 11.5 acres of these open space areas per 1,000 residents. Therefore, the City's supply of such areas is sufficient to meet the demand generated by the Project. Therefore, the Project's impacts on passive open space recreation would be less than significant.

The increase in demand for active recreational facilities from future residents on the Project site would exacerbate the City's existing deficiency in parkland with active recreational amenities. Thus, the Project could further contribute to deterioration, or accelerate deterioration, of the City's existing inventory of active recreational facilities. Nevertheless, Chapter 16.14 of the Goleta Municipal Code would require the applicant to pay in-lieu parks and recreation fees upon the approval of the final subdivision map and development project and prior to the issuance of land use permits, which would be used to fund public park and recreational facilities. The amount of fee required in lieu of land dedication is based on the fee schedule in effect when the applicant applies for land use clearance for the subdivision. With payment of these fees, the Project would comply with City requirements

related to provision of park facilities. The Project would not cause the physical deterioration of existing parks or create the need for new parks or recreational facilities beyond those proposed onsite and currently planned by the City. Therefore, the Project's impact on recreational facilities would be less than significant. (Final EIR, pp. 4.12-3 through 4.12-4.)

Q. TRANSPORTATION / TRAFFIC

1. Plans, Policies, and Ordinances

Threshold: Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Finding: Less than significant. (Final EIR, p. 4.13-6.)

Explanation: The Project would generate an estimated 839 residents, which would increase demand for alternative transportation facilities.

Transit. Census data collected in 2010 show that 5% of commuters in the Goleta area utilize public transportation. Therefore, the Project would result in approximately 11 new transit users during the peak periods (7:00 to 9:00 A.M. and 4:00 to 6:00 P.M.). There are currently 22 busses that serve the site during the weekday peak hour periods; thus, the Project would add less than 1 rider per bus. The new bus riders generated by the Project would not measurably impact the operations of the transit routes that serve the site. Therefore, impacts related to transit would be less than significant.

Bicycling. The Project would result in approximately 14 new bicycle riders that would commute during the peak hour periods. The Project would facilitate bicycle riding among site residents by providing a bicycle parking area at each residential building and the recreational building with a total of approximately 120 bicycle parking spaces. The increase in bicycle ridership generated by the Project would not measurably impact the operations of the bicycle facilities in the vicinity of the Project site. Therefore, impacts related to bicycling and bicycling infrastructure would be less than significant. (Final EIR, pp. 4.13-6 through 4.13-7.)

2. VMT

Threshold: Would the Project conflict or be inconsistent with CEQA Guidelines sections 15064.3, subdivision (b)?

Finding: Less than significant. (Final EIR, p. 4.13-7.)

Explanation: The Project would generate 12,809 VMT daily and 4,675,285 VMT annually. This equates to a per capita daily VMT of 15.27. The City's *Guidelines for the Implementation of Vehicle Miles Traveled, including Vehicle Miles Traveled Thresholds of Significance* (Resolution 20-44) includes screening

criteria for land use projects that are presumed to have a less than significant impact on VMT. As discussed in the *Guidelines for the Implementation of Vehicle Miles Traveled, including Vehicle Miles Traveled Thresholds of Significance*, affordable housing in infill locations generally improves the City's jobs-housing balance, shortening commutes and reducing VMT. Affordable housing has a higher composition of non-workforce residents, which generates fewer trips. As such, the City has adopted the following affordable housing VMT screening criteria threshold:

- Housing projects with a minimum of 20% low and/or very low affordable deed-restricted housing units are presumed to be less than significant

The proposed Project includes 41 affordable senior units and 63 affordable apartment units, which is 31.3% of the total apartment units. Therefore, the Project meets the City's VMT screening criteria threshold for affordable housing and VMT impacts would be less than significant. In addition, the Project's per capita VMT is 15.27, which is 22.9 percent below the City's average per capita VMT of 19.8 for residential uses. For these reasons, potential VMT impacts would be less than significant. (Final EIR, p. 4.13-7.)

3. **Design Hazards**

Threshold: Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Finding: No impact. (Final EIR, p. 4.17-3.)

Explanation: The Project would be required to be designed in accordance with applicable Santa Barbara County Fire Department standards, including those that address minimum driveway width, roadway naming, building height, signage and addressing, fire hydrants, fire sprinklers, and emergency access. Compliance with applicable development standards would ensure that the Project would not result in significance design hazards, and that it would have no impact on the provision of emergency access to either the project site or surrounding development. (Final EIR, p. 4.17-3.)

4. **Emergency Access**

Threshold: Would the Project result in inadequate emergency access?

Finding: No impact. (Final EIR, p. 4.17-3.)

Explanation: The Project would be required to be designed in accordance with applicable Santa Barbara County Fire Department standards, including those that address minimum driveway width, roadway naming, building height, signage and addressing, fire hydrants, fire sprinklers, and emergency access.

Compliance with applicable development standards would ensure that the Project would not result in significance design hazards, and that it would have no impact on the provision of emergency access to either the project site or surrounding development. (Final EIR, p. 4.17-3.)

R. UTILITIES AND SERVICE SYSTEMS

1. Wastewater Treatment Requirements

Threshold: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Finding: No impact. (Final EIR, pp. 4.14-9 through 4.14-10.)

Explanation: *Water Supply*

At present, the 17.36-gross acre Project site is vacant and generates no water demand. However, Willow Springs I, Willow Springs II, and the Project are entitled to a combined 100.89 AFY in accordance with the Court judgement described above. Water service to the Project site would be provided by the GWD.

In July 2015, MAC Design Associates prepared an Annual Demand Water Report for Willow Springs I, Willow Springs II, and the Project, as proposed at that time. The calculations for water usage were derived from the actual water use data from 2007 to 2015 for Willow Springs I and Willow Springs II, provided by GWD. For the most current Project domestic water use, a 24 month period (January 2012 through December 2013) was used as the base period. The water meters were categorized as either domestic, landscape, or commercial meters. As domestic water use varies substantially based on the type of unit, the domestic meters were further separated by the following unit types: 1BR/1BA, 2BR/1BA, 2BR/2BA, and 3BR/2BA. To determine the average water consumption rate by unit type, the water usage for each month of the base period was totaled and then converted to a monthly average based on the data for the 24 month period. The monthly average was then converted to AFY per month. The total AFY was divided by the number of a single unit type. This method was then replicated for all unit types in the development. There was insufficient water use history to utilize actual figures for the Project. Therefore, the actual water usage for Willow Springs I was utilized to project water usage at the Project site. The Project units are smaller than Willow Springs I, so actual water usage would be expected to be lower. The GWD has reviewed and approved the MAC Design Associates water demand for the Project (Appendix J). The Project's estimated water service demand has since been updated utilizing the rates in the 2015 Annual Water Demand Report, but to account for a reduction in the proposed total unit count since 2015. The proportion (i.e., percentage) of each unit type for the overall

reduced unit count is the same as for the previously proposed project. The proposed studios are included with the 1BR/1BA unit types.

Based on the water use study, the Project's domestic water demand, landscaping water demand, and commercial water demand are estimated at 31.6 AFY, 6.2 AFY, and 1.6 AFY, respectively. The calculations for Project-generated water demand are shown in Table 4.14-2. The total water demand generated by the Project would be 39.4 AFY (not accounting for recycling and other water savings). This represents approximately 0.2 percent of the 16,737 AFY of water available from GWD (not accounting for unused recycled water). As the Project is part of the Willow Springs project (Willow Springs I, Willow Springs II, and Heritage Ridge [formerly North Willow Springs]), it is considered an existing customer of GWD and would meet the criteria for an exemption as outlined in Resolution No. 2014-32.

Water for domestic uses and landscaping on the Project site could potentially be supplied by different sources. However, the recycled water system is not in the vicinity of the Project site. The nearest water main for recycled water, located at the corner of Storke Road and Hollister Avenue approximately 1 mile to the west and south of the site, will extend to Cortona Drive and Hollister Avenue in the future, but will remain out of vicinity for use at the Project site (Jim Heaton, Senior Water Resource Analyst, Goleta Water District, personal communication, June 4, 2015).

The 39.4 AFY of water demand generated by the Project represents 11.4 percent of GWD's projected surplus of 346 AFY in water supply above current demand levels (GWD UWMP, 2017). Accordingly, the GWD currently has sufficient water supply to provide potable water to the Project and Project impacts to water supply would be less than significant. Based on the total allocation of 100.89 AFY for Willow Springs I, Willow Springs II, and the Project, and water use by the Willow Springs properties of 55.983 AFY, there is 44.907 AFY available to serve the Project. Therefore, the Projects use of 39.4 AFY would be within the allocated water supply.

In accordance with GWD's Water Conservation Plan from 2010, the Project also would be required to incorporate feasible Best Management Practices (BMPs) into its water system design. Such practices include the use of water conserving fixtures and water efficient landscape and irrigation.

Impacts would be less than significant without mitigation since the Project's water demand is within the current GWD surplus. Nevertheless, the City Council imposes the following conditions of approval to further reduce impacts on water supplies.

- **Outdoor Water Conservation.** Minimize outdoor water use through the following:

- a. Use of native and/or drought tolerant species in the final landscaping;
 - b. Installation of drip irrigation or other water-conserving irrigation;
 - c. Grouping of plant material by water needs;
 - d. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
 - e. No turf is allowed on slopes of over 4%;
 - f. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
 - g. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
 - h. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
 - i. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
 - j. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.
- **Indoor Water Conservation.** Minimize indoor water use through the following:
 - a. Insulation of all hot water lines;
 - b. Installation of re-circulating, point-of-use, or on-demand water heaters;
 - c. Prohibition of self-regenerating water softening in all structures;
 - d. Use of lavatories and drinking fountains with self-closing valves; and
 - e. Installation of water sense specification toilets in each unit.

(Final EIR, pp. 4.14-10 through 4.14-12.)

Wastewater

Future Project site residents would generate wastewater that would feed into GWSD's conveyance system and ultimately flow to GSD's treatment plant. As discussed in Section 4.14.1(b), GWSD owns 40.78 percent of the capacity rights at the GSD treatment plant, which gives GWSD an allotment of 3.11 mgd of treatment capacity. GWSD currently collects approximately 1.8 mgd of sewage. However, prior to the start of the COVID-19 pandemic in early 2020, GWSD was generating approximately 2.1 mgd of sewage, leaving a remaining allocated capacity of approximately 1 mgd pursuant to its contract with GSD. The pre-COVID-19 wastewater generation rate is used in this analysis as it represents a more conservative analysis and may more closely reflect the post-pandemic conditions. Applying GWSD's wastewater generation rate of 184 gpd per equivalent residential unit (ERU), the proposed 332 housing units would generate 61,088 gpd of wastewater. Project-generated wastewater represents approximately 1.96 percent of the GWSD's allocated capacity of 3.11 mgd. As shown in Table 4.14-3, the combination of existing wastewater flow in GWSD's service area and Project-generated flow would represent 69.5 percent of total allocated capacity. Thus, GWSD's treatment plant would have sufficient capacity to treat Project-generated wastewater. The Project would have a less than significant impact with respect to wastewater service.

In order for the Project to connect to the wastewater system, payment of fees to reserve capacity and contribute to costs of plant upgrades would be required. A Sewer Service Connection Permit from the GWSD also would be necessary to ensure that the District's excess capacity can be utilized to serve this Project (Nation, 2015). The Project would be required to obtain a District Sewer Service Connection Permit from GWSD and pay applicable fees. Impacts would be less than significant, and no mitigation is required. (Final EIR, pp. 4.14-12 through 4.14-13.)

Electric Power, Natural Gas, and Telecommunications Facilities

Electric power, natural gas, and telecommunications would be provided to the Project site through the extension of existing off-site electric power, natural gas, and telecommunications facilities. The Project would not require or result in the construction of new facilities or expansion of existing facilities beyond those designed specifically for the Project. The physical impacts of on-site development, which includes electric power, natural gas, and telecommunications facilities, are evaluated throughout this EIR for each issue area that may be affected by development of the project site. (Final EIR, p. 4.14-9.) The Project would have no impact.

2. Water Supplies

Threshold: Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Finding: Less than significant. (Final EIR, p. 4.14-10.)

Explanation: At present, the 17.36-gross acre Project site is vacant and generates no water demand. However, Willow Springs I, Willow Springs II, and the Project are entitled to a combined 100.89 AFY in accordance with the Court judgement described above. Water service to the Project site would be provided by the GWD.

In July 2015, MAC Design Associates prepared an Annual Demand Water Report for Willow Springs I, Willow Springs II, and the Project, as proposed at that time. The calculations for water usage were derived from the actual water use data from 2007 to 2015 for Willow Springs I and Willow Springs II, provided by GWD. For the most current Project domestic water use, a 24 month period (January 2012 through December 2013) was used as the base period. The water meters were categorized as either domestic, landscape, or commercial meters. As domestic water use varies substantially based on the type of unit, the domestic meters were further separated by the following unit types: 1BR/1BA, 2BR/1BA, 2BR/2BA, and 3BR/2BA. To determine the average water consumption rate by unit type, the water usage for each month of the base period was totaled and then converted to a monthly average based on the data for the 24 month period. The monthly average was then converted to AFY per month. The total AFY was divided by the number of a single unit type. This method was then replicated for all unit types in the development. There was insufficient water use history to utilize actual figures for the Project. Therefore, the actual water usage for Willow Springs I was utilized to project water usage at the Project site. The Project units are smaller than Willow Springs I, so actual water usage would be expected to be lower. The GWD has reviewed and approved the MAC Design Associates water demand for the Project (Appendix J). The Project's estimated water service demand has since been updated utilizing the rates in the 2015 Annual Water Demand Report, but to account for a reduction in the proposed total unit count since 2015. The proportion (i.e., percentage) of each unit type for the overall reduced unit count is the same as for the previously proposed project. The proposed studios are included with the 1BR/1BA unit types.

Based on the water use study, the Project's domestic water demand, landscaping water demand, and commercial water demand are estimated at 31.6 AFY, 6.2 AFY, and 1.6 AFY, respectively. The calculations for Project-generated water demand are shown in Table 4.14-2. The total water demand generated by the Project would be 39.4 AFY (not accounting for recycling and other water savings). This represents approximately 0.2 percent of the 16,737 AFY of water available from GWD (not accounting for unused recycled water). As the Project is part of the Willow Springs project (Willow Springs I, Willow Springs II, and Heritage Ridge [formerly North Willow

Springs]), it is considered an existing customer of GWD and would meet the criteria for an exemption as outlined in Resolution No. 2014-32.

Water for domestic uses and landscaping on the Project site could potentially be supplied by different sources. However, the recycled water system is not in the vicinity of the Project site. The nearest water main for recycled water, located at the corner of Storke Road and Hollister Avenue approximately 1 mile to the west and south of the site, will extend to Cortona Drive and Hollister Avenue in the future, but will remain out of vicinity for use at the Project site (Jim Heaton, Senior Water Resource Analyst, Goleta Water District, personal communication, June 4, 2015).

The 39.4 AFY of water demand generated by the Project represents 11.4 percent of GWD's projected surplus of 346 AFY in water supply above current demand levels (GWD UWMP, 2017). Accordingly, the GWD currently has sufficient water supply to provide potable water to the Project and Project impacts to water supply would be less than significant. Based on the total allocation of 100.89 AFY for Willow Springs I, Willow Springs II, and the Project, and water use by the Willow Springs properties of 55.983 AFY, there is 44.907 AFY available to serve the Project. Therefore, the Projects use of 39.4 AFY would be within the allocated water supply.

In accordance with GWD's Water Conservation Plan from 2010, the Project also would be required to incorporate feasible Best Management Practices (BMPs) into its water system design. Such practices include the use of water conserving fixtures and water efficient landscape and irrigation.

Impacts would be less than significant without mitigation since the Project's water demand is within the current GWD surplus. Nevertheless, the City Council imposes the following conditions of approval to further reduce impacts on water supplies.

- **Outdoor Water Conservation.** Minimize outdoor water use through the following:
 - a. Use of native and/or drought tolerant species in the final landscaping;
 - b. Installation of drip irrigation or other water-conserving irrigation;
 - c. Grouping of plant material by water needs;
 - d. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
 - e. No turf is allowed on slopes of over 4%;

- f. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
 - g. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
 - h. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
 - i. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
 - j. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.
- **Indoor Water Conservation.** Minimize indoor water use through the following:
 - a. Insulation of all hot water lines;
 - b. Installation of re-circulating, point-of-use, or on-demand water heaters;
 - c. Prohibition of self-regenerating water softening in all structures;
 - d. Use of lavatories and drinking fountains with self-closing valves; and
 - e. Installation of water sense specification toilets in each unit.

(Final EIR, pp. 4.14-10 through 4.14-12.)

3. **Wastewater Capacity**

Threshold: Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Finding: Less than significant. (Final EIR, p. 4.14-12.)

Explanation: Future Project site residents would generate wastewater that would feed into GWSD's conveyance system and ultimately flow to GSD's treatment plant. As discussed in Section 4.14.1(b), GWSD owns 40.78 percent of the capacity rights at the GSD treatment plant, which gives GWSD an allotment of 3.11

mgd of treatment capacity. GWSD currently collects approximately 1.8 mgd of sewage. However, prior to the start of the COVID-19 pandemic in early 2020, GWSD was generating approximately 2.1 mgd of sewage, leaving a remaining allocated capacity of approximately 1 mgd pursuant to its contract with GSD. The pre-COVID-19 wastewater generation rate is used in this analysis as it represents a more conservative analysis and may more closely reflect the post-pandemic conditions. Applying GWSD's wastewater generation rate of 184 gpd per equivalent residential unit (ERU), the proposed 332 housing units would generate 61,088 gpd of wastewater. Project-generated wastewater represents approximately 1.96 percent of the GWSD's allocated capacity of 3.11 mgd. As shown in Table 4.14-3, the combination of existing wastewater flow in GWSD's service area and Project-generated flow would represent 69.5 percent of total allocated capacity. Thus, GWSD's treatment plant would have sufficient capacity to treat Project-generated wastewater. The Project would have a less than significant impact with respect to wastewater service.

In order for the Project to connect to the wastewater system, payment of fees to reserve capacity and contribute to costs of plant upgrades would be required. A Sewer Service Connection Permit from the GWSD also would be necessary to ensure that the District's excess capacity can be utilized to serve this Project (Nation, 2015). The Project would be required to obtain a District Sewer Service Connection Permit from GWSD and pay applicable fees. Impacts would be less than significant, and no mitigation is required. (Final EIR, pp. 4.14-12 through 4.14-13.)

4. **Solid Waste**

Threshold: Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Less than significant. (Final EIR, p. 4.14-13.)

Explanation: **Construction**

During the construction phase of development, a project can generate solid waste from the demolition of existing structures and the erection of new buildings. The Project would not involve demolition, but construction of new residential structures would generate solid waste. The proposed structures on-site, including 332 residential units in ten buildings, two recreational facilities, a maintenance building, and a maintenance/storage building, would total 277,919 gross square feet. According to the U.S. EPA report *Characterization of Building-Related Construction and Demolition Debris in the United States*, residential construction has a solid waste generation factor of 4.38 pounds per square foot (U.S. EPA, 1998). Based on this estimate, Project construction would generate a total of about 1.22 million pounds of debris (approximately 609 tons). The construction period (excluding pre-

construction soil hauling, which is not expected to generate substantial waste) is estimated at 30 months. Therefore, construction activity would result in an average waste generation rate of approximately 244 tons/year.

As described under the Regulatory Framework, the Goleta Municipal Code was updated in March 2013 to increase the required diversion rate for construction and demolition waste. Pursuant to Chapter 8.10 of the Goleta Municipal Code, any project involving the construction of new structures must divert from disposal at least 65 percent of all construction and demolition waste by weight. To attain this diversion rate, the applicant would be required to submit a Pre-Construction Waste Reduction and Recycling Plan as part of the application for a building permit. By complying with the City's requirement for diversion of solid waste, construction of the Project would generate an estimated 213 tons of non-recyclable waste during the 30-month construction period, or approximately 85 tons/year. This amount of non-recyclable construction waste would not exceed the City's Project-specific threshold of 196 tons per year. Therefore, with compliance with the City's construction waste reduction and recycling requirements, impacts would be less than significant. (Final EIR, pp. 4.14-13 through 4.14-14.)

5. **Solid Waste Laws**

Threshold: Will the Project comply with federal, state, and local statutes and regulations related to solid waste?

Finding: Less than significant. (Final EIR, p. 4.14-13.)

Explanation: **Construction**

During the construction phase of development, a project can generate solid waste from the demolition of existing structures and the erection of new buildings. The Project would not involve demolition, but construction of new residential structures would generate solid waste. The proposed structures on-site, including 332 residential units in ten buildings, two recreational facilities, a maintenance building, and a maintenance/storage building, would total 277,919 gross square feet. According to the U.S. EPA report *Characterization of Building-Related Construction and Demolition Debris in the United States*, residential construction has a solid waste generation factor of 4.38 pounds per square foot (U.S. EPA, 1998). Based on this estimate, Project construction would generate a total of about 1.22 million pounds of debris (approximately 609 tons). The construction period (excluding pre-construction soil hauling, which is not expected to generate substantial waste) is estimated at 30 months. Therefore, construction activity would result in an average waste generation rate of approximately 244 tons/year.

As described under the Regulatory Framework, the Goleta Municipal Code was updated in March 2013 to increase the required diversion rate for construction and demolition waste. Pursuant to Chapter 8.10 of the Goleta

Municipal Code, any project involving the construction of new structures must divert from disposal at least 65 percent of all construction and demolition waste by weight. To attain this diversion rate, the applicant would be required to submit a Pre-Construction Waste Reduction and Recycling Plan as part of the application for a building permit. By complying with the City's requirement for diversion of solid waste, construction of the Project would generate an estimated 213 tons of non-recyclable waste during the 30-month construction period, or approximately 85 tons/year. This amount of non-recyclable construction waste would not exceed the City's Project-specific threshold of 196 tons per year. Therefore, with compliance with the City's construction waste reduction and recycling requirements, impacts would be less than significant. (Final EIR, pp. 4.14-13 through 4.14-14.)

S. WILDFIRE

1. Response Plans

Threshold: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

Finding: Less than significant. (Final EIR, p. 4.16-3.)

Explanation: Given the Project's location within an urbanized area and outside of high fire hazard areas, the tsunami run-up area, and other flood hazard areas, the Project site is not within any adopted emergency response or evacuation plan area. The Project also would be required to be designed in accordance with applicable Santa Barbara County Fire Department standards, including those that address minimum driveway width, roadway naming, building height, signage and addressing, fire hydrants, fire sprinklers, and emergency access. Compliance with applicable development standards would ensure that the Project would not impair provision of access to either the Project site or surrounding development in the event of an emergency or evacuation. Therefore, this impact would be less than significant. (Final EIR, p. 4.16-3.)

2. Pollutant Concentrations

Threshold: Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

Finding: Less than significant. (Final EIR, p. 4.16-3.)

Explanation: Currently, there is no structural development on the Project site. Construction equipment and containers as well as a substantial amount of stockpiled soil are stored onsite. The topography of the Project site is relatively flat to gently sloping with the exception of the moderately steep slopes that define the boundary of the stockpile soils. A sparse to moderate growth of weeds and

brush covers the Project site. The Project would include mass grading to prepare the Project site to support the residential development. The Project site is located in an LRA in an area identified by CalFire as a “Non-Very High Fire Hazard Severity Zone” (CalFire 2008). According to Figure 5-2, Fire, Flood, and Tsunami Hazards Map, in the City of Goleta General Plan/Coastal Land Use Plan, the Project site is not located in an identified Fire Hazard Severity Zone (City of Goleta 2016). The Project site also is surrounded on all sides by roadways, the Union Pacific Railroad, and urban development. Accordingly, the Project would not occur in a state responsibility area or land classified as a very high fire hazard severity zone, or on steep slopes or in a highly vegetated area, such that development of the site would expose project occupants to significant wildfire risks due to slope, prevailing winds, or other factors. The proposed development also would be required to comply with all applicable SBCFD standards and City Building Code requirements to further avoid and minimize potential fire risks. Direct and indirect impacts related to wildfire risk due to slope, prevailing winds, or other factors would be less than significant. (Final EIR, pp. 4.16-3 through 4.16-4.)

3. **Infrastructure Risks**

Threshold: Would the Project require the installation or maintenance of associated infrastructure (such a roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Finding: Less than significant. (Final EIR, p. 4.16-4.)

Explanation: The Project would include mass grading to prepare and level the site to support the proposed residential development. The project would include installation of driveways to provide site access and underground utilities to support the residential development. The Project and associated infrastructure would be located in an urbanized area and outside of high fire hazard areas. The proposed development would also be required to comply with all applicable SBCFD standards and City Building Code requirements to avoid and minimize potential wildfire risks. Therefore, exacerbation of fire risk from installation and maintenance of project infrastructure would be less than significant. (Final EIR, p. 4.16-4.)

4. **Runoff Risks**

Threshold: Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Finding: Less than significant. (Final EIR, p. 4.16-4.)

Explanation: The Project would be located in an urbanized area and outside of high fire hazard areas and flood hazard areas. The Project would include mass grading

to prepare and level the site to support the proposed residential development and would include bioretention basins/areas and permeable pavement throughout the site to facilitate stormwater drainage. The proposed development also would be required to comply with all applicable SBCFD standards and City Building Code requirements to further avoid and minimize potential wildfire risks, including downstream flooding and landslides. Therefore, direct and indirect impacts from exposure of people and structures to wildfire risks, including downslope or downstream flooding or landslides, would be less than significant. (Final EIR, p. 4.16-4.)

SECTION III.
IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION
INCORPORATED

The City Council hereby finds that Mitigation Measures have been identified in the EIR and in these Findings that will avoid or substantially lessen the following potentially significant environmental impacts to a less than significant level. The potentially significant impacts, and the Mitigation Measures that will reduce them to a less than significant level, are as follows:

A. AESTHETICS

1. Light and Glare

Threshold: Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Finding: Less than significant with mitigation. (Final EIR, pp. 4.1-21 through 4.1-22.)

Explanation: The proposed multi-family housing complex would introduce various sources of lighting and glare to the site. As stated in the Exterior Lighting Concepts for Heritage Ridge, all lighting would consist of light-emitting diodes (LEDs), unless LEDs are not available for any proposed applications. Pole-mounted light fixtures would be installed in proposed parking areas and the on-site neighborhood park; it is anticipated that these fixtures would be 12 to 14 feet in height. Bollard lighting fixtures about 42 inches in height would be installed on walkways, pathways, and other areas of pedestrian traffic. The light in bollards would be aimed downward and outward and colored to match surrounding benches and railings. On carports, trash enclosures, mailbox kiosks, and directory signs, downlighting would be added for security and usability. These lights would be hidden to the extent possible by the structures themselves. On the proposed buildings, a small number of decorative lights would be installed primarily for aesthetic purposes and would not cast substantial light; in addition, every building entrance would have structurally hidden light fixtures (either downlighting or full cut-off-style wall mounted fixtures) for security. Headlights on cars entering and leaving the Project site and parking on-site would produce glare. The Santa Barbara Airport is 0.5 miles from the project site and would not be affected by the proposed low intensity residential lighting.

Although a proposed masonry wall of approximately eight feet in height along the northern and western site boundaries would reduce the perception of light and glare effects on motorists traveling on U.S. 101 and South Los Carneros Road, the new sources of illumination could have adverse effects on the City's night sky unless properly shielded. Therefore, lighting impacts would be significant but mitigable. (Final EIR, pp. 4.1-20 through 4.1-22.)

By minimizing the number of lighting fixtures and intensity of lighting on the Project site, shielding lights to reduce glare, dimming during nighttime hours

where possible, and ensuring the compatibility of lighting with on-site and surrounding architecture, the implementation of **Mitigation Measure AES-5** would reduce impacts to less than significant and there would be no residual impacts. (Final EIR, p. 4.1-22.)

AES-5 Lighting Specifications. Any exterior lighting installed on the Project site must be of low intensity, low glare design, and must be hooded to direct light downward onto the Project site and prevent spill-over onto adjacent parcels and must otherwise meet dark night sky requirements. Exterior lighting fixtures must be kept to the minimum number and intensity needed to ensure public safety. These lights must be dimmed after 11 p.m. to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director or designee. Upward directed exterior lighting is prohibited. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall-mounted building lights and landscape accent lighting, and a photometric map must be provided. “Moonlighting” type fixtures that illuminate entire tree canopies should also be avoided.

Plan Requirements and Timing: The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures must be reviewed and approved by Design Review Board before the City issues a building permit for construction.

Monitoring: Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting features to ensure that they have been installed consistent with approved plans.

B. BIOLOGICAL RESOURCES

1. Sensitive Species

Threshold: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant with mitigation. (Final EIR, p. 4.3-28.)

Explanation: No special status plant species are expected to be impacted by the Project. Twenty-five special status wildlife species have low potential to occur based on the absence of suitable habitat and ongoing disturbance. No special status terrestrial species are expected to be significantly impacted by the Project and

no further analysis of special status terrestrial species is included within this report. Sensitive avian species may forage at the Project site, but are not expected to reproduce thereon due to a lack of suitable nesting habitat. Foraging species are highly mobile could move to other suitable foraging sites; therefore, the proposed Project is not expected to directly impact foraging birds.

There are no historical records or observations of active raptor nests or communal roosts at the Project site or within 100 feet. No raptors have potential to nest at the Project site due to lack of suitable nesting habitat, such as tall trees or suitable man-made structures. The Project site also lacks habitat for turkey vulture, white-tailed kite or other species that roosts communally. Therefore, development of the Project would not substantially reduce or eliminate quantity or quality of raptor nesting or communal roosting areas.

The scrub and non-native grassland likely provides limited low-quality foraging habitat for raptors, including white tailed kites known to roost at Lake Los Carneros located approximately 700 feet north of the Project site. On an incremental basis, development of the Project would result in the permanent loss of approximately 13.27 acres of suitable foraging habitat for raptors. The foraging habitat at the Project site is not essential for the successful breeding of raptors nesting in the Goleta Valley. The Project site lacks suitable perches and nesting habitat, foraging habitat has been subject to ongoing disturbance, the site is fragmented by existing development and infrastructure, and higher value foraging habitat is available in the Project site vicinity (e.g., Lake Los Carneros). Therefore, development of the Project would not substantially limit reproductive capacity of raptors through loss of foraging habitat.

The undeveloped areas 0.2-mile north of the Project site including Los Carneros Lake and west-adjacent open space would continue to provide moderate value foraging habitat for raptors, including for the white-tailed kite if this species were to nest at the Los Carneros Wetland. The incremental loss of 13.47 acres of suitable foraging habitat would not have a significant effect on regional raptor populations, as 13.47 acres represents a small percentage of the raptor foraging habitat in the Goleta area when considering the vast amount of open space available for raptor foraging. Also, the Project site is of lower importance to raptors when compared to the larger and more diverse natural habitats in the Goleta area that offer much greater foraging opportunities with a higher diversity of prey. For example, suitable foraging habitat exists at Ellwood Mesa, Bishop Ranch, Los Carneros Lake, Santa Barbara Municipal Airport and Goleta Slough, and UCSB areas, as well as at additional undeveloped private lands throughout the City and unincorporated County. Raptors are mobile species with generally large home ranges that are capable of compensating for the loss of small acreages of foraging habitat in a local area by moving to other suitable foraging habitats. The Fully Protected white-tailed kite, for example, is known to forage up to tens of kilometers from communal roost sites, and may become nomadic in response to food

shortages. Therefore, development of the Project would not substantially eliminate raptor foraging areas or access of raptors to food resources when considering the amount of available open space in the natural open space areas mentioned above. Impacts to raptors from the loss of marginal foraging habitat are less than significant.

The nests of most native birds and raptors with potential to occur in the area are State and/or federally protected. The Project has potential to result in indirect impacts to nesting birds, including passerine species protected under the MBTA, if they are nesting within the Project site and/or immediate vicinity during construction activities. Nesting birds may potentially occur within shrub vegetation on and adjacent to the Project site, and in trees along Los Carneros Creek. No suitable raptor nesting habitat is present in Project site, however suitable nesting habitat is present in the eucalyptus trees to the north of the Project site Adjacent to U.S. 101. No historical raptor nests have been identified or recorded in the Project vicinity, and no nests were identified during surveys of adjacent eucalyptus woodland habitat at the appropriate time of year. Impacts to nesting birds resulting from implementation of the Project are potentially significant. Implementation of **Mitigation Measure BIO-1** would reduce potential new indirect short-term construction impacts to the nesting birds and raptors to a less than significant level by establishing avoidance buffers around nests when construction occurs during the nesting season. (Final EIR, pp. 4.3-28 through 4.3-29.)

Construction and operational direct and indirect Project impacts on sensitive species would be less than significant with **Mitigation Measure BIO-1** requiring nesting bird and raptor surveys for ground disturbance during the nesting season. With the implementation of this measure, impacts would be reduced to a less than significant level. (Final EIR, p. 4.3-30.)

BIO-1

Nesting Birds and Raptors. To avoid construction impacts to nesting birds and raptors, vegetation removal and initial ground disturbance must occur outside the bird and raptor breeding season, which is typically February 1 through September 1 (January 1 through September 1 for some raptors), but can vary based on local and annual climatic conditions. If construction must begin within the breeding season, then not more than two weeks before ground disturbance and/or vegetation removal commences, a bird and raptor pre-construction survey must be conducted by a City-approved biologist within the disturbance footprint plus a 300-foot buffer, as feasible. If the Project is phased, a subsequent pre-construction nesting bird and raptor survey is required before each phase of construction within the Project site. If no raptor or other bird nests are observed no further mitigation is required.

Pre-construction nesting bird and raptor surveys must be conducted during the time of day when bird species are active and be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300-foot buffer. A report of the nesting bird and raptor survey results, if applicable, must be submitted to the Planning and Environmental Review

Director, or designee, for review and approval not more than one week before commencing ground disturbances.

If active nest of species protected by CFG Code 3503 or the MBTA Migratory Bird Treaty Act protected bird nests are found within 300 feet of the Project site, their locations must be flagged and then mapped onto an aerial photograph of the Project site at a scale no less than 1"=200' and/or recorded with the use of a GPS unit. If active raptor nests are detected the map will include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by Conservation Element Policy 8.3 of the Goleta Community Plan / Coastal Land Use Plan. If feasible, the buffer must be 300 feet in compliance with Conservation Element Policy CE 8.4 of the Goleta General Plan/Coastal Land Use Plan. If the 300-foot buffer is infeasible, the City approved biologist may reduce the buffer distance as appropriate, dependent upon the species and the proposed work activities. If any active non-raptor bird nests are found, a suitable buffer area (varying from 25-300 feet), depending on the species, must be established by the City approved biologist. No ground disturbance can occur within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged. Alternately, a City approved biologist must monitor the active nest full-time during construction activities within the buffer to ensure Project activities are not indirectly impacting protected nesting birds and raptors.

Plan Requirements and Timing: Not more than one week before ground disturbances commence, including exporting of soil, the Planning and Environmental Review Director, or designee, must verify that construction and grading is occurring outside the nesting season, or that nesting bird and raptor surveys have been conducted, and buffer requirements specified above are in place (if applicable). This measure, and any buffer requirements, must be incorporated into the grading plans for the Project.

Monitoring: The Planning and Environmental Review Director, or designee, must verify compliance not more than one week before ground disturbances commence and conduct periodic site inspections to ensure compliance throughout the construction period.

2. **Riparian Habitat**

Threshold: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Finding: Less than significant with mitigation. (Final EIR, p. 4.3-30.)

Explanation: Vegetation at the Project site consists of coyote brush scrub, quailbush scrub, or ruderal/disturbed areas that consist overwhelmingly of non-native grasses

and forbs. These communities are not considered sensitive nor do they qualify as ESHA. The Project site is outside the County High Fire Hazard Area and the City's Wildland Fire Hazard Area; therefore, the Santa Barbara County Fire Protection District is not anticipated to require off-site fuel modification. Indirect dust impacts to sensitive and riparian communities (i.e., willow thickets) in the Los Carneros Creek SPA would be addressed through adherence to Santa Barbara County Air Pollution Control District requirements.

Invasive plant species are non-native organisms that escape into surrounding ecosystems, where they become established and proliferate. Many invasive species form monocultures (dense stands of one plant) that push out native species and impair wildlife habitat (Cal-IPC, Invasive Plant Definitions, 2015). Some invasive species also can change fundamental processes in ecosystems including the hydrologic cycle, fire regimes, and soil chemistry. The planting of nonnative, invasive species reduces the available habitat for native plant and wildlife species within the Project limits and may cause the spread of invasive species to adjacent areas, including the Los Carneros Wetland where Project site stormwater runoff is eventually detained. Similarly, the use of nonnative, invasive species in erosion control seed mixes on stockpiles during construction would potentially cause the spread of invasive species to adjacent areas along Los Carneros Creek and Los Carneros Wetland.

According to the Project's Preliminary Landscape Plan, no species proposed are listed as invasive by the California Invasive Plant Council (Cal-IPC). However, if nonnative, invasive species are sometimes used in seed mixes to control erosion, which could disseminate into adjacent natural areas along Los Carneros Creek and Los Carneros Wetland. Impacts to off-site sensitive communities from the introduction of invasive species would be potentially significant, but mitigable. (Final EIR, pp. 4.3-30 through 4.3-31.) Implementation of **Mitigation Measure BIO-2** prohibiting invasive and exotic species would reduce indirect invasive species impacts to off-site sensitive communities to a less than significant level. (Final EIR, p. 4.3-31.)

BIO-2

Invasive Species Seeding and Landscaping. Nonnative, invasive plant species cannot be included in any erosion control seed mixes and/or landscaping plans associated with the Project. The California Invasive Plant Inventory Database contains a list of nonnative, invasive plants (California Invasive Plant Council [Updated 2017] or its successor).

Plan Requirements and Timing: Before the City issues a Zoning Clearance, the applicant secure approval of a final landscape plan from the Design Review Board.

Monitoring: The Planning and Environmental Review Director, or designee, must verify compliance before the City issues a Zoning Clearance. Before the City issues a certificate of occupancy, the Planning and Environmental

Review Director, or designee, must inspect landscape plantings features to ensure that they have been installed consistent with approved plans.

3. **Wildlife Movement**

Threshold: Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Finding: Less than significant with mitigation. (Final EIR, p. 4.3-32.)

Explanation: Tecolotito Creek, approximately 0.38 mile west of the Project site, offers the most ideal wildlife access point to the Goleta Slough (Hoagland, 2011; Gallo, 2019). The Project site is separated from the regional corridor by Los Carneros Road and existing development, and would not result in any significant indirect or direct impacts to resident or migratory wildlife using Tecolotito creek for migration, foraging, or breeding. The Project site provides degraded, low value foraging habitat, and is not expected to function as breeding habitat for terrestrial species, aquatic species, or raptors. As discussed above, ground nesting passerine birds or such species adapted to nesting in man-made structures could nest on or adjacent to the Project site; however, impacts to nesting passerine birds would be less the significant with implementation of **Mitigation Measure BIO-1**.

A local wildlife linkage is documented on and adjacent to the Project site, which extends between the Santa Ynez Mountain foothills and the Los Carneros Wetlands. The local wildlife linkage is located along the northern and western portions of the Project site to the east and along Los Carneros Road and eventually south (off-site) to the Los Carneros Wetlands (City of Goleta, 2012; Appendix D of Final EIR). The habitat on-site is generally ruderal and low value; the conversion on 13.26 acres of mostly ruderal habitat would not impact wildlife movement in the vicinity, including those that may use nearby linkages for movement, foraging, breeding, or access to food sources for aquatic species. The Project would not directly affect movement of aquatic species within off-site Los Carneros Creek. Since no impacts are proposed within or adjacent to the creek, and indirect aquatic impacts would be less than significant with adherence to existing stormwater regulations discussed in the Final EIR chapter Section 4.8.

The Project will directly impact the width and topography of the on-site terrestrial wildlife linkage from Santa Ynez Mountain foothills and the Los Carneros Wetlands, through the Project site and across the existing intersection of Calle Koral and Camino Vista. This on-site wildlife linkage is important for many small- (raccoon and stripped skunk) and medium- (coyote and bobcat) sized mammal species that use the habitats found in the wetlands and foothills to hunt, seek shelter, breed, and conduct other normal behaviors important for their survival, especially within the wilderness-urban interface.

Use by small- and medium-sized wildlife in Los Carneros Creek is further substantiated by the CWMP study north of U.S. 101, conducted in more suitable non-native grassland habitat from where wildlife may travel under the freeway culvert to and from to the Project site (Dudek 2014). *The Wildlife Corridor Analysis for the Heritage Ridge Project* did not find evidence of a linkage between the Los Carneros Wetland and “patch” habitat at the Goleta Slough (Appendix D of the Final EIR). The Preliminary Landscape Plan includes a 25-40-foot wide wildlife connection along a sound wall that would be located along the west perimeter of the site to allow for movement of mammals and other wildlife species between the Santa Ynez Mountain foothills and Los Carneros Wetland to the south. The sound wall would separate parking lots (north and west side of Project) and condominiums (south side of Project) from the designated wildlife linkage (True Nature, 2021). The wildlife connection would begin at a recently constructed culvert north of the Project site under the UPRR tracks, continuing along the western property line, and ending at the Los Carneros Wetland. A native plant palette would provide vegetative cover that is generally preferred by small and medium sized mammal species for foraging and shelter to support movement. The wildlife linkage will also be designed to be in compliance with applicable fire codes and resistant to homeless encampments. The proposed wildlife connection would not funnel wildlife movement into new routes that would further endanger their survival, such as onto a road or into fencing hazards. Rather, wildlife would continue to be funneled through the intersection of Calle Koral and Camino Vista (as mapped in the 2012 Willow Springs EIR) after implementation of the proposed wildlife connection (City of Goleta, 2012; True Nature, 2021).

Project generated traffic at the intersection of Los Carneros Way south of Calle Koral would increase by approximately 16% (Associated Transportation Engineers, 2021). However, a general increase in traffic by 16% is not expected to significantly affect nighttime wildlife movement, since traffic trip increases would generally occur during daytime hours when wildlife is least active. No new roadways are proposed. Based on Project design, which would reroute wildlife movement, and the isolation of the local wildlife linkage from Goleta Slough habitat, direct impacts to wildlife movement would be less than significant.

The Project would not result in significant indirect impacts on remaining undeveloped areas adjacent to the Project by introducing new noise, lighting, and human/domestic pet impacts when considering the current conditions that include traffic along Calle Koral Road and Camino Vista Road and U.S. 101. and train noise from the UPRR located to the north of the Project site. Ambient noise levels are not expected to increase significantly by the Project and would be minimized by construction of the sound wall to buffer noises generated from the UPRR and U.S. 101. Short-term noise-related impacts would be less than significant with incorporation of the Final EIR, Section 4.10, *Noise*, mitigation measures, and long-term impacts would be nominal with construction of the Project’s sound wall. Mitigation measures restricting

lighting, regulating chemical use, and promoting homeowner pet and wildlife corridor education would mitigate indirect edge-effects to a less than significant level. (Final EIR, pp. 4.3-32 through 4.3-34.) Implementation of **Mitigation Measures BIO-4(a)** regulating lighting, **Mitigation Measure BIO-4(b)** requiring preparation of a Landscape Chemical and Pest Management Plan, and **Mitigation Measure BIO-4(c)** mandating resident education will reduce potential indirect edge effect impacts to the local wildlife linkage to less than significant, especially at night, when most mammals were observed moving through the area. (Final EIR, p. 4.3-35.)

BIO-4(a) Lighting Plan. In addition to the lighting specifications in **Mitigation Measure AES-5**, light and glare from new development must be controlled and directed away from the wildlife corridors shown on the conceptual landscape plan, Los Carneros Creek SPA ESHA, Los Carneros Wetland ESHA, and the open space areas adjacent to the development. Exterior night lighting must be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs, wildlife corridors, and open space.

Plan Requirements and Timing: The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures must be approved by the Design Review Board before the City issues Zoning Clearance.

Monitoring: Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting features to ensure that they have been installed consistent with approved plans.

BIO-4(b) Landscape Chemical and Pest Management Plan. All pesticides, herbicides, and fertilizers used at the Project site must be those designated for use near aquatic and wetland habitats, and must be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. Rodenticides are prohibited. Trash and recycling receptacles shall be wildlife proof.

Plan Requirements and Timing: A Landscape Chemical and Pest Management Plan (Plan) must be developed by the applicant and approved by the Planning and Environmental Review Director, or designee, before a final map is recorded. The requirements must be printed on the final approved landscape plans, each residential unit lease document, the map, and recorded on the property deed. The Plan must provide a prohibition on use of pesticides, herbicides, fertilizers and rodenticides. These prohibitions must be the subject of at least one annual communication by the applicant to the residents in the form of a meeting and/or newsletter or electronic update that is distributed to residents.

Monitoring: Evidence of this effort must be provided to the Planning and Environmental Review Director, or designee, each year by January 1st. The management must also provide the Planning and Environmental Review Director with an annual monitoring report by January 1st of each year demonstrating the use of aquatic and wetland habitat appropriate fertilizer, herbicides, and pesticides consistent with the Plan on the property. If determined necessary by the City, the City may require the applicant to retain a City approved qualified biologist to verify the correct use of appropriate herbicides, pesticides, and fertilizers as part of the annual monitoring report.

BIO-4(c) Domestic Pet Predation, Feline Disease, and Wildlife Corridor Education. The applicant must prepare a public education campaign for future residents of the Project site regarding: 1) the effects of domestic animal predation on wildlife (e.g., domestic cats and protected bird species); 2) promoting indoor cats since bobcats are susceptible to the same diseases as domestic cats, and disease can be transmitted between domestic cats and bobcats (or vice versa); and 3) the importance of wildlife corridors.

Plan Requirements and Timing: The education materials must be prepared by a City approved qualified biologist, approved by the Planning and Environmental Review Director (or designee) and must be recorded with the Final Map. The education materials must be distributed with the unit lease documents, and the subject of at least one annual communication by the applicant to the residents in the form of a meeting and/or newsletter or electronic update that is distributed to all residents.

Monitoring: Evidence of this effort must be provided to the Planning and Environmental Review Director each year by January 1st.

C. CULTURAL RESOURCES

1. **Archaeological Resources**

Threshold: Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines, section 15064.5?

Finding: Less than significant with mitigation. (Final EIR, p. 4.4-12.)

Explanation: Proposed grading activities on the Project site have been designed to avoid disturbance of the Northern Midden Area, which includes human remains and is a significant archaeological resource pursuant to CEQA Guidelines Section 15064.5(a)(3). To prevent disturbance of the soil, existing vegetation within the boundary of the Northern Midden Area of CA-SBA-56 is proposed to be removed by hand, remaining root balls and masses would be sprayed with a topical herbicide to ensure no further growth, and the resulting dead masses of vegetation would be left in place. A geotextile tensor fabric (Tensor BX1200 or equivalent) would be placed on top of the existing ground surface

within the Northern Midden Area to reduce the force of compaction from overlying fill soils and redistribute the compaction load force over a wider area, thereby minimizing the disturbance of friable cultural remains such as shellfish and animal bone. No remedial grading, subgrade preparation, or scarification would occur prior to placement of the geotextile fabric. Then the Northern Midden Area and a 50-foot buffer would be covered in a minimum of two feet of protective fill soil to prevent direct impacts to archaeological resources. Fill soils would be spread from the outside in no greater than eight-inch lifts with rubber-tired equipment, such that equipment only operates on top of the fill soils. This protocol would follow the previously approved measures implemented in the protection of CA-SBA-56's Intermediate Midden Area resources within the Willow Springs II project.

The Project has also been designed to avoid physical disturbance of the Northern Midden Area. The two-acre park is proposed to be placed above the Northern Midden Area. The park improvements, which include landscaping, irrigation, a decomposed granite trail, a permeable concrete parking area, a picnic area, and a lodgepole perimeter fence, would be placed on top of fill soils and would not require disturbance of the existing ground surface. All proposed residential buildings and drainage improvements would be placed outside of the Northern Midden Area. Therefore, the Project would not have direct impacts on significant archaeological resources at the Northern Midden Area.

Although the site layout proposed and placement of protective fill over the Northern Midden Area would avoid direct impacts to this significant archaeological resource, the preservation of cultural deposits by intentional burial would result in a significant indirect impact on the research values of the cultural resource. Placement of overlying fill would preclude the opportunity for future investigations to determine the way in which the portions of CA-SBA-56 to be buried are related chronologically and functionally to the Intermediate Midden Areas to the south. This indirect impact can be mitigated through implementation of a limited Phase 3 Data Recovery investigation to obtain a systematic sample of prehistoric remains from the Northern Midden Area. The physical extent of this investigation would be limited by the lower density of cultural remains in this area, relative to that of the central midden at CA-SBA-56, and by the availability of previous research from the Phase 3 Data Recovery Program for the Willow Springs II project immediately to the south. (Final EIR, p. 4.4-12.)

Proposed improvements would result in ground disturbance in the low-lying areas surrounding the elevated knoll. Excavations would extend up to five feet below grade for two bioretention basins and three feet below grade for two bioswales. Four residential buildings with two-foot-deep foundations would also encroach on the low-lying area soils. In addition, landscaping with ornamental trees, shrubs, and turf, as well as irrigation, would require excavations up to two feet deep. However, the low-lying areas have sparse or no cultural remains, based on the findings of Extended Phase 1 and Phase 2

archaeological investigations. Any cultural remains in the low-lying areas have been determined from the Extended Phase 1 and Phase 2 archaeological investigations to have low potential to contribute to the understanding of CA-SBA-56 occupations and are not significant cultural resources pursuant to the *CEQA Guidelines* and the City's *Environmental Thresholds and Guidelines Manual*. (Final EIR, p. 4.4-19.)

The following measures would address areas of intact CA-SBA-56 deposits where proposed ground disturbances cannot be feasibly avoided. These measures are consistent with conditions of approval for the Willow Springs II project, where relevant.

CR-1(a) Limited Phase 3 Data Recovery. The applicant must provide a Phase 3 Data Recovery Program Plan developed by a City-approved archaeologist for excavations at the Northern Midden Area at CA-SBA-56.

Plan Requirements: The Phase 3 plan must be prepared in accordance with the City of Goleta's *Cultural Resources Guidelines* (1993), Open Space Element Policy 8.5, the California Office of Historic Preservation's (1990) *Archaeological Resource Management Reports (ARMR): Recommended Contents and Format*, and Public Resources Code § 21083.2 and CEQA Guidelines § 15126.4(b). The plan must include:

- *Research design;*
- *Discussion of relevant research questions that can be addressed by the CA-SBA-56 resources;*
- *Methods used to gather data, including data from previous studies;*
- *Laboratory methods to analyze the data;*
- *An assessment of artifacts recovered and any corresponding field notes, graphics, and lab analyses; and*
- *Results of investigations.*

The plan must provide for a systematic sample of the area to be capped, such that the research value of the deposit is adequately characterized.

The Phase 3 must be funded by the applicant and must be prepared by a City-approved archaeologist. The Phase 3 must be documented in a draft and final report and must be reviewed and approved by a City-retained archaeologist. Pursuant to City Cultural Resource Guidelines, the final report, archaeological collections, field notes, and other standard documentation must be permanently curated at the UCSB Repository for Archaeological Collections.

The Phase 3 must specify that a local Chumash Native American consultant must be retained by the applicant to observe all excavation activity associated with the Program. The consultant must maintain daily notes and documentation necessary, and provide the observation notes and

documentation to all interested Chumash representatives who request to be informed of the Phase 3 excavation progress.

Timing: A Phase 3 research design prepared pursuant to City of Goleta's *Cultural Resources Guidelines*, and a copy of a contract (including a detailed scope of work) between the applicant and a City-approved archaeologist and Chumash Native American consultant for the Phase 3 program, and the subsequent draft and final Phase 3 report, must be reviewed and approved by the City and City-retained archaeologist (funded by the applicant) before recordation of the final map. Upon completion of the Phase 3 study and all contact requirements, the applicant must notify the City in writing of the completed efforts in a bond acceptable to the City. This includes the completion of the curation of items collected during the Phase 3 mitigation. A summary letter outlining the successful completion of all mitigation excavations must be reviewed and approved by the City and City-retained archaeologist prior to issuance of any Land Use Permit for grading within the archaeological resource area, including the placement of fill over the Northern Midden Area. All Phase 3 and curation requirements must be met prior to issuance of occupancy of the first residential building (either Senior or Workforce Housing units).

Monitoring: The Phase 3 Data Recovery Program must be submitted for approval by the City and City-approved archaeologist before the applicant records a final map. City staff and the City-retained archaeologist must periodically site inspect to verify completion of the Phase 3 field work and review and approve the summary letter outlining the completion of excavations prior to issuance of Land Use Permits for grading within the archaeological resource area. Curation may be completed after the issuance of the LUP, as long as the Phase 3 excavations have been completed and verified by the City and City-retained archaeologist. The City-retained archaeologist must review and approve the draft and final Phase 3 reports prior to issuance of occupancy permit for the first residential building (either Senior or Workforce Housing units). The applicant must provide the City with a letter from the UCSB Repository for Archaeological Collections indicating that all required materials have been accepted for curation prior to the release of the cultural resource bond.

CR-1(b) Surface Preparation and Fill Soils within CA-SBA-56. Preparation of the ground surface and the placement of fill soils within the CA-SBA-56 boundary must be low impact and adhere to the following requirements:

- *Systematically collect all diagnostic artifacts on the ground surface;*
- *Remove all organic material from the archaeological site Northern Midden Area surface by hand (including brushing, raking, or use of power blower);*
- *Place a layer of Tensar geotextile grid over all archaeological site areas to receive fill;*

- *Use fill soils within 1 pH of that identified in the Northern Midden Area soils, as evaluated in the field prior to construction;*
- *Use a contrasting color and/or gradation for the lower six inches of fill soils, signaling to any future sub-surface activity (e.g., landscaping activity) that excavation shall not extend deeper; and*
- *Place a minimum of 12 inches additional fill material over the contrasting soil;*
- *Place the fill soils ahead of the loading equipment so that the machine does not have contact with the archaeological site surface.*
- *Moisten fill soils sufficient so that they are cohesive under the weight of the heavy equipment as the material is spread out over the archaeological site and buffer area.*

Plan Requirements and Timing: Before the City issues any grading permit, the Planning and Environmental Review Director or designee must approve a Construction Monitoring Plan prepared by the applicant and a City-approved archaeologist. Plan specifications for the monitoring must be printed on all plans submitted for grading, landscaping, and building permits. The applicant must enter into a contract with a City-approved archaeologist and an applicant selected Chumash Native American consultant(s) and must fund the provision of on-site archaeological/cultural resource monitoring during initial grading and excavation activities prior to any LUP issuance for grading. The contract should be executed at least two weeks prior to the LUP issuance for grading.

Monitoring: The Planning and Environmental Review Director, or designee, and a City-retained archaeologist must approve the Construction Monitoring Plan and ensure there is a valid contract with an archaeologist and a Chumash Native American consultant, and must conduct periodic field inspections to verify compliance during ground-disturbing activities.

CR-1(c) Excavations within Northern Midden Area. Excavations for all landscaping and recreational improvements within the Northern Midden Area cannot encroach within the initial six inches of contrasting soil placed above the geotextile grid and existing ground surface.

Plan Requirements and Timing: This requirement must be printed on all plans submitted for any LUP for grading. The area where excavations would not encroach on the Northern Midden Area as specified herein must be clearly marked on the plans.

Monitoring: The Planning and Environmental Review Director, or designee, must conduct periodic field inspections to verify compliance during ground-disturbing activities.

CR-1(d) Monitoring. Before initiating any staging areas, vegetation clearing, or grading activity, the applicant and construction crew must meet on-site with City staff, a City-retained archaeologist, and local Chumash consultant(s) and present the procedures to be followed in the unlikely event that cultural

artifacts are discovered during ground disturbances outside of the CA-SBA-56 Northern Midden Area.

A City-approved archaeologist and local Chumash consultant must monitor all ground-disturbing activities on the Project site, including surface vegetation removal and the Phase 3 Data Recovery Program. The monitor(s) must have the following authority:

- 1) The archaeological monitor(s) and Chumash consultant(s) must be on-site on a full-time basis during any earthmoving activities, including preparation of the area for capping, grading, trenching, vegetation removal, or other excavation activities. The monitors will continue their duties until it is determined through consultation with the applicant, City Planning and Environmental Review Director or designee, archaeological consultant, and Chumash consultant that monitoring is no longer warranted;
- 2) The monitor(s) may halt any activities impacting previously unidentified cultural resources and conduct an initial assessment of the resource(s). If cultural resources of potential importance are uncovered during construction, the following must occur per the Goleta General Plan Open Space Policy 8.6
 - a. The grading or excavation shall cease and the City shall be notified.
 - b. A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition.
 - c. Disposition will be determined by the City in conjunction with the appropriate Chumash consultant.
- 3) If an artifact is identified as an isolated find, the monitor(s) must recover the artifact(s) with the appropriate locational data and include the item in the overall inventory for the site;
- 4) If a feature or concentration of artifacts is identified, the monitor must halt activities in the vicinity of the find, notify the applicant and the Planning and Environmental Review Director or designee, and prepare a proposal for the assessment and treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s);
- 5) The monitor must prepare a comprehensive archaeological technical report documenting the results of the monitoring program and include an inventory of recovered artifacts, features, etc.;
- 6) The monitor must prepare the artifact assemblage for curation with UCSB and include an inventory with the transfer of the collection; and

- 7) The monitor must file an updated archaeological site survey record with the UCSB Central Coastal Information Center.

Plan Requirements and Timing: This requirement must be printed on all plans submitted for any land use, building, grading, or demolition permits. The applicant must enter into a contract with a City-approved archaeologist and applicant-selected Chumash consultant and must fund the provision of on-site archaeological/cultural resource monitoring during initial grading and excavation activities before issuance of a land use permit. Plan specifications for the monitoring must be printed on all plans submitted for grading, and building permits. The contract should be executed at least two weeks prior to the LUP issuance for grading.

Monitoring: City Planning and Environmental Review Director or designee must conduct periodic field inspections to verify compliance during ground-disturbing activities.

- CR-1(e)** **Continued Chumash Consultation.** Previous Chumash consultation with the City of Goleta and Project applicant resulted in the archaeological site CA-SBA-56 being identified as important to the Chumash community. Continued Chumash consultation must occur throughout the remainder of the Project including any design changes, alternatives analysis, or mitigation measure implementation to ensure that impacts to CA-SBA-56 are mitigated in a manner that would be respectful of the site's Chumash heritage.

Plan Requirements and Timing: This condition must be printed on all building and grading plans.

Monitoring: The Planning and Environmental Review Director or designee must check plans before the City issues a land use permit and must spot check in the field throughout grading and construction.

- CR-1(f)** **Human Remains.** Before initiating any staging areas, vegetation clearing, or grading activity, the applicant and construction crew must meet on-site with City staff, a City-retained archaeologist, and local Chumash consultant(s) and present the procedures to be followed in the unlikely event that human remains are uncovered. These procedures must include those identified by Public Resources Code § 5097.98. If the remains are determined to be of Chumash descent, the County Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Chumash. The MLD will then in consultation with the City-approved archaeologist and appropriate local Chumash consultant(s) determine what course of action should be taken in dealing with the remains, so as to limit future disturbance.

Plan Requirements and Timing: Before the City issues permits for any ground disturbance, the applicant must provide the City Planning and

Environmental Review Director or designee the contact information of the Chumash consultant and the agreed upon procedures to be followed. In the event that remains are found and if the remains are found to be of Chumash origin, the County Coroner will notify the Native American Heritage Commission and the Commission will name the Most Likely Descendant (MLD). The MLD, City-retained archaeologist, applicant, and City Planning and Environmental Review staff will consult as to the disposition of the remains. If the remains are identified as non-Chumash, the County Coroner will take possession of the remains and comply with all state and local requirements in the treatment of the remains.

Monitoring: The Planning and Environmental Review Director or designee must confirm that the County Coroner is notified in the event human remains are found, and that the Native American Heritage Commission is contacted if the remains are of Chumash origin.

2. **Human Remains**

Threshold: Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?

Finding: Less than significant with mitigation. (Final EIR, p. 4.4-12.)

Explanation: Proposed grading activities on the Project site have been designed to avoid disturbance of the Northern Midden Area, which includes human remains and is a significant archaeological resource pursuant to CEQA Guidelines Section 15064.5(a)(3). To prevent disturbance of the soil, existing vegetation within the boundary of the Northern Midden Area of CA-SBA-56 is proposed to be removed by hand, remaining root balls and masses would be sprayed with a topical herbicide to ensure no further growth, and the resulting dead masses of vegetation would be left in place. A geotextile tensor fabric (Tensor BX1200 or equivalent) would be placed on top of the existing ground surface within the Northern Midden Area to reduce the force of compaction from overlying fill soils and redistribute the compaction load force over a wider area, thereby minimizing the disturbance of friable cultural remains such as shellfish and animal bone. No remedial grading, subgrade preparation, or scarification would occur prior to placement of the geotextile fabric. Then the Northern Midden Area and a 50-foot buffer would be covered in a minimum of two feet of protective fill soil to prevent direct impacts to archaeological resources. Fill soils would be spread from the outside in no greater than eight-inch lifts with rubber-tired equipment, such that equipment only operates on top of the fill soils. This protocol would follow the previously approved measures implemented in the protection of CA-SBA-56's Intermediate Midden Area resources within the Willow Springs II project.

The Project has also been designed to avoid physical disturbance of the Northern Midden Area. The two-acre park is proposed to be placed above the Northern Midden Area. The park improvements, which include landscaping,

irrigation, a decomposed granite trail, a permeable concrete parking area, a picnic area, and a lodgepole perimeter fence, would be placed on top of fill soils and would not require disturbance of the existing ground surface. All proposed residential buildings and drainage improvements would be placed outside of the Northern Midden Area. Therefore, the Project would not have direct impacts on significant archaeological resources at the Northern Midden Area.

Although the site layout proposed and placement of protective fill over the Northern Midden Area would avoid direct impacts to this significant archaeological resource, the preservation of cultural deposits by intentional burial would result in a significant indirect impact on the research values of the cultural resource. Placement of overlying fill would preclude the opportunity for future investigations to determine the way in which the portions of CA-SBA-56 to be buried are related chronologically and functionally to the Intermediate Midden Areas to the south. This indirect impact can be mitigated through implementation of a limited Phase 3 Data Recovery investigation to obtain a systematic sample of prehistoric remains from the Northern Midden Area. The physical extent of this investigation would be limited by the lower density of cultural remains in this area, relative to that of the central midden at CA-SBA-56, and by the availability of previous research from the Phase 3 Data Recovery Program for the Willow Springs II project immediately to the south. (Final EIR, p. 4.4-12.)

Mitigation Measures CR-1(a), CR-1(b), CR-1(c), CR-1(d), CR-1(e), and CR-1(f) would address areas of intact CA-SBA-56 deposits where proposed ground disturbances cannot be feasibly avoided. These measures are consistent with conditions of approval for the Willow Springs II project, where relevant. (Final EIR, p. 4.4-12.)

D. GEOLOGY AND SOILS

1. Fault Rupture

Threshold: Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure including liquefaction; or landslides?

Finding: Less than significant with mitigation. (Final EIR, p. 4.5-5.)

Explanation: Soil borings and the results of six cone penetrometer test soundings indicate that there is a potential for liquefaction to occur in some layers of the saturated alluvial soils on the project site. Liquefaction could result in settlement that could cause property damage.

The combined magnitude of both liquefaction and seismically induced settlement would be less than four inches. The magnitude of differential settlement was estimated to be less than two inches. As described in the *Geotechnical Engineering Report* (Earth Systems Pacific, 2014), settlement resulting from liquefaction and seismic activity may damage foundations and surface improvements if grading of the project site is not completed to the recommendations in the *Geotechnical Engineering Report*. Therefore, this impact is potentially significant, and mitigation is required to ensure that grading is completed to the recommendations of the *Geotechnical Engineering Report*. (Final EIR, pp. 4.5-5 through 4.5-6.)

Mitigation Measure GEO-1 would reduce potential impacts due to liquefaction resulting in settling of soils on the site to a less than significant level by requiring removal of onsite soils, moisture conditioning, and compaction of surfaces before placing appropriate fill soils or a rigid mat foundation system. **Mitigation Measure GEO-1** includes special grading techniques to minimize the impact of site development in the archaeological area would reduce impacts related to seismically induced liquefaction to a less than significant level. To reduce the potential for settlement within the archaeological area, special grading techniques will need to be implemented to minimize the impact of site development in this area. Accordingly, recommendations from the *Geotechnical Engineering Report* for the archaeological area and buffer zone are included in **Mitigation Measure GEO-1**. (Final EIR, pp. 4.5-5 through 4.5-8.)

GEO-1 Geotechnical Design Considerations. The recommendations in the *Geotechnical Engineering Report* (Earth Systems Pacific, 2014) related to soil engineering within and outside of the Archaeological Area must be incorporated into the Project's grading and building plans, as summarized here:

Areas Outside the Archaeological Area:

- *All existing fill soils should be completely removed and replaced as compacted fill. Any existing utilities that will not be serving the site must be removed or properly abandoned*
- *Voids created by the removal of materials or utilities, and extending below the recommended overexcavation depth, must be immediately called to the attention of the geotechnical engineer. No fill may be placed unless the geotechnical engineer has observed the underlying soil*
- *Following site preparation, soils in the building area should be removed to a level plane at a minimum depth of 3 to 8 feet below the bottom of the deepest footing or 3 to 8 feet below existing grade, whichever is deeper, as recommended by the geotechnical engineer in the field*
- *Soils in the surface improvement area should be removed to a level plane at a minimum depth of 1-foot below the proposed subgrade elevation or 2 feet below the existing ground surface, whichever is deeper*
- *Soils in the fill areas beyond the building and surface improvement areas should be removed to a depth of 2 feet below the existing ground surface*
- *Stabilization of surface soils by vegetation or other means during and following construction must be implemented, particularly those disturbed during construction*

Areas Inside the Archaeological Area, including the 50-foot Archaeological Buffer Zone:

- *Existing ground surface in the grading area inside of the archaeological area should be prepared for construction by removing the stockpile soils and all other existing fill soils down to the native soil surface*
- *Before removing vegetation, vegetation should be sprayed with topical herbicide per manufacturer's specifications approximately 60 days before implementing grading operations. The herbicide is more effective when applied to plant leaves for better absorption*
- *All vegetation, debris, and other deleterious material should be removed from the native soil surface by hand (can include brushing, raking, or the use of a power blower) to the degree practicable at the ground surface such that no soil disturbance occurs*
- *Root ball masses must be left in place to die*
- *Any existing utilities that will not be serving the site must be removed or properly abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the utility*
- *Surface vegetation removal and herbicide application must be accomplished 60 days prior to the geogrid placement; it is acceptable to place import sand on the native soil surface where uneven areas or undulations exist to create as level a surface as practicable to place the geogrid on as it improves both the constructability and performance of the geogrid system*
- *The native soil surface must be covered with a tri-axial geogrid such as Tensar TX 7, or an approved equivalent. The geogrid must be anchored and/or overlapped as recommended by the manufacturer prior to placing any fill soil*
- *The first 6 inches of fill placed on top of the geogrid must be an imported sand material reviewed and approved by the City of Goleta to provide a visual indication to avoid impeding into the native soils*
- *Fill soils must be placed and spread from the outside to the inside of the archeological area with track earthmoving equipment such that the equipment must only be working on top of the fill soils. The fill soils must be placed such that the earthmoving equipment does not come into contact with the archeological area native soils or the geogrid.*

Grading (General):

- *On-site material and approved import materials may be used as general fill and up to 18 inches below the bottom of the slab-on-grade elevation within the building area where conventional foundations will be used*
- *A minimum of 18 inches of nonexpansive material when measured from the bottom of the conventional foundation slabs-on-grade should be placed in the building area*
- *Proposed imported soils should be evaluated by a geotechnical engineer before being used, and on an intermittent basis during*

placement on the site

- *All materials used as fill should be cleaned of any debris and rocks larger than 6 inches in diameter, and no rocks larger than 3 inches in diameter should be used within the upper 3 feet of finish grade*
- *Fill slopes should be keyed and benched into competent soil*
- *Slopes under normal conditions should be constructed at 2:1 (horizontal to vertical) or flatter inclinations. Slopes subject to inundation should be constructed at 3:1 or flatter inclinations*
- *Stabilization of surface soils by vegetation or other means during and following construction must be implemented, particularly those disturbed during construction*

If the portions of the site cannot be graded to those recommendations, rigid mat foundations should be used in lieu of conventional foundation systems.

Foundations:

- *Foundations must not be constructed within 10 feet of LID drainage improvements. If this is not the case, the geotechnical engineer must review the type of LID drainage improvement planned within 10 feet of a foundation to ascertain if revised and/or supplemental foundation recommendations are needed*
- *Conventional and Rigid Mat Foundations systems must be engineered in accordance with the recommendations contained in the Geotechnical Engineering Report (Earth Systems Pacific, 2014)*

Plan Requirements and Timing. Grading and building plans must be submitted for review and approval by the Planning and Environmental Review Director or designee before the City issues grading and building permits.

Monitoring. The Project soils engineer must observe all excavations before placement of compacted soil, gravel backfill, or rebar and concrete and report observations to the City. The City will conduct field inspections as needed.

2. **Soil Erosion**

Threshold: Would the Project result in substantial soil erosion or the loss of topsoil?

Finding: Less than significant with mitigation. (Final EIR, p. 4.5-9.)

Explanation: The Project would involve construction of 332 dwelling units and associated landscaping and hardscape. Based on information provided in the Project grading plan, the amount of stockpiled dirt on the Project site totals 293,100 cubic yards. Of this 293,100 cubic yards, a total of 92,000 cubic yards of soil would be exported off-site before construction of the Project. Excavation and grading could result in erosion of soils and sedimentation. During grading and soil storage, there is the potential for soil migration offsite via wind entrainment and/or water erosion.

Impacts would be minimized during all phases of Project construction through compliance with a City-issued Grading Permit. To comply with this permit, the applicant would be required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), which must include erosion and sediment control BMPs that would meet or exceed measures required by the City-issued Grading Permit, as well as BMPs that control other potential construction-related pollutants. Erosion control BMPs are designed to prevent erosion, whereas sediment controls are designed to trap sediment once it has been mobilized. Examples of BMPs that may be implemented during construction include the use of geotextiles and mats, temporary drains and swales, silt fences and sediments traps. Erosion control practices may include the use of drainage controls such as down drains, detention ponds, filter berms, or infiltration pits; removal of any sediment tracked offsite within the same day that it is tracked; containment of polluted runoff onsite; use of plastic covering to minimize erosion from exposed areas; and restrictions on the washing of construction equipment.

A SWPPP would be developed for the Project as required by, and in compliance with, the City-issued Grading Permit and City regulations, including grading regulations. The Construction General Permit requires the SWPPP to include a menu of BMPs to be selected and implemented based on the phase of construction and the weather conditions to effectively control erosion and sediment using the Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology (BAT/BCT). As development implementation of an SWPPP is a standard requirement that would apply to the Project.

Nonetheless, soils on the project site are highly erodible. Implementation and maintenance of proper drainage and the stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction are necessary to reduce the potential of erosion damage. Impacts would be potentially significant.

The recommendations in the *Geotechnical Engineering Report* (Earth Systems Pacific, 2014) related to grading, drainage and landscape maintenance, which are required by **Mitigation Measure GEO-1**, would reduce impacts related to soil erosion to a less than significant level. Implementation of **Mitigation Measure GEO-1** would reduce potential impacts related to soil erosion to a less than significant level by requiring soils exposed by grading to be stabilized with vegetation or other materials during and following construction. (Final EIR, pp. 4.5-9 through 4.5-10.)

3. **Unstable Soils**

Threshold: Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Finding: Less than significant with mitigation. (Final EIR, p. 4.5-5.)

Explanation: Soil borings and the results of six cone penetrometer test soundings indicate that there is a potential for liquefaction to occur in some layers of the saturated alluvial soils on the project site. Liquefaction could result in settlement that could cause property damage.

The combined magnitude of both liquefaction and seismically induced settlement would be less than four inches. The magnitude of differential settlement was estimated to be less than two inches. As described in the *Geotechnical Engineering Report* (Earth Systems Pacific, 2014), settlement resulting from liquefaction and seismic activity may damage foundations and surface improvements if grading of the project site is not completed to the recommendations in the *Geotechnical Engineering Report*. Therefore, this impact is potentially significant, and mitigation is required to ensure that grading is completed to the recommendations of the *Geotechnical Engineering Report*. (Final EIR, pp. 4.5-5 through 4.5-6.)

Mitigation Measure GEO-1 would reduce impacts related to seismically induced liquefaction to a less than significant level. To reduce the potential for settlement within the archaeological area, special grading techniques will need to be implemented to minimize the impact of site development in this area. Accordingly, recommendations from the Geotechnical Engineering Report for the archaeological area and buffer zone are included in **Mitigation Measure GEO-1**. (Final EIR, p. 4.5-6.)

4. **Expansive Soils**

Threshold: Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?

Finding: Less than significant with mitigation. (Final EIR, p. 4.5-8.)

Explanation: According to the Earth Systems Pacific *Geotechnical Engineering Report*, previous expansion index testing of the clay soils on the project site produced values that place these soils in the “medium” expansion category. Expansive soils tend to swell with seasonal increases in soil moisture and shrink during the dry season as soil moisture decreases. The volume changes that the soils undergo in this cyclical pattern can stress and damage slabs and foundations if precautionary measures are not incorporated in design and in the construction procedure. Impacts would be potentially significant. The recommendations in the *Geotechnical Engineering Report* (Earth Systems Pacific, 2014) related to removal of existing fill, site grading, and foundation design, which are required by **Mitigation Measure GEO-1**, would reduce impacts related to expansive soils to a less than significant level. Implementation of **Mitigation Measure GEO-1** would reduce potential impacts due to expansive soils to a less than significant level by requiring

non-expansive materials or a rigid mat foundation system to be placed below all building areas.. (Final EIR, pp. 4.5-8 through 4.5-9.)

E. HYDROLOGY AND WATER QUALITY

1. Erosion or Siltation

Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Finding: Less than significant with mitigation. (Final EIR, p. 4.8-11.)

Explanation: The Project would involve a Vesting Tentative Map to merge the existing 13 lots on the Project site into two lots for residential use and one lot for a 2-acre public park, resulting in a substantial increase in impervious surface on the site. The proposed on-site building coverage would total 3.46 acres (representing approximately 24.63 percent of the 14.05 net developable area excluding the public park). Accounting for these buildings as well as the proposed driveways, carports, and parking areas, impervious surfaces would cover approximately 8.0 acres (approximately 56.9 percent of the net developable area excluding the public park) of the Project site. The remainder of site coverage would consist of 0.79-acres of bioretention basins, a two-acre park, and 6.23 acres of common open space. The substantial increase in impervious surface would result in reduced infiltration and increased sheetflow on the site. In addition, grading would affect site drainage by reducing the grade differential across the site; however, existing drainage patterns would not be substantially altered because major natural drainage features are not present onsite.

To accommodate changes to the onsite movement of water during operation of the Project, LID design strategies would be incorporated into the Project. Uncovered parking stalls throughout the Project would be constructed with permeable pavers set on a gravel base. Some walkways and patio area would also be constructed with permeable pavers. Runoff from roof areas would be directed to landscape areas where possible. In addition, bioretention basins, vegetated swales, permeable pavers set on a gravel reservoir, treatment planter boxes, and a subsurface ADS Stormtech Chamber system, would be used as Stormwater Control Measures. The detention system also incorporates components that act as stormwater filtration units at each point of stormwater conveyance into the subsurface system. The bioretention areas and storm drainage storage system are proposed to achieve compliance with the Central Coast RWQCB's Order R3-2013-0032 and City of Goleta flood control and water quality requirements.

The City of Goleta has adopted the Santa Barbara County Stormwater Technical Guide for Low Impact Development. The bioretention basins have been designed using the calculation spreadsheet provided by the stormwater

Guide. According to City of Goleta Standard Conditions for Project Plan Approval – Water Quality BMPs, the water quality design volume for stormwater detention on the Project site would be 24,508 cf. The volume of the Project’s proposed detention facilities are 30,000 cf, thus exceeding the water quality design volume requirement.

Based on these post-development conditions, the *Preliminary Hydraulic Report for North Willow Springs* estimates overall runoff volumes from the Project site into the City’s storm drain system. Total post-development peak flows subject to the proposed drainage control infrastructure are estimated at 56 cfs for the 10-year storm event, 69 cfs for the 25-year storm event, 80 cfs for the 50-year storm event, and 90 cfs for the 100-year storm event. Results of the pre- and post-development calculations routed through the retention basin are summarized in Table 4.8-1 of the Final EIR (Preliminary Hydraulic Report for North Willow Springs, refer to Appendix G of the Final EIR).

Post-development peak runoff rates would be equal or less than the expected runoff rates for the same return periods from the pre-development peak runoff rates.

Central Coast RWQCB Order R3-2013-0032, which took effect in March 2014, creates new Post-Construction Stormwater Management Requirements (Post-Construction Requirements) for development projects in the Central Coast region. These replace the City’s Interim LID Criteria, which had been in effect since 2009. The primary objective of the Post-Construction Requirements is to ensure that Project applicant reduce pollutant discharges to the maximum extent practicable and prevent stormwater discharges from causing or contributing to a violation of receiving water quality standards. The Post-Construction Requirements emphasize protecting and, where degraded, restoring key watershed processes to create and sustain linkages between hydrology, channel geomorphology, and biological health necessary for healthy watersheds. The Post-Construction Requirements include specific standards related to:

- *Site design and runoff reduction;*
- *Water quality treatment;*
- *Runoff retention; and*
- *Management of peak runoff levels.*

The applicant would be required to submit a comprehensive Hydrology and Hydraulic Analysis signed by a registered Civil Engineer that details the pre- and post-development conditions of the Project site. The Project would not result in a reduction in runoff that would result in any hydrological interruption to in Los Carneros Wetland or affect the existing hydrological process. Consistent with the Post-Construction Requirements, this report would identify drainage control improvements that would be integrated into the Project design. The submitted final Hydrology and Hydraulic Analysis

would be reviewed and approved by City staff before approval of any Land Use Permit for the Project.

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Santa Barbara County Project Clean Water's Stormwater Technical Guide. Drainage infrastructure would be constructed as proposed and maintained over the life of the Project. Failure to either construct as proposed and/or maintain the system over the life of the Project could result in failure of these facilities and post-development stormwater flows exceeding pre-development flows causing substantial increases in bank/channel erosion or siltation at this discharge point in local surface waters.

Without a Stormwater Control Plan, the Project would have a potentially significant impact on site drainage. To reduce impacts to site drainage, **Mitigation Measure HWQ-2** would require the Project to submit a Stormwater Control Plan. With preparation of maintenance agreement identified in the Hydrology and Hydraulic Analysis and Storm Water Control Plan, impacts on site drainage would be reduced to a less than significant level. (Final EIR, pp. 4.8-11 through 4.8-14.)

HWQ-2 Maintenance Agreement and Stormwater Control Plan. The applicant must execute a maintenance agreement and Stormwater Control Plan with the City, in a form approved by the City Attorney, that implements maintenance requirements for all improvements associated with all BMPs described in the final approved Hydrology and Hydraulic Analysis and Storm Water Control Plan. The agreement must be executed before the City issues any final certificate of occupancy.

Plan Requirements and Timing: At a minimum, the maintenance agreement and Stormwater Control Plan between the applicant and City must include requirements that all inline storm drain filters must be inspected, repaired, and cleaned per manufacture specifications and at a minimum before September 30th of each year. Additional inspections, repairs, and maintenance must be performed after storm events as needed throughout the rainy season (November 1st to April 15th) and/or per manufacture specifications. Any necessary major repairs must be completed before the next rainy season. Before September 30th of each year, the applicant must submit to Public Works for review and approval a report summarizing all inspections, repairs, and maintenance work done during the prior year.

Monitoring: City Planning and Environmental Review staff must verify compliance before approval of any occupancy permit for the Project. City Planning and Environmental Review staff must verify compliance with the provisions of the agreement periodically and respond to instances of non-compliance with the agreement.

2. **Flooding**

Threshold: Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Finding: Less than significant with mitigation. (Final EIR, p. 4.8-11.)

Explanation: The Project would involve a Vesting Tentative Map to merge the existing 13 lots on the Project site into two lots for residential use and one lot for a 2-acre public park, resulting in a substantial increase in impervious surface on the site. The proposed on-site building coverage would total 3.46 acres (representing approximately 24.63 percent of the 14.05 net developable area excluding the public park). Accounting for these buildings as well as the proposed driveways, carports, and parking areas, impervious surfaces would cover approximately 8.0 acres (approximately 56.9 percent of the net developable area excluding the public park) of the Project site. The remainder of site coverage would consist of 0.79-acres of bioretention basins, a two-acre park, and 6.23 acres of common open space. The substantial increase in impervious surface would result in reduced infiltration and increased sheetflow on the site. In addition, grading would affect site drainage by reducing the grade differential across the site; however, existing drainage patterns would not be substantially altered because major natural drainage features are not present onsite.

To accommodate changes to the onsite movement of water during operation of the Project, LID design strategies would be incorporated into the Project. Uncovered parking stalls throughout the Project would be constructed with permeable pavers set on a gravel base. Some walkways and patio area would also be constructed with permeable pavers. Runoff from roof areas would be directed to landscape areas where possible. In addition, bioretention basins, vegetated swales, permeable pavers set on a gravel reservoir, treatment planter boxes, and a subsurface ADS Stormtech Chamber system, would be used as Stormwater Control Measures. The detention system also incorporates components that act as stormwater filtration units at each point of stormwater conveyance into the subsurface system. The bioretention areas and storm drainage storage system are proposed to achieve compliance with the Central Coast RWQCB's Order R3-2013-0032 and City of Goleta flood control and water quality requirements.

The City of Goleta has adopted the Santa Barbara County Stormwater Technical Guide for Low Impact Development. The bioretention basins have been designed using the calculation spreadsheet provided by the stormwater Guide. According to City of Goleta Standard Conditions for Project Plan Approval – Water Quality BMPs, the water quality design volume for stormwater detention on the Project site would be 24,508 cf. The volume of

the Project's proposed detention facilities are 30,000 cf, thus exceeding the water quality design volume requirement.

Based on these post-development conditions, the Preliminary Hydraulic Report for North Willow Springs (refer to Appendix G) estimates overall runoff volumes from the Project site into the City's storm drain system. Total post-development peak flows subject to the proposed drainage control infrastructure are estimated at 56 cfs for the 10-year storm event, 69 cfs for the 25-year storm event, 80 cfs for the 50-year storm event, and 90 cfs for the 100-year storm event. Results of the pre- and post-development calculations routed through the retention basin are summarized in Table 4.8-1 above (Preliminary Hydraulic Report for North Willow Springs, refer to Appendix G of the Final EIR).

Post-development peak runoff rates would be equal or less than the expected runoff rates for the same return periods from the pre-development peak runoff rates.

Central Coast RWQCB Order R3-2013-0032, which took effect in March 2014, creates new Post-Construction Stormwater Management Requirements (Post-Construction Requirements) for development projects in the Central Coast region. These replace the City's Interim LID Criteria, which had been in effect since 2009. The primary objective of the Post-Construction Requirements is to ensure that Project applicant reduce pollutant discharges to the maximum extent practicable and prevent stormwater discharges from causing or contributing to a violation of receiving water quality standards. The Post-Construction Requirements emphasize protecting and, where degraded, restoring key watershed processes to create and sustain linkages between hydrology, channel geomorphology, and biological health necessary for healthy watersheds. The Post-Construction Requirements include specific standards related to:

- *Site design and runoff reduction;*
- *Water quality treatment;*
- *Runoff retention; and*
- *Management of peak runoff levels.*

The applicant would be required to submit a comprehensive Hydrology and Hydraulic Analysis signed by a registered Civil Engineer that details the pre- and post-development conditions of the Project site. The Project would not result in a reduction in runoff that would result in any hydrological interruption to in Los Carneros Wetland or affect the existing hydrological process. Consistent with the Post-Construction Requirements, this report would identify drainage control improvements that would be integrated into the Project design. The submitted final Hydrology and Hydraulic Analysis would be reviewed and approved by City staff before approval of any Land Use Permit for the Project.

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Santa Barbara County Project Clean Water's Stormwater Technical Guide. Drainage infrastructure would be constructed as proposed and maintained over the life of the Project. Failure to either construct as proposed and/or maintain the system over the life of the Project could result in failure of these facilities and post-development stormwater flows exceeding pre-development flows causing substantial increases in bank/channel erosion or siltation at this discharge point in local surface waters.

Without a Stormwater Control Plan, the Project would have a potentially significant impact on site drainage. To reduce impacts to site drainage, the Project would be required to submit a Stormwater Control Plan. With preparation of maintenance agreement identified in the Hydrology and Hydraulic Analysis and Storm Water Control Plan, impacts on site drainage would be reduced to a less than significant level. (Final EIR, pp. 4.8-11 through 4.8-14.)

F. TRIBAL CULTURAL RESOURCES

1. Tribal Cultural Resources

Threshold: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in Public Resources Code section 5024.1?

Finding: Less than significant with mitigation. (Final EIR, p. 4.4-18.)

Explanation: An intact undisturbed human burial was identified within the Northern Midden Area during Extended Phase I archaeological testing in 1996. The human burial is located within the proposed native plant landscape open space. Protective fill would be placed above the burial to create undulating hummocks and the burial would be at least 25 feet from the nearest designated trail, to preclude future foot traffic over this particularly sensitive location.

The heritage value of a resource is dependent on the values placed on the resource by culturally affiliated descendent communities. These values will vary based on the descendent community but may include the resource's ability to expand traditional knowledge, contribute to religious practices, or represent a sacred location. Other values placed on a resource may include

aesthetic value, artistic value, or scientific/research value. Burial sites are often considered sacred to traditional communities, including Native Americans. Descendent communities may view disturbances to a known burial site as diminishing the heritage value of the site.

The provisions of AB 52 requiring tribal consultation are not required for the Project because the NOP for the Project was distributed in April 2015, prior to AB 52 going into effect. However, the provisions of SB 18 are required for the project, and the City conducted consultation with Native American tribal representatives in 2016 and 2017 regarding CA-SBA-56. On March 22, 2021, the City sent letters to the local Native American contacts identified by the NAHC to notify them of the Project design changes. The Coastal Band of the Chumash Nation did not respond to consultation requests sent by the City in 2016 and 2017 for the Project, but did consult on the adjacent Willow Springs II project and stated that CA-SBA-56 was important to their heritage. To date, the City has not received responses to Native American outreach efforts conducted in 2021. Nevertheless, during 2016 and 2017 consultation, representatives of the Barbareño Band stated that CA-SBA-56 is a significant resource, and that the proposed **Mitigation Measures CR-1(a)** through **CR-1(f)** and **CR-2(a)** and **CR-2(b)** would reduce impacts to a Class II, significant but mitigable, level.

Because of the direct impacts to a Native American site with a known human burial, there is a potential to impact the heritage value of this known tribal cultural resource. Representatives of the Barbareño Band have agreed that **Mitigation Measures CR-1(a)** through **CR-1(f)** and **CR-2(a)** and **CR-2(b)** would reduce impacts. Therefore, with implementation of **Mitigation Measures CR-1(a)** through **CR-1(f)** as well as the above mitigation measures, potential impacts to the heritage value of CA-SBA-56 would be reduced to a less than significant level. (Final EIR, p. 4.4-19.) Therefore, based on these consultation efforts, the Project would result in a significant but mitigable impact to the heritage value of these tribal cultural resources. (Final EIR, p. 4.4-18.)

Mitigation Measures. **Mitigation Measures CR-1(a)** through **CR-1(f)** and the measures below would reduce the Project's impact on the heritage value of this tribal cultural resource.

CR-2(a) Landscape Plan Review. The applicant must demonstrate that the Open Space Landscape Plan has been reviewed and approved by the local Chumash community to ensure appropriate treatment of heritage resources within the Northern Midden Area of CA-SBA-56.

Plan Requirements and Timing. This requirement must be printed on the Final Open Space Landscape Plan and approved by a city approved archaeologist. Confirmation that the local Chumash community was consulted and has approved the Final Open Space Landscape Plan must be submitted for any LUP issuance for grading.

Monitoring. The Planning and Environmental Review Director, or designee, must receive evidence of the local Chumash community's approval of the Final Open Space Landscape Plan to verify compliance with this measure.

CR-2(b) Chumash Heritage Monument. The applicant must incorporate a monument placed adjacent to the Open Space passive recreational trail to highlight the Chumash heritage of the Project area. A Chumash Heritage Monument Plan must be reviewed and approved by representatives of the local Chumash community.

Plan Requirements and Timing. This requirement must be printed on all plans submitted for any LUP for grading. Confirmation that the local Chumash community was consulted and has approved the Chumash Heritage Monument Plan must be submitted for any LUP for grading. The monument will be installed prior to the condition of occupancy.

Monitoring. The Planning and Environmental Review Director, or designee, must receive evidence of the local Chumash community's approval of the Chumash Heritage Monument Plan to verify compliance with this measure.

SECTION IV.
IMPACTS THAN CANNOT BE FULLY MITIGATED TO A LESS THAN SIGNIFICANT
LEVEL

The City Council hereby finds that, despite the incorporation of Mitigation Measures identified in the EIR and in these Findings, the following environmental impacts cannot be fully mitigated to a less than significant level and a Statement of Overriding Considerations is therefore included herein:

G. NOISE

1. Noise Standards

Threshold: Would the Project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Finding: Significant and unavoidable. (Final EIR, p. 4.10-8.)

Explanation: The Project would be constructed over a period of approximately 36 months, including the required soil hauling. Table 4.10-5 of the Final EIR shows typical noise levels associated with various construction equipment at distances of 50, 100, 200, 400, and 500 feet from the noise source. Typical construction noise levels at 50 feet from the source range from about 76 to 89 dBA. The grading/excavation phase of project construction tends to create the highest construction noise levels because of the operation of heavy earth-moving equipment, although only a limited amount of equipment would operate near a given location at a particular time. In the case of the Project, activity requiring the use of heavy earth-moving equipment would include the pre-construction soil removal phase.

The most affected adjacent uses are residential uses (Willow Spring I and II) south of the project site across Camino Vista approximately 50 feet away and residential uses (Village at Los Carneros) west of the project site across South Los Carneros Road approximately 175 feet away. The majority of residences located in the Village at Los Carneros development, adjacent to South Los Carneros Road, are shielded from the project site due to the elevation of the site relative to the South Los Carneros Road. Adjacent industrial uses to the east could be exposed to temporary noise levels up to 89 dBA range during the loudest periods of construction. However, these types of facilities are not considered noise sensitive receptors. Since construction activities would be located within 50 feet of residential uses and noise at these receptors could exceed 89 dBA for a period of up to 36 months, construction activities would result in a substantial increase in ambient noise levels at adjacent noise-sensitive receptors. Therefore, the impact from construction noise would be potentially significant.

In addition to these on-site sources of construction noise, the Project would involve approximately 178,000-cubic yards of cut and 15,500-cubic yards of fill with approximately 92,000-cubic yards of export material. Trucks hauling material to and from the site would be a source of construction noise during this phase, which is anticipated to last up to 22 weeks.

Noise from trucks can reach up to 88 dBA Lmax at 50 feet from the source. The only available haul route from the Project site is Camino Vista to Los Carneros to U.S. 101 which would require trucks to pass by the existing Willow Spring I and II sites south of the project site across Camino Vista. The closest residences are approximately 50 feet from the centerline of Camino Vista. Within Willow Springs I and II up to approximately 360 units could be affected by noise associated with soil excavation and hauling. Because hauling trucks would travel on roads directly adjacent to residential units and past sensitive receptors for a period of up to 22 weeks, resulting in noise levels up to 88 dBA Lmax at the nearest noise-sensitive receptors, soil hauling truck trips would result in a substantial increase in ambient noise levels at adjacent noise-sensitive receptors. Therefore, the noise impact from soil hauling during construction would be potentially significant. In addition, because on-site construction activities would be up to 89 dBA within 50 feet of the nearest existing residential receptors, overall construction noise impacts would be potentially significant.

Construction activity associated with the Project would occur within 50 feet of sensitive receptors and could therefore generate noise that could result in a significant temporary noise conflict at nearby noise-sensitive receptors. Project construction would represent a temporary but prolonged source of noise to sensitive receptors adjacent to the Project site and along the route used by soil hauling trucks, which would impact existing residential units at the existing Willow Spring I and II sites south of the project site across Camino Vista. **Mitigation Measures N-1(a)** through **N-1(g)** require implementation of noise reduction devices and techniques during construction, and would reduce the noise levels associated with construction of the Project to the maximum extent feasible. Construction noise would be intermittent and temporary, and implementation of the maximum feasible construction noise reduction measures would reduce construction-related noise to the extent feasible. However, due to the fact that heavy construction equipment would be located as close to 50 feet from existing residential units, and the pre-construction soil hauling activity would result in heavy trucks passing existing residences along Camino Vista for up to 22 weeks, construction noise impacts would remain significant and unavoidable. (Final EIR, pp. 4.10-8 through 4.10-12.)

- N-1(a) Construction Timing.** Construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Plan Requirements and Timing: At least one sign near each Project site entrance along Camino Vista stating these restrictions must be posted on the site. Signs must be a minimum size of 24” x 48.” Signs must be in place before the beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

Monitoring: The Planning and Environmental Review Director or designee must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.

N-1(b) Electrical Power. Electrical power must be used to run air compressors and similar power tools.

Plan Requirements and Timing: The equipment area with appropriate acoustic shielding must be designated on building and grading plans.

Equipment and shielding must remain in the designated location throughout construction activities.

Monitoring: The Planning and Environmental Review Director or designee must periodically inspect the site to ensure compliance with all noise attenuation requirements.

N-1(c) Construction Noise Complaint Line. The applicant must provide a non-automated telephone number for local residents and employees to call to submit complaints associated with construction noise.

Plan Requirements and Timing: The telephone number must be included in the notice required by Measure N-1(a) and posted on the Project site and must be easily viewed from adjacent public areas. Proof of mailing the notices must be provided to the Planning and Environmental Review Director or designee before the City issues a grading permit. At least one sign near each Project site entrance along Camino Vista with the phone number must be posted on-site. The applicant must inform the Planning and Development Review Director or designee of any complaints within one week of receipt of the complaint. Signs must be in place before beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

Monitoring: Building Inspectors and Permit Compliance staff may periodically inspect and respond to complaints.

N-1(d) Distancing of Vehicles and Equipment. Noise and groundborne vibration construction activities whose specific location on the Project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) must be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

Plan Requirements and Timing. The location of vehicles and equipment must be designated on building and grading plans. Equipment and vehicles

must remain in the designated location throughout construction activities.

Monitoring. The Planning and Environmental Review Director must periodically inspect the site to ensure compliance.

- N-1(e) Avoid Operating Equipment Simultaneously.** Whenever possible, construction activities must be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

Plan Requirements and Timing. The construction schedule and timing of operation of each piece of equipment must be provided by the applicant.

Monitoring. Planning and Environmental Review Director or designee must periodically inspect the site to ensure compliance.

- N-1(f) Sound Control Curtains and Acoustical Blankets.** Flexible sound control curtains must be placed around all drilling apparatuses, drill rigs, and jackhammers when in use. Acoustical blankets (or similarly effective temporary noise barriers) must be placed along the southern, western, and eastern Project site boundaries to reduce noise transmission to existing land uses to the south, west, and east, including residential units at the existing Willow Spring I and II sites south of the project site across Camino Vista and residential units at the existing Village at Los Carneros west of the project site across South Los Carneros Road.

Plan Requirements and Timing. The equipment area with appropriate sound control curtains and the locations of acoustical blankets must be designated on building and grading plans. Equipment and shielding must remain in the designated location throughout construction activities.

Monitoring. Planning and Environmental Review Director or designee must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.

- N-1(g) Newest Power Construction Equipment.** The Project contractor must use the newest available power construction equipment with standard recommended noise shielding and muffling devices.

Plan Requirements and Timing. The equipment with appropriate noise shielding and muffling must be designated on building and grading plans.

Monitoring. The Planning and Environmental Review Director or designee must inspect the building and grading plans before the City issues permits and periodically inspect the site to ensure compliance.

H. UTILITIES

2. Solid Waste

Threshold: Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Finding: Significant and unavoidable. (Final EIR, p. 4.14-14.)

Explanation: **Operation**

The City's CEQA thresholds manual includes a formula to estimate solid waste generation from multi-family residential development. Using this formula (2.65 people/market-rate unit x 228 units x 0.95 tons/year) + (2.58 people/family affordable unit x 63 units x 0.95 tons/year) + (1.36 people/senior affordable unit x 41 units x 0.95 tons/year)], the Project would generate approximately 781 tons of solid waste per year. According to the City's *Environmental Thresholds and Guidelines Manual*, the quantity of solid waste to be disposed of at landfills (non-recycled waste) is estimated at 50 percent of the total volume of solid waste generated. Based on a 50 percent diversion rate, the non-recycled waste from the Project would be estimated at 390.5 tons per year. This amount exceeds the City's Project-specific threshold of 196 tons per year. However, the current diversion rate for Santa Barbara County, including the City of Goleta was most recently identified as 69 percent (County of Santa Barbara Public Works, 2020). Assuming that the Project would divert recyclable waste at a rate consistent with the City's current average, 31 percent of the Project's estimated 781 tons of solid waste per year would be disposed of at landfills. Thus, based on this assumption, the Project would generate an estimated 242 tons per year of non-recyclable waste. This amount would exceed the City's project-specific threshold of 196 tons per year. Therefore, impacts on solid waste disposal capacity at the Tajiguas Landfill would be potentially significant.

County waste characterization studies estimate that implementation of the measures included in the required SWMP can reduce the 781 tons per year of waste generation by 50 percent. The actual reduction in waste generation cannot be fully determined until implementation of the SWMP. Therefore, impacts would remain significant and unavoidable. (Final EIR, pp. 4.14-14 through 4.14-15.)

UTL-4 **Solid Waste Management Plan.** The Project applicant must develop and implement a Solid Waste Management Plan (SWMP) to be reviewed and approved by Public Works Director, or designee, and include one or more of the following measures:

- *Provision of space and/or bins for storage of recyclable materials within the Project site.*
- *Establishment of a recyclable material pickup area for commercial/industrial projects (i.e., loading docks, etc.).*
- *Implementation of a curbside recycling program to serve the new development.*

- *Development of a plan for accessible collection of materials on a regular basis (may require establishment of private pick-up depending on availability of County-sponsored programs).*
- *Implementation of a monitoring program (quarterly, bi-annually) to ensure a 33 percent to 50 percent minimum participation in recycling efforts.*
- *Development of Source Reduction measures, indicating method and amount of expected reduction.*
- *Implementation of a program to purchase recycled materials used in association with the Project (paper, newsprint, etc.). This should include requesting suppliers to show recycled material content.*
- *Implementation of a backyard composting yard waste reduction program.*

Plan Requirements and Timing: The applicant must coordinate with the Planning and Environmental Review Director, or designee, and prepare SWMP as specified in the measure.

Monitoring: The Planning and Environmental Review Director, or designee, must inspect the Project site periodically for the first five (5) years after completion of Project occupancy to verify compliance with the SWMP.

3. **Solid Waste Laws**

Threshold: Will the Project comply with federal, state, and local statutes and regulations related to solid waste?

Finding: Significant and unavoidable. (Final EIR, p. 4.14-14.)

Explanation: **Operation**

The City's CEQA thresholds manual includes a formula to estimate solid waste generation from multi-family residential development. Using this formula (2.65 people/market-rate unit x 228 units x 0.95 tons/year) + (2.58 people/family affordable unit x 63 units x 0.95 tons/year) + (1.36 people/senior affordable unit x 41 units x 0.95 tons/year)], the Project would generate approximately 781 tons of solid waste per year. According to the City's Environmental Thresholds and Guidelines Manual, the quantity of solid waste to be disposed of at landfills (non-recycled waste) is estimated at 50 percent of the total volume of solid waste generated. Based on a 50 percent diversion rate, the non-recycled waste from the Project would be estimated at 390.5 tons per year. This amount exceeds the City's Project-specific threshold of 196 tons per year. However, the current diversion rate for Santa Barbara County, including the City of Goleta was most recently identified as 69 percent (County of Santa Barbara Public Works, 2020). Assuming that the Project would divert recyclable waste at a rate consistent with the City's

current average, 31 percent of the Project's estimated 781 tons of solid waste per year would be disposed of at landfills. Thus, based on this assumption, the Project would generate an estimated 242 tons per year of non-recyclable waste. This amount would exceed the City's project-specific threshold of 196 tons per year. Therefore, impacts on solid waste disposal capacity at the Tajiguas Landfill would be potentially significant.

County waste characterization studies estimate that implementation of the measures included in the required SWMP can reduce the 781 tons per year of waste generation by 50 percent. The actual reduction in waste generation cannot be fully determined until implementation of the SWMP. Therefore, impacts would remain significant and unavoidable. (Final EIR, pp. 4.14-14 through 4.14-15.)

SECTION V.
CUMULATIVE IMPACTS

Regarding the Project's potential to result in cumulative impacts, the City hereby finds as follows:

A. AESTHETICS

Cumulative development in the City of Goleta and the Goleta vicinity (Highway 154 to Gaviota) would add 741 residential units and more than 782,000 square feet of commercial/retail space in and around Goleta. Additional development would be located on infill sites throughout the community, as well as large tracts of undeveloped open spaces along the area's urban perimeters. Although much of the new development would generally be of a type and intensity similar to existing urban uses, a perceptible transformation of the community through increased urbanization would be apparent. In particular, the intensity of land use would increase in the vicinity of the Project site. Projects in the vicinity of the site that have been recently completed include hotels and various residential and business park developments.

However, the cumulative aesthetic impact from the project would be less than significant given the existing built-up environment around the site. The Project would result in a visual extension of existing residential neighborhoods and commercial areas. The areas in which cumulative development would occur have been predominantly identified in the General Plan as appropriate areas for growth. The Heritage Ridge Residential Project is the last development project to be constructed in the Central Hollister Corridor. The other cumulative projects identified in the 2006 General Plan (Cortona Apartments, The Village at Los Carneros, and Willow Springs II) have all been developed in the last 8 years. The Heritage Ridge Residential Project would complete the residential neighborhood envisioned by the General Plan. Therefore, cumulative development would not pose a significant change to the overall visual character of the City, and the Project would not have a considerable contribution to significant cumulative impacts.

Cumulative development on vacant and underutilized land in the Goleta area also could obstruct scenic views from U.S. 101, State Route 217, and public viewing areas within the City. However, implementation of policies to protect scenic views in the City's Visual and Historic Resources Element would reduce cumulative impacts to scenic views and key viewpoints to a less-than-significant level. Therefore, the Project would not have a significant contribution to cumulative impacts.

Furthermore, the Project's contribution to cumulative impacts related to the visual character of the site and the introduction of new sources of light and glare would not be cumulatively significant, as the infill Project's design and height would be compatible with surrounding development. Offsite spillover of lighting would be minimized with implementation of the lighting specifications in **Mitigation Measure AES-5**. Cumulative aesthetic impacts would be less than significant. (Draft EIR, pp. 4.1-22 through 4.1-23.)

B. AGRICULTURE AND FORESTRY RESOURCES

Historically, the Project site was used for grazing and agriculture (including row crops and orchards). Since that time the site has been substantially altered by grading, surrounding urban development including industrial, research park and office development, on-site residential development, and significant stockpiling of fill soils. Initial grading on-site consisted of clearing and grubbing of orchard trees and root structures. Surface material was scraped and placed in windrows. The site is no longer designated for agricultural uses, and is not zoned for agricultural use. Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as stockpiled soil. The site is not actively farmed, and conversion of the Project site to residential development would not result in the loss of significant, viable, local farmland. Consequently, the Project would not interfere with or convert existing farmlands to urban uses. Therefore, no impacts related to agriculture and forestry would occur. (Final EIR, p. 4.17-1.)

C. AIR QUALITY

Cumulative development in the City of Goleta and the Goleta vicinity (Highway 154 to Gaviota) would contribute to the cumulative degradation of regional air quality. 741 residential units and more than 782,000 square feet of non-residential development are currently planned and pending in and around Goleta. Because Santa Barbara County is in non-attainment the state standard for PM10, there is currently an existing cumulative impact associated with PM10 emissions. As stated in the SBCAPCD's *Environmental Review Guidelines*, "Unless otherwise specified in published/adopted thresholds of significance and guidelines, a project's potential contribution to cumulative impacts is assessed utilizing the same significance criteria as those for project specific impacts" (SBCAPCD, 2021). The Project would not exceed any of the SBCAPCD-recommended thresholds and therefore, the Project's contribution to cumulative air quality impacts would be less than significant.

In addition, pursuant to Goleta thresholds, the Project would have a significant cumulative impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. The Project would not conflict with or obstruct implementation of the 2019 Ozone Plan. Therefore, the project's impact on air quality would not be cumulatively considerable. (Final EIR, p. 4.2-20.)

D. BIOLOGICAL RESOURCES

Section 15130 of the *CEQA Guidelines* provides guidance on the discussion of cumulative impacts. Two conditions apply to determine the cumulative effect of a Project: first, the overall effect on biological resources caused by existing and known or forecasted Projects must be considered significant under the significance thresholds discussed above; and second, the Project must have a "cumulatively considerable" contribution to that effect. The analysis includes a discussion of the adopted Programmatic General Plan FEIR analysis, and an updated Project-specific cumulative analysis of the loss sensitive species and habitat and raptor foraging habitat.

Cumulative Programmatic General Plan Biological Resource Impacts. The Programmatic
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General Plan FEIR (City of Goleta, 2006; SCH # 2005031151), incorporated herein by reference, evaluated direct and indirect impacts from the conversion of existing vacant sites to the land uses designated for those areas in the General Plan. This analysis included the Project site build-out. The Project build-out is consistent with the General Plan land use designation. No significant unavoidable (Class I) impacts to biological resources were identified as a result of General Plan build-out. Biological resource impacts associated with build-out of vacant sites under the General Plan EIR were identified as less than significant (Class II), with adherence to Policies CE 1–10, Policies OS 1–7, and Policies LU 1,6, and 9. Development of the Project would not change the existing General Plan land use designation (Medium Density R-MD and Affordable Housing Opportunity Site) that was evaluated in the Programmatic General Plan FEIR. The Project impacts would be mitigated consistent with the General Plan policy requirements. The Statement of Overriding Consideration and FEIR adopted by the Goleta City Council is specific to Class II long-term impacts from the development of vacant land to specific special status species (Impact 3.4-5), native species (Impact 3.4-6,7), special status habitats (Impacts 3.4-2,3,4), and wildlife corridors (Impact 3.4-8). Cumulative impacts to biological resources, including the “loss of foraging habitat (grassland) for resident and migratory raptors” attributable to Projects in the City, were found to be less than significant (Class III) with adherence to General Plan policies and applicable federal and state regulations (Impact 3.4-14). Cumulative impacts to biological resources would not be cumulatively considerable, as identified under the Programmatic General Plan FEIR. The Project is consistent with the General Plan biological resource protection policies. Therefore, as identified in the Programmatic General Plan FEIR, cumulative biological resources impacts would be less than significant with implementation of the General Plan policies.

Cumulative Loss of Sensitive Species and Habitat and Wildlife Connectivity. Cumulative development in the Central Hollister area of Goleta consists of previous infill of undeveloped parcels (e.g., Village at Los Carneros, Cortona Apartments) within an urbanized area. Previous development in this area permanently eliminated extensive tracts of native plant communities, some of them now classified as rare or threatened. Native habitats support native wildlife species, many of which cannot survive in, or do not adapt to, the noise and disturbance associated with residential and urban developments. Species that do tolerate developed, landscaped, and disturbed sites include aggressive, non-native species that further displace native plants and wildlife, or may prey upon native species.

Vegetation on the majority of the Project site consists of non-native grasses and disturbance-following native shrubs. The proposed conversion from existing conditions to residential development would not be a cumulatively considerable contribution to a cumulatively significant effect, as the reduction and fragmentation of native habitats (including sensitive habitats), loss of native plant species diversity and populations, and reduction in native wildlife diversity and populations has already occurred in the past and was evaluated under the Programmatic General Plan FEIR. Moreover, mitigation measures would protect existing biological resources on and adjacent to the Project, such as nesting birds and wildlife connectivity. Cumulative impacts sensitive species and habitats would be less than significant.

Cumulative Loss of Raptor Habitat. The 16.29-acre Project site is not a significant nesting or roosting habitat for raptors and the Project's conversion to urban development, when considered with other cumulative development in the area, would not result in significant loss of suitable nesting or roosting habitat for raptors.

The Project and several related Projects in the Goleta area would result in the loss of foraging habitat for raptors including, without limitation, non-native grassland, open scrubland, and disturbed/ruderal fields. The Project would not result in a cumulative impact to raptor foraging areas or access to food resources, as the foraging habitat at the Project site is of lesser importance to raptors at a regional scale due to its small size, fragmented condition, and proximity to existing development; the foraging habitat at the site is not essential to successful nesting of raptors in the Goleta area; suitable foraging habitat exists at several other locations in the area, such as Ellwood Mesa, Bishop Ranch, Los Carneros Lake, Santa Barbara Municipal Airport and Goleta Slough, and UCSB areas, as well as additional undeveloped private lands; and, raptors are mobile species capable of compensating for the loss of small acreages of suitable foraging habitat in a local area by finding and utilizing other suitable habitats. Approximately four acres of the Project site itself was recently inaccessible to raptors for foraging for at least two years when stockpiled soils were present in the native hydro-seed area. The Project's contribution (13.47 acres) to the loss of raptor habitat would not result in a significant cumulative effect at a regional-level, nor would it cause a region-wide raptor population to drop below self-sustaining levels when considering the few other infill Projects in the City, therefore cumulative impacts are less than significant. (Draft EIR, pp. 4.3-39 through 4.3-40.)

E. CULTURAL RESOURCES

Cumulative development in the Goleta Valley would continue to disturb areas that may potentially contain cultural resources, including archaeological resources. Two approved/constructed projects, the Marriott Residence Inn and Cortona Apartments, are known to involve impacts to cultural resources. However, all potential development sites in the City are considered sensitive for archaeological resources due to their location adjacent to the Goleta Slough. Existing City policies and regulations would protect any unknown resources that might be uncovered in the course of project development. City policies require protection of cultural resources through, among other techniques, appropriate site design, monitoring of grading activities in archaeologically sensitive areas, avoidance or/and capping of identified resources, and coordination with the Chumash consultant(s). While there is the potential for significant cumulative impacts to cultural resources within the Goleta Slough area, it is anticipated that potential impacts associated with individual development projects will be addressed on a case-by-case basis in accordance with City requirements.

CA-SBA-56 has been subject to previous impacts resulting from the development of the Willow Springs I and Willow Springs II projects. While environmental review of these previous projects determined that impacts to this resource were reduced to a less than significance level through mitigation, the cumulative impact to CA-SBA-56 as a whole is potentially significant. Pursuant to CEQA Guidelines § 15355, cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. The Project's impacts to tribal cultural resources related to CA-SB-56 would be reduced to less than significant with implementation of **Mitigation Measures CR-1(a)** through **CR-1(f)**. Nevertheless, the project's contribution to cumulative cultural resource impacts would remain significant and unavoidable. *City Council Resolution No. 23- ____*

(Final EIR, p. 4.4-20.)

F. ENERGY

A project’s environmental impacts are “cumulatively considerable” if the “incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects” (CEQA Guidelines Section 15065[a][3]). The geographic scope for energy consumption is Santa Barbara County. This geographic scope is appropriate because the smallest scale at which energy consumption information is readily available is the county level.

Cumulative development in Santa Barbara County would increase demand for energy resources. However, new iterations of the California Building Energy Efficiency Standards and CALGreen would require increasingly more efficient appliances and building materials that reduce energy consumption in new development. In addition, vehicle fuel efficiency is anticipated to continue improving through implementation of the existing Pavley regulations under AB 1493, and implementation of the Santa Barbara County Association of Governments (SBCAG) 2040 Regional Transportation Plan and Sustainable Communities Strategy (2040 RTP-SCS) would reduce per capita VMT in Santa Barbara County. Cumulative development in Santa Barbara County will also be required to be consistent with applicable provisions of the SBCAG 2040 RTP-SCS and with the County of Santa Barbara Energy and Climate Action Plan, which identifies the County’s GHG emissions reduction goals and strategies to achieve these goals.

Project development would be constructed in accordance with the City’s CAP and General Plan/Coastal Land Use Plan policies; California Building Energy Efficiency Standards; and CALGreen. This would include energy-saving features that would reduce the potential for wasteful, inefficient, and unnecessary consumption of energy resources. As a result, the Project would not have a cumulatively considerable contribution to a significant cumulative impact related to the wasteful, inefficient, and unnecessary consumption of energy resources. (Final EIR, pp. 4.15-14 through 4.15-15.)

G. GEOLOGY AND SOILS

Cumulative projects proposed in and around Goleta would expose additional people and property to seismic and geologic hazards that are present in the region. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. In addition, existing regulations, including compliance with CBC requirements, would reduce seismic and geologic hazards to acceptable levels. Seismic and geologic hazards would be addressed on a case-by-case basis and would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be less than significant and the Project’s contribution would not be cumulatively considerable. (Final EIR, p. 4.5-10.)

H. GREENHOUSE GAS EMISSIONS

Analysis of GHG-related impacts is cumulative in nature as climate change is related to the accumulation of GHGs in the global atmosphere. 741 residential units and more than 782,000 square feet of non-residential development are approved or pending in and around Goleta. Such development would increase overall GHG emissions generated within Goleta. Similar to the Project, planned and pending projects in the City would be required to comply with applicable strategies contained in the Goleta CAP. As indicated in Impact 1 – Emissions Generation, GHG emissions associated with the Project were found to be less than significant. Although cumulative increases in atmospheric GHGs may be significant, the Project’s contribution to cumulative levels of GHGs is not cumulatively considerable because emissions associated with the Project would not exceed the quantitative locally-applicable, project-specific threshold and the Project is consistent with all applicable plans and policies pertaining to GHG reduction. (Final EIR, p. 4.6-20.)

I. HAZARDS AND HAZARDOUS MATERIALS

The General Plan Final EIR identifies a significant and unavoidable cumulative hazards and hazardous materials risk of upset/exposure impact resulting from the inherent risk associated with the transport of hazardous materials along major transportation routes (including U.S. 101, and the Union Pacific railroad tracks). Significant hazards identified in the General Plan Final EIR include the risk of a trucking or rail accident and subsequent release of hazardous materials.

The overall risk associated with the handling, storage, and transport of hazardous materials would be expected to increase following build-out of the General Plan as additional development is introduced in close proximity to major transportation routes and hazardous material users. The potential for exposure to hazards and hazardous materials as a result of an accidental release would be statistically low or very low. Therefore, while the cumulative risk of such exposure associated with the introduction of additional population in close proximity to U.S. 101, the UPRR railroad tracks, and businesses that store and use hazardous materials, has been found to be significant and unavoidable in the General Plan FEIR, the Project’s contribution to this impact would be less than significant (Class III).

Cumulative projects proposed in and around Goleta would have the potential to expose future area residents, employees, and visitors to hazards by developing and redeveloping areas that may have previously been contaminated. The magnitude of hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. If lead-based paint and/or asbestos containing materials are found to be present in buildings planned for demolition or renovation, or in the case that soil and groundwater contamination are found to be present on sites of planned and future development, these conditions would be required to comply with existing applicable local, state and federal regulations. Hazard evaluations would be completed on a case-by-case basis for future development. Compliance with applicable regulations and implementation of appropriate mitigation measures, including remedial action on contaminated sites, would address impacts related to these hazards and hazardous materials associated with future development in the City. Cumulative impacts related to soil and/or groundwater contamination would be less than significant and the Project’s contribution would not be considerable. Given the scope of planned and pending projects as listed on Table 3-1 in Section 3.0, Related Projects of the Final EIR, the majority of which are residential properties that do not utilize hazardous materials, significant cumulative public health or safety hazards are not anticipated with regard to contaminated
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sites. (Draft EIR, p. 4.7-19.)

J. HYDROLOGY AND WATER QUALITY

Cumulative projects in the Goleta area, including those that are pending, approved, or under construction, would add 741 residential units and more than 782,000 square feet of commercial and retail space. Collectively, these projects would add new sources of water pollution and would increase the amount of impervious surface in the Goleta area, contributing to existing impairments of waterways such as Tecolotito Creek, Los Carneros Creek, and the Goleta Slough. In particular, the Project could contribute to cumulative stormwater flows; sedimentation and siltation of surface water bodies; and water pollution from bacteria, metals and other sources. Given that Tecolotito Creek, Los Carneros Creek, and the Goleta Slough are currently impacted, cumulative impacts to water quality would be potentially significant.

Nevertheless, the Project would be subject to implementation of appropriate Best Management Practices in accordance with City, State, and Federal requirements. Furthermore, all qualifying projects are subject to the requirements of the NPDES Permit, which is specifically designed to develop, achieve, and implement a timely, comprehensive, and cost-effective storm water pollution control program. As with the Project, cumulative projects that disturb more than one acre of soil would be required to compile and implement a SWPPP, which would include appropriate BMPs. Moreover, the Project would be expected to meet the applicable water quality standards and sufficiently reduce its incremental contribution to cumulative water quality impacts to a less than significant level. The Project, with incorporation of the proposed on-site detention systems, implementation of storm water standards/regulations, and implementation of mitigation measures included in this EIR would meet requirements for stormwater discharge during construction and operation of the Project. Therefore, the Project would not contribute significantly to cumulative impacts to regional water quality and hydrology. (Final EIR, pp. 4.8-15 through 4.8-16.)

K. LAND USE AND PLANNING

Planned, pending and recently approved development in and around Goleta consists of 741 residential units and approximately 782,223 square feet of non-residential development. Conflicts regarding land use compatibility between the Project and surrounding uses have been found to be less than significant. These impacts are localized to the Project site and its surrounding area and as such would not involve any significant cumulative impacts. Potential land use conflicts for cumulative development would be addressed on a case-by-case basis and potential impacts would be reduced through Project design review. The Project's contribution to cumulative land use impacts would be less than significant. (Draft EIR, p. 4.9-41.)

L. MINERAL RESOURCES

No known mineral resources are located within the Project site. Therefore, development of the Project site would not result in the loss of availability of known mineral resources or locally important mineral resource recovery sites. (Final EIR, p. 4.17-2.) No cumulative impact would occur.

M. NOISE

Table 4.10-7 of the Final EIR shows cumulative noise increases along roadways near the Project site due to cumulative traffic growth. Noise level increases along the traffic and circulation study roadway segments near sensitive receptors due to cumulative traffic would range between 0.1 and 1.1 dBA. This increase would not be significant based on the applicable FTA significance thresholds for each roadway/receptor (refer to Table 4.10-4 of the Final EIR). Therefore, the Project's contribution would not be cumulatively considerable or significant.

Construction and operation of other projects in the vicinity of the Project site would likely generate noise levels in excess of existing measured noise levels and may affect sensitive receptors. There is a residential development with 465 residential units west of S. Los Carneros Road and this development may be exposed to construction noise from the Project. However, construction noise would be localized and short-term in nature and would not contribute to cumulative noise impacts. With implementation of **Mitigation Measures N-1(a)** through **N-1(g)**, cumulative noise impacts would be reduced to a less than significant level. (Final EIR, p. 4.10-20.)

N. POPULATION AND HOUSING

The addition of 332 new residential units as a result of the Project would result in approximately 839 additional residents, which would increase the City's population to 33,062. The population generated by the Project would not exceed the Santa Barbara County Association of Government's (SBCAG) 2040 population forecast of 34,400 for Goleta (SBCAG, January 2019). Thus, the Project would not have significant unplanned population growth. (Final EIR, p. 5-1.) Moreover, development of the Project would occur on a vacant site, and as such there would be no loss of housing or necessitate the construction of replacement housing elsewhere. Therefore, the Project's contribution would not be cumulatively considerable or significant.

O. PUBLIC SERVICES

Cumulative development in the City of Goleta would add 516 residential units and approximately 726,444 square feet of commercial and retail space. In addition, cumulative development in non-City areas in the Goleta vicinity would add 225 housing units and approximately 55,779 square feet of commercial and industrial space. Cumulative development in the City and the vicinity, which is under various stages of construction and approval, would increase demand for public services.

Fire Protection. Development of the planned Fire Station 10, as identified in General Plan Policies PF 3.2 and PF 3.3, is intended to address deficiencies in fire service and facilities within the City, which could result from cumulative development. A Final Environmental Impact Report (Final EIR) was prepared and certified for Fire Station 10 by the City Council in December 2018. The planned Fire Station 10 project would ensure that cumulative development in the western end of the City would be served efficiently and service to existing customers would continue to be provided within current standards. Furthermore, development of the Project would not cause fire protection service ratios or response times to reach unacceptable levels and SBCFD requirements would be incorporated into the Project to ensure adequate access to the Project site. Therefore, the Project would not require new or altered fire facilities, and would not contribute to a significant cumulative impact.

Police Protection. According to the Santa Barbara County Sheriff's Office, cumulative
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development throughout the City is placing increased pressure on the Office's current personnel and facilities. Increasing the service demand of the Sheriff's Office may result in increased response times that would require additional staff, and which eventually may result in the need for new or expanded facilities (Santa Barbara County Sheriff's Office 2021). Any new or expanded police facilities would be subject to project-specific CEQA environmental review. As part of the environmental review, mitigation measures would be identified to avoid, minimize, or reduce any identified environmental effects of new or expanded facilities.

The Project would add an estimated 839 new city resident's dependent on police protection service from the Santa Barbara County Sheriff's Office. While the increase in demand may require one additional deputy, this increase in demand and one staff person would not result in the need for new or expanded facilities. The Project developer also would be required to comply with Policy PF 10.2, which requires new development to pay a proportionate share of the costs of new or upgraded capital facilities attributable to new development, including sufficient funding for environmental compliance and permitting. Therefore, the Project's contribution to cumulative impacts to police protection services would be less than significant.

Public Schools. Residential development in the area under cumulative conditions would add 516 residential units to the city. Using student generation factors of 0.2 students per unit for GUSD schools, 0.1 students per for GJVHS, and 0.2 students per for DPHS, cumulative development could generate 103 new students dependent on GUSD schools, 103 new students dependent on GJVHS schools, and 155 new students dependent on SBUSD schools. The additional students generated by cumulative development in combination with students generated by the Project could be served within the existing capacity of these schools. Therefore, cumulative impacts to schools would be less than significant. (Final EIR, pp. 4.11-7 through 4.11-8.)

Parks. Residential growth throughout the City would result in increased demand for recreational facilities. According to the City's January 2021 list of cumulative projects, a total increase of 741 residential units are pending review, have been approved, or are under construction in Goleta. As required by Chapter 16.14 of the Goleta Municipal Code, new residential developments within the City must dedicate 0.0128 acres per dwelling unit to parks and recreation, or else pay in-lieu fees toward the future development of such facilities. Thus, cumulative development in the City would generate demand for approximately 9.5 acres of recreational facilities.

The Goleta General Plan identifies approximately 90 acres of existing active recreation, which translates to approximately 2.8 acres per 1,000 residents. Several planned and recently completed park facilities, as shown in Table 4.12-1, also provide space for active recreation. These planned and recently completed parks provide an additional 11 acres, bringing the total active recreation area to 101 acres. With the addition of approximately 2,016 City of Goleta residents upon development of cumulative projects (74 residences x 2.72 persons per residence), the available active recreation ratio would be approximately 3 acres per 1,000 residents. This would be slightly greater than the current 2.8 acres per 1,000 residents, but falls short of the City's adopted goal of providing 4.7 acres of parkland per thousand residents. The Project's population would contribute to this existing cumulative impact. However, the proposed onsite facilities and required payment of park and recreation fees required by Goleta Municipal Code Chapter 16.14 would be used to fund public park facilities that would meet the incremental demand for recreational facilities created by the Project. With the required payment of in-lieu parks and recreation fees, the Project's incremental *City Council Resolution No. 23- __*

contribution to this cumulative impact would be less than significant. (Final EIR, pp. 4.12-4 through 4.12-5.)

Library Facilities. Cumulative development planned for the City includes 516 new residential units which would increase the population within the City and increase demand on public library services which may require new or expanded facilities. New or expanded library facilities would be subject to project-specific CEQA environmental review. As part of the environmental review, mitigation measures would be identified to avoid, minimize, or reduce any identified environmental effects of the new or expanded facilities. The Project would generate 839 new residents within the City which would increase the use of the Goleta Valley Library. However, existing facilities would be sufficient to accommodate the increased use and annual circulation as a result of the Project. The Project developer also would be required to pay DIFs, as described in Policy PF 10.2 of the General Plan, which would provide funding for expanded library facilities to accommodate new residents, including environmental compliance and permitting for new facilities. Therefore, the Project's cumulative impacts to library facilities would be less than significant. (Final EIR, pp. 4.11-7 through 4.11-8.)

P. RECREATION

Residential growth throughout the City would result in increased demand for recreational facilities. According to the City's January 2021 list of cumulative projects, a total increase of 741 residential units are pending review, have been approved, or are under construction in Goleta. As required by Chapter 16.14 of the Goleta Municipal Code, new residential developments within the City must dedicate 0.0128 acres per dwelling unit to parks and recreation, or else pay in-lieu fees toward the future development of such facilities. Thus, cumulative development in the City would generate demand for approximately 9.5 acres of recreational facilities.

The Goleta General Plan identifies approximately 90 acres of existing active recreation, which translates to approximately 2.8 acres per 1,000 residents. Several planned and recently completed park facilities also provide space for active recreation. These planned and recently completed parks provide an additional 11 acres, bringing the total active recreation area to 101 acres. With the addition of approximately 2,016 City of Goleta residents upon development of cumulative projects (74 residences x 2.72 persons per residence), the available active recreation ratio would be approximately 3 acres per 1,000 residents. This would be slightly greater than the current 2.8 acres per 1,000 residents, but falls short of the City's adopted goal of providing 4.7 acres of parkland per thousand residents. The Project's population would contribute to this existing cumulative impact. However, the proposed onsite facilities and required payment of park and recreation fees required by Goleta Municipal Code Chapter 16.14 would be used to fund public park facilities that would meet the incremental demand for recreational facilities created by the Project. With the required payment of in-lieu parks and recreation fees, the Project's incremental contribution to this cumulative impact would be less than significant. (Final EIR, pp. 4.12-4 through 4.12-5.)

Q. TRANSPORTATION

Based on technical guidance from the Governor's Office of Planning and Research, if a project has a less than significant impact on VMT using an efficiency-based threshold (e.g., VMT per resident), the project would not contribute to a cumulative VMT impact (OPR 2018). The Project's VMT impact would be presumed to be less than significant based on the City's screening
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criteria because the Project includes affordable housing which generally improves the City's jobs-housing balance, shortens commutes, and reduces vehicle trips. The City's screening criteria is analogous to an efficiency-based threshold and the Project's contribution to cumulative VMT impacts would be less than significant.

The related projects include construction of 741 residential units, which equates to a population increase of 2,016 people. Assuming 51.2 percent of the population are part of the workforce (DOF 2020; EDD 2020), 5% of commuters in the Goleta area utilize public transportation, and 6% of commuters travel to work on bicycles, the cumulative projects would add 52 additional transit users and 62 new bicyclists to the Goleta area. The Project would add less than 1 rider per bus that serve the Project site which would not be a considerable contribution to the cumulative impacts to transit facilities. Additionally, the Project would result in approximately 14 new bicycle riders that would commute during the peak hour periods. Given the distance of the project site to the other related projects (Figure 3-1), it is unlikely that bicycle commuters from the Project site would commute via the same routes and the majority of the bicyclists from the related projects. As such, the bicycle riders would not be anticipated to measurably impact operations of the bicycle routes within the Goleta area. Therefore, cumulative impacts to transit and bicycle facilities would be less than significant.

Potential impacts associated with emergency access and transportation hazards would be site-specific and would not have corresponding cumulative effects. (Final EIR, pp. 4.13-7 through 4.13-8.)

R. TRIBAL CULTURAL RESOURCES

CA-SBA-56 has been subject to previous impacts resulting from the development of the Willow Springs I and Willow Springs II projects. While environmental review of these previous projects determined that impacts to this resource were reduced to a less than significance level through mitigation, the cumulative impact to CA-SBA-56 as a whole is potentially significant. Pursuant to CEQA Guidelines § 15355, cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time. The Project's impacts to tribal cultural resources related to CA-SB-56 would be reduced to less than significant with implementation of **Mitigation Measures CR-1(a)** through **CR-1(f)**. Nevertheless, the project's contribution to cumulative cultural resource impacts would remain significant and unavoidable. (Final EIR, p. 4.4-19.)

S. UTILITIES AND SERVICE SYSTEMS

Water Supply. Cumulative development in the City would add 516 residential units and approximately 726,444 square feet of commercial and industrial space (City of Goleta, Cumulative Project List, January 2021). Using conservative water demand rates for single-family residences, multi-family residences, and non-residential development, as identified in the City's Environmental Thresholds and Guidelines Manual, the total additional water demanded (should all pending projects in the City of Goleta be approved) is estimated at 530 AFY.

The total estimated water demand of 530 AFY would exceed GWD's current surplus of 346 AFY. In accordance with GWD's Water Conservation Plan from 2010, cumulative development would be required to incorporate feasible BMPs into water system design and be subject to the City's conditions of approval for outdoor and indoor water conservation. The Project would also be required to incorporate these measures and conditions of approval to reduce water demand. The Project also would be within GWD's current water surplus and water allocation of 100.89 AFY for Willow Springs I, Willow Springs II, and the Project. Because sufficient water has been allocated for the Project, the Project would not result in a considerable contribution to a cumulative water supply impact associated with planned and pending development in Goleta would be less than significant.

Wastewater. Cumulative development within the City of Goleta would add 516 residential units and approximately 726,444 square feet of commercial and industrial space, resulting in increased generation of wastewater. Assuming that wastewater generation is 90 percent of water demand, cumulative development would generate about 477 AFY or 425,838 of wastewater per day. This is about 44.8 percent of the 0.95 mgd of the remaining GWSD wastewater treatment capacity. Wastewater generated by cumulative development would therefore be within GWSD's available capacity. In addition, ongoing upgrades to wastewater treatment facilities would improve treatment capacity. In September of 2013, the GSD completed a major up-grade of its treatment facility and is now a Full Secondary Treatment Plant. NPDES permit extensions have been granted to GWSD given satisfactory progress made in completing the design and construction of the wastewater treatment facility upgrades to full secondary treatment standards. These upgrades were designed to eliminate constraints on the growing wastewater treatment demand of the City. In order for the Project and other related developments to connect to the wastewater system, payment of fees to reserve capacity and contribute to costs of plant upgrades would be required. With the payment of fees toward the construction of improvements to wastewater infrastructure, the Project would not contribute to a cumulative impact on wastewater infrastructure. Therefore, cumulative impacts would be less than significant.

Solid Waste. Solid waste generation from Project construction is estimated to be 85 tons per year. The Project's operational solid waste generation, assuming 69 percent waste diversion is estimated at 242 tons/year. According to the City's *Environmental Thresholds and Guidelines Manual*, projects with a project-specific impact identified in relation to the threshold of 196 tons/year are also considered cumulatively significant because the project-specific threshold is based on a cumulative growth scenario. The City's *Environmental Thresholds and Guidelines Manual* also states that if solid waste generation exceeds 40 tons/year, it is considered an adverse contribution to cumulative impacts to solid waste facilities. Despite implementation of a SWMP for the potentially significant operational solid waste impact and required by **Mitigation Measure UTL-4**, Project construction and operations would result in waste in excess of 40 tons per year, resulting in a *City Council Resolution No. 23- ____*

significant and unavoidable contribution to cumulative solid waste impacts. (Final EIR, pp. 4.14-15 through 4.14-17.)

T. WILDFIRE

Cumulative projects proposed at the periphery of and just beyond the Goleta city limits would have the potential to expose people and structure to wildfire hazards by developing and redeveloping in areas near state responsibility areas and lands classified as very high fire hazard severity zones. The magnitude of hazards for individual projects would depend upon the location, type, and size of development and the proximity of those individual sites to specific fire hazard zones. Wildfire hazard evaluations would be completed on a case-by-case basis for future development. Compliance with applicable SBCFD standards and state and local regulations pertaining to fire management would address impacts related to these wildfire hazards associated with future development in and around the city. The Project would not exacerbate or expose people or structures to risks associated with wildfire and would not impair emergency access or evacuation in the Project area. Therefore, the Project would not contribute to cumulative impacts due to wildfire, and cumulative impacts related to wildfire would be less than significant. (Final EIR, p. 4.16-5.)

SECTION VI.
FINDINGS REGARDING SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL
CHANGES

Sections 15126(c) and 15126.2(c) of the CEQA Guidelines, require that an EIR address any significant irreversible environmental changes that would occur should the project be implemented. Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of the project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental accidents; or
- The proposed consumption of resources is not justified.

CEQA Guidelines § 15126.2(b) requires EIRs to identify those significant impacts that cannot be reduced to a less than significant level with the application of mitigation measures. The implications and reasons why the Project is being proposed, notwithstanding, must be described.

Because the Project includes a General Plan Amendment (14-049-GPA), CEQA Guidelines § 15126.2(c) requires a discussion of any significant irreversible environmental changes which would be caused by the Project should it be implemented. Such significant irreversible environmental changes may include the following:

- *Use of non-renewable resources during the initial and continued phases of the Project which would be irreversible because a large commitment of such resources makes removal or non-use unlikely.*
- *Primary impacts and, particularly secondary impacts (such as highway improvement which provides access to a previously inaccessible area) which generally commit future generations to similar uses.*
- *Irreversible damage which may result from environmental accidents associated with the Project.*

Construction of the Project would require building materials and energy, some of which are non renewable resources. Consumption of these resources would occur with any development in the region and are not unique to the Project. The addition of new residential units would irreversibly increase local demand for non renewable energy resources such as petroleum and natural gas. Additional vehicle trips associated with the Project would incrementally increase local traffic and regional air pollutant and greenhouse gas emissions. As discussed in Section 4.13, Transportation/Circulation, Section 4.2, Air Quality, and Section 4.6, Greenhouse Gas Emissions of the Final EIR, impacts resulting from traffic generated by future development would be less than significant or could be mitigated to a less than significant level.

Growth accommodated under the Project would require an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. However, these impacts would be less than significant or would be reduced to a less than significant level with mitigation. (Final EIR, pp. 5-2 through 5-3.)

SECTION VII. **GROWTH-INDUCING IMPACTS**

Section 15126.2(e) of the State CEQA Guidelines requires a Draft EIR to discuss the ways the Project could foster economic or population growth or the construction of additional housing, directly or indirectly, in the surrounding environment. In accordance with State CEQA Guidelines Section 15126.2(e), a Project would be considered to have a growth-inducing effect if it would:

- Directly or indirectly foster economic or population growth, or the construction of additional housing in the surrounding environment;
- Remove obstacles to population growth (e.g., construction of an infrastructure expansion to allow for more construction in service areas);
- Tax existing community service facilities, requiring the construction of new facilities that could cause significant environmental effects; or
- Encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

In addition, CEQA Guidelines provide that growth inducement must not be assumed.

Population and Economic Growth

The Project would add 332 new residential units to Goleta's housing stock. The current population of Goleta is 32,223. Based on an average household size of 2.72 persons for market-rate housing (228 units proposed), 2.58 persons for family affordable housing (63 units proposed) and 1.36 persons for senior affordable housing (41 units proposed), the Project's estimated population would be approximately 839 persons (Department of Finance, 2020; Towbes, 2014; HACSB, 2020). Therefore, the Project would be expected to increase the City's population to 33,062. Consequently, the population generated by the Project would not exceed the Santa Barbara County Association of Government's (SBCAG) 2040 population forecast of 34,300 for Goleta (SBCAG, January 2019). The Project is not expected to induce any additional population growth beyond that associated with the Project itself.

Cumulative development in Goleta involves 741 residential units. Assuming 2.76 persons per household, this amount of residential development would add 2,045 residents (741 dwelling units x 2.76 people/dwelling unit). Cumulative development and the Project would increase the City's population to 35,107 (current population of 32,223 + 839 + 2,045), which would exceed the SBCAG 2040 population forecast by 807. The physical environmental effects of cumulative development are addressed in Section 4.0 of the Final EIR as well as in the environmental documents prepared for each individual project.

The Project includes residential development rather than commercial development. As such, the Project would not directly contribute to economic growth by providing additional space for business. Under the Project, 332 new residential units could be developed, which may indirectly contribute to economic growth. The additional population associated with the Project would likely contribute to the local economy as demand for general goods increases, which in turn could result in economic growth for various sectors. Project residents would increase the City population by about 2.5% and would be expected to primarily use existing City commercial services, creating only a minor need for expanded services. The Project would not be expected to induce economic expansion to the extent that significant environmental impacts directly associated with the Project's contribution would occur.

Removal of Obstacles to Growth

The Project would facilitate residential development on an undeveloped property historically used for agriculture and soil stockpiling in Goleta. The Project is surrounded by existing urban development and would rely upon existing roadways (primarily Camino Vista, Los Carneros Way, and S. Los Carneros Road) for site access. No new roads would be required. The existing Camino Vista that fronts on the south side of the Project site will be widened to 43-foot curb to curb allowing on-street parking on the north side of the road. Access to the Project site would be provided via three driveway connections providing ingress and egress to Camino Vista. However, neither of these changes would result in new roadways, or would open any new areas to potential development. In addition, the Project would utilize existing water, wastewater and solid waste facilities that serve the urban areas of Goleta. Service would be provided through minor extensions of existing utility infrastructure. No additional infrastructure or facilities beyond those necessary to accommodate the Project would be required. No other undeveloped land in the vicinity of the Project would benefit in terms of growth from the extension/provision of urban services to the Project site. Because the Project constitutes infill development within an urbanized area and does not require the extension of new infrastructure that would open up additional undeveloped areas to potential future development, Project implementation would not remove an obstacle to growth. (Final EIR, pp. 5-1 through 5-2.)

SECTION VIII. **ALTERNATIVES**

A. BACKGROUND

The EIR analyzed five alternatives to the Project as proposed and evaluated these alternatives for their ability to avoid or reduce the Project's significant environmental effects while also meeting the majority of the Project's objectives. The City finds that it has considered and rejected as infeasible the alternatives identified in the EIR and described below. This section sets forth the potential alternatives to the Project analyzed in the EIR and evaluates them in light of the Project objectives, as required by CEQA.

Where significant impacts are identified, section 15126.6 of the State CEQA Guidelines requires EIRs to consider and discuss alternatives to the proposed actions. Subsection (a) states:

- (a) An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of

the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

Subsection 15126.6(b) states the purpose of the alternatives analysis:

- (b) Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

In subsection 15126.6(c), the State CEQA Guidelines describe the selection process for a range of reasonable alternatives:

- (c) The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

The range of alternatives required is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed Project. Alternatives are limited to ones that would avoid or substantially lessen any of the significant effects of the Project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the Project.

B. PROJECT OBJECTIVES

The following objectives have been established for the Project (Final EIR, p. 6-1):

1. Complete development of residential units in the Central Hollister Residential Development area on Affordable Housing Opportunity Site.

2. Assist City in providing affordable housing and complying with Regional Housing Needs Allocation (RHNA) requirements.
3. Construct senior affordable apartment units, family affordable apartment units, and market-rate apartment units up to the maximum density allowed by the General Plan and in keeping with the Housing Element.
4. Create an infill housing development project that meets the density range of 20 to 25 dwelling units per acre as envisioned for the site in the City's General Plan.
5. Fully utilize the existing public infrastructure (Camino Vista and all utilities) provided by Willow Springs and Willow Springs II.
6. Promote City planning goals by developing a medium density residential project located conveniently close to a major transportation corridor and to employment and recreational areas.
7. Provide a public neighborhood park in the location shown in General Plan Figure 3-2 (Park and Recreation Plan Map).
8. Protect, and preserve on-site cultural resources.
9. Develop multifamily residential housing while maintaining visual resources.

C. ALTERNATIVES CONSIDERED BUT REJECTED FROM DETAILED ANALYSIS

Section 15126.6(c) of the State CEQA Guidelines specifies that an EIR should (1) identify alternatives that were considered by the lead agency but were eliminated from detailed consideration because they were determined to be infeasible during the scoping process; and (2) briefly explain the reasons underlying the lead agency's determination. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives; (ii) infeasibility; and/or (iii) inability to avoid significant environmental impacts.

The following alternative was considered but rejected as part of the environmental analysis for the Project:

- **Alternative Sites**

Finding: The City Council rejects the Alternative Sites alternative, on the following ground, which provides sufficient justification for rejection of this alternative: (1) the alternative is technically, financially, and legally infeasible given that none of the alternative sites are controlled by the Project applicant and therefore cannot be developed by the applicant. Some of the undeveloped sites are too small in area (e.g., Kenwood Village Site, 7300 Calle Real) or too constrained by creeks and Environmentally Sensitive Habitat Areas (ESHA) (e.g., Girsh/Western Site at 7100 block of Hollister Avenue). Of the remaining vacant sites within the City that could accommodate development of similar scale to the Project, some are currently designated as Agriculture in the General Plan and others have a non-residential land

use designation. Development on vacant sites with an Agricultural designation (e.g., Bishop Ranch) would result in losses of agricultural lands, creating a new impact for the residential project and requiring a General Plan amendment and zone change. The Bishop Ranch site is subject to Chapter 2.0 of the Goleta General Plan Land Use Element as amended by Measure G. Chapter 2.0 of the Land Use Element prohibits conversion of most land designated as agriculture on Figure 2-1 (Land Use Plan Map) of the General Plan without voter approval. There are limited vacant non-residential sites in the City, which are primarily located in the overflight areas of the Santa Barbara Airport. In addition, to the Airport constraint, changing the designation to residential would entail a General Plan amendment and a zone change. Many of the remaining vacant sites have pending or approved applications for development with the City. (Final EIR, pp. 6-21 through 6-22.) Therefore, this alternative is eliminated from further consideration.

D. EVALUATION OF ALTERNATIVES SELECTED FOR ANALYSIS

The alternatives selected for further detailed review within the EIR focus on alternatives that could reduce the Project's significant environmental impacts, while still meeting most of the basic Project objectives. Those alternatives include:

- **Alternative 1: No Project/No Development Alternative (Final EIR, p. 6-1.)**
- **Alternative 2: Avoid CA-SBA-56 and Buffer (Final EIR, p.6-2.)**
- **Alternative 3: Increased Railroad/Freeway Buffer and Higher Sound Barrier (Final EIR, p. 6-7.)**
- **Alternative 4: Reduced Building Height (Final EIR, p. 6-12.)**
- **Alternative 5: Mixed Use Development (Final EIR, p. 6-16.)**

1. Alternative 1: No Project/No Development Alternative

Description: Alternative 1, the “No Project/No Development” alternative, assumes that no residential development would occur on the Project site and that environmental conditions would not change. The Project site would remain vacant. This alternative would not add residents to the City's population. Absent additional housing, population growth in the City would be accommodated through other proposed residential development projects within the City. (Final EIR, p. 6-1.)

Impacts: Implementation of this alternative would not result in any physical changes to the Project site since it would not accommodate any new development. This alternative would remove the unavoidable significant impacts with respect to cumulative cultural resource impacts, construction noise, and solid waste. This alternative would also remove other significant, but mitigable impacts with respect to visual character, light and glare, special status plant and animal species and habitats, intact CA-SBA-56 deposits and the known undisturbed human burial site, geotechnical impacts, and site drainage. However, the site would retain the existing Medium Density Residential (R-MD) zoning and the Affordable Housing Opportunity Site designation pursuant to

the City's General Plan, which would accommodate future residential development on the site. (Final EIR, p. 6-2.)

Attainment of Project Objectives: This alternative would not meet any of the Project objectives, including those related to the development of affordable rental housing to meet the City's Regional Housing Needs Assessment (RHNA) requirements. (Final EIR, p. 6-2.)

Finding: The City Council rejects Alternative 1: No Project/No Development Alternative, on the following ground, which provides sufficient justification for rejection of this alternative: the alternative fails to provide for the development of affordable housing as contemplated in the Project, and therefore does not meet some of the Project objectives. To the extent that the Project does not include an affordable housing component that would meet the Project objectives, the No Project/No Development Alternative is identified as the Environmentally Superior Alternative because it would not result in significant cumulative cultural resource impacts, construction noise impacts, and solid waste impacts. Under the No Project/No Development Alternative, an affordable housing project may still be proposed on the Project site at a later point in time because the site is designated as an Affordable Housing Opportunity Site under the Goleta General Plan.

2. **Alternative 2: Avoid CA-SBA-56 and Buffer**

Description: In contrast to the developable area for the Project, which only excludes the 3.31 acres within the archaeological constraint area (CA-SBA-56), Alternative 2, the "Avoid CA-SBA-56 and Buffer" alternative would eliminate the portion of the proposed development that lies within the boundary of the CA-SBA-56 archaeological site as well as the 50-foot buffer surrounding CA-SBA-56, which includes Buildings 4, 5, 6, and 7 and on-site parking. In order to avoid impacting CA-SBA-56 and the 50-foot buffer, some or all of four proposed residential buildings in Area B (Buildings 4, 5, 6, and 7) as well as several uncovered and carport parking spaces would be eliminated from the plan.

Under this alternative, the total number of proposed units on the Project site would be reduced by 120 to 212 units, compared to the Project's 332 units. The elimination of development within the 50-foot buffer surrounding CA-SBA-56 would reduce the net developable area of the Project site from 14.05 acres to approximately 12.23 acres. Based on the minimum density of 20 units/acres associated with the Affordable Housing Opportunity Site designation, a minimum of 245 units would need to be provided on the 12.23-acre site. The reduction of residential units would be to market-rate units, resulting in 108 market-rate units, 63 family affordable units, and 41 senior affordable units under this alternative. Based on an average household size of 2.72 persons for market-rate housing (108 units proposed), 2.58 persons for family affordable housing (63 units proposed), and 1.36 persons for senior affordable housing (41 units proposed), this alternative would add an estimated 513 new residents (Department of Finance, 2020; Towbes, 2014; and HACSB, 2020). The site plan for this alternative would require reconfiguration of the residential structures, site access, and parking, on the remainder of the Project site to accommodate 212 units. This may require most if not all of the residential buildings to be three stories in height. Depending on the design, this change may affect the bedroom mix. The park in the central portion of the site would remain and would be expanded to cap the remainder of CA-SBA-56 and the 50-foot buffer. (Final EIR, p. 6-2.)

Impacts:

a. Aesthetics. Under this alternative, the Project site would be developed with structures that would alter views of and through the Project site. Eliminating all or part of Buildings 4, 5, 6, and 7 would result in a smaller footprint of development than the Project. This alternative would not affect the affordable housing components of the Project and, thus, would not require additional units or height to provide affordable housing options. Therefore, this alternative would not involve alteration of buildings to a height that would substantially affect public views of the Santa Ynez Mountains from S. Los Carneros Road at Calle Koral looking northward, which is a City-designated view corridor. Views from the Los Carneros Road overpass to the south and southeast are also designated view corridors. Structures would rise nearly to the level of the horizon, but would not obstruct scenic views of the Pacific Ocean. Thus, similar to the Project, Alternative 2 would result in a less than significant impact to the designated scenic view corridor looking northward from S. Los Carneros Road at Calle Koral.

This alternative would still result in the removal of native shrub vegetation on most of the site. However, as with the Project, this impact would be less than significant. This alternative would have a smaller footprint of development compared to the Project; nevertheless, it would permanently alter the existing visual character of the Project site. This alternative involves replacing open and undeveloped land with residential development. However, as for the Project, this alternative would be generally compatible with adjacent development and landscaping would incrementally reduce changes to the character and quality of the site and surroundings.

New sources of light and glare on and around the Project site due to the introduction of new structures, hardscape and associated lighting would be similar to the Project. Therefore, this impact would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with new sources of light and glare (**Mitigation Measure AES-5**).

b. Air Quality. As with the Project, this alternative would include construction of new residential units which would generate temporary increases in localized air pollutant emissions. Ozone precursors NOX and ROG, as well as carbon monoxide (CO), would be still emitted by construction equipment such as graders, backhoes, and generators, while fugitive dust (PM10) would still be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction. Impacts would be incrementally lower due to the reduction in overall building footprint and required grading. By reducing the number of residential units by 120 to 212 units, this alternative would incrementally reduce the duration and amount of construction activity. Nevertheless, standard emission control measures as required by the SBCAPCD would still apply. This impact would remain less than significant.

This alternative involves 120 fewer residential units compared to the Project (a reduction of approximately 36%), and would therefore result in reduced energy demand and fewer motor vehicle trips. Therefore, operational emissions would be commensurately lower than those of the Project. Emissions would be below SPCAPCD thresholds and this impact would remain less than significant.

Because this alternative involves fewer residential units than the Project, it would remain consistent with the applicable Clean Air Plan, which is the SBCAPCD 2019 Ozone Plan. This would be a less than significant impact.

As with the Project, this alternative would expose residents on the Project site to a health risk (e.g., respiratory problems, lung damage, cancer) that would exceed SBCAPCD's recommended health risk criteria. Because this alternative involves fewer residential units, fewer people would be exposed to health risks. Similar to the proposed project, forced air ventilation with filter screens on outside air intake ducts to be provided for all residential units on the Project site, which are included as a project-specific condition of approval. These measures would reduce the future residents' exposure to toxic air contaminants to below the recommended health risk criteria. As with the Project, this impact would be less than significant.

c. Biological Resources. This alternative would reduce the overall building footprint, but would not avoid impacts related to the removal of habitat that could support nesting and/ or foraging birds protected under State and federal law. As with the Project, landscaping for this alternative could introduce invasive plant species that may escape into natural areas. This alternative, like the Project, would be located within a local wildlife linkage area, which could result in indirect impacts to wildlife movement. These impacts would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with nesting birds and raptors, invasive species, and wildlife movement (**Mitigation Measures BIO-1, BIO-2, BIO-4[a], BIO-4[b], and BIO-4[c]**) to reduce these impacts to a less than significant level. Similar to the Project, this alternative would not impact wetlands or sensitive habitat. As with the Project, these impacts would be less than significant.

d. Cultural Resources. This alternative is designed to reduce impacts related to CA-SBA-56, which is an area of prehistoric archaeological significance that is eligible for listing on the National Register of Historic Places (NRHP), and is therefore considered a significant archaeological resource pursuant to CEQA Guidelines Section 15064.5(a)(3). Elimination of development within the area of CA-SBA-56 and the 50-foot buffer would reduce the potential for disturbance to the resource by eliminating components of the project that would overlie the resource and buffer. In order to avoid impacting CA-SBA-56 and the 50-foot buffer, some or all of four of the proposed residential buildings in Area B (Buildings 4, 5, 6, and 7) and several uncovered and carport parking spaces would be eliminated from the plan. This alternative would eliminate the need for mitigation related to excavation within CA-SBA-56 (**Mitigation Measure CR-1[a]**). Due to the proposed plan to cap the remainder of CA-SBA-56 and the 50-foot buffer, this alternative would continue to require mitigation related to potential impacts to surface resources within CA-SBA-56 (**Mitigation Measures CR-1[b], and CR-1[c]**). Additionally, this alternative would continue to require mitigation related to potential impacts to previously undiscovered resources (**Mitigation Measures CR-1[d], CR-1[e], and CR-1[f]**) to reduce this impact to a less than significant level, especially in light of the work that would be required in close proximity to the known resources CA-SBA-56. Finally, Alternative 2 would not reduce the potentially significant impact associated with the identified human burial site within CA-SBA-56, and **Mitigation Measures CR-2(a) and CR-2(b)** would continue to apply. Overall, impacts to cultural resources would be less than the Project.

e. Geology. This alternative would reduce the overall building footprint and would incrementally reduce the amount of grading required compared to the Project; nevertheless, the Project site would remain subject to the same potential geological impacts as the Project. Therefore, the potential for adverse effects caused by seismic settlement, liquefaction, erosion, and expansive soils would be fundamentally the same under this alternative as the Project. This alternative would continue to require mitigation related to potential geologic impacts (**Mitigation Measure GEO-1**).

Therefore, this alternative would result in geological impacts that would be less than significant with mitigation, and similar to the Project.

f. Greenhouse Gas Emissions. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 36%. Thus, the Project's long-term GHG emissions from transportation and non-transportation sources would be reduced commensurately. As with the Project, GHG-related impacts would be less than significant.

g. Hazardous Materials/Risk of Upset. Like the Project, this alternative includes housing units near the U.S. 101 and UPRR corridors, a high-pressure natural gas line, and businesses that store and use hazardous materials. However, like the Project, this alternative would not increase risk of upset conditions associated with those facilities. As with the Project, compliance with applicable federal, state, and local regulations pertaining to hazardous materials use, storage, and transport would minimize the potential risk of upset associated with hazardous materials use during project construction and operation. Therefore, risk of upset impacts would remain less than significant under this alternative.

h. Hydrology and Water Quality. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 36%. Therefore, there would be less overall impervious surface area under this alternative and surface water runoff and the erosion/sedimentation potential would be incrementally reduced. Nonetheless, as with the Project, this alternative would increase impermeable surfaces compared to existing conditions. **Mitigation Measure HWQ-2** would be required to reduce impacts to site drainage. Implementation of required mitigation measure would reduce impacts to a less than significant level. Under this alternative, as with the Project, compliance with NPDES requirements and implementation of Best Management Practices (BMPs) would be required and would ensure that hydrologic impacts from construction and water pollutants would remain less than significant.

i. Land Use. This alternative would maintain the minimum density of 20-25 units/acre associated with the Affordable Housing Opportunity Site designation. Similar to the Project, this alternative would be consistent with applicable General Plan policies with mitigation as described in the Land Use section, and the resulting impact to land use would be less than significant. As for the Project, this alternative would result in development within the City's Central Hollister Residential Development Area and development of the Project site would contribute to the objectives established for this area. As with the Project, this alternative would not divide an established community.

j. Noise. The overall footprint of development and area of required grading would be incrementally reduced under this alternative. Therefore, overall construction noise would be slightly reduced. Nevertheless, as with the Project, construction activities would occur within 50 feet of sensitive receptors. This alternative would continue to require a similar scale of pre-construction soil hauling to prepare the site for construction. Therefore, this alternative would continue to require **Mitigation Measures N-1(a)** through **N-1(g)** for construction impacts. However, as with the Project, temporary construction noise impacts would remain significant and unavoidable.

The potential long-term noise increase resulting from development of this alternative would be less than the Project since this alternative would result in 120 fewer residential units (a reduction

of approximately 36%), with a commensurate reduction in overall traffic generation. As with the Project, the potential long-term noise increase would remain less than significant.

As with the Project, this alternative would place residential uses near the U.S. 101 and UPRR rights-of-way. By eliminating Buildings 5 and 6, fewer residential units would be located adjacent to the U.S. 101 and UPRR. Nevertheless, this alternative would be subject to the same conditions as the Project to provide noise barriers as well as a rail line real-estate disclosure to potential occupants, providing notice of the site's proximity to the UPRR and that associated noise and vibration may be perceptible. These measures would avoid the potential on-site noise exposure impact associated with this alternative.

Similar to the Project, activity during the construction period would not result in vibration levels that would exceed 80 VdB, and would not be expected to result in vibration levels that would be perceptible at nearby residences in excess of 30 vibration events of the same kind per day. Therefore, impacts associated with groundborne vibration would be less than significant.

k. Public Services. This alternative would have a smaller building footprint than the Project and would result in fewer residential units and amenities on the Project site as compared to the Project. As a result, the demand for impacts associated with the potential need for new public service infrastructure would be lower under this alternative than the Project. As with the Project, impacts to public services would remain less than significant.

l. Recreation. This alternative would result in fewer residential units and, therefore, fewer new residents than the Project. As a result, this alternative would result in a lower demand for public parks than the Project. As with the Project, this alternative would provide private recreational facilities for residents. In addition, the two-acre public park in the central portion of the property would be expanded to cover a greater extent of the CA-SBA-56 archaeological resource under this alternative. As with the Project, payment of parks development impact fees would be required and impacts to recreation would be less than significant.

m. Transportation/Circulation. This alternative would reduce the building footprint and the number of residential units on the Project site by approximately 36%. The reduced number of residential units would result in commensurately lower vehicle miles traveled (VMT) annually than the Project. As with the Project, impacts related to conflict or inconsistency with CEQA Guidelines Section 15063.3, subdivision (b) would remain less than significant. With fewer residents generated under this alternative than the Project, this alternative would not substantially overburden transit services or impact the operations of bicycle facilities in the Project site vicinity. Impacts related to conflict with alternative transportation program plan, ordinances or policies would remain less than significant.

n. Utilities and Service Systems. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 36%. As a result, the demand for utilities and services (water demand, wastewater generation, and solid waste generation) on the Project site would be commensurately lower under this alternative than the Project. Demand for water under this alternative would decrease from approximately 39.4 acre feet per year (AFY) to approximately 25.2 AFY. Wastewater generation under this alternative would decrease from approximately 0.06 million gallons per day (mgd) to approximately 0.04 mgd. Non-recyclable solid waste generation under this alternative would decrease from approximately 242 tons per year to

approximately 158 tons per year. Therefore, this alternative would have a reduced overall impact with respect to utilities and service systems. The amount of non-recyclable solid waste generated under this alternative would not exceed the City's project-specific threshold of 196 tons per year, and **Mitigation Measure UTL-4 (Solid Waste Management Plan)** would no longer be required. As with the Project, impacts associated with water and wastewater generation would remain less than significant, and impacts associated with solid waste generation would be reduced to a less than significant level. (Final EIR, pp. 6-3 through 6-7.)

Attainment of Project Objectives: Under this alternative, Objective 3 would not be met to the same extent as the proposed Project and Objective 4 would not be met due to the reduced number of residential units on the Project site. Objectives 1, 5, and 6, which relate to providing residential development on the site that completes the development of the Central Hollister Residential Development area, would continue to be met at the minimum density anticipated by the Affordable Housing Overlay. Objectives 7 and 8 to provide a public park consistent with the General Plan for the Project site and to protect on-site cultural resources would continue to be met. (Final EIR, pp. 6-2 through 6-3.)

Finding: The City Council rejects Alternative 2: Avoid CA-SB-56 and Buffer, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet some of the Project objectives to the same extent as the proposed Project; and (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to construction noise.

3. **Alternative 3: Increased Railway/Freeway Buffer and Higher Sound Barrier**

Description: Alternative 3, the "Increased Railway/Freeway Buffer and Higher Sound Barrier" alternative, would reconfigure the development to provide a larger buffer between the railroad and the U.S. 101, and increase the height of the masonry wall to reduce noise impacts. Buildings 5, 6, 8 and 9 are as close as 120 feet from the railroad tracks and 300 feet from the centerline of U.S. 101. The combined noise exposure from U.S. 101 and the UPRR was determined to be as high as 72 dBA at the most affected residence on the third floor of Building 9, and would also be above the City's 65 dBA CNEL standard at the second floor of Buildings 4, 5, 6, 8, and 9, and the first floors of Buildings 5, 6, 8 and 9 (Dudek, May 2014).

In this alternative, the height of the proposed noise barrier would be increased to 12 feet and would consist of a six-foot tall masonry wall on top of a six-foot tall berm. With the sound attenuation expected from a 12-foot high barrier, the residential units would need to be approximately 200 feet from the UPRR alignment to reduce the exterior noise level at affected residences to under 65 dBA CNEL, which is the maximum "acceptable" noise exposure for multi-family housing according to the Goleta General Plan. Therefore, in this alternative the Project would be reconfigured so that buildings are set back a minimum of 200 feet from the railroad. To achieve this setback, Buildings 5, 6, and 8 would be removed, and Building 9 would be reduced in size. This would result in the loss of up to 120 of the proposed units.

Because the Project site is designated as an Affordable Housing Opportunity Site, the minimum allowable density is 20 units/acre. Therefore, this alternative also assumes that Building 4 would increase to three stories and the bedroom mix would shift toward 1-bedroom and 2-bedroom units, rather than the 3-bedroom units included in the Project, in order to accommodate 69 additional

units in the remaining buildings. This would result in a total of 281 units (approximately 15.4% reduction from the proposed 332 units), which would meet the minimum allowable density of 20 units/acre associated with the site's Affordable Housing Opportunity Site designation.

The additional space between the residential units and UPRR could be used for parking and/or open space. Site access and the approximately two-acre park would be the same as under the Project. (Final EIR, p. 6-7.)

Impacts:

a. Aesthetics. This alternative would involve developing the Project site with new structures that would alter views of and through the Project site. This alternative would involve construction of buildings at a height that would substantially affect public views of the Santa Ynez Mountains from S. Los Carneros Road at Calle Koral looking northward, which is a City-designated view corridor. Elimination of the buildings in the northern portion of the site may incrementally reduce view blockage from S. Los Carneros Road looking northward. However, increasing the height of Building 4 from two to three stories would incrementally increase view blockage of the Santa Ynez Mountains from S. Los Carneros Drive looking northward. Views from the Los Carneros Road overpass to the south and southeast are also designated view corridors. Structures would rise nearly to the level of the horizon, but would not obstruct scenic views of the Pacific Ocean. This alternative would increase the height of the proposed masonry wall along the western and northern property boundary from eight feet to 12 feet. However, the proposed structures would continue to dominate the visual changes caused by the Project. The increased height of the masonry wall would not result in further blocking of views, beyond that which would be caused by the proposed on-site structures. Thus, Alternative 3 would result in a less than significant impact to the designated scenic view corridor looking northward from S. Los Carneros Road at Calle Koral, similar to the project. However, as this alternative may require additional buildings to be 3-story, rather than 2-story as with the Project, Objective 9 to maintain visual resources may not be met.

This alternative would still result in the removal of native shrub vegetation on most of the site. However, as with the Project, this impact would be less than significant. This alternative would have a smaller footprint of development compared to the Project; nevertheless, it would permanently alter the existing visual character of the Project site. This alternative involves replacing open and undeveloped land with a residential development. However, similar to the Project, this alternative would be generally compatible with adjacent development and landscaping would incrementally reduce changes to the character and quality of the site and surroundings.

New sources of light and glare on and around the Project site due to the introduction of new structures, hardscape and associated lighting would be similar to the Project. Therefore, this impact would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with new sources of light and glare (**Mitigation Measure AES-5**).

b. Air Quality. As with the Project, this alternative would include construction of new residential units, which would generate temporary increases in localized air pollutant emissions. Ozone precursors NOX and ROG, as well as carbon monoxide (CO), would be still emitted by construction equipment such as graders, backhoes, and generators, while fugitive dust (PM10) would still be emitted by activities that disturb the soil, such as grading and excavation, road construction

and building construction. By reducing the number of residential units by 51, this alternative would incrementally reduce the duration and amount of construction activity. Nevertheless, standard SBCAPCD emission control requirements would apply. This impact would remain less than significant.

This alternative involves 51 fewer residential units compared to the Project (a reduction of approximately 15.4%) and would, therefore, result in reduced energy demand and fewer motor vehicle trips. Therefore, operational emissions would be commensurately lower than those of the Project. This impact would remain less than significant.

Because this alternative involves fewer residential units than the Project, it would remain consistent with the 2019 Ozone Plan. This would be a less than significant impact.

Under this alternative, residential units would be set back approximately 200 feet from the railroad compared to 120 feet under the Project. However, without air quality pollutant reduction measures, this alternative would still expose residential units on the Project site to a carcinogenic health risk that would exceed SBCAPCD's recommended health risk criteria. Because this alternative involves fewer residential units, fewer people would be exposed to health risks. Similar to the proposed project, forced air ventilation with filter screens on outside air intake ducts to be provided for all residential units on the Project site, which are included as a project-specific condition of approval. These measures would reduce the future residents' exposure to toxic air contaminants to below the recommended health risk criteria. As with the Project, health risk impacts would be less than significant.

c. Biological Resources. This alternative would reduce the overall building footprint but would not avoid impacts related to removal of habitat that could support nesting and/or foraging birds protected under State and federal law. As with the Project, landscaping for this alternative could introduce invasive plant species that may escape into natural areas. This alternative, like the Project, would be located within a local wildlife linkage area, which could result in indirect impacts to wildlife movement. These impacts would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with nesting birds and raptors, invasive species, and wildlife movement (**Mitigation Measures BIO-1, BIO-2, BIO-4[a], BIO-4[b], and BIO-4[c]**) to reduce these impacts to a less than significant level. Similar to the Project, this alternative would not impact wetlands, or sensitive habitat and these impacts would remain less than significant.

d. Cultural Resources. Under Alternative 3, Buildings 5, 6, and 8 would be eliminated and Building 9 would be reduced in size to provide a larger buffer between the railroad and the U.S. 101. However, this revision to the Project footprint would not result in a reduction in the potential for ground disturbing activity within the area of CA-SBA-56 and the 50-foot buffer. Impacts would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts to known resources within CA-SBA-56 and previously undiscovered resources (**Mitigation Measures CR-1[a], CR-1[b], CR-1[c], CR-1[d], CR-1[e], and CR-1[f]**). Overall, impacts to cultural resources would be similar to the Project, and cumulative cultural resource impacts would remain significant and unavoidable.

e. Geology. This alternative would reduce the overall building area and would incrementally reduce the amount of grading required compared to the Project; nevertheless, the

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Project site would remain subject to the same potential geological impacts as the Project. Therefore, the potential for adverse effects caused by seismic settlement, liquefaction, erosion, and expansive soils would be fundamentally the same under this alternative as under the Project. This alternative would continue to require mitigation related to potential geologic impacts (**Mitigation Measure GEO-1**). Therefore, this alternative would result in geological impacts that would be less than significant with mitigation, and similar to the Project.

f. Greenhouse Gas Emissions. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 15.4%. Thus, the Project's long-term GHG emissions from transportation and non-transportation sources would be commensurately reduced. As with the Project, GHG-related impacts would be less than significant.

g. Hazardous Materials/Risk of Upset. Like the Project, this alternative includes housing units near the U.S. 101 and UPRR corridors, a high-pressure natural gas pipeline, and businesses that store and use hazardous materials. However, like the Project, this alternative would not increase risk of upset conditions associated with those facilities. As with the Project, compliance with applicable federal, state, and local regulations pertaining to hazardous materials use, storage, and transport would minimize the potential risk of upset associated with hazardous materials use during project construction and operation. Therefore, risk of upset impacts would remain less than significant.

h. Hydrology and Water Quality. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 15.4%. Therefore, there would be less impervious surface area under this alternative and overall surface water runoff and erosion/sedimentation potential would be incrementally reduced. Nonetheless, as with the Project, this alternative would increase impermeable surfaces compared to existing conditions. This alternative would be required to implement **mitigation measure HWQ-2** to reduce impacts to site drainage. Implementation of required mitigation measure would reduce impacts to a less than significant level. Under this alternative, as with the Project, compliance with NPDES requirements and implementation of Best Management Practices (BMPs) would be required and would ensure that hydrologic impacts from construction and water pollutants would remain less than significant.

i. Land Use. This alternative would have 51 fewer residential units and would result in fewer new vehicle trips than the Project, resulting in a smaller increase in roadway noise and traffic. Therefore, this alternative may pose slightly fewer compatibility conflicts with surrounding uses than would the Project. This alternative would maintain the minimum density of 20 units/acre associated with the Affordable Housing Opportunity Site designation. As described above, Alternative 3 would potentially result in a significant and unavoidable impact to the designated scenic view corridor looking northward from S. Los Carneros Road at Calle Koral. Therefore, Alternative 3 would be inconsistent with several policies related to preservation of views, including VH 1.1, VH 1.4, VH 2.2, VH 2.3, and VH 4.15. In addition, this alternative would continue to require mitigation related to a temporary noise incompatibility impact (**Mitigation Measure N-1**). Effects related to compatibility with adjacent businesses may be incrementally greater than those of the Project due to the increased number of three-story buildings, but would continue to be significant but mitigable.

j. Noise. The overall footprint of development and area of required grading would be incrementally reduced under this alternative. Therefore, overall construction noise would be slightly reduced. Nevertheless, as with the Project, construction activities would occur within 50 feet of sensitive receptors. This alternative would continue to require a similar scale of pre-construction soil hauling to prepare the site for construction. Therefore, this alternative would continue to require **Mitigation Measures N-1(a) through N-1(g)** for construction impacts. However, as with the Project, temporary construction noise impacts would remain significant and unavoidable.

The potential long-term operational noise increase resulting from this alternative would be less than those of the Project since this alternative would involve 51 fewer new residential units (a reduction of approximately 15.4%), with a commensurate reduction in overall traffic generation. As with the Project, the potential long-term noise increase would remain less than significant.

Similar to the Project, activity during the construction period would not result in vibration levels that would exceed 80 VdB, and would not be expected to result in vibration levels that would be perceptible at nearby residences in excess of 30 vibration events of the same kind per day. Therefore, impacts associated with groundborne vibration would be less than significant.

k. Public Services. This alternative would have a smaller building footprint than the Project, and would result in fewer residential units and amenities on the Project site as compared to the Project. As a result, the demand for impacts associated with the potential need for new public service infrastructure would be lower under this alternative than the Project. As with the Project, impacts to public services would remain less than significant.

l. Recreation. This alternative would result in fewer residential units, and therefore fewer new residents than the Project. However, this alternative would retain the proposed approximately two-acre park on the Project site. As noted above, the additional space between the residential units and UPRR under Alternative 3 could be used for additional open space. As a result, this alternative would result in a lower demand for public parks than the Project. As with the Project, payment of parks development impact fees would be required, and impacts to recreation would be less than significant.

m. Transportation/Circulation. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 15.4%, and therefore would result in commensurately lower VMT annually than the Project. As with the Project, impacts related to conflict or inconsistency with CEQA Guidelines Section 15063.3, subdivision (b) would remain less than significant. With fewer residents generated under this alternative than the Project, this alternative would not overburden transit services or impact the operations of bicycle facilities in the Project site vicinity. Impacts to related to conflict with alternative transportation program plan, ordinances or policies would remain less than significant.

n. Utilities and Service Systems. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 15.4%. As a result, the demand for utilities and services (water demand, wastewater generation, and solid waste generation) on the Project site would be commensurately lower under this alternative than the Project. Demand for water under this alternative would decrease from approximately 39.4 acre feet per year (AFY) to approximately 33.3 AFY. Wastewater generation under this alternative would decrease from approximately 0.06 mgd to approximately 0.05 mgd. Non-recyclable solid waste generation under

this alternative would decrease from approximately 242 tons per year to approximately 205 tons per year. Therefore, this alternative would have reduced overall impacts with respect to utilities and service systems. However, the amount of non-recyclable solid waste generated under this alternative would exceed the City's project-specific threshold of 196 tons per year, and **Mitigation Measure UTL-4 (Solid Waste Management Plan)** would be required. As with the Project, impacts associated with water and wastewater generation would remain less than significant, and impacts associated with solid waste generation would be significant and unavoidable. (Final EIR, pp. 6-7 through 6-12.)

Attainment of Project Objectives: Under this alternative, Objective 3 would not be met to the same extent as the proposed Project due to the reduced number of residential units on the Project site. Objectives 1, 4, 5, and 6, which relate to providing residential development on the site that completes the development of the Central Hollister Residential Development Area, is accessible to nearby transportation corridors, and utilizes existing public infrastructure would continue to be generally met, although at a slightly reduced density when compared to the Project. Objectives 7 and 8 to provide a public park consistent with the General Plan for the Project site and to protect on-site cultural resources would continue to be met. As this alternative may require additional buildings to be 3-story, rather than 2-story as with the Project, Objective 9 to maintain visual resources may not be met. (Final EIR, pp. 6-7 through 6-8.)

Finding: The City Council rejects Alternative 3 Increased Railway/Freeway Buffer and Higher Sound Barrier, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet some of the Project objectives to the same extent as the proposed Project; and (2) the alternative fails to avoid the Project's significant and unavoidable impacts relating to cumulative cultural resource impacts, construction noise, and solid waste.

4. **Alternative 4: Reduced Building Height**

Description: Alternative 4, the "Reduced Building Height" alternative, would involve changing the six three-story buildings to two-story buildings and modifying the bedroom mix of the remaining units in order to meet the minimum density of 20 units/acre. Under this alternative, there would be 51 fewer residential units or 281 units provided (approximately a 15.4% decrease). The bedroom mix would shift towards 1-bedroom and 2-bedroom units, rather than the 3-bedroom units included in the Project. Site access and the configuration of buildings, the approximately two-acre park, parking areas, and roadways would be the same as under the Project. (Final EIR, p. 6-12.)

Impacts:

a. Aesthetics. Similar to the Project, under this alternative the Project site would be developed with new structures that would alter views of the Project site and through the Project site. However, with this alternative, all structures would be two stories instead of three. By limiting the heights of all residential buildings to two stories (approximately 20 feet), this alternative would incrementally reduce the Project's aesthetic impacts with respect to scenic vistas, visual character, and scenic resources. As a result of reduced scale and building mass, impacts to public and private views from surrounding areas and roadways, in particular S. Los Carneros Road at Calle Koral looking both northward and southward, would be reduced. As this alternative would require buildings to be limited to two stories, Objective 9 to maintain visual resources would be met.

This alternative would still result in the removal of native shrub vegetation on most of the site. However, as with the Project, this impact would be less than significant. This alternative would have the same footprint of development as the Project and would permanently alter the existing visual character of the Project site. This alternative involves replacing open and undeveloped land with a residential development. However, similar to the Project, this alternative would be generally compatible with adjacent development and landscaping would incrementally reduce changes to the character and quality of the site and surroundings.

By reducing the height of the structures compared to the Project, this alternative would incrementally reduce new sources of light and glare on and around the Project site due to introduction of new structures, hardscape and associated lighting. Nevertheless, this impact would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with new sources of light and glare (**Mitigation Measure AES-5**).

b. Air Quality. As with the Project, this alternative would include construction of new residential units, which would generate temporary increases in localized air pollutant emissions. Ozone precursors NOX and ROG, as well as carbon monoxide (CO), would be still emitted by construction equipment such as graders, backhoes, and generators, while fugitive dust (PM10) would still be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction. By reducing the number of residential units by 51, this alternative would incrementally reduce the duration and amount of construction activity. Nevertheless, standard emission control measures as required by the SBCAPCD would apply. This impact would remain less than significant.

This alternative involves 51 fewer residential units compared to the Project (a reduction of approximately 15.4%), and would therefore result in reduced energy demand and fewer vehicles trips. Therefore, operational emissions would be commensurately lower than those of the Project. This impact would remain less than significant.

Because this alternative involves fewer residential units than the Project, it would remain consistent with the 2019 Ozone Plan. This would be a less than significant impact.

As with the Project, without air quality pollutant reduction measures, this alternative would expose new residential units on the Project site to a carcinogenic health risk that would exceed SBCAPCD's recommended health risk criteria. Because this alternative involves fewer residential units, fewer people would be exposed to health risks. Similar to the proposed project, forced air ventilation with filter screens on outside air intake ducts to be provided for all residential units on the Project site, which are included as a project-specific condition of approval. These measures would reduce the future residents' exposure to toxic air contaminants to below the recommended health risk criteria. As with the Project, this impact would be less than significant.

c. Biological Resources. This alternative would reduce the overall building height, but would not avoid impacts related to removal of habitat that could support nesting and/ or foraging birds protected under State and federal law. As with the Project, landscaping for this alternative could introduce invasive plant species that may escape into natural areas. This alternative, like the Project, would be located within a local wildlife linkage area, which could result in indirect impacts to wildlife movement. These impacts would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with nesting birds and raptors,

invasive species, and wildlife movement (**Mitigation Measures BIO-1, BIO-2, BIO-4[a], BIO-4[b], and BIO-4[c]**) to reduce these impacts to a less than significant level. Similar to the Project, this alternative would not impact wetlands, or sensitive habitat and these impacts would remain less than significant.

d. Cultural Resources. Although the number of units would be reduced with this alternative, the configuration and footprint of buildings on the Project site would remain the same, and the potential for ground disturbing activity within the area of CA-SBA-56 and the 50-foot buffer would be similar. Therefore, cultural resource impacts would be similar to those of the Project and this alternative would continue to require mitigation related to potential impacts to known resources within CA-SBA-56 and previously undiscovered resources (**Mitigation Measures CR-1[a], CR-1[b], CR-1[c], CR-1[d], CR-1[e], and CR-1[f]**). Overall, impacts to cultural resources would be similar to the Project, and cumulative cultural resource impacts would remain significant and unavoidable.

e. Geology. This alternative would reduce the overall building height and involve fewer units; nevertheless, the Project site would remain subject to the same potential geological impacts as the Project. Therefore, the potential for adverse effects caused by seismic settlement, liquefaction, erosion, and expansive soils would be fundamentally the same under this alternative as the Project. This alternative would continue to require mitigation related to potential geologic impacts (**Mitigation Measure GEO-1**). Therefore, this alternative would result in geological impacts that would be less than significant with mitigation, and similar to the Project.

f. Greenhouse Gas Emissions. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 15.4%. Thus, the Project's long-term GHG emissions from transportation and non-transportation sources would be commensurately reduced. As with the Project, GHG-related impacts would be less than significant.

g. Hazardous Materials/Risk of Upset. Like the Project, this alternative involves housing units near the U.S. 101 and UPRR corridors, a high-pressure natural gas pipeline, and businesses that store and use hazardous materials. However, like the Project, this alternative would not increase risk of upset conditions associated with those facilities. As with the Project, compliance with applicable federal, state, and local regulations pertaining to hazardous materials use, storage, and transport would minimize the potential risk of upset associated with hazardous materials use during project construction and operation. Impacts associated with the risk of upset would remain less than significant.

h. Hydrology and Water Quality. This alternative would include 51 fewer units than the Project, but the building footprint would be identical. Therefore, the total area of impervious surfaces under this alternative, and resulting surface water runoff and erosion/ sedimentation potential would be substantially similar to the Project. As with the Project, this alternative would increase impermeable surfaces compared to existing conditions and would be required to implement mitigation measures HWQ-2 to reduce impacts to site drainage. Implementation of required mitigation measure would reduce impacts to a less than significant level. Under this alternative, as with the Project, compliance with NPDES requirements and implementation of Best Management Practices (BMPs) would be required and would ensure that hydrologic impacts from construction and water pollutants would remain less than significant.

i. Land Use. This alternative would have 51 fewer residential units, would limit building height to two stories, and would result in fewer new vehicle trips than the Project, resulting in a smaller increase in roadway noise and traffic and less obstructed view of scenic resources. Therefore, this alternative may pose slightly fewer compatibility conflicts with surrounding uses than would the Project. This alternative would maintain the minimum density of 20 units/acre associated with the Affordable Housing Opportunity Site designation. As described above, Alternative 4 would not result in a significant impact to the designated scenic view corridor looking northward from S. Los Carneros Road at Calle Koral. Therefore, this alternative would be consistent with the City's General Plan. However, this alternative would continue to require mitigation related to a temporary noise incompatibility impact (**Mitigation Measure N-1**). This alternative would result in site access and the configuration of buildings, the approximately two-acre park, parking areas, and roadways which would be the same as under the Project. Effects related to privacy for adjacent businesses would remain significant but mitigable, similar to the Project.

j. Noise. The number of units would be reduced by 51 (15.4%) under this alternative. Therefore, overall construction noise would be slightly reduced. Nevertheless, as with the Project, construction activities would occur within 50 feet of sensitive receptors. This alternative would continue to require a similar scale of pre-construction soil hauling to prepare the site for construction. Therefore, this alternative would continue to require **Mitigation Measures N-1(a)** through **N-1(g)** for construction impacts. However, as with the Project, temporary construction noise impacts would remain significant and unavoidable.

The potential long-term operational noise increase resulting from this alternative would be less than those of the Project since this alternative would involve 51 fewer new residential units (a reduction of approximately 15.4%), with a commensurate reduction in overall traffic generation. As with the Project, the potential long-term noise increase would remain less than significant.

Similar to the Project, activity during the construction period would not result in vibration levels that would exceed 80 VdB, and would not be expected to result in vibration levels that would be perceptible at nearby residences in excess of 30 vibration events of the same kind per day. Therefore, impacts associated with groundborne vibration would be less than significant.

k. Public Services. This alternative would reduce the number of residential units as compared to the Project. As a result, the demand for impacts associated with the potential need for new public service infrastructure would be lower under this alternative than the Project. As with the Project, impacts to public services would remain less than significant.

l. Recreation. This alternative would result in fewer residential units, and therefore fewer new residents than the Project. As a result, this alternative would result in a lower demand for public parks than the Project. Like the Project, this alternative would provide private recreational facilities for residents, as well as a two-acre public park. As with the Project, payment of parks development impact fees would be required, and impacts to recreation would be less than significant.

m. Transportation/Circulation. This alternative would reduce the building height and the number of new residential units on the Project site by approximately 15.4%, and therefore would result in commensurately lower VMT annually than the Project. As with the Project, impacts related to conflict or inconsistency with CEQA Guidelines Section 15063.3, subdivision (b) would remain less than significant. With fewer residents generated under this alternative than the Project, this

alternative would not overburden transit services or impact the operations of bicycle facilities in the Project site vicinity. Impacts related to conflict with alternative transportation program plan, ordinances or policies would remain less than significant.

n. Utilities and Service Systems. This alternative would reduce the building footprint and the number of new residential units on the Project site by approximately 15.4%. As a result, the demand for utilities and services (water demand, wastewater generation, and solid waste generation) on the Project site would be commensurately lower under this alternative than the Project. Demand for water under this alternative would decrease from approximately 39.4 acre feet per year (AFY) to approximately 33.3 AFY. Wastewater generation under this alternative would decrease from approximately 0.06 mgd to approximately 0.05 mgd. Non-recyclable solid waste generation under this alternative would decrease from approximately 242 tons per year to approximately 205 tons per year. Therefore, this alternative would have reduced overall impacts with respect to utilities and service systems. However, the amount of non-recyclable solid waste generated under this alternative would exceed the City's project-specific threshold of 196 tons per year, and **Mitigation Measure UTL-4 (Solid Waste Management Plan)** would be required. As with the Project, impacts associated with water and wastewater generation would remain less than significant, and impacts associated with solid waste generation would be significant and unavoidable. (Final EIR, pp. 6-12 through 6-16.)

Attainment of Project Objectives: Under this alternative, Objective 3 would not be fully met to the same extent as the proposed Project due to the reduced number of residential units on the Project site. Objectives 1, 2, 4, 5, and 6, which relate to providing residential development on the site that completes the development of the Central Hollister Residential Development area, is accessible to nearby transportation corridors, and utilizes existing public infrastructure would continue to be met, although at a slightly reduced density when compared to the Project. Objectives 7 and 8 to provide a public park consistent with the General Plan for the Project site and to protect on-site cultural resources would continue to be met. Objective 9 to maintain visual resources would be met. (Final EIR, p. 6-12.)

Finding: The City Council rejects Alternative 4 Reduced Building Height, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet most of the Project objectives to the same extent as the proposed Project.; and (2) the alternative fails to avoid the Project's significant and unavoidable impacts relating to cumulative cultural resource impacts, construction noise, and solid waste.

5. **Alternative 5: Mixed Use Development**

Description: Alternative 5, the "Mixed Use Development" alternative, would involve residential as well as business park development in place of the Project's proposed residential development along the eastern and northern portions of the site. Business park development (under the City's MRP zone) is proposed as a transition from industrial uses on Aero Camino and a buffer from U.S. 101 and the UPRR. This alternative assumes that buildout of the Project site would be the maximum amount allowed by the Goleta General Plan and Goleta Municipal Code if assessor's parcel numbers (APN) 073-060-039 through -043 were re-zoned to MRP and designated for General Plan Business Park uses, similar to business park properties in the vicinity. It also assumes that the business park development would encompass 35% of the site and be two stories in height. This alternative is intended to address compatibility with industrial uses on Aero Camino to the east, and
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U.S. 101 and UPRR to the north, and would also reduce impacts associated with noise and risk of upset on the residential units.

The development assumptions for this alternative assume the maximum residential build-out that could be accommodated on the Project site under a combination of Design Residential, Affordable Housing Opportunity Site (25 units/acre) and Business Park designation. Since the eastern and northern parcels have 5.72 net developable acres, the maximum size of the business park structures would be approximately 179,400 square feet (89,700 square foot footprint and two stories tall) based on build-out of 35% of the business park site. The remaining 8.33 acres of net developable area on the Project site would be developed with residential uses. At the maximum density of 25 units/ acre, the residential component of this alternative would be designed to accommodate 208 units within two- and three-story buildings.

A smaller business park development could also be constructed, which would reduce the overall impact of this alternative. For example, a one-story alternative with the same overall building footprint in the Business Park parcels as described above would involve 89,700 square feet of development. The site plan for this alternative would require that the residential structures, business park use, site access, and parking, be reconfigured on the remainder of the Project site to accommodate required residential density. In order to maintain the minimum density of 20 units/acre associated with the Affordable Housing Opportunity Site designation, the residential component of this alternative would be designed to accommodate 167 units, which this configuration assumes would be accommodated in two-story buildings. This alternative also assumes that the approximately two-acre park would be the same as proposed in the Project. This alternative also assumes that adequate parking would be provided to meeting parking regulations. Table 6-1 of the Final EIR compares Alternative 5 to the Project. (Final EIR, p. 6-16.)

Impacts:

a. Aesthetics. Under this alternative, the Project site would be developed with mixed uses, including residential and business park uses. The Project site would be developed with new structures that alter views of and through the Project site. However, by limiting the heights of the residential buildings to two stories, Alternative 5b would incrementally reduce the project's aesthetic impacts with respect to scenic vistas, visual character, and scenic resources. Because there would be reduced scale and building mass, impacts to public and private views from surrounding areas and roadways, in particular S. Los Carneros Road at Calle Koral looking both northward and southward, would be reduced. Views of the scenic Santa Ynez Mountains under Alternative 5b would be less than significant. Under Alternative 5a, residential buildings would be built to 3 stories and impacts to views of the Santa Ynez Mountains would be potentially significant. In addition, as Alternative 5a may require additional buildings to be 3-story, rather than 2-story as with the Project, Objective 9 to maintain visual resources may not be met. Alternative 5b would require buildings to be limited to two stories, so Objective 9 to maintain visual resources would be met.

This alternative would still result in the removal of native shrub vegetation on most of the site. However, as with the Project, this impact would be less than significant. This alternative would permanently alter the existing visual character of the Project site. This alternative involves replacing open and undeveloped land with residential and business park development. However, similar to the Project, this alternative would be generally compatible with adjacent development and landscaping would incrementally reduce changes to the character and quality of the site and surroundings.

This alternative involves mixed use development which would create new sources of light and glare on and around the Project site due to introduction of new structures, hardscape and associated lighting. Nevertheless, this impact would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with new sources of light and glare (**Mitigation Measure AES-5**).

b. Air Quality. This alternative would involve construction of a business park and residential development, which would generate temporary increases in localized air pollutant emissions. Ozone precursors NOX and ROG, as well as carbon monoxide (CO), would be emitted by equipment such as graders, backhoes, and generators, while fugitive dust (PM10) would be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction. Similar to the Project, it is assumed that construction would occur over approximately 2.5 years and standard emission control measure as required by the SBCAPCD would still apply. This impact would remain less than significant.

This alternative would involve fewer residential units compared to the Project (either 124 fewer units under Alternative 5a or 165 fewer units under Alternative 5b). Additionally, this alternative would include business park uses. The mixed-use of the site would result in decreased vehicle trips due to internal capture of trips and therefore less energy use compared to the Project. Therefore, operational emissions would be commensurately lower than those of the Project. Emissions would be below SPCAPCD thresholds and this impact would remain less than significant.

Because alternative involves fewer residential units than the Project, it would remain consistent with the 2019 Ozone Plan. This would be a less than significant impact.

As with the Project, without air quality pollutant reduction measures, this alternative would expose residents on the Project site to a carcinogenic health risk that would exceed SBCAPCD's recommended health risk criteria. Because this alternative involves fewer residential units, fewer people would be exposed to health risks. Similar to the proposed project, forced air ventilation with filter screens on outside air intake ducts to be provided for all residential units on the Project site, which are included as a project-specific condition of approval. These measures would reduce the future residents' exposure to toxic air contaminants to below the recommended health risk criteria. As with the Project, this impact would be less than significant.

c. Biological Resources. Depending on the configuration of the business park and residential development, this alternative could avoid impacts related to removal of habitat that could support nesting and/ or foraging birds protected under State and federal law. However, it is likely that at least some sensitive habitat would be affected. As with the Project, landscaping for this alternative could introduce invasive plant species which may escape into natural areas. This alternative, like the Project, would be located within a local wildlife linkage area, which could result in indirect impacts to wildlife movement. These impacts would remain potentially significant, and this alternative would continue to require mitigation related to potential impacts associated with nesting birds and raptors, invasive species, and wildlife movement (**Mitigation Measures BIO-1, BIO-2, BIO-4[a], BIO-4[b], and BIO-4[c]**) to reduce these impacts to a less than significant level. Similar to the Project, this alternative would not impact wetlands, or sensitive habitat and these impacts would remain less than significant.

d. Cultural Resources. Depending on the configuration of the business park and parking area, this alternative could potentially avoid the significant, but mitigable impact related to CA-SBA-56, which is an area of prehistoric archaeological significance. However, it is assumed that, at a minimum, parking lot and landscaped areas would overlie the resource, similar to the Project. Thus, impacts would be similar to those of the Project. This alternative would continue to require mitigation related to potential impacts to known resources within CA-SBA-56 and previously undiscovered resources (**Mitigation Measures CR-1[a], CR-1[b], CR-1[c], CR-1[d], CR-1[e], and CR-1[f]**). Overall, impacts to cultural resources would be similar to the Project, and cumulative cultural resource impacts would remain significant and unavoidable.

e. Geology. This alternative would involve business park uses and residential uses, but the Project site would remain subject to the same potential geological impacts as the Project. Therefore, the potential for adverse effects caused by seismic settlement, liquefaction, erosion, and expansive soils would be similar to the Project under this alternative. This alternative would continue to require mitigation related to potential geologic impacts (**Mitigation Measure GEO-1**). Therefore, this alternative would result in geological impacts that would be less than significant with mitigation, and similar to the Project.

f. Greenhouse Gas Emissions. This alternative would reduce the size of the Project by at least 124 units. However, this alternative would involve business park development on a portion of the Project site. Business park development would result in increased GHG emissions from transportation and non-transportation sources. GHG emissions may exceed the annual efficiency threshold of 4.9 MT CO₂e per service population. Therefore, in contrast to the Project, this alternative may generate emissions exceeding applicable thresholds. This impact would be potentially significant and would require mitigation.

g. Hazardous Materials/Risk of Upset. Like the Project, this alternative involves housing units and businesses park development near the U.S. 101 and UPRR corridors, a high-pressure natural gas pipeline, and businesses that store and use hazardous materials. However, like the Project, this alternative would not increase risk of upset conditions associated with those facilities. As with the Project, compliance with applicable federal, state, and local regulations pertaining to hazardous materials use, storage, and transport would minimize the potential risk of upset associated with hazardous materials use during project construction and operation. Impacts associated with the risk of upset would remain less than significant .

h. Hydrology and Water Quality. As with the Project, this alternative would involve structural development and paved area on the majority of the Project site. Therefore, there would similar impervious surface area and associated surface water runoff and the potential for erosion and sedimentation under this alternative. As with the Project, this alternative would be required to implement mitigation measure HWQ-2 to reduce impacts to site drainage. Implementation of required mitigation measure would reduce impacts to a less than significant level. Under this alternative, as with the Project, compliance with NPDES requirements and implementation of Best Management Practices (BMPs) would be required and would ensure that hydrologic impacts from construction and water pollutants would remain less than significant.

i. Land Use. This alternative involves development of a business park and reduced number of residential units on the Project site (either 124 fewer units under Alternative 5a or 165 fewer units under Alternative 5b). The Project site has a General Plan land use designation of *City Council Resolution No. 23- ____*

Medium-Density Residential (R-MD) and is designated as an Affordable Housing Opportunity Site. The Project site is zoned Medium Density Residential (R-MD). Therefore, the business park portion of this alternative would be inconsistent with the City's General Plan and the Goleta Municipal Code's zoning regulations, and would require a General Plan amendment and zone change. However, this alternative would maintain the minimum density of 20 units/acre associated with the Affordable Housing Opportunity Site designation. This alternative would continue to require mitigation related to a temporary noise incompatibility impact (**Mitigation Measure N-1**). Effects related to privacy for adjacent businesses would remain significant but mitigable, similar to the Project.

j. Noise. Because this alternative would involve full development of the Project site with a different mix of uses than the Project, the anticipated duration of construction activity under this alternative would be generally similar to that of the Project. As with the Project, construction activities would occur within 50 feet of sensitive receptors. This alternative would continue to require a similar scale of pre-construction soil hauling to prepare the site for construction. Therefore, this alternative would continue to require **Mitigation Measures N-1(a)** through **N-1(g)** for construction impacts. However, as with the Project, temporary construction noise impacts would remain significant and unavoidable.

Operational noise associated with this alternative would include typical noise associated with business park development such as vehicular movement, conversations, HVAC systems, loading, unloading, forklifts, and other equipment. These sources of operational noise would be comparable to surrounding business park uses and would not result in a significant noise impact. This alternative would generate more vehicle trips than the Project. Therefore, traffic-related noise would increase in comparison to the Project and may require mitigation.

Similar to the Project, activity during the construction period would not result in vibration levels that would exceed 80 VdB, and would not be expected to result in vibration levels that would be perceptible at nearby residences in excess of 30 vibration events of the same kind per day. Therefore, impacts associated with groundborne vibration would be less than significant.

k. Public Services. This alternative would involve development of a business park and residential uses on the Project site. This alternative would result in fewer residential units than the Project; however, the same Santa Barbara County Fire Protection District requirements pertaining to defensible space, serviceable access, fire hydrants, and sprinkler systems would apply. Therefore, this alternative would have the same overall impacts to public services as the Project. As with the Project, impacts to public services would be less than significant.

l. Recreation. This alternative would result in fewer residential units, and therefore fewer new residents than the Project. As a result, this alternative would result in a lower demand for public parks than the Project. Like the Project, this alternative would provide private recreational facilities for residents, as well as a two-acre public park. As with the Project, payment of parks development impact fees would be required, and impacts to recreation would be less than significant.

m. Transportation/Circulation. This alternative includes a mix of uses, which would include in fewer residential units than the Project, but would include business park development. The mix of uses proposed under this alternative may result in internal trips within the Project site, which would somewhat reduce off-site VMT compared to the Project. Like the Project, impacts

related to conflict or inconsistency with CEQA Guidelines Section 15063.3, subdivision (b) would remain less than significant. With fewer residents generated under this alternative than the Project, this alternative would not overburden transit services or impact the operations of bicycle facilities in the Project site vicinity. Impacts to related to conflict with alternative transportation program plan, ordinances or policies would remain less than significant.

n. Utilities and Service Systems. This alternative would involve development of a business park and residential uses on the Project site. This alternative would result in 124 (Alternative 5a) to 165 (Alternative 5b) fewer residential units than the Project. However, business park uses that would replace residential units on the Project site would result in increased reliance on utilities and services systems which serve the site. Estimated water demand, wastewater generation, and solid waste generation associated with Alternative 5a and Alternative 5b, based on factors from the City's Environmental Thresholds and Guidelines Manual, and assumptions used in Section 4.14, Utilities and Service Systems, are shown in Table 6-2 of the Final EIR. (Final EIR, pp. 6-17 through 6-21.)

Attainment of Project Objectives: This alternative would be consistent with the General Plan land use designation and zoning on the residential portion of the site (8.52 acres), but inconsistent with existing General Plan and zoning designations on the remaining portion (5.72 acres). As this alternative may require additional buildings to be 3-story, rather than 2-story as with the Project, Objective 8 to maintain visual resources may not be met. (Final EIR, p. 6-17.)

Finding: The City Council rejects Alternative 5: Mixed Use Development, on the following grounds, each of which individually provides sufficient justification for rejection of this alternative: (1) the alternative fails to meet some of the Project objectives; (2) the alternative fails to avoid or reduce the Project's significant and unavoidable impacts relating to cumulative cultural resource impacts and construction noise; and (3) the alternative would result in increased impacts relating to greenhouse gas emissions.

E. ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of alternatives to a proposed Project shall identify an environmentally superior alternative among the alternatives evaluated in an EIR. Based on the alternatives analysis contained within the Draft EIR, the No Project alternative is identified as the Environmentally Superior Alternative since it avoids all impacts associated with development of the Project site. However, the No Project Alternative would not achieve the basic objectives of the Project, including providing affordable housing. To the extent that the Project does not include an affordable housing component, however, under the No Project/No Development Alternative, an affordable housing project may still be proposed on the Project site at a later point in time because the site is designated as an Affordable Housing Opportunity Site under the Goleta General Plan.

Among the development options, Alternatives 2 through 5 would all reduce one or more significant Project impacts, as discussed below:

- *Alternative 2 would somewhat reduce the potentially significant impact to cultural resources. Alternative 2 would incrementally reduce, but not eliminate impacts in several other issue areas, including air quality, greenhouse gas emissions,*

hydrology, noise, public services, and transportation due to a reduced number of residences proposed for development on the project site. Alternative 2 would eliminate the significant and unavoidable impact associated with solid waste generation.

- *Alternative 3 would reduce residential exposure to noise and health risk from U.S. 101 and the UPRR. This alternative would reduce vehicle miles traveled and associated impacts related to air quality, greenhouse gases, and noise.*
- *Alternative 4 would reduce the Project's environmental effects to scenic resources, including views of the Santa Ynez Mountains; however, impacts to these views have been found less than significant. Alternative 4 would incrementally reduce impacts in several issue areas, including air quality, greenhouse gas emissions, noise, public services, and transportation due to the reduction in building height and number of units.*
- *Alternative 5 would reduce residential exposure to noise and health risk from U.S. 101 and the UPRR. This alternative would increase traffic generation and associated impacts related to air quality, greenhouse gases, and noise. Alternative 5b would eliminate the significant and unavoidable impact associated with solid waste generation.*

In addition, Alternatives 2 through 5 would all fail to meet one or more of the Project objectives, as noted below:

- Alternative 2 may not meet Objective 3 to the same extent as the proposed Project and would not meet Objective 4 due to the reduced number of residential units on the Project site.
- Alternative 3 may not meet Objective 3 to the same extent as the proposed Project due to the reduced number of residential units on the Project site. Because this alternative may require additional buildings to be 3-story, rather than 2-story as with the Project, Objective 9 to maintain visual resources may not be met.
- Alternative 4 may not meet Objective 3 to the same extent as the proposed Project due to the reduced number of residential units on the Project site. Objective 9 regarding the maintenance of visual resources would be met and improved under this alternative when compared to the Project.
- Alternative 5 may not meet Objective 3 to the same extent as the proposed Project due to the reduced number of residential units on the Project site. Because Alternative 5a may require buildings to be 3-story, Objective 9 to maintain visual resources may not be met.

Alternatives 2 and 5b would each eliminate the Class I impact of the Project, related to solid waste generation. However, Alternative 5a would not eliminate this Class I impact. Alternative 3 would require additional buildings to be three-story rather than two-story, which could result in a potential significant impacts to scenic resources. All other project impacts would be reduced below
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identified thresholds of significance through implementation of the mitigation measures described in this EIR. Although some alternatives would reduce impacts in such areas as cultural resources and noise, these reductions would be incremental in nature and adoption of an alternative rather than the Project would not be necessary to avoid significant environmental effects. Therefore, based on the reduction of impacts and ability to meet most of the objectives of the Project, Alternative 2 “Avoid CA-SBA-56 and Buffer” would be the environmentally superior alternative of those described above. (Final EIR, pp. 6-22 through 6-23.)

SECTION IX.
ADOPTION OF STATEMENT OF OVERRIDING CONSIDERATIONS

Under State CEQA Guidelines section 15093(a), the City Council must balance, as applicable, the economic, legal, social, technological, or other benefits of the Project against its unavoidable environmental risks in determining whether to approve the Project. If the specific benefits of the Project outweigh its unavoidable adverse environmental effects, those environmental effects may be considered acceptable under State CEQA Guidelines section 15093.

Having reduced the adverse significant environmental effects of the Project to the extent feasible by adopting the mitigation measures identified in the EIR and the Mitigation Monitoring and Reporting Program, and having considered the entire administrative record for the Project, the City Council has weighed the benefits of the Project against its unavoidable adverse impacts as identified in the EIR, including cumulative cultural resource impacts, construction noise impacts, and solid waste impacts. While recognizing that the unavoidable adverse impacts are significant under CEQA thresholds, the City Council nonetheless finds that the unavoidable adverse impacts that will result from the Project are outweighed by specific social, economic and other benefits of the Project and are therefore acceptable under State CEQA Guidelines section 15093.

In making this determination, the factors and public benefits specified below were considered. Any one of these reasons is sufficient to justify approval of the Project. Accordingly, even if a court were to conclude that a particular benefit is not supported by substantial evidence, the City Council would be able to stand by its determination that the other benefits are sufficient overriding considerations. The substantial evidence supporting the various benefits enumerated below can be found in the preceding findings, which are incorporated by reference herein, and in the documents found in the record of proceeding.

The City Council therefore finds that each of the following social, economic, and environmental benefits of the Project outweigh the Project's unavoidable adverse impacts and render acceptable each of the Project's unavoidable adverse environmental impacts under State CEQA Guidelines section 15093:

1. The Project provides much needed senior income-restricted affordable housing and family income-restricted affordable housing. This project would provide 27% of the City's Regional Housing Needs Assessment allocation for the low/very low category during the 2015-2023 Housing Element period.
2. The Project provides a significant number of additional housing units in the City.
3. The Project addresses a long-term economic goal of the City by providing housing that addresses the needs of workers and that helps achieve a more equal balance between the provision of jobs and housing in the City.
4. The Project provides housing within two miles of UCSB, which is the County's largest employer, and within one mile of major job centers in the City.
5. The Project implements the goals and completes the Central Hollister Residential Development Area as stated in General Plan Policy Land Use 8.

6. The Project will create an open space area that is available to the public while fostering awareness and protection of Goleta's cultural resources.
7. The Project provides substantial new public facilities (e.g., a neighborhood park).

EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM

Heritage Ridge Residential Project

***Mitigation Monitoring and Reporting
Program***

SCH # 2015041014

Prepared by:

City of Goleta

130 Cremona Drive,
Suite B Goleta, CA 93117

Contact: Mary Chang, Supervising Senior Planner

(805) 961-7567

Prepared with the assistance of:

**Rincon Consultants,
Inc.** 180 N. Ashwood
Avenue Ventura,
California 93003

January 2022

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Heritage Ridge Residential Project

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Environmental Impact Report (EIR) for the Heritage Ridge Residential Project identifies mitigation measures that will be implemented to reduce the environmental impacts associated with the Project. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Section 21081.6 of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during Project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the Project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The Project applicant will have the responsibility for implementing the measures, and the various City of Goleta departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
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AESTHETICS – IMPACTS						
AES-5	<p>Lighting Specifications. Any exterior lighting installed on the Project site must be of low intensity, low glare design, and must be hooded to direct light downward onto the Project site and prevent spill-over onto adjacent parcels and must otherwise meet dark night sky requirements. Exterior lighting fixtures must be kept to the minimum number and intensity needed to ensure public safety. These lights must be dimmed after 11 p.m. to the maximum extent practical without compromising public safety as determined by the Planning and Environmental Review Director or designee. Upward directed exterior lighting is prohibited. Lighting fixtures must be appropriate for the architectural style of the structure and surrounding area. The final lighting plan must be amended to include identification of all types, sizes, and intensities of wall-mounted building lights and landscape accent lighting, and a photometric map must be provided. “Moonlighting” type fixtures that illuminate entire tree canopies should also be avoided.</p>	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures must be reviewed and approved by Design Review Board before the City issues a building permit for construction.	Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting features to ensure that they have been installed consistent with approved plans.		
BIOLOGICAL RESOURCES – IMPACTS						
BIO-1	<p>Nesting Birds and Raptors. To avoid construction impacts to nesting birds and raptors, vegetation removal and initial ground disturbance must occur outside the bird and raptor breeding season, which is typically February 1 through September 1 (January 1 through September 1 for some raptors), but can vary based on local and annual climatic conditions. If construction must begin within the breeding season, then not more than two weeks before ground disturbance and/or vegetation removal commences, a bird and raptor pre-construction survey must be conducted by a City-approved biologist within the disturbance footprint plus a 300-foot buffer, as</p>	Permittee, City-approved biologist	Not more than one week before ground disturbances commence, the Planning and Environmental Review Director, or designee, must verify that construction and grading is occurring outside the nesting season, or that nesting bird and raptor surveys have been conducted, and buffer requirements specified above are in place (if applicable). This measure, and any buffer	The Planning and Environmental Review Director, or designee, must verify compliance not more than one week before ground disturbances commence and conduct periodic site inspections to ensure compliance throughout the construction period.		



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<p>feasible. If the Project is phased, a subsequent pre-construction nesting bird and raptor survey is required before each phase of construction within the Project site. If no raptor or other bird nests are observed no further mitigation is required.</p> <p>Pre-construction nesting bird and raptor surveys must be conducted during the time of day when bird species are active and be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors within the 300-foot buffer. A report of the nesting bird and raptor survey results, if applicable, must be submitted to the Planning and Environmental Review Director, or designee, for review and approval not more than one week before commencing ground disturbances.</p> <p>If active nest of species protected by CFG Code 3503 or the MBTA Migratory Bird Treaty Act protected bird nests are found within 300 feet of the Project site, their locations must be flagged and then mapped onto an aerial photograph of the Project site at a scale no less than 1"=200' and/or recorded with the use of a GPS unit. If active raptor nests are detected the map will include topographic lines, parcel boundaries, adjacent roads, known historical nests for protected nesting species, and known roosting or foraging areas, as required by Conservation Element Policy 8.3 of the Goleta Community Plan/Coastal Land Use Plan. If feasible, the buffer must be 300 feet in compliance with Conservation Element Policy CE 8.4 of the Goleta General Plan/Coastal Land Use Plan. If the 300-foot buffer is infeasible, the City approved biologist may reduce the buffer distance as appropriate, dependent upon the species and the proposed work activities. If any active <i>non-raptor</i> bird nests are found, a</p>			<p>requirements, must be incorporated into the grading plans for the Project.</p>			



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	<p>suitable buffer area (varying from 25-300 feet), depending on the species, must be established by the City approved biologist. No ground disturbance can occur within the buffer until the City-approved biologist confirms that the breeding/nesting is completed and all the young have fledged. Alternately, a City approved biologist must monitor the active nest full-time during construction activities within the buffer to ensure Project activities are not indirectly impacting protected nesting birds and raptors.</p>					
BIO-2	<p>Invasive Species Seeding and Landscaping. Nonnative, invasive plant species cannot be included in any erosion control seed mixes and/or landscaping plans associated with the Project. The California Invasive Plant Inventory Database contains a list of nonnative, invasive plants (California Invasive Plant Council [Updated 2017] or its successor).</p>	Permittee	<p>Before the City issues a Zoning Clearance, the applicant shall secure approval of a final landscape plan from the Design Review Board.</p>	<p>The Planning and Environmental Review Director, or designee, must verify compliance before the City issues a Zoning Clearance.</p> <p>Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect landscape plantings features to ensure that they have been installed consistent with approved plans.</p>		



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BIO-4(a)	Lighting Plan. In addition to the lighting specifications in Mitigation Measure AES-5, light and glare from new development must be controlled and directed away from the wildlife corridors shown on the conceptual landscape plan, Los Carneros Creek SPA ESHA, Los Carneros Wetland ESHA, and the open space areas adjacent to the development. Exterior night lighting must be minimized, restricted to low intensity fixtures, shielded, and directed away from ESHAs, wildlife corridors, and open space.	Permittee	The locations of all exterior lighting fixtures, complete cut-sheets of all exterior lighting fixtures, and a photometric plan prepared by a registered professional engineer showing the extent of all light and glare emitted by all exterior lighting fixtures must be approved by the Design Review Board before the City issues Zoning Clearance.	Before the City issues a certificate of occupancy, the Planning and Environmental Review Director, or designee, must inspect exterior lighting features to ensure that they have been installed consistent with approved plans.		
BIO-4(b)	Landscape Chemical and Pest Management Plan. All pesticides, herbicides, and fertilizers used at the Project site must be those designated for use near aquatic and wetland habitats, and must be applied with techniques that avoid over-spraying and control application to avoid excessive concentrations. Rodenticides are prohibited. Trash and recycling receptacles shall be wildlife proof.	Permittee	A Landscape Chemical and Pest Management Plan (Plan) must be developed by the applicant and approved by the Planning and Environmental Review Director, or designee, before a final map is recorded. The requirements must be printed on the final approved landscape plans, each residential unit lease document, the map, and recorded on the property deed. The Plan must provide a prohibition on use of pesticides, herbicides, fertilizers and rodenticides. These prohibitions must be the subject of at least one annual communication by the applicant to the residents in the form of a meeting and/or newsletter or electronic update that is distributed to residents.	Evidence of this effort must be provided to the Planning and Environmental Review Director, or designee, each year by January 1st. The management must also provide the Planning and Environmental Review Director with an annual monitoring report by January 1 of each year demonstrating the use of aquatic and wetland habitat appropriate fertilizer, herbicides, and pesticides consistent with the Plan on the property. If determined necessary by the City, the City may require the applicant to		



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				retain a City approved qualified biologist to verify the correct use of appropriate herbicides, pesticides, and fertilizers as part of the annual monitoring report.		
BIO-4(c)	Domestic Pet Predation, Feline Disease, and Wildlife Corridor Education. The applicant must prepare a public education campaign for future residents of the Project site regarding: 1) the effects of domestic animal predation on wildlife (e.g., domestic cats and protected bird species); 2) promoting indoor cats since bobcats are susceptible to the same diseases as domestic cats, and disease can be transmitted between domestic cats and bobcats (or vice versa); and 3) the importance of wildlife corridors.	Permittee	The education materials must be prepared by a City approved qualified biologist, approved by the Planning and Environmental Review Director (or designee) and must be recorded with the Final Map. The education materials must be distributed with the unit lease documents, and the subject of at least one annual communication by the applicant to the residents in the form of a meeting and/or newsletter or electronic update that is distributed to all residents.	Evidence of this effort must be provided to the Planning and Environmental Review Director each year by January 1st.		
CULTURAL RESOURCES – IMPACTS						
CR-1(a)	Limited Phase 3 Data Recovery. The applicant must provide a Phase 3 Data Recovery Program Plan developed by a City-approved archaeologist for excavations at the Northern Midden Area at CA-SBA-56. Plan Requirements: The Phase 3 plan must be prepared in accordance with the City of Goleta’s <i>Cultural Resources Guidelines (1993)</i> , Open Space Element Policy 8.5, the California Office of Historic Preservation’s (1990)	Permittee	A Phase 3 research design prepared pursuant to City of Goleta’s <i>Cultural Resources Guidelines</i> , and a copy of a contract (including a detailed scope of work) between the applicant and a City-approved archaeologist and Chumash Native American consultant for	The Phase 3 Data Recovery Program must be submitted for approval by the City and City-approved archaeologist before the applicant records a final map. City staff and the City-retained		



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<p><i>Archaeological Resource Management Reports (ARMR): Recommended Contents and Format</i>, and Public Resources Code § 21083.2 and CEQA Guidelines § 15126.4(b). The plan must include:</p> <ul style="list-style-type: none"> • <i>Research design;</i> • <i>Discussion of relevant research questions that can be addressed by the CA-SBA-56 resources;</i> • <i>Methods used to gather data, including data from previous studies;</i> • <i>Laboratory methods to analyze the data;</i> • <i>An assessment of artifacts recovered and any corresponding field notes, graphics, and lab analyses; and</i> • <i>Results of investigations.</i> <p>The plan must provide for a systematic sample of the area to be capped, such that the research value of the deposit is adequately characterized.</p> <p>The Phase 3 must be funded by the applicant and must be prepared by a City-approved archaeologist. The Phase 3 must be documented in a draft and final report and must be reviewed and approved by a City-retained archaeologist. Pursuant to City Cultural Resource Guidelines, the final report, archaeological collections, field notes, and other standard documentation must be permanently curated at the UCSB Repository for Archaeological Collections.</p> <p>The Phase 3 must specify that a local Chumash Native American consultant must be retained by the applicant to observe all excavation activity associated with the Program. The consultant must maintain daily notes and</p>		<p>the Phase 3 program, and the subsequent draft and final Phase 3 report, must be reviewed and approved by the City and City-retained archaeologist (funded by the applicant) before recordation of the final map. Upon completion of the Phase 3 study and all contact requirements, the applicant must notify the City in writing of the completed efforts in a bond acceptable to the City. This includes the completion of the curation of items collected during the Phase 3 mitigation. A summary letter outlining the successful completion of all mitigation excavations must be reviewed and approved by the City and City-retained archaeologist prior to issuance of any Land Use Permit for grading within the archaeological resource area, including the placement of fill over the Northern Midden Area. All Phase 3 and curation requirements must be met prior to issuance of occupancy of the first residential building (either Affordable or Market rate Housing units).</p>	<p>archaeologist must periodically site inspect to verify completion of the Phase 3 field work and review and approve the summary letter outlining the completion of excavations prior to issuance of Zoning Clearance for grading within the archaeological resource area. Curation may be completed after the issuance of the Zoning Clearance, as long as the Phase 3 excavations have been completed and verified by the City and City-retained archaeologist. The City-retained archaeologist must review and approve the draft and final Phase 3 reports prior to issuance of occupancy permit for the first residential building (either Senior or Workforce Housing units). The applicant must provide the City with a letter from the UCSB Repository for</p>		



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	documentation necessary, and provide the observation notes and documentation to all interested Chumash representatives who request to be informed of the Phase 3 excavation progress.			Archaeological Collections indicating that all required materials have been accepted for curation prior to the release of the cultural resource bond.		
CR-1(b)	<p>Surface Preparation and Fill Soils within CA-SBA-56. Preparation of the ground surface and the placement of fill soils within the CA-SBA-56 boundary must be low impact and adhere to the following requirements:</p> <ul style="list-style-type: none"> • <i>Systematically collect all diagnostic artifacts on the ground surface;</i> • <i>Remove all organic material from the Northern Midden Area surface by hand (including brushing, raking, or use of power blower);</i> • <i>Place a layer of Tensar geotextile grid over all archaeological site areas to receive fill;</i> • <i>Use fill soils within 1 pH of that identified in the Northern Midden Area soils, as evaluated in the field prior to construction;</i> • <i>Use a contrasting color and/or gradation for the lower six inches of fill soils, signaling to any future sub-surface activity (e.g., landscaping activity) that excavation shall not extend deeper; and</i> • <i>Place a minimum of 12 inches additional fill material over the contrasting soil;</i> • <i>Place the fill soils ahead of the loading equipment so that the machine does not have contact with the archaeological site surface.</i> 	Permittee	Before the City issues any grading permit, the Planning and Environmental Review Director or designee must approve a Construction Monitoring Plan prepared by the applicant and a City-approved archaeologist. Plan specifications for the monitoring must be printed on all plans submitted for grading, landscaping, and building permits. The applicant must enter into a contract with a City-approved archaeologist and an applicant selected Chumash Native American consultant(s) and must fund the provision of on-site archaeological/cultural resource monitoring during initial grading and excavation activities prior to Zoning Clearance issuance for grading. The contract should be executed at least two weeks prior to the Zoning Clearance issuance for grading.	The Planning and Environmental Review Director, or designee, and a City-retained archaeologist must approve the Construction Monitoring Plan and ensure there is a valid contract with an archaeologist and a Chumash Native American consultant, and must conduct periodic field inspections to verify compliance during ground-disturbing activities.		



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	<ul style="list-style-type: none"> Moisten fill soils sufficient so that they are cohesive under the weight of the heavy equipment as the material is spread out over the archaeological site and buffer area. 					
CR-1(c)	<p>Excavations within Northern Midden Area. Excavations for all landscaping and recreational improvements within the Northern Midden Area cannot encroach within the initial six inches of contrasting soil placed above the geotextile grid and existing ground surface.</p>	Permittee	This requirement must be printed on all plans submitted for any Zoning Clearance for grading. The area where excavations would not encroach on the Northern Midden Area as specified herein must be clearly marked on the plans.	The Planning and Environmental Review Director, or designee, must conduct periodic field inspections to verify compliance during ground-disturbing activities.		
CR-1(d)	<p>Monitoring. Before initiating any staging areas, vegetation clearing, or grading activity, the applicant and construction crew must meet on-site with City staff, a City-retained archaeologist, and local Chumash consultant(s) and present the procedures to be followed in the unlikely event that cultural artifacts are discovered during ground disturbances outside of the CA-SBA-56 Northern Midden Area.</p> <p>A City-approved archaeologist and local Chumash consultant must monitor all ground-disturbing activities on the Project site, including surface vegetation removal and the Phase 3 Data Recovery Program. The monitor(s) must have the following authority:</p> <ol style="list-style-type: none"> The archaeological monitor(s) and Chumash consultant(s) must be on-site on a full-time basis during any earthmoving activities, including preparation of the area for capping, grading, trenching, vegetation removal, or other excavation activities. The monitors will continue their duties until it is determined through 	Permittee	This requirement must be printed on all plans submitted for any Zoning Clearance, building, grading, or demolition permits. The applicant must enter into a contract with a City-approved archaeologist and applicant-selected Chumash consultant and must fund the provision of on-site archaeological/ cultural resource monitoring during initial grading and excavation activities before issuance of Zoning Clearance. Plan specifications for the monitoring must be printed on all plans submitted for grading, and building permits. The contract should be executed at least two weeks prior to a Zoning Clearance for grading.	City Planning and Environmental Review Director or designee must conduct periodic field inspections to verify compliance during ground-disturbing activities.		



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	<p>consultation with the applicant, City Planning and Environmental Review Director or designee, archaeological consultant, and Chumash consultant that monitoring is no longer warranted;</p> <p>2) The monitor(s) may halt any activities impacting previously unidentified cultural resources and conduct an initial assessment of the resource(s). If cultural resources of potential importance are uncovered during construction, the following must occur per the Goleta General Plan Open Space Policy 8.6</p> <p>a) The grading or excavation shall cease and the City shall be notified.</p> <p>b) A qualified archeologist shall prepare a report assessing the significance of the find and provide recommendations regarding appropriate disposition.</p> <p>c) Disposition will be determined by the City in conjunction with the appropriate Chumash consultant.</p> <p>3) If an artifact is identified as an isolated find, the monitor(s) must recover the artifact(s) with the appropriate locational data and include the item in the overall inventory for the site;</p> <p>4) If a feature or concentration of artifacts is identified, the monitor must halt activities in the vicinity of the find, notify the applicant and the Planning and Environmental Review Director or designee, and prepare a proposal for the assessment and treatment of the find(s). This treatment may range from additional study to avoidance, depending on the nature of the find(s);</p>					



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	<p>5) The monitor must prepare a comprehensive archaeological technical report documenting the results of the monitoring program and include an inventory of recovered artifacts, features, etc.;</p> <p>6) The monitor must prepare the artifact assemblage for curation with UCSB and include an inventory with the transfer of the collection; and</p> <p>7) The monitor must file an updated archaeological site survey record with the UCSB Central Coastal Information Center.</p>					
CR-1(e)	<p>Continued Chumash Consultation. Previous Chumash consultation with the City of Goleta and Project applicant resulted in the archaeological site CA-SBA-56 being identified as important to the Chumash community. Continued Chumash consultation must occur throughout the remainder of the Project including any design changes, alternatives analysis, or mitigation measure implementation to ensure that impacts to CA-SBA-56 are mitigated in a manner that would be respectful of the site’s Chumash heritage.</p>	Permittee	This condition must be printed on all building and grading plans.	The Planning and Environmental Review Director or designee must check plans before the City issues a Zoning Clearance and must spot check in the field throughout grading and construction.		
CR-1(f)	<p>Human Remains. Before initiating any staging areas, vegetation clearing, or grading activity, the applicant and construction crew must meet on-site with City staff, a City-retained archaeologist, and local Chumash consultant(s) and present the procedures to be followed in the unlikely event that human remains are uncovered. These procedures must include those identified by Public Resources Code § 5097.98. If the remains are determined to be of Chumash descent, the County Coroner has 24 hours to notify the Native American Heritage</p>	Permittee	Before the City issues permits for any ground disturbance, the applicant must provide the City Planning and Environmental Review Director or designee the contact information of the Chumash consultant and the agreed upon procedures to be followed. In the event that remains are found and if the remains are found to be of Chumash origin, the County	The Planning and Environmental Review Director or designee must confirm that the County Coroner is notified in the event human remains are found, and that the Native American Heritage Commission is contacted if the remains are of Chumash origin.		



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	Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendant (MLD) of the deceased Chumash. The MLD will then in consultation with the City-approved archaeologist and appropriate local Chumash consultant(s) determine what course of action should be taken in dealing with the remains, so as to limit future disturbance.		Coroner will notify the Native American Heritage Commission and the Commission will name the Most Likely Descendant (MLD). The MLD, City-retained archaeologist, applicant, and City Planning and Environmental Review staff will consult as to the disposition of the remains. If the remains are identified as non-Chumash, the County Coroner will take possession of the remains and comply with all state and local requirements in the treatment of the remains.			
CR-2(a)	Landscape Plan Review. The applicant must demonstrate that the Open Space Landscape Plan has been reviewed and approved by the local Chumash community to ensure appropriate treatment of heritage resources within the Northern Midden Area of CA-SBA-56.	Permittee	This requirement must be printed on the Final Open Space Landscape Plan and approved by a city approved archaeologist. Confirmation that the local Chumash community was consulted and has approved the Final Open Space Landscape Plan must be submitted for any Zoning Clearance issued for grading.	The Planning and Environmental Review Director, or designee, must receive evidence of the local Chumash community's approval of the Final Open Space Landscape Plan to verify compliance with this measure.		
CR-2(b)	Chumash Heritage Monument. The applicant must incorporate a monument placed adjacent to the Open Space passive recreational trail to highlight the Chumash heritage of the Project area. A Chumash Heritage Monument Plan must be reviewed and approved by representatives of the local Chumash community.	Permittee	This requirement must be printed on all plans submitted for any Zoning Clearance issued for grading. Confirmation that the local Chumash community was consulted and has approved the Chumash Heritage Monument Plan must be submitted for any Zoning Clearance for grading. The	The Planning and Environmental Review Director, or designee, must receive evidence of the local Chumash community's approval of the Chumash Heritage Monument Plan to verify		



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			monument will be installed prior to the condition of occupancy.	compliance with this measure.		
GEOLOGY AND SOILS – IMPACTS						
GEO-1	<p>Geotechnical Design Considerations. The recommendations in the <i>Geotechnical Engineering Report</i> (Earth Systems Pacific, 2014) related to soil engineering within and outside of the Archaeological Area must be incorporated into the Project’s grading and building plans, as summarized here:</p> <p>Areas Outside the Archaeological Area:</p> <ul style="list-style-type: none"> • <i>All existing fill soils should be completely removed and replaced as compacted fill Any existing utilities that will not be serving the site must be removed or properly abandoned</i> • <i>Voids created by the removal of materials or utilities, and extending below the recommended overexcavation depth, must be immediately called to the attention of the geotechnical engineer. No fill may be placed unless the geotechnical engineer has observed the underlying soil</i> • <i>Following site preparation, soils in the building area should be removed to a level plane at a minimum depth of 3 to 8 feet below the bottom of the deepest footing or 3 to 8 feet below existing grade, whichever is deeper, as recommended by the geotechnical engineer in the field</i> • <i>Soils in the surface improvement area should be removed to a level plane at a minimum depth of 1-foot below the proposed subgrade elevation or 2 feet below the existing ground surface,</i> 	Permittee	Grading and building plans must be submitted for review and approval by the Planning and Environmental Review Director or designee before the City issues grading and building permits.	The Project soils engineer must observe all excavations before placement of compacted soil, gravel backfill, or rebar and concrete and report observations to the City. The City will conduct field inspections as needed.		



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	<p><i>whichever is deeper</i></p> <ul style="list-style-type: none"> • <i>Soils in the fill areas beyond the building and surface improvement areas should be removed to a depth of 2 feet below the existing ground surface</i> • <i>Stabilization of surface soils by vegetation or other means during and following construction must be implemented, particularly those disturbed during construction</i> <p>Areas Inside the Archaeological Area, including the 50-foot Archaeological Buffer Zone:</p> <ul style="list-style-type: none"> • <i>Existing ground surface in the grading area inside of the archaeological area should be prepared for construction by removing the stockpile soils and all other existing fill soils down to the native soil surface</i> • <i>Before removing vegetation, vegetation should be sprayed with topical herbicide per manufacturer's specifications approximately 60 days before implementing grading operations. The herbicide is more effective when applied to plant leaves for better absorption</i> • <i>All vegetation, debris, and other deleterious material should be removed from the native soil surface by hand (can include brushing, raking, or the use of a power blower) to the degree practicable at the ground surface such that no soil disturbance occurs</i> • <i>Root ball masses must be left in place to die</i> • <i>Any existing utilities that will not be serving the site must be removed or properly abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the</i> 					



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	<p><i>utility</i></p> <ul style="list-style-type: none"> • <i>Surface vegetation removal and herbicide application must be accomplished 60 days prior to the geogrid placement; it is acceptable to place import sand on the native soil surface where uneven areas or undulations exist to create as level a surface as practicable to place the geogrid on as it improves both the constructability and performance of the geogrid system</i> • <i>The native soil surface must be covered with a tri-axial geogrid such as Tensar TX 7, or an approved equivalent. The geogrid must be anchored and/or overlapped as recommended by the manufacturer prior to placing any fill soil</i> • <i>The first 6 inches of fill placed on top of the geogrid must be an imported sand material reviewed and approved by the City of Goleta to provide a visual indication to avoid impeding into the native soils</i> • <i>Fill soils must be placed and spread from the outside to the inside of the archeological area with track earthmoving equipment such that the equipment must only be working on top of the fill soils. The fill soils must be placed such that the earthmoving equipment does not come into contact with the archeological area native soils or the geogrid</i> <p>Grading (General):</p> <ul style="list-style-type: none"> • <i>On-site material and approved import materials may be used as general fill and up to 18 inches below the bottom of the slab-on-grade elevation within the building area where conventional</i> 					



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	<p><i>foundations will be used</i></p> <ul style="list-style-type: none"> <i>A minimum of 18 inches of nonexpansive material when measured from the bottom of the conventional foundation slabs-on-grade should be placed in the building area</i> <i>Proposed imported soils should be evaluated by a geotechnical engineer before being used, and on an intermittent basis during placement on the site</i> <i>All materials used as fill should be cleaned of any debris and rocks larger than 6 inches in diameter, and no rocks larger than 3 inches in diameter should be used within the upper 3 feet of finish grade</i> <i>Fill slopes should be keyed and benched into competent soil</i> <i>Slopes under normal conditions should be constructed at 2:1(horizontal to vertical) or flatter inclinations. Slopes subject to inundation should be constructed at 3:1 or flatter inclinations</i> <i>Stabilization of surface soils by vegetation or other means during and following construction must be implemented, particularly those disturbed during construction</i> <p>If the portions of the site cannot be graded to those recommendations, rigid mat foundations should be used in lieu of conventional foundation systems.</p> <p>Foundations:</p> <ul style="list-style-type: none"> <i>Foundations must not be constructed within 10 feet of LID drainage improvements. If this is not the case, the geotechnical engineer must review</i> 					



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	<p><i>the type of LID drainage improvement planned within 10 feet of a foundation to ascertain if revised and/or supplemental foundation recommendations are needed</i></p> <ul style="list-style-type: none"> • <i>Conventional and Rigid Mat Foundations systems must be engineered in accordance with the recommendations contained in the Geotechnical Engineering Report (Earth Systems Pacific, 2014)</i> 					
HYDROLOGY AND WATER QUALITY – IMPACTS						
HWQ-2	<p>Maintenance Agreement and Stormwater Control Plan. The applicant must execute a maintenance agreement and Stormwater Control Plan with the City, in a form approved by the City Attorney, that implements maintenance requirements for all improvements associated with all BMPs described in the final approved Hydrology and Hydraulic Analysis and Storm Water Control Plan. The agreement must be executed before the City issues any final certificate of occupancy.</p>	Permittee	At a minimum, the maintenance agreement and Stormwater Control Plan between the applicant and City must include requirements that all inline storm drain filters must be inspected, repaired, and cleaned per manufacture specifications and at a minimum before September 30 of each year. Additional inspections, repairs, and maintenance must be performed after storm events as needed throughout the rainy season (November 1 to April 15) and/or per manufacture specifications. Any necessary major repairs must be completed before the next rainy season. Before September 30 of each year, the applicant must submit to Public Works for review and approval a report summarizing all inspections,	City Planning and Environmental Review staff must verify compliance before approval of any occupancy permit for the Project. City Planning and Environmental Review staff must verify compliance with the provisions of the agreement periodically and respond to instances of non-compliance with the agreement.		



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			repairs, and maintenance work done during the prior year.			
NOISE - IMPACTS						
N-1(a)	Construction Timing. Construction activity and equipment maintenance is limited to the hours between 8 AM and 5 PM, Monday through Friday. No construction can occur on State holidays (e.g., Thanksgiving, Labor Day). Non-noise generating construction activities such as interior painting are not subject to these restrictions.	Permittee	At least one sign near each Project site entrance along Camino Vista stating these restrictions must be posted on the site. Signs must be a minimum size of 24" x 48." Signs must be in place before the beginning of and throughout grading and construction activities. Violations may result in suspension of permits.	The Planning and Environmental Review Director or designee must monitor compliance with restrictions on construction hours and must promptly investigate and respond to all complaints.		
N-1(b)	Electrical Power. Electrical power must be used to run air compressors and similar power tools.	Permittee	The equipment area with appropriate acoustic shielding must be designated on building and grading plans. Equipment and shielding must remain in the designated location throughout construction activities.	The Planning and Environmental Review Director or designee must periodically inspect the site to ensure compliance with all noise attenuation requirements.		
N-1(c)	Construction Noise Complaint Line. The applicant must provide a non-automated telephone number for local residents and employees to call to submit complaints associated with construction noise.	Permittee	The telephone number must be included in the notice required by Measure N-1(a) and posted on the Project site and must be easily viewed from adjacent public areas. Proof of mailing the notices must be provided to the Planning and Environmental Review Director or designee before the City issues a grading permit. At least one sign near each Project site entrance	Building Inspectors and Permit Compliance staff may periodically inspect and respond to complaints.		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
			along Camino Vista with the phone number must be posted onsite. The applicant must inform the Planning and Development Review Director or designee of any complaints within one week of receipt of the complaint. Signs must be in place before beginning of and throughout grading and construction activities. Violations may result in suspension of permits.			
N-1(d)	Distancing of Vehicles and Equipment. Noise and groundborne vibration construction activities whose specific location on the Project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) must be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.	Permittee	The location of vehicles and equipment must be designated on building and grading plans. Equipment and vehicles must remain in the designated location throughout construction activities.	The Planning and Environmental Review Director must periodically inspect the site to ensure compliance.		
N-1(e)	Avoid Operating Equipment Simultaneously. Whenever possible, construction activities must be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.	Permittee	The construction schedule and timing of operation of each piece of equipment must be provided by the applicant.	Planning and Environmental Review Director or designee must periodically inspect the site to ensure compliance.		
N-1(f)	Sound Control Curtains and Acoustical Blankets. Flexible sound control curtains must be placed around all drilling apparatuses, drill rigs, and jackhammers when in use. Acoustical blankets (or similarly effective temporary noise barriers) must be placed along the southern, western, and eastern Project site boundaries to reduce noise transmission to existing land uses to the south, west, and east, including residential units at the existing Willow Spring I and II sites south of the project site across Camino	Permittee	The equipment area with appropriate sound control curtains and the locations of acoustical blankets must be designated on building and grading plans. Equipment and shielding must remain in the designated location throughout construction activities.	Planning and Environmental Review Director or designee must monitor compliance with restrictions on construction hours and must promptly investigate and respond		



Heritage Ridge Residential Project Environmental Impact Report Mitigation Monitoring and Reporting Plan						
Mitigation Measure		Implemented By	When Implemented	Monitoring or Reporting Action	Verification of Completion	
					Initial	Date
	Vista and residential units at the existing Village at Los Carneros west of the project site across South Los Carneros Road.			to all complaints.		
N-1(g)	Newest Power Construction Equipment. The Project contractor must use the newest available power construction equipment with standard recommended noise shielding and muffling devices.	Permittee	The equipment with appropriate noise shielding and muffling must be designated on building and grading plans.	The Planning and Environmental Review Director or designee must inspect the building and grading plans before the City issues permits and periodically inspect the site to ensure compliance.		

ATTACHMENT 2

Heritage Ridge Residential Project

General Plan Amendment

Resolution

RESOLUTION NO. 23- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, ADOPTING AMENDMENTS TO THE GENERAL PLAN/COASTAL LAND USE PLAN OPEN SPACE ELEMENT FIGURE 3-5 AND CONSERVATION ELEMENT FIGURE 4-1 FOR APNS 073-060-031 THROUGH -043; CASE NO. 14-049-GPA

WHEREAS, on May 20, 2014, the Towbes Group applied requesting approval of a General Plan/Local Coastal Land Use Plan (GPA/CLUP) amendment (GPA) to the Open Space Element and Conservation Element; a Vesting Tentative Map; and a Development Plan with Modification, for the development of 360 residential apartments and associated improvements on the parcels east of South Los Carneros Road and north of Camino vista Road, APNs 073-060-031 through -043; and

WHEREAS, on October 1, 2014, the application was found to be complete and vested under the Subdivision Map Act; and

WHEREAS pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.), the City of Goleta is the lead agency for the proposed Project; and

WHEREAS City staff entered into a contract with Rincon Consultants to prepare an Environmental Impact Report (EIR) in compliance with CEQA Guidelines and the Goleta Guidelines; and

WHEREAS pursuant to Public Resources Code Section 21083.9 and State CEQA Guidelines Sections 15082 and 15083, the City held a duly noticed Scoping Meeting on April 29, 2015 to solicit comments on the scope of the environmental review of the proposed Project and four comments were received; and

WHEREAS a Draft Environmental Impact Report ("Draft EIR") was prepared, incorporating comments received in response to the NOP; and

WHEREAS pursuant to State CEQA Guidelines Section 15087(e), the Draft EIR was circulated for at 52-day public review and comment period from June 17, 2016 to August 8, 2016; and

WHEREAS the City received fourteen written comment letters on the Draft EIR; and

WHEREAS the current owners are FLT Heritage Ridge TG, LLC and GF Frontier, LLC, and the applicant/permittees are Red Tail Multifamily Land Development, LLC and HASCARBO; and

WHEREAS, in January 2021, the Project was revised to include an affordable housing component; reduce the total number of housing units from 360 to 332 units; provide increased right-of-way along Los Carneros Road, resulting in a building setback shift along this roadway; a request for a Streamside Protection Area (SPA) buffer reduction of up to 33 feet in the northeast corner of the Project site; and address the updated CEQA Guidelines and thresholds; and

WHEREAS the revised Heritage Ridge Residential Project (the “Project”) has been redesigned to develop 332 housing units (102 affordable with 2 manager units, and 228 market-rate) in eight buildings as well as two additional recreational buildings and a public park on a 17.36-gross acre site within the Inland Area of the City of Goleta; and

WHEREAS the Project is on a currently vacant site north of Camino Vista and east of South Los Carneros Road, comprised of Assessor’s Parcel Numbers 073-060-031 through -043, in the City of Goleta, in Santa Barbara County; and

WHEREAS the Project requires approvals of a General Plan Amendment (14-049-GPA), Development Plan (14-049-DP) with a parking concession as a State Density Bonus project, and Vesting Tentative Map (14-049-VTM); approval from the Design Review Board (14-049-DRB); approval of a road easement vacation and acquisition; a two-acre park acquisition (a 1.85 acre park and a 0.15 acre easement over 13 public parking spaces), and approval of a Park Fee credit for the Affordable Housing Units;

WHEREAS, on April 29, 2021, to address updated CEQA requirements and the redesign of the Project, a Revised Draft EIR was prepared and initially released for a 45-day public review and comment period; and

WHEREAS, shortly after the initial release of the Revised Draft EIR for public review, it was determined that the public comment period should be restarted due to a noticing error as one of the revised topic areas was not listed in the notice. After correcting the notice, the Revised Draft EIR was recirculated for a 45-day public review and comment period from May 14, 2021, to June 28, 2021 and the City held an Environmental Hearing Officer meeting on June 16, 2021, where six comments were received; and

WHEREAS the City received seven written comment letters on the Revised Draft EIR; and

WHEREAS the Revised Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following

resource areas: aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources; and

WHEREAS the Revised Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to cumulative cultural resource impacts, construction noise, and solid waste (project level and cumulative); and

WHEREAS, subsequent to public review of the Revised Draft EIR, the grading plan was revised to reduce soil export, the site plan was revised to reduce total parking, and increase open space in order to achieve a 100-foot buffer from the Los Carneros Creek Streamside Protection Area; and

WHEREAS, pursuant to Public Resources Code Section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's Planning Commission initially planned consideration of the Final EIR on February 28, 2022; and

WHEREAS, at the request of the public in order to allow the public ample time to review the Final EIR, the City chose not to hold the February 28, 2022, Planning Commission hearing and continued the matter to March 28, 2022; and

WHEREAS the Planning Commission commenced review of the project and started taking public comments regarding the adequacy of the Final EIR and the merits of the project on March 28, 2022, and April 25, 2022; and

WHEREAS the Planning Commission continued the review from the April 25, 2022, to allow staff time to respond to the verbal and written comments received; and

WHEREAS the City has revised the Final EIR to add a Preface to the beginning of the Final EIR that summarizes the changes and responds to late comments received 10 months after the close of the public comment period; and

WHEREAS, on February 15, 2022 and October 13, 2022, the City released the initial and revised Final EIR ("Final EIR"), which consists of the Draft EIR, Revised Draft EIR, all technical appendices prepared in support of the Draft EIR and Revised EIR, all written comment letters received on the Draft EIR and Revised Draft EIR, written responses to all written comment letters received on the Draft EIR and Revised Draft EIR, and errata to the Draft EIR, Revised Draft EIR and technical appendices; and

WHEREAS the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, and the Revised Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, on November 14, 2022, the Planning Commission held a noticed public hearing on the GPA, at which time all interested persons were given an opportunity to be heard. Planning Commission, on a 5-0 vote, recommended approval of the GPA to the City Council; and

WHEREAS, on March 7, 2023, the City Council conducted a duly noticed public hearing regarding the adequacy of the Final EIR, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, prior to acting, the City has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS other parts of the Project, not considered in this Resolution include an Environmental Impact Report (EIR), a Vesting Tentative Map and a Development Plan; and

WHEREAS, currently, the GP/CLUP Open Space Element Figure 3-5, Open Space Plan Map and the GP/CLUP Conservation Element Figure 4-1, Special-Status Species and Environmental Sensitive Habitat Areas designate an Environmentally Sensitive Habitat Area (ESHA) and Sage Scrub/Dune/Bluff Scrub on the project site; and

WHEREAS, pursuant to General Plan Policy CE 1.5, a biological assessment of the site was analyzed in the EIR for the project and no ESHA or Sage Scrub/Dune/Bluff Scrub was found on the project site; and

WHEREAS the amendments to the GP/CLUP figures are set forth graphically in Exhibits A and B to this Resolution; and

WHEREAS the City Council considered the entire administrative record, Final EIR, Mitigation Monitoring and Reporting Program (“MMRP”), Statement of Overriding Considerations, including staff reports and oral and written testimony from interested persons.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GOLETA:

SECTION 1. Environmental Assessment Findings. Resolution No. ____ certifies EIR (SCH #2015041014), adopts the MMRP and approves the Statement of Overriding Considerations, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. ____ as if fully set forth herein.

SECTION 2. General Plan Amendment Findings. Pursuant to Goleta Municipal Code section 17.67.040(C), the City Council finds:

- A. The General Plan Amendment is in the public interest pursuant to Government Code § 65358 as it will provide the City with accurate maps of Environmental Sensitive Habitat Area.

Biological surveys in table below were conducted by Rincon Consultants, hired by the City, indicating no sensitive biological resources were present on site, and updating the City’s GP/CLUP maps will reflect what is consistent with the vegetation located on the project site.

March 18, 2015,	Reconnaissance survey
April 2, 2015	Wildlife (nesting bird habitat assessment) and botanical survey
June 10, 2015	Botanical survey
March 26, 2021	Reconnaissance survey

- B. The procedures for processing amendments to the GP/CLUP have been followed as required by state and local laws including GP/CLUP Section 1.8 and Conservation Element Policy CE 1.5. As stated in CE 1.5, if a site-specific biological study contains substantial evidence that an area previously shown as an ESHA on Figure 4-1 does not contain habitat that meets the definition of an ESHA, then a map change is warranted. Based on the multiple biological assessments outlined above, corrections to the Figures 3-5 and 4-1 of the GP/CLUP is warranted.

Corrections to Figures 3-5 and 4-1 listed in Section 4 below will provide the City with accurate GP/CLUP maps of ESHA and Special Species on the project site.

SECTION 3. *Action:* The City Council takes the following actions:

- A. Direct staff to file a Notice of Determination with five (5) business days for the Heritage Ridge Project including the General Plan Amendment that tis the subject of this Resolution;
- B. Approves the following General Plan Amendments:
 1. Revise GP/CLUP Open Space Element, Figure 3-5, Open Space Plan Map, to remove the ESHA designation on the project site, based on the findings outlined in Sections 1 and 2 above, as shown in Exhibit A.
 2. Revise the GP/CLUP Conservation Element, Figure 4-1, Special-Status Species and Environmentally Sensitive Habitat Areas, to remove the designation of Sage Scrub/Dune/Bluff Scrub on the project site, based on the findings outlined in Sections 1 and 2 above, as shown in Exhibit B.

SECTION 4. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 5. *Limitations.* The City Council analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council 's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 6. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 7. This resolution will remain effective until superseded by a subsequent Resolution.

SECTION 8. The City Clerk is directed to mail a copy of this Resolution to FLT Heritage Ridge TG, LLC, GF Frontier, LLC, and Red Tail Multifamily Land Development, LLC all at 2082 Michelson Dr, 4th Floor, Irvine, CA 92612; and Housing Authority of the County of Santa Barbara, 815 W. Ocean Avenue, Lompoc, CA 93436; and to any other person requesting a copy.

SECTION 9. This Resolution will become effective immediately upon adoption.

SECTION 10. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED this ____day of _____, 2023

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO
HEREBY CERTIFY that the foregoing Resolution No. 23-__ was duly adopted by
the City Council of the City of Goleta at a regular meeting held on the ____ day of
_____, 2023 by the following vote of the City Council:

AYES:

NOES:

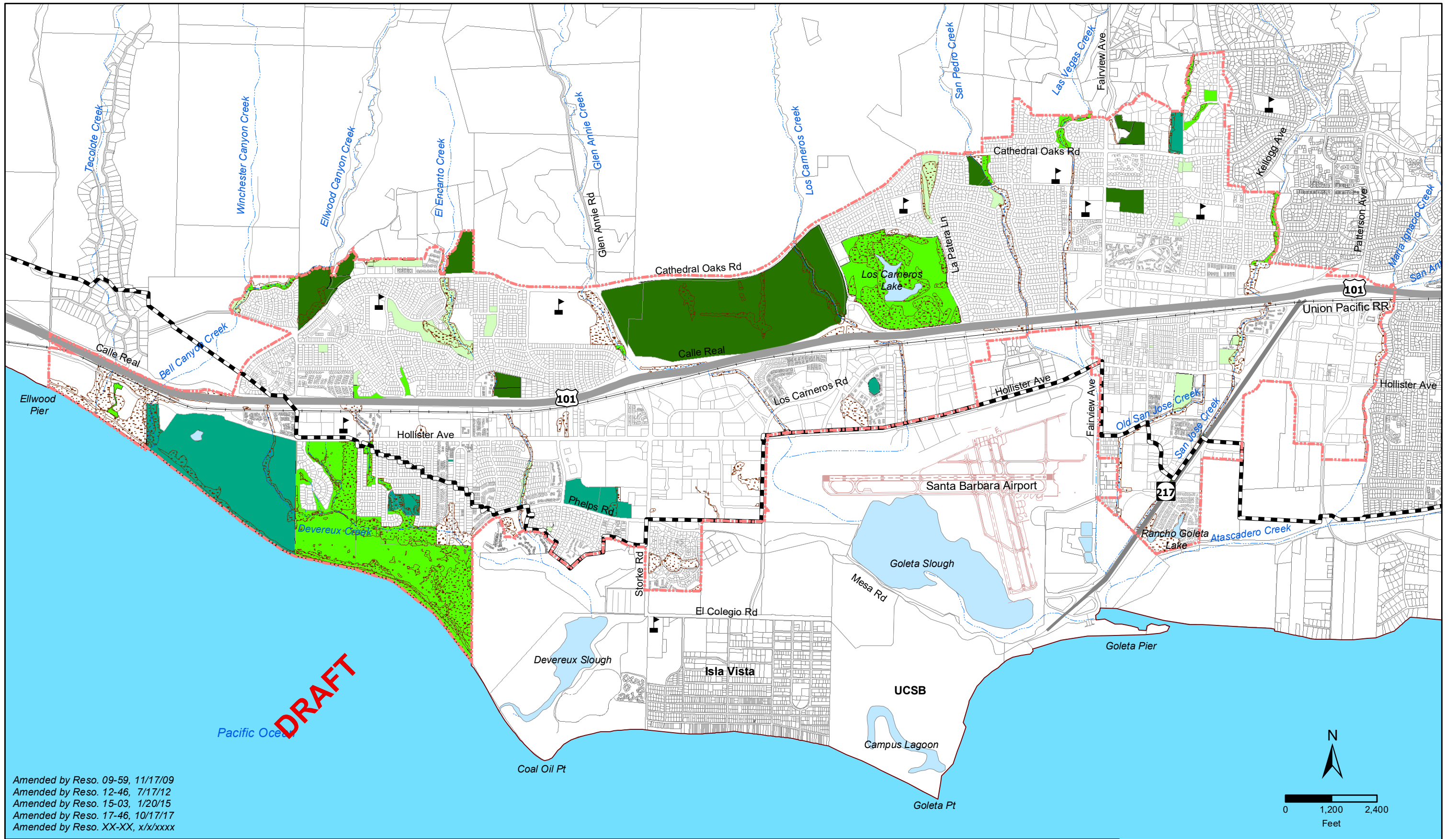
ABSENT:

(SEAL)

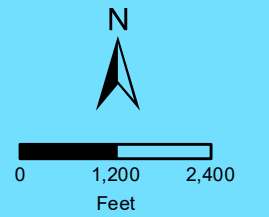
DEBORAH LOPEZ
CITY CLERK

EXHIBIT A OF ATTACHMENT 2

Amended GP/CLUP Figure 3-5



Amended by Reso. 09-59, 11/17/09
 Amended by Reso. 12-46, 7/17/12
 Amended by Reso. 15-03, 1/20/15
 Amended by Reso. 17-46, 10/17/17
 Amended by Reso. XX-XX, x/x/xxxx



Legend

Open Space for Outdoor Recreation

- Active Park Sites
- Passive Parks /Open Space Areas
- Private Recreational Areas

Open Space for Preservation of Natural Resources

- Environmentally Sensitive Habitat Areas

Open Space for Managed Production of Resources

- Agriculture

Open Space for Public Health and Safety

- Flood Plain(See Note)
- Tsunami Run-up Areas(See Note)

Other Features

- Goleta City Boundary
- Coastal Zone
- Creeks
- Schools

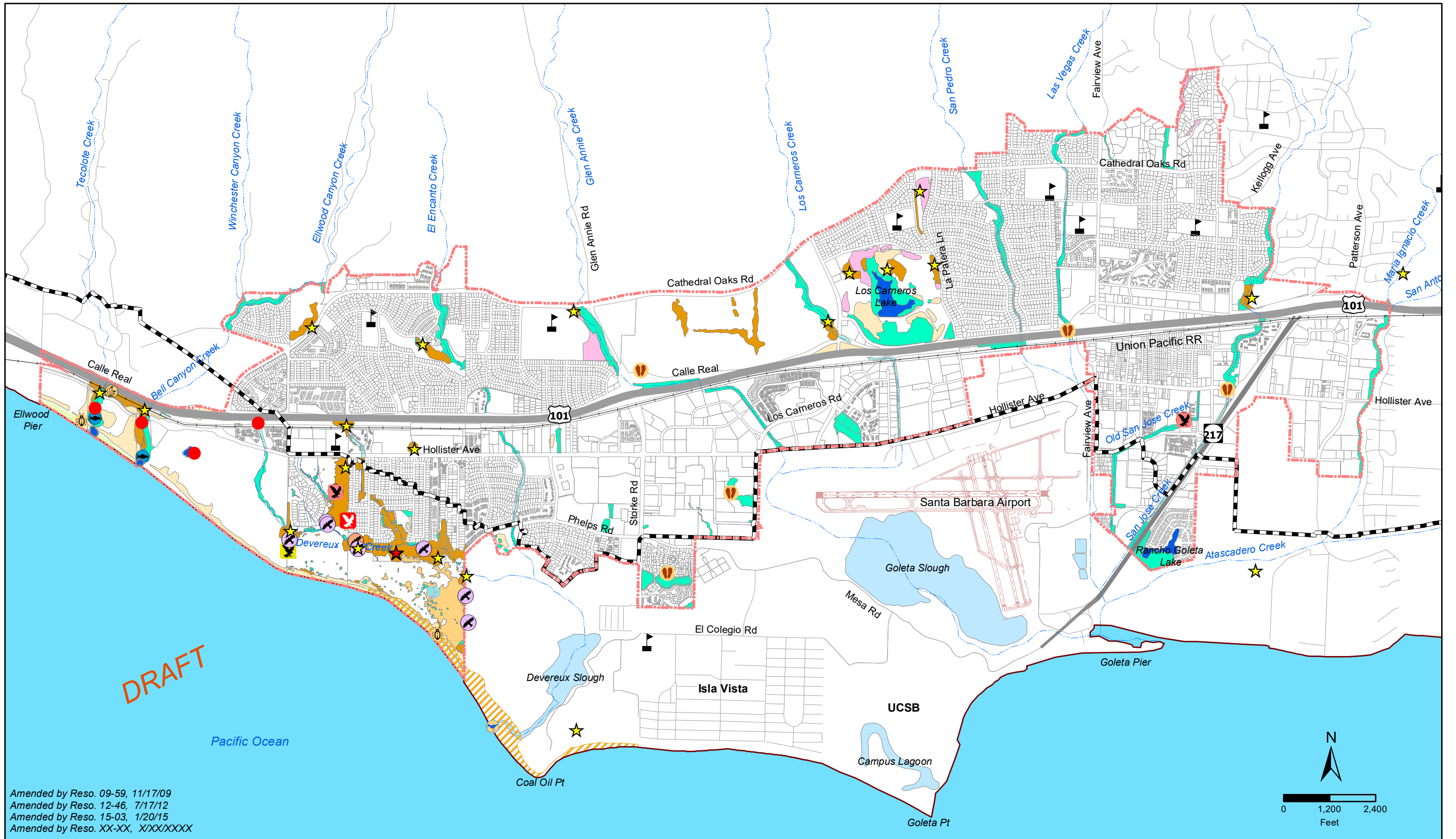
Note: Tsunami run-up areas and flood plain information are shown in Safety Element Figure 5-2.

**Figure 3-5
 OPEN SPACE PLAN MAP**



EXHIBIT B TO ATTACHMENT B

Amended GP/CLUP Figure 4-1



Amended by Reso. 09-59, 11/17/09
 Amended by Reso. 12-46, 7/17/12
 Amended by Reso. 15-03, 1/20/15
 Amended by Reso. XX-XX, XXX/XXXX

Legend		Special-Status Species		Other Features	
Environmentally Sensitive Habitats					
	Beach and Shoreline		Cooper's Hawk Nest		Goleta City Boundary
	Sage Scrub/Dune/Bluff Scrub		Kite Nest		Coastal Zone
	Unvegetated Open Creek Channel		Red-Shouldered Hawk Nest		Schools
	Open Water		Red-Tailed Hawk Nest		Creeks
	Riparian/Marsh/Vernal Pool		Vulture Roost		
	Native Grassland		Western Snowy Plover		
	Sage Scrub/Dune/Bluff Scrub		Monarch Butterfly Aggregation		
	Native Upland Woodlands/Savannahs		Ellwood Main Monarch Grove		
	Monarch Butterfly and/or Raptor Roosting Habitat				
	Critical Habitat for the Western Snowy Plover				

Sources: Habitat mapping conducted by Jones & Stokes in April-May 2006 based on aerial imagery (1-foot resolution) and field observation, merged with 1) information on the occurrence of special status habitats and species collected by City from recent information from local environmental review ; 2) mapping of creeks, ponds, lakes and reservoir location based on USGS topographic map review and habitat management plan documents, air photo interpretation, and field survey; and 3) review of California Natural Diversity Database (CNDDB) records by Jones & Stokes for occurrence of special status species in the Goleta and Dos Pueblos quadrangles and vicinities (2006 databases). Habitats reflect those comprising an ESHA.

Note: ESHA locations are approximate. Any area not designated on the ESHA map that meets the ESHA criteria shall be accorded the same protections as if the area was shown on the map. ESHA buffers are not shown on this map. Refer to the applicable policy in the General Plan for the specific buffer widths.

Figure 4-1
SPECIAL-STATUS SPECIES AND ENVIRONMENTALLY SENSITIVE HABITAT AREAS
 GENERAL PLAN/COASTAL LAND USE PLAN
 January 2023



ATTACHMENT 3

Heritage Ridge Residential Project

Vesting Tentative Map Resolution

RESOLUTION 23 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA APPROVES THE VESTING TENTATIVE MAP TO MERGE AND RESUBDIVIDE THIRTEEN LOTS INTO FOUR LOTS (THREE RESIDENTIAL LOTS AND ONE PARK LOT) FOR THE HERITAGE RIDGE RESIDENTIAL PROJECT, APNS 073-060-031 THROUGH -043; CASE NO. 14-049 VTM

WHEREAS, on May 20, 2014, the Towbes Group submitted an application requesting approval of a General Plan/Local Coastal Land Use Plan (GPA/CLUP) amendment (GPA) to the Open Space Element and Conservation Element; a Vesting Tentative Map (VTM); and a Development Plan with Modification, for the development of 360 residential apartments and associated improvements on the parcels east of South Los Carneros Road and north of Camino vista Road, APNs 073-060-031 through -043; and

WHEREAS, on September 12, 2014, the application including the VTM was updated with additional required materials; and

WHEREAS, on October 1, 2014, the application was found to be complete; and

WHEREAS the rules for processing the VTM for the Heritage Ridge Residential Project were vested under the Subdivision Map Act Section 66474.2 "Date Application for Tentative Map is Deemed Complete is the Basis for Standards to be Applied to the Approval of the Tentative Map"; and

WHEREAS other parts of the Project not considered in this VTM Resolution include a General Plan Amendment ("GPA"), a Development Plan ("DP"), a public right-of way relinquishment and acquisition; and acquisition of an approximate two-acre public park; and

WHEREAS, pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.), the City of Goleta is the lead agency for the proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines Section 15082, on April 6, 2015, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse #2015041014) would be prepared; and

WHEREAS nine comment letters were received in response to the NOP; and

WHEREAS pursuant to Public Resources Code Section 21083.9 and State CEQA Guidelines Sections 15082 and 15083, the City held a duly noticed Scoping Meeting on

April 29, 2015 to solicit comments on the scope of the environmental review of the proposed Project and four comments were received; and

WHEREAS a Draft Environmental Impact Report (“Draft EIR”) was prepared, incorporating comments received in response to the NOP; and

WHEREAS pursuant to State CEQA Guidelines Section 15087(e), the Draft EIR was circulated for at 52-day public review and comment period from June 17, 2016 to August 8, 2016; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines Section 15086, and held an Environmental Hearing Officer meeting on July 20, 2016 to receive verbal public comments on the Draft EIR, where one comment was received; and

WHEREAS the City received fourteen written comment letters on the Draft EIR; and

WHEREAS, in March of 2020, Redtail Multifamily Land Development, LLC became the applicant and took over Project processing, and also entered into a partnership agreement with the Housing Authority of the County of Santa Barbara (HASCARBO); and

WHEREAS the current owners are FLT Heritage Ridge TG, LLC and GF Frontier, LLC, and the applicant/permittees are Red Tail Multifamily Land Development, LLC and HASCARBO; and

WHEREAS, in January 2021, the Project was revised to include an affordable housing component; reduce the total number of housing units from 360 to 332 units; provide increased right-of-way along Los Carneros Road, resulting in a building setback shift along this roadway; a request for a Streamside Protection Area (SPA) buffer reduction of up to 33 feet in the northeast corner of the Project site; and address the updated CEQA Guidelines and thresholds; and

WHEREAS the revised Heritage Ridge Residential Project (the “Project”) has been redesigned to develop 332 housing units (102 affordable with 2 manager units, and 228 market-rate) in eight buildings as well as two additional recreational buildings and a public park on a 17.36-gross acre site within the Inland Area of the City of Goleta; and

WHEREAS the Project is on a currently vacant site north of Camino Vista and east of South Los Carneros Road, comprised of Assessor’s Parcel Numbers 073-060-031 through -043, in the City of Goleta, in Santa Barbara County; and

City Council Resolution No. 23- ____

WHEREAS the Project requires approvals of a General Plan Amendment (14-049-GPA), Development Plan (14-049-DP) with a parking concession as a density bonus project, and Vesting Tentative Map (14-049-VTM); approval from the Design Review Board (14-049-DRB); approval of a road easement vacation and acquisition; a two-acre park acquisition (a 1.85 acre park and a 0.15 acre easement over 13 public parking spaces), and approval of a Park Fee credit for the Affordable Housing Units; and

WHEREAS, on April 29, 2021, to address updated CEQA requirements and the redesign of the Project, a Revised Draft EIR was prepared and initially released for a 45-day public review and comment period; and

WHEREAS, shortly after the initial release of the Revised Draft EIR for public review, it was determined that the public comment period should be restarted due to a noticing error as one of the revised topic areas was not listed in the notice. After correcting the notice, the Revised Draft EIR was recirculated for a 45-day public review and comment period from May 14, 2021 to June 28, 2021 and the City held an Environmental Hearing Officer meeting on June 16, 2021, where six comments were received; and

WHEREAS the City received seven written comment letters on the Revised Draft EIR; and

WHEREAS the Revised Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas: aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources; and

WHEREAS the Revised Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to cumulative cultural resource impacts, construction noise, and solid waste (project level and cumulative); and

WHEREAS, in accordance with State CEQA Guidelines Section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on April 29, 2021; and

WHEREAS as required by State CEQA Guidelines Section 15087(a), the City provided Notice of Availability of the Revised Draft EIR to the public at the same time that the City sent Notice of Completion to the Office of Planning and Research on April 29, 2021; and

WHEREAS, during the public comment period, copies of the Revised Draft EIR and technical appendices were available for review and inspection on the City’s website; and

WHEREAS, subsequent to public review of the Revised Draft EIR, the grading plan was revised to reduce soil export, the site plan was revised to reduce total parking, and increase open space in order to achieve a 100-foot buffer from the Los Carneros Creek Streamside Protection Area; and

WHEREAS, pursuant to Public Resources Code Section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City’s Planning Commission initially planned consideration of the Final EIR on February 28, 2022; and

WHEREAS, at the request of the public in order to allow the public ample time to review the Final EIR, the City chose not to hold the February 28, 2022 Planning Commission hearing and continued the matter to March 28, 2022; and

WHEREAS the Planning Commission commenced review of the project and started taking public comments regarding the adequacy of the Final EIR and the merits of the project on March 28, 2022 and April 25, 2022; and

WHEREAS the Planning Commission continued the review from the April 25, 2022 to allow staff time to respond to the verbal and written comments received; and

WHEREAS the City has revised the Final EIR to add a Preface to the beginning of the Final EIR that summarizes the changes and responds to late comments received 10 months after the close of the public comment period; and

WHEREAS, on February 15, 2022 and October 13, 2022, the City released the initial and revised Final EIR (“Final EIR”), which consists of the Draft EIR, Revised Draft EIR, all technical appendices prepared in support of the Draft EIR and Revised EIR, all written comment letters received on the Draft EIR and Revised Draft EIR, written responses to all written comment letters received on the Draft EIR and Revised Draft EIR, and errata to the Draft EIR, Revised Draft EIR and technical appendices; and

WHEREAS the “EIR” consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, and the Revised Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

City Council Resolution No. 23- ____

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, on November 14, 2022, the Planning Commission held a noticed public hearing on the merits of the Development Plan and associated components, at which time all interested persons were given an opportunity to be heard. The Planning Commission, on a 5-0, recommended approval to the City Council of the Vesting Tentative Map; and

WHEREAS, on March 7, 2023, the City Council conducted a duly noticed public hearing regarding the adequacy of the Final EIR, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, prior to acting, the City has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS the City Council considered the entire administrative record, Final EIR, Mitigation Monitoring and Reporting Program (“MMRP”), Statement of Overriding Considerations, including staff reports and oral and written testimony from interested persons.

NOW THEREFORE BE IT RESOLVED BY THE GOLETA PLANNING COMMISSION:

SECTION 1. Factual Findings. The City Council finds as follows:

- a. The property consists of 17.36 total gross acres with 14.07 net developable acres. The property has a General Plan land use designation of Residential Medium Density, an Affordable Housing Opportunity Site designation and is located in the General Plan’s Central Hollister Residential Development Area that permits a density of 25 units per acre. The Project has a density of 23.6 units per acre consistent with the Affordable Housing Opportunity site maximum density allowance of 25 units per acre. Exhibit 2 contains the Project General Plan Consistency Analysis.

- b. The Project includes a request for a VTM to merge 13 lots and re-subdivide into 4 lots, for the construction of 40 senior affordable rental apartment units (62 years and older), 62 family affordable apartment units and two manager's units, 228 market rate rental apartment units and an approximately 2-acre public park to be dedicated to the City. Lots 1 and 2 (for the affordable units) and Lot 4 (market-rate units) each has private open space and its own recreational amenities.
- c. Along with developing the 228 market-rate units on Lot 4, the owners/permittee of Lot 4 will grade and install utility connections to Lots 1 and 2, and will also construct the park, including the parking spaces.
- d. The site is vacant with large mounds of soil stored on the property. Approximately 92,000 cubic yards of soil will be exported from the site.
- e. The property is gently sloping with the removal of the fill soil and has an irregular shape.
- f. The property has adequate ingress and egress from Camino Vista that meets Fire Department requirements.
- g. The factual findings in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings

Resolution No. ____ certifies Final EIR (SCH #2015041014), adopts findings under CEQA, and adopts the MMRP and the Statement of Overriding Considerations, and among other things, properly assesses the environmental impact of the Project in accordance with CEQA. This Resolution incorporates by reference the environmental findings and analysis set forth in Resolution No. ____ as if fully set forth herein.

SECTION 3. Vesting Tentative Map Findings

The City Council makes the following findings pursuant to Government Code §§ 66473.1, 66473.5, 66474(a-g), and 66474.6, for the VTM (copy of VTM provided as Exhibit 1). Based upon those findings, the City Council determines that the facts would not support findings for denial under Government Code § 66474:

- a. A Tentative Map shall provide, to the extent feasible, future passive or natural heating or cooling opportunities in the subdivision (SMA § 66473.1)

City Council Resolution No. 23- ____

The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision given the size and shape of the proposed lots. The subdivision will incorporate energy conservation measures into the building design. All new residential buildings must comply with the energy efficiency standards set forth in the Goleta Municipal Code, and with the CalGreen+ Building Code standards.

- b. Subdivision must be consistent with general plan or specific plan (SMA § 66473.5 and 66474(a)).

There is no specific plan applicable to the project site. The proposed subdivision design and improvements are consistent with the General Plan, as the subdivision is designed to provide adequate access, parking, drainage and utilities to serve the proposed uses. The multi-residential use is consistent with the GP/CLUP land use designation of Residential Medium Density, designed for market-rate and low-income apartments. As set forth in the General Plan Consistency analysis (Exhibit 2), incorporated herein by reference, this project, including the proposed subdivision meets the goals and objectives of the General Plan regarding land use (LU 4.1 & 4.2).

- c. The design or improvement map of the proposed subdivision is consistent with applicable general and specific plans (SMA § 66474(b)).

The Project VTM is consistent with the GP/CLUP for the reasons set forth in the General Plan Consistency Analysis (Exhibit 2). Further, the VTM site has a GP/CLUP land use designation of Residential Medium Density and a Central Hollister Residential Affordable Housing Opportunity Site that requires a density between 20 to 25 units per acre. The Project has a density of 23.6 units per acre consistent with the density requirements associated with this Affordable Housing Opportunity Site. Further, the project includes a parcel for a two-acre public neighborhood park that the developer will construct and dedicate to the City to meet the GP/CLUP Open Space Element requirements for this site as shown in Figure 3-5 and Table 3-1 of the GP/CLUP.

- d. The site is physically suitable for the type of development proposed (SMA § 66474(c)).

The site is physically suitable for the type of development, given the gently sloping topography, its size, and access to existing infrastructure. The type of development includes ten residential apartment buildings and an approximate 2-acre public neighborhood park. The VTM includes 17.36 gross acres (14.07 net developable

acres) and can accommodate the development including its density of 23.6 units per acre for a total of 332 units as well as the infrastructure proposed by the Project. The site is located adjacent to existing infrastructure located within the Camino Vista and Calle Koral rights-of-way. The Project provides a public sidewalk along the north side of Camino Vista and the east side of Calle Koral. Moreover, the site is located close to existing public infrastructure that is appropriately sized to accommodate the additional demands of the apartment units including, without limitation, existing public streets, U.S. Highway 101, utility lines (e.g., water, sewer, gas electricity and communications), and bus service routes. Elementary and secondary public education facilities are available in the City to serve students from the Project. Also, the University of California Santa Barbara is located adjacent to the City which the Project may provide needed housing to serve university staff, students and professors.

- e. The site is physically suited for the proposed density of development (SMA § 66474(d)).

The site is physically suitable for the proposed density of development. The GP/CLUP permits 25 units per acre. The site has a permitted residential density of 20 to 25 units per acre. The development will have building coverage of 23.6% of the net site area, which is less than the maximum of 30%. Common open space is 40.36% of the net site area, which is consistent with the minimum requirement for 40%. In addition to the development, the site provides an approximately two-acre public park, pedestrian paths, a turf play space, and picnic area. Furthermore, the site is physically suitable for the proposed density of development for the reasons set forth in the administrative record including, without limitation, the Final EIR and the Zoning Consistency Analysis (Exhibit 3).

The owner/developer of the site (FLT Heritage Ridge TG, LLC and GF Frontier, LLC) will grade Lots 1 and 2 (the site of the Affordable Senior and the Affordable Family housing units, respectively) and extend utilities to the Lots so that the Lots will be ready for development once funding is secured. HACSB intends to construct the housing units as soon as funding becomes available but there is not a specific timeframe when these units would be built and operational.

- f. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (SMA § 66474(e)).

The design of the subdivision and the proposed improvements are unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat. The subdivision site does not have fish, special-status species or

Environmental Sensitive Habitat Area (“ESHA”). For the reasons set forth in the Final EIR and the MMRP, the Project’s environmental impacts will be mitigated to the maximum extent feasible. However, the project will have Class 1 environmental impacts in areas other than biologically resources that require the adoption of a Statement of Overriding Considerations.

- g. The design of the subdivision or type of improvements is not likely to cause serious public health problems (SMA § 66474(f)).

The design of the subdivision including the proposed apartment units and public park are unlikely to cause serious public health problems. As set forth in the Final EIR, MMRP and Statement of Overriding Considerations, the project’s impact on public health and safety is minimal. Further, the Project proposes to enhance the north side of Camino Vista with the provision of a public sidewalk to improve pedestrian safety.

- h. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision (SMA § 66474(g)).

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. Existing easements for roadway purposes along S. Los Carneros Road via Maya and Via Luisa and an existing landscape easement along Calle Koral will be vacated with the map as these easements are no longer needed, which will be delineated on the Final Map per SMA § 66445(j) and 66499.202.2.

- i. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code (SMA § 66474.6).

Wastewater resulting from the Project would be collected and treated by the Goleta West Sanitary District (“GWSD”). GWSD has sufficient infrastructure to undertake this task. Accordingly, wastewater discharge into the community sewer system will not result in violation of existing law. Additionally, the Project has adequate water allocation provided by the Goleta Water District (GWD) through a water allocation agreement between the developer and GWD.

SECTION 6. *Actions.* The City Council takes the following actions:

- A. Approves the Vesting Tentative Parcel Map (provided as Exhibit A) based on the findings contained in Sections 1-3, the General Plan Consistency Analysis (Exhibit B), the Zoning Consistency Analysis (Exhibit C) subject to conditions of approval provided as Exhibit D to this Resolution.

SECTION 7. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8. *Limitations.* The City Council analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10. This Resolution will remain effective until superseded by a subsequent Resolution.

SECTION 11. The City Clerk is directed to mail a copy of this Resolution to FLT Heritage Ridge TG, LLC, 2082 Michelson Dr, 4th Floor, Irvine, CA 92612; Housing Authority of the County of Santa Barbara, 815 W. Ocean Avenue, Lompoc, CA 93436; the Towbes Group, 21 E. Victoria Avenue, Suite 200, Santa Barbara Ca 93101; and, to any other person requesting a copy.

SECTION 12. This Resolution will become effective immediately after adoption.

SECTION 13. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 23- __ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the ____ day of _____, 2023 by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

Attachments:

- Exhibit A – Vesting Map Figure
- Exhibit B - General Plan Consistency Analysis
- Exhibit C – Zoning Consistency Analysis
- Exhibit D – VTM Conditions
- Exhibit 1 – Agency Letters

City Council Resolution No. 23- ____

EXHIBIT A TO ATTACHMENT 3

HERITAGE RIDGE PROJECT

VESTING MAP

LEGAL DESCRIPTION

LOTS 1 THROUGH 13 OF TRACT NO. 13,646, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 150, PAGES 92 THROUGH 98 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM 1/2 OF ANY AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDER THE ABOVE DESCRIBED PROPERTY 500 FEET BENEATH THE SURFACE THEREOF, WITHOUT RIGHT TO DRILL FOR OR MINE FOR SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES FROM THE SURFACE OF SAID LAND AS RESERVED BY EDITH WILLIAM LEFEVRE, A WIDOW, BY DEED RECORDED NOVEMBER 27, 1964 AS INSTRUMENT NO. 50017, IN BOOK 2050, PAGE 976 OF OFFICIAL RECORDS, SANTA BARBARA COUNTY, CALIFORNIA.

SITE INFORMATION

OWNERS: GF FRONTIER LLC
FLT HERITAGE RIDGE TG, LLC

APN'S: 073-060-031 THROUGH 043, ALSO INCLUDING VIA MAYA AND VIA LUISA

EXISTING LOTS 1 THROUGH 13 = 14.76 ACRES
VIA MAYA AND VIA LUISA = 1.43 ACRES

TOTAL SITE = 16.19 ACRES GROSS
14.19 ACRES NET

PROPOSED PARCELS:
LOT 1 = 1.82 ACRES GROSS
1.77 ACRES NET
LOT 2 = 2.96 ACRES GROSS
2.91 ACRES NET
LOT 3 = 1.85 ACRES GROSS AND NET
LOT 4 = 9.56 ACRES GROSS
9.51 ACRES NET

ZONING: RM MEDIUM DENSITY RESIDENTIAL

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CHISELED SQUARE AT THE NORTHWEST CORNER OF THE HEADWALL AT THE NORTH SIDE OF HOLLISTER AVENUE. ELEVATION = 8.92'

UTILITIES

SEWER: GOLETA WEST SANITARY DISTRICT
WATER: GOLETA WATER DISTRICT
GAS: SO CAL GAS
ELECTRIC: SO CAL EDISON
CABLE: COX CABLE

SURVEY NOTES

THE FIELD SURVEY WAS PREPARED ON THE GROUND UTILIZING BOTH GPS AND A TRADITIONAL ROBOTIC TOTAL STATION.

TOPOGRAPHIC INFORMATION WITHIN THE RAILROAD RIGHT OF WAY WAS COMPILED FROM GOOGLE EARTH. THIS INFORMATION IS PROVIDED FOR PLANNING PURPOSES ONLY.

OFFSITE IMPROVEMENTS WERE PLOTTED FROM AERIAL PHOTOS.

MAP SYMBOLS

- WATER VALVE
- FIRE HYDRANT
- GAS VALVE OR METER
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- TRAFFIC FLOW
- DRAINAGE FLOW
- HANDICAP SPACE
- AREA LIGHT
- SIGN POST
- UTILITY POLE
- WELL
- MONUMENT
- STREET LIGHT
- WATER METER
- CATCH BASIN OR OTHER STRUCTURE AS NOTED
- PROPOSED DENIED ACCESS

NOTE: ALL SYMBOLS SHOWN ABOVE MAY OR MAY NOT BE EVIDENT ON MAP.

OWNERS STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GF FRONTIER, LLC DATE _____

NAME PRINTED _____

ADDRESS _____

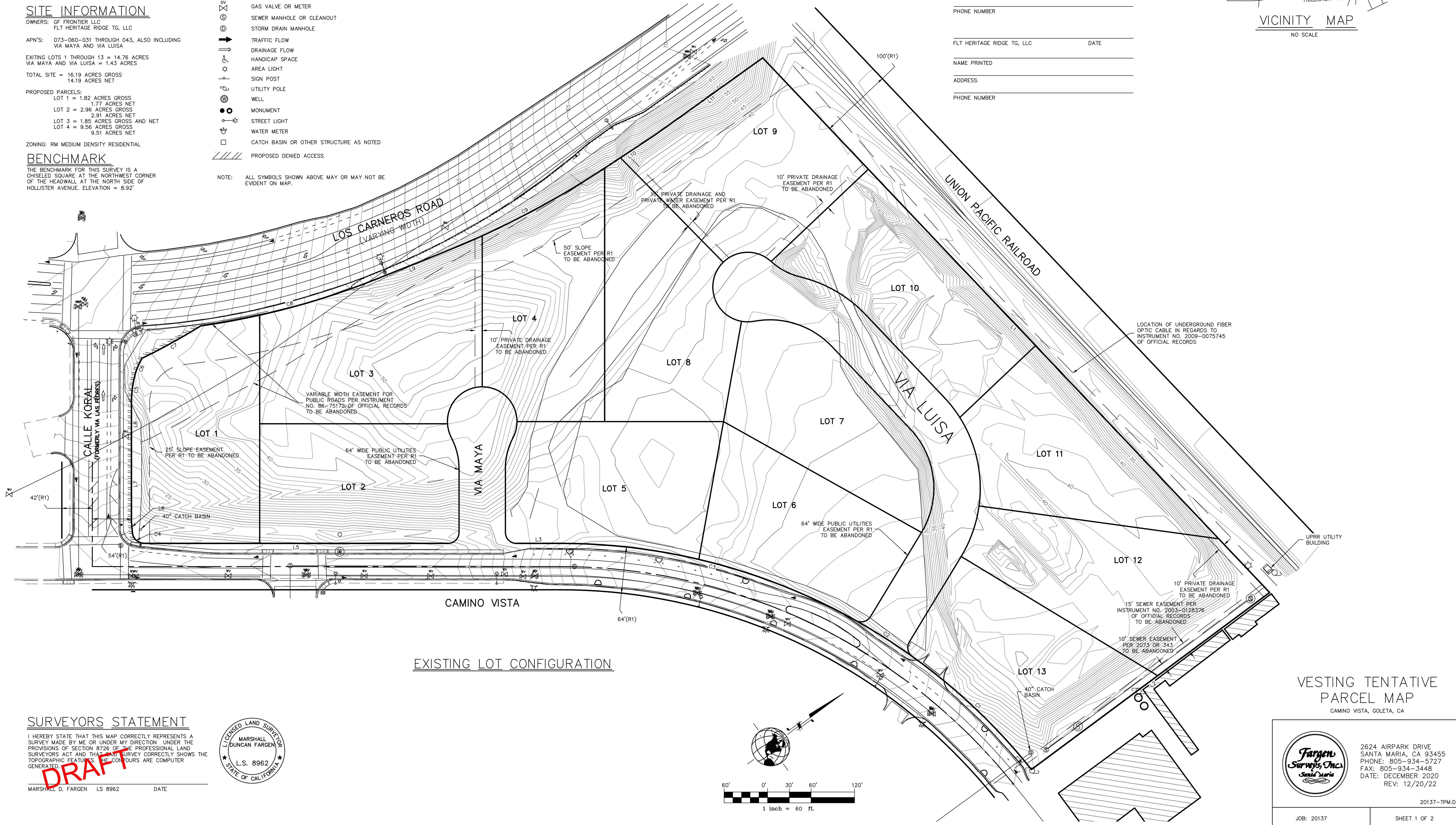
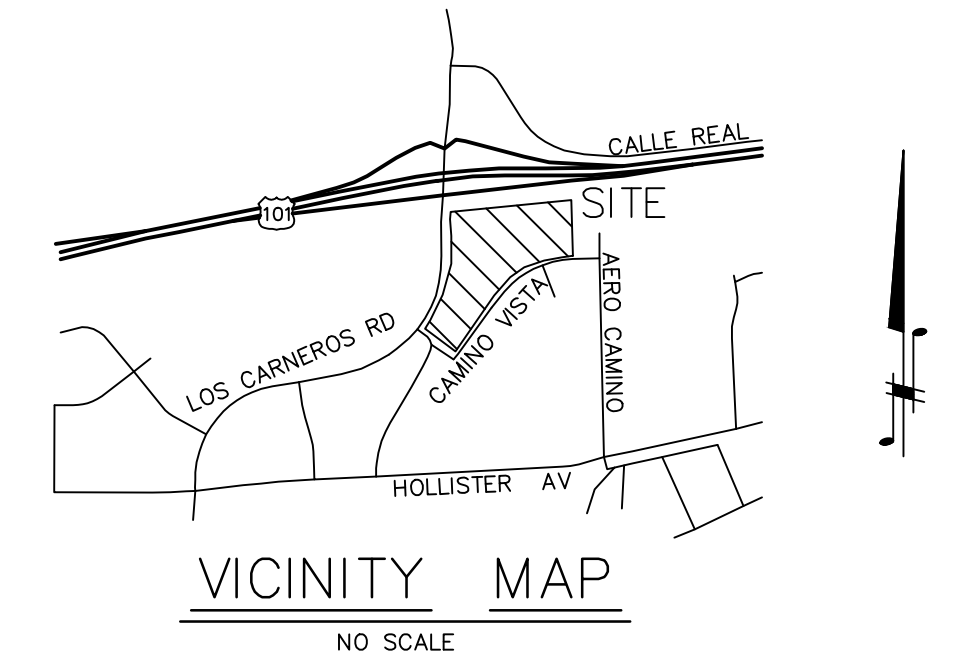
PHONE NUMBER _____

FLT HERITAGE RIDGE TG, LLC DATE _____

NAME PRINTED _____

ADDRESS _____

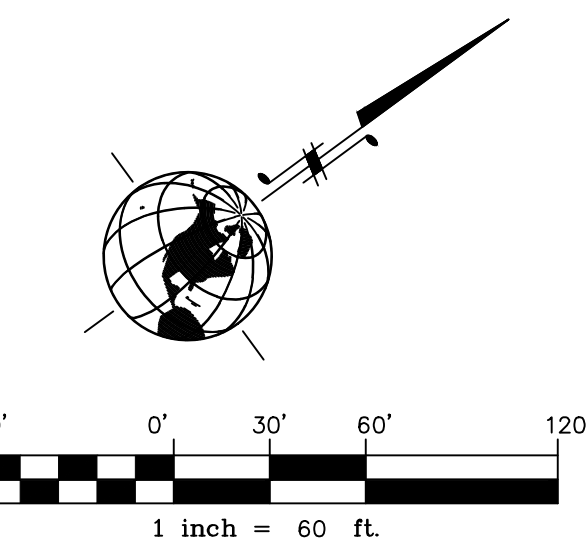
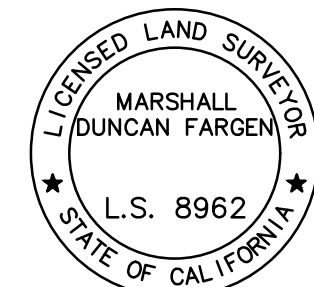
PHONE NUMBER _____



SURVEYORS STATEMENT

I HEREBY STATE THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION UNDER THE PROVISIONS OF SECTION 8726 OF THE PROFESSIONAL LAND SURVEYORS ACT AND THAT THIS SURVEY CORRECTLY SHOWS THE TOPOGRAPHIC FEATURES. THE CONTOURS ARE COMPUTER GENERATED.

MARSHALL D. FARGEN LS 8962 DATE _____



VESTING TENTATIVE PARCEL MAP

CAMINO VISTA, GOLETA, CA



2624 AIRPARK DRIVE
SANTA MARIA, CA 93455
PHONE: 805-934-5727
FAX: 805-934-3448
DATE: DECEMBER 2020
REV: 12/20/22

20137-TPM.DWG

JOB: 20137

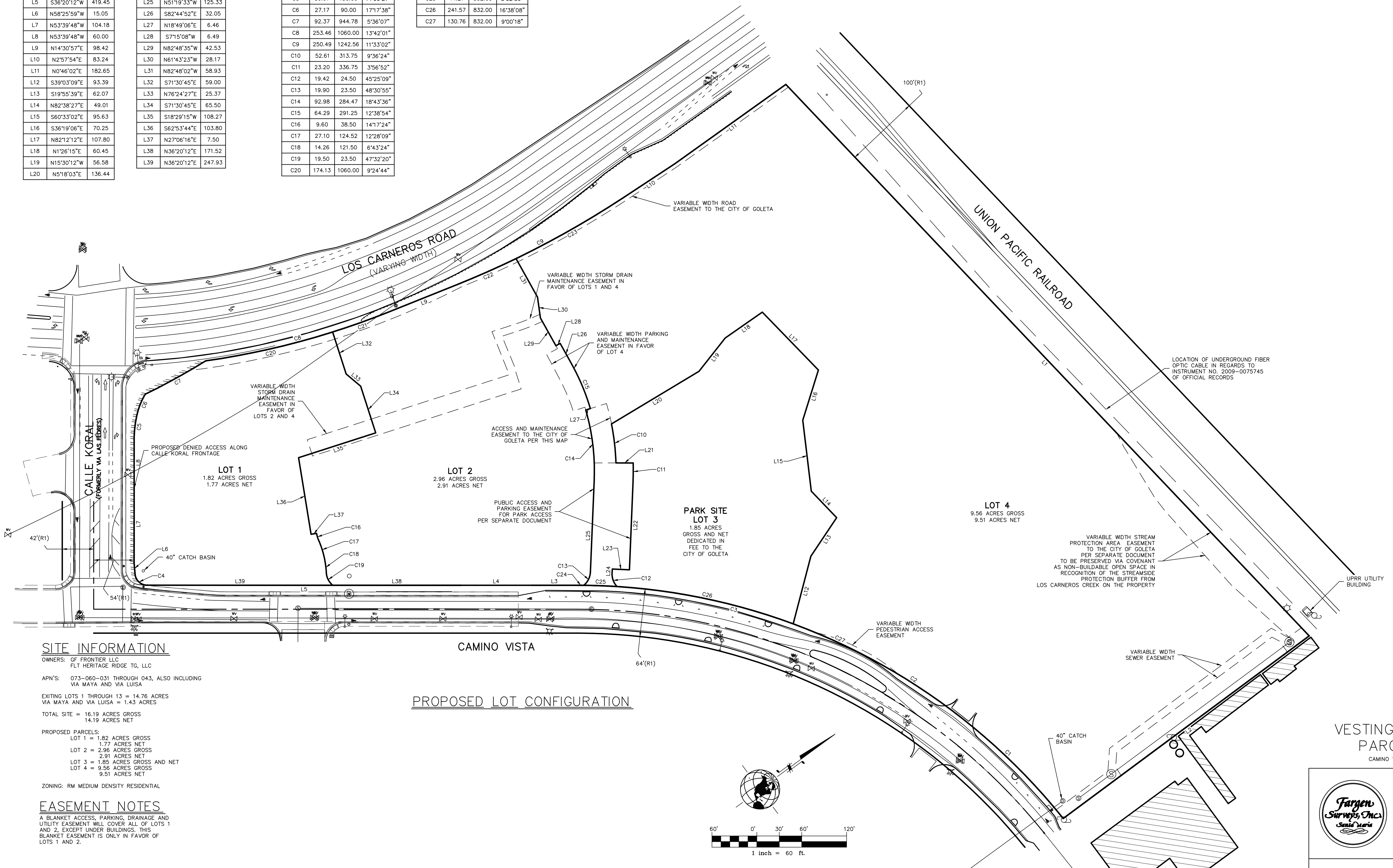
SHEET 1 OF 2

Line #	Direction	Length
L1	N82°50'39"E	1016.48
L2	S0°16'03"E	409.43
L3	N36°19'50"E	61.56
L4	N36°19'50"E	94.00
L5	S36°20'12"W	419.45
L6	N58°25'59"W	15.05
L7	N53°39'48"W	104.18
L8	N53°39'48"W	60.00
L9	N14°30'57"E	98.42
L10	N2°57'54"E	83.24
L11	N0°46'02"E	182.65
L12	S39°03'09"E	93.39
L13	S19°55'39"E	62.07
L14	N82°38'27"E	49.01
L15	S60°33'02"E	95.63
L16	S36°19'06"E	70.25
L17	N82°12'12"E	107.80
L18	N1°26'15"E	60.45
L19	N15°30'12"W	56.58
L20	N5°18'03"E	136.44

Line #	Direction	Length
L21	S36°25'31"W	22.99
L22	N51°19'33"W	119.72
L23	N38°40'27"E	22.97
L24	N51°19'33"W	5.61
L25	N51°19'33"W	125.33
L26	S82°44'52"E	32.05
L27	N18°49'06"E	6.46
L28	S71°5'08"W	6.49
L29	N82°48'35"W	42.53
L30	N61°43'23"W	28.17
L31	N82°48'02"W	58.93
L32	S71°30'45"E	59.00
L33	N76°24'27"E	25.37
L34	S71°30'45"E	65.50
L35	S18°29'15"W	108.27
L36	S62°53'44"E	103.80
L37	N27°06'16"E	7.50
L38	N36°20'12"E	171.52
L39	N36°20'12"E	247.93

Curve #	Length	Radius	Delta
C1	225.20	832.00	15°30'29"
C2	92.40	832.00	6°21'48"
C3	425.33	832.00	29°17'25"
C4	24.32	16.28	85°37'28"
C5	36.67	150.00	14°00'27"
C6	27.17	90.00	17°17'38"
C7	92.37	944.78	5°36'07"
C8	253.46	1060.00	13°42'01"
C9	250.49	1242.56	11°33'02"
C10	52.61	313.75	9°36'24"
C11	23.20	336.75	3°56'52"
C12	19.42	24.50	45°25'09"
C13	19.90	23.50	48°30'55"
C14	92.98	284.47	18°43'36"
C15	64.29	291.25	12°38'54"
C16	9.60	38.50	14°17'24"
C17	27.10	124.52	12°28'09"
C18	14.26	121.50	6°43'24"
C19	19.50	23.50	47°32'20"
C20	174.13	1060.00	9°24'44"

Curve #	Length	Radius	Delta
C21	79.33	1060.00	4°17'18"
C22	86.45	1242.56	3°59'10"
C23	164.05	1242.56	7°33'51"
C24	8.72	832.00	0°36'03"
C25	44.27	832.00	3°02'56"
C26	241.57	832.00	16°38'08"
C27	130.76	832.00	9°00'18"



SITE INFORMATION

OWNERS: GF FRONTIER LLC
 FLT HERITAGE RIDGE TG, LLC

APN'S: 073-060-031 THROUGH 043, ALSO INCLUDING
 VIA MAYA AND VIA LUISA

EXITING LOTS 1 THROUGH 13 = 14.76 ACRES
 VIA MAYA AND VIA LUISA = 1.43 ACRES

TOTAL SITE = 16.19 ACRES GROSS
 14.19 ACRES NET

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 LOT 1 = 1.82 ACRES GROSS
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 LOT 2 = 2.96 ACRES GROSS
 2.91 ACRES NET
 LOT 3 = 1.85 ACRES GROSS AND NET
 LOT 4 = 9.56 ACRES GROSS
 9.51 ACRES NET

ZONING: RM MEDIUM DENSITY RESIDENTIAL

PROPOSED LOT CONFIGURATION

EASEMENT NOTES

A BLANKET ACCESS, PARKING, DRAINAGE AND
 UTILITY EASEMENT WILL COVER ALL OF LOTS 1
 AND 2, EXCEPT UNDER BUILDINGS. THIS
 BLANKET EASEMENT IS ONLY IN FAVOR OF
 LOTS 1 AND 2.

**VESTING TENTATIVE
 PARCEL MAP**
 CAMINO VISTA, GOLETA, CA



2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: DECEMBER 2020
 REV: 12/20/22

20137-TPM.DWG

JOB: 20137

SHEET 2 OF 2

EXHIBIT B TO ATTACHMENT 3

HERITAGE RIDGE PROJECT
GENERAL PLAN CONSISTENCY ANALYSIS

Heritage Ridge Residential Project General Plan/Coastal Land Use Plan Consistency Analysis

The project is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as described below.

1. **Land Use Element:** The project is consistent with the Land Use Element and in particular GP/CLUP policies LU 2.1, LU 2.2, LU 2.6 and as described in Table 2-1 of the GP/CLUP relating the medium density residential uses. The proposed housing project is consistent with the intensity standards listed in Table 2-1 regarding maximum¹ and minimum density, height, and lot coverage ratio for the Residential-Medium Density (R-MD) category. The project is a multi-unit apartment development consistent with the R-MD and use category designated for the site. R-MD developments can serve as a transition between business uses to the east and single-family neighborhood to the west in Village at Los Carneros as outlined in LU 2.6. Further, the 17.36-gross acre site (14.07 net developable acres) is designated as an Affordable Housing Opportunity (AHO) Site within Central Hollister Corridor (CHC), as outlined in LU 8. The intent of the CHC is to facilitate infill residential development on existing vacant parcels in the Central Hollister area and in a transit-accessible area. The GP/CLUP recognized that the future residential uses would be interspersed with existing commercial business and existing residential development which this project does consistent with policy LU 8.1.

At the time of GP/CLUP adoption, the City Council determined the residential uses would be compatible in the CHC area to create a mixed-use neighborhood with access to transit and commercial services, including bus stops on Hollister Avenue, access to U.S. 101, and the Amtrak regional transportation corridors. The Heritage Ridge project is the last of the residential project proposed with the CHC and would complete policy LU 8.

As indicated, the site is an AHO site, which requires development density between 20-25 units per acre (LU 8, LU 8.2). The Project has a density of 23.6 units per acre. The Project includes 41 senior affordable units, 63 family affordable units, and 228 market-rate units for a total of 332 rental units. The applicant has voluntarily chosen to provide the 104 affordable units (102 rental units with 2 manager units), which will be available to low and very low-income households. The project is consistent with neighborhood compatibility (LU 1.8, LU 8.5) based on the design of various project components, including architecture, landscape design, a mix of unit sizes and recreational amenities for residents. With Design Review Board review and input, the

¹ The maximum density is allowed to be 25 du/ac in accordance with footnote 5 to Table 2-1 of the GP/CLUP.

project would be compatible with the Land Use Element policies relating to new development policies namely LU 1.8, LU 1.9, LU 1.10, and LU 2.3 for site and building design. Also, the project design will be compatible with the character of the existing mix of residential and industrial uses in the immediate area of in terms of size, bulk, scale and height with Design Review Board findings. On-site massing is consistent with the residential neighborhood found in Willow Springs 1 and 2 and the apartment units and People Self-Help Housing complex located directly to the west across Los Carneros Road in Village at Los Carneros. Adequate open space areas are provided that include both private common spaces and approximately 2-acre public park. The project will be adequately served by existing public services and infrastructure as required by policies LU 1.13 and LU 11.1 and as is further discussed in the Public Facilities and Transportation Element analysis

2. **Open Space Element:** The project is consistent with the Open Space Element, given the dedication and construction of a neighborhood park in keeping with General Plan Open Space Policy 6.4, Table 3-1 and Figure 3-2. Figure 3-2 specifically denotes that a public park is to be provided in this location as part of the Willow Springs III (former name of the project) project site.

Open Space Policy OS 6.4 states:

Neighborhood Parks. Neighborhood parks provide the nearby residential neighborhood with active recreational activities for a variety of age groups. The following standards shall apply to neighborhood parks:

- a) The typical service area radius shall be 0.5 miles.
- b) The typical size shall be less than 10 acres
- c) Neighborhood parks should be easily accessible to the surrounding neighborhood populations through safe pedestrian and bicycle access. Neighborhood parks do not generally require onsite parking, although a limited amount of parking may be provided.
- d) Typical facilities provided in neighborhood parks include playgrounds and associated equipment, picnic tables, open undeveloped areas, lawns or grassy areas for field games, and benches.
- e) Neighborhood parks maybe developed as a school park or community center park.

Within a 0.5-mile radius of the park site, there will be a total of 1,132 residential units with the majority of them being attached units with little private yard spaces. These units include Willow Springs I (235 units), Willow Springs II (100 units), VLC (465 units) and Heritage Ridge (332 units). At 2.89 persons per household², there would be over 3,270 people living near the park site once the Heritage Ridge project is constructed. The park has been designed with a variety of amenities to serve the recreational needs of the residents and business employees in the immediate vicinity which could include individuals (of various ages) and families with young children. In addition, the park is

² California Department of Finance Persons Per Household for Santa Barbara County estimate for 2020

accessible via sidewalks and bike lanes. Further, the park design includes 13 dedicated off-street parking spaces for users of the park who choose to drive to the site. The location of the park would also serve many employees in the area who may use the park during the day for breaks or lunch given the close proximity and ease of access via existing streets and sidewalks.

The approximately 2-acre Park is sited atop the knoll in the center of the 17.36-acre site with a design featuring a level grassy playground and picnic area surrounded by native flowering plants, shrubs, and trees selected in consultation with local Chumash tribal representatives. The Park and plant palette is designed to provide a sense of wild nature within an expansive open space, shaded in part by native trees. In addition, there are areas of native vegetation planned with large amounts of Coastal Sage Scrub, some Oak Woodlands and native grasses.

Given the size of the land available, its topography, and the sensitive resources present, the proposed park improvements may be found consistent with the OS 6.4 as the design includes most if not all of the items listed in OS 6.4.

All park options meet the Open Space Element and ultimate design will be determined by the City Council:

Low Active Park (Option 1)

- All the same elements as Original Park Design (Option 2) but without fitness equipment stations. The amount of grassy lawn area remains the same at approximately 8,712 sq. ft as does the native grass meadow area at 4,708 sq. ft. No basketball court or golf disc is proposed with this option.

Moderate Active Park (Original Park Design) (Option 2)

- Approximately 8,712 square feet of lawn area,
- Playground and tot lot,
- Picnic area,
- Walking/jogging path through the middle and around the northern perimeter of the park,
- 10 fitness equipment stations (similar to the equipment at Jonny D. Wallis Neighborhood Park),
- Approximately 4,708 square feet of native grass meadow,
- Approximately 640 square feet of area surfaced with tan pour in place fall surfacing that would feature renditions of Chumash structures (Chumash village) to serve as an educational space. This area will function as a 2–5-year-old learning environment, meaning children would not be able to climb on the structures,
- Approximately 1,200 square feet of a native interpretive garden.

More Active Park (Option 3)

- All the same elements as Original Park design (Option 2) but with the addition of a half basketball court and golf disc areas. These added

recreational elements reduce the lawn area to 6,623 sq. ft. (2,089 less sq. ft. of lawn area).

Recreation facilities in the private portions of the development include a pool, spa, gym and a children’s play area. Two large stormwater detention basins provide open space within the development. One basin would be developed with a turf play area and the other provides landscaped open space. Sidewalks along Calle Koral and Camino Vista and a network of pathways through the site provide pedestrian access throughout the site.

Further, the project is consistent with policy OS 8 in that the park area will also serve to protect an archeological site. Mitigation Measures for site-specific cultural impacts are provided for preservation and monitoring as required in the EIR, which is consistent with OS Policies 8.3 through 8.6. The park design and the two alternatives have been developed in conjunction with input from the Barbareño Band of Chumash Indians (BBCI). The park design includes placement of a memorial plaque and landscape materials important to the Chumash with native plants within the park area. The BBCI found the siting of the various park facilities, the various planned recreational amenities, and the landscaping design to be appropriate, while respecting and preserving the integrity of the archaeological and tribal cultural resources found on the site. A Statement of Overriding Considerations must be adopted by the City for an EIR Class I (significant and unavoidable) cumulative cultural resource impact. This Class I impact results from the previous and proposed impacts to the cultural site (CA-SBA-56) creating a significant loss of this village site.

3. **Conservation Element:** The project is consistent with the Conservation Element. The project includes a General Plan Amendment to remove map designations of Environmentally Sensitive Habitat Area (ESHA) and Special Status Species on the project site for Sage Scrub/Dune/Bluff Scrub (CE Figure 4.1). Such habitat has not been identified on the project site based on multiple biological studies (preparers and dates listed in Table 1 below) discussed in the associated Final Environmental Impact Report. Based on the studies prepared and confirmed through peer reviews and/or additional field work by Rincon Consulting on behalf of the City, coastal sage scrub habitat community is not present on the site. The project site contains a small quantity of native purple needle grass, which was planted for erosion control purposes after an earlier grading project on the site. Therefore, these grasses are not considered sensitive (CE 5.2). Based on biological survey results and analysis within the Final Environmental Impact Report (SCH#2015041014), special status plant and wildlife have a low potential to occur on-site. Mitigation would reduce potential impacts to nesting birds and wildlife movement in accordance with policies CE 8.1, CE 8.2 and CE 8.3.

Table 1

Date	Type of Reports	Prepared by and/or Peer Review

April 15, 2013	Biological/Wildlife Corridor Assessment	Dudek (Applicant)
April 10, 2014	Technical Review of Coastal Sage Scrub ESHA	Dudek (Applicant)
March 18, 2015	Reconnaissance survey	Rincon Consultants (City)
April 2, 2015	Wildlife (nesting bird habitat assessment) and botanical survey	Rincon Consultants (City)
June 10, 2015	Botanical survey	Rincon Consultants (City)
March 26, 2021	Reconnaissance survey	Rincon Consultants (City)

The project complies with Policy CE 2.2 (Streamline Protection Areas) in meeting the 100' setback from Streamline Protection Area (SPA) from Los Carneros Creek which is located on the north side of the adjacent active Railroad line. The applicant has undertaken several redesign iterations of project and engineering designs to achieve the 100' SPA buffer.

The project complies with requirements for drainage and runoff as stated in CE 2.5 and CE 2.6. Project mitigation measures require the development to utilize best management practices for stormwater management to capture stormwater runoff for biofiltration treatment and sediment collection so impacts on water quality are minimized as required by policies CE 10.1, CE 10.2, CE 10.3, CE 10.4, CE 10.6, and CE 10.7. The Project Management must maintain all stormwater management facilities serving the project in compliance with CE 10.8. Further, as directed in policy CE 10.9, the landscaping incorporates the use of native and noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation.

The project site is located within 500 feet of U.S. Highway 101 and the Union Pacific Railroad, potentially exposing residents to air pollutants. Mitigation measures in the Final EIR require door and window sealant and indoor air filtration to minimize exposure to air pollutants from US 101 to implement policy CE 12.1. According to a Health Risk Assessment completed for the project site, all proposed residences must be equipped with enhanced ventilation systems (rated MERV 13 or better) to remove Diesel Particulate Matter (DPM) from the air due to the proximity of the rail and vehicle corridor. With implementation of this mitigation, the project is consistent with the Conservation Element Policy CE-12.1 to minimize health risks to residents located within 500 feet of the U.S. 101.

In addition, the project will comply with the regulations and requirements of the Santa Barbara Air Pollution Control District during construction as provided for in CE 12.3. The provision of additional affordable and market rate housing in Goleta will help

reduce vehicle mile travel and thereby minimize the potential to increase emissions as stated in CE 12.2. The project Final EIR found that construction-related and long-term emissions impacts would be less than significant.

The project is located in the Central Hollister Residential Development Area as specified in the General Plan. This area is close to retail/commercial centers and job opportunities. As stated in policy CE 12.4, the CHC is designed to provide new housing near existing workplaces and commercial service to encourage short trips by foot and bicycle; to provide new housing near existing bus routes with convenient and high frequency services; provide new housing near the US 101 ramps so as to minimize the length of auto trips on streets within the community; and provide new housing at locations near the Amtrak line. This site and development meet the purpose of this policy.

As conditioned and in line with policy CE 13.1, the development of the project will comply with the CalGreen+ standards of the City's Green Building regulations to make all new homes solar and electric vehicle-ready; reduce potable water use for exterior landscaping by 40 percent and interior water use by 30 percent, thereby meeting or exceeding the mandatory thresholds for potable conservation required by CalGreen legislation; and reducing construction waste by 65 percent. In addition, adequate, screened trash and recycling storage areas will be provided for the project. The landscape plant palette for the project contains low water use vegetation. For these reasons, the project is consistent with policies CE 13.1, CE 13.3, CE 15.3, and CE 15.5. Additional trees and landscaping will be planted in the adjacent public rights of ways along the project frontages, on-site, and in the public park. These improvements will enhance the city's urban forest and will improve the aesthetic, visual, and environmental benefits of the area as envisioned by policies CE 14.1, CE 14.2, CE 14.3, and CE 14.4.

- 4. Safety Element:** The project is consistent with the Safety Element for the below discussed reasons. A Geotechnical Engineering Report was prepared for the project site and EIR mitigation measures are required for the project. The Geotechnical Report demonstrates that there is sufficient buildable area outside of a hazardous portion of the property as stated in policy SE 1.5. The project site is not located in a radon hazard area, a fault zone, airport hazard areas, slope hazard areas, tsunami zone, wildland fire area or a 100-year flood zone and is therefore consistent with the policies of SE 4, SE 5, SE 6, SE 7, SE 9. The project has been reviewed by the Santa Barbara County Fire Protection District and requirements have been incorporated into the project. Moreover, the project must comply with all applicable Building Code requirements, including fire-sprinklers (CBC) and Goleta Municipal Code (GMC) as directed in SE 1.3, SE 1.6, SE 1.9, SE 5.2 and SE 5.4. The project will comply with current California Building Code requirements for fire protection, including the installation of fire sprinklers as outlined in SE 7.1, SE 7.2, and SE 7.5. The project will be adequately served by fire protection services.

Residents at the Project site may be exposed to a low to extremely low risk of upset due to the potential release of hazardous materials from nearby businesses, truck accidents on U.S. 101, train derailments on the UPRR rail line, and a high-pressure natural gas pipeline on Hollister Avenue). However, based on the California Supreme Court case, *California Building Indus. Ass'n. v. Bay Area Air Quality Mgmt. Dist.* (2015) 62 Cal.4th 369 (Case No. S213478) ruling, CEQA does not require the project would not increase exposure of residents to risks associated hazards beyond levels already anticipated in the General Plan EIR. The potential for risk is low with a Condition of Approval for MERV filters, the 30-year excess cancer risk would be between 2 to 10 in one million. This was already determined to be acceptable when the City Council designated this site for R-MD development along with the Cortona Apartment and the Village at Los Carneros sites located in the same general location adjacent to the US 101, the Union Pacific Railroad, and adjacent businesses.

- 5. Visual and Historic Resources Element:** The project is consistent with the Visual and Historic Resources Element. The GP/CLUP designated scenic views of the foothills and Santa Ynez Mountains from northbound S. Los Carneros Road at Calle Koral has been retained with the redesign of the project to have a two-story building at the corner of Calle Koral and Los Carneros in order for views to not be blocked. The three-story buildings on the site have been situated in such a manner to allow for the line of sight to pass over the roof forms as shown in the visual simulations prepared. This scenic view would still be available for pedestrians, bicyclists, and vehicles traveling on Los Carneros Road by the three affordable project's two and three-story buildings on the southwestern portion of the site. Four of the market rate apartment buildings facing Camino Vista would be three-stories in height, with the remaining three buildings being two-stories in height. For these reasons, the project is consistent GP/CLUP polices VH 1.1, VH 1.4, VH 2.2, and VH 2.3. The views to the south of the Pacific Ocean will be retained looking southbound from the US 101 and Railroad overpasses as none of the buildings affect this view. Design Review Board review has been incorporated into mitigation measures to provide a process to ensure that massing, height, and architectural styles encourage visual harmony while reducing the impact on scenic views to the maximum extent practicable as stated in policies VH 1.1, VH 1.2, VH 1.4, VH 2.1, VH 2.2, and VH 2.3.

Development of the site will be an extension of the existing urban neighborhoods to the south and west and the buildings have been designed and sited in such a manner to maintain views of open space as encouraged by policy VH 1.5. All lighting has been designed to be prevent over-lighting, energy waste, and sky glow as stated in policy VH 4.12. Further, all utilities will be placed underground as directed by policy VH 4.14. Public improvements along Camino Vista and Calle Koral on the project frontages will include pedestrian sidewalks and connections to the Willow Springs neighborhood to the south and the placement of buildings, the park design and features, and on-site infrastructure is working with the existing site topography as encouraged by VH 3.3.

The landscaping for the project has been an integral part of the project design. Native, drought-tolerant vegetation has been used extensively, turf areas are limited, and invasive plants have not been incorporated into the design in accordance with policy VH 4.9. Further, the final landscape plan for the project will be reviewed and approved by Design Review Board with input from the other city committees/commissions as warranted. Pedestrian and bicycle circulation within and between the adjacent neighborhoods at Willow Springs I and II and Village at Los Carneros has been planned and the park design creates a well-defined community open space area consistent with policies VH 3.3, VH 3.5, and VH 3.6.

Signage for the housing complexes have not been designed yet as it is too early for that fine level detail. However, when signage is proposed, it will be required to consistent with City zoning regulations for signage in residential areas and policies VH 3.7 and VH 4.13). As indicated previously, completion of the design review by the Design Review Board will be required before project construction to ensure appropriate plant selections that minimize view blockage and ensure the design of structures is of high quality, compatible with surrounding development, and enhances the visual character of the City overall as stated in the applicable policies namely: VH 1.6, VH 2.2, VH 2.3, VH 2.4, VH 3.1, VH 3.2, VH 4.1, VH 4.3, VH 4.9, VH 4.10, and VH 4.15. Most private views of the site are `obstructed by existing vegetation. Views northward from the existing residential neighborhood to the south of the project site (Willow Springs I and II) will be changed as a result of the project; however, the design and placement of the buildings have taken into consideration the views from these adjacent residential complexes as encouraged by VH 1.8.

- 6. Transportation Element:** The project is consistent with the Transportation Element with associated street and sidewalks based on the proposed improvements and as required as required by conditions of approval. A Level of Service of C or better would be maintained on all streets in the project vicinity in the A.M. and P.M. Peak Hours as shown in the traffic study named: *Updated Traffic and Circulation Study for the Heritage Ridge Project – City of Goleta* (Associated Transportation Engineers, March 2021). It is included in Appendix I of the Final EIR. While policy TE 1.6 specifically relates to non-residential proposals, the project provides 14 bicycle parking pads, for a total of 112 spaces, placed throughout the property which will facilitate and encourage alternative modes of transportation. Additionally, public transportation is located along Hollister Avenue about 0.4 miles from the site, consistent with policy TE 7.4, Hollister Avenue Transit Corridor.

The site has been designed with three access points onto Camino Vista. The westernmost driveway onto Camino Vista serves the affordable housing portion of the development. The middle and easternmost access points create a looped private driveway system through the market rate housing portion of the development and provides access to the public park. This internal driveway provides access to adjacent open parking spaces and private carports. Lane widths are appropriate for the residential neighborhood and adequate for emergency access while encouraging

appropriate speeds within the neighborhood. The proposed internal circulation system complies with the policy guidance outlines in TE 1.4, TE 3.6, TE 3.7, and TE 6.7.

Further the street frontage along Camino Vista, Calle Koral, and Los Carneros will be improved and the public street improvements and internal driveways will accommodate safe pedestrian movement throughout the project site as encouraged in policy TE10.4. Sidewalks access the apartment buildings and are located throughout the internal portions of the site, including access to the park. In accordance with policy TE 6.8, street lighting is provided in keeping with the neighborhood character and Conservation Element policies as stated in policy. As discussed in the Conservation Element analysis, development features ensure appropriate drainage and protection of water quality while accommodating transportation improvements as outlined in policy TE 6.3. The project provides 156 carports and 338 open parking spaces distributed around the site with thirteen parking spaces designated to serve the public park. The project provides 494 parking spaces while only 455 spaces are required by the State Density Bonus Law.

As required by policy TE 13.1, a traffic study has been prepared and updated for the project and included as Appendix I in the Final EIR. Tables 6 through 10 of the *Updated Traffic and Circulation Study for the Heritage Ridge Project – City of Goleta* (Associated Transportation Engineers, March 2021) finds traffic generated by vehicle trips from the project will not increase traffic volumes that exceed the design capacity of the transportation system. Further, the traffic study also identifies that the project would not result in an exceedance of City LOS standards at any of the study area roadways and intersections and no traffic improvements would be required, consistent with policy TE 13.3. As part of the project, soil export by heavy trucks (6-12 inbound and 6-12 outbound trucks per hour for a total of 10,222 roundtrips over an estimated 22-week export phase) will occur and will contribute to traffic congestion and wear and tear on area roadways in the short term. The construction traffic will be primarily limited to the Los Carneros/ US 101/ Camino Vista area. The peak hour and cumulative impacts of truck hauling are not expected to create short-term traffic impacts but will have short-term noise impacts and potential damage to local streets. The applicant will be required to repair roadway damage associated with the export of soil and the project has been conditioned as such. Lastly, the developer will pay traffic impact fees associated with the market rate units to fund transportation improvements to ensure adequate levels of service systemwide as directed by policy TE 14.1.

- 7. Public Facilities Element:** The project is consistent with the Public Facilities Element. As outlined in policy PF 10.2 and implemented through Chapter 17.70 of the Goleta Municipal Code, the permittee will pay development impact fees for the market rate units. These impact fees represent the project's proportionate share of the costs of new or upgraded capital facilities attributable to new development. The impact fees address parks and recreation, bicycle and pedestrian facilities, fire protection facilities, library facilities, public administration facilities, stormwater facilities, and transportation facilities. The impact fees only apply to the 228 market rate units as the 104 affordable

units are considered a beneficial project which qualifies for a fee waiver as provided by Council Resolution No. 19 - 43.

The project is designed to comply with fire safety design standards identified in the California Fire Code, as adopted and incorporated into the GMC, and the Santa Barbara County Fire Protection District's development standards. As stated in policy PF 3, the project has been designed with two routes of ingress and egress, the internal roads/driveways have been designed to County Fire standards, and emergency access has been taken into consideration with the placement of the various buildings particularly those along Camino Vista. As discussed in the Final Environmental Impact Report (SCH #2015041014), the project would not result in any significant new demands on police or fire protection services and the safety considerations associated with the project have been reviewed as directed in policy PF 3.9. Further implementing policy PF 3.9, the project is designed to encourage a secure, safe, and crime-free environment with adequate lighting and building design.

As indicated above, the market rate unit portion of the project will contribute impact fees to assist with funding capital facilities for police facilities and to help fund a new fire station in western Goleta which will improve emergency response times to the project area consistent with policies PF 3.2, PF 3.3, and PF 3.8.

The project will not adversely affect the water supply. The Goleta Water District (GWD) confirmed the property has an existing water entitlement to 56.26 acre-feet per year (AFY) of potable water supply. Water demand generated by the project is projected to be 44.79 AFY, which is below the total amount of water currently allocated to the project site consistent with policy PF 4.1. The Goleta West Sanitary District confirmed that sanitation services are available to serve the project consistent with PF 4.2.

The analysis contained in the associated Final EIR (SCH #2015041014) for the project confirmed the project will not create a significant number of students that would be impact facility capacities consistent with policy PF 5. Additionally, the developer is required to pay school impact fees as required by the Goleta Union School District and Santa Barbara Unified School District consistent with policy PF 5.7.

Additionally, all utility/service providers (SCE, Southern California Gas, Marborg) confirmed that they can serve the project and all utilities will be undergrounded consistent with policies PF 6.1 and PF 6.2. There are adequate existing public facilities and services available to serve the project. The permittee will fund the cost to construct new utility infrastructure for the project as needed and connect to existing utility facilities as stated in policies PF 9.2, PF 9.3, and PF 9.7.

8. **Noise Element:** The project is consistent with the Noise Element. As stated in policy NE 1.1, the proposed residential use is compatible with the surrounding multi-family residential and uses and the type of noise that can be expect after construction is completed would be similar to that created by the units at Willow Springs I and II and at Village at Los Carneros. Further, the design of the units required by the California

Residential Code (CRC) will incorporate noise reduction measures so that the interior of the units meet the 45 dBA CNEL standard thereby meeting the standards outlined in policies NE 1.2 and NE 1.5.

As outlined in the project's Final EIR (SCH#2015041014), the project will have short-term noise impacts during hauling and construction period. Mitigation measures have been identified to minimize the short-term noise impact as much as possible which includes limitation on construction hours, requiring properly maintained equipment, installation of noise blankets, restricting on-site idling equipment, and routing construction traffic to avoid neighborhood streets consistent with policies NE 6.4 and 6.5.

Pre-construction soil removal and truck hauling will be necessary to remove approximately 92,000 cubic yards. Preconstruction diesel haul trucks noise will be within 50-feet of existing residences. As a result, the temporary construction-related noise, particularly from soil export, has a Class I, significant and unavoidable short-term impact. A Statement of Overriding Considerations must be adopted by the City for an EIR Class I (significant and unavoidable) short impact. There is not anticipated to be a long-term noise impact resulting from the project given the residential use as stated above.

9. Housing Element:

The project is consistent with the policies of the 2023-2031 6th cycle Housing Element adopted on January 17, 2023. The project will provide 40 senior affordable rental apartments with one manager unit, 62 family affordable rental apartments with one manager unit, and 228 market rate rental apartments that will contribute to the mix of housing choices within the City and be available to seniors and the local workforce. This housing mix is consistent with policies HE 2.1 and HE 2.2 in the 2023-2031 Housing Element (HE). These apartments would address the local and regional housing deficit and contribute to the City's jobs/housing balance. The added units would provide needed housing for Goleta's workforce. The 332 units would assist the City in meeting its regional housing needs at the very low/low (senior and family affordable units), and above moderate levels (market rate units) as outlined in the Quantified Housing Objectives of Table 10-3.

Project amenities include a 2-acre public park and private onsite open play area, walking trails, sidewalks, a tot lot, as well as a community building for each project component. The proposed recreational amenities provided at each residential complex along with the public park will be consistent with Housing Element Policy HE 3.2 (g) given the range of amenities proposed. As outlined in policy HE 2.3 (a)(c), and (e), the mix of eight 2- and 3-story buildings would break up the overall bulk of the development, and carports and parking spaces are screened from views from adjacent roadways through building placement and landscaping. Carports and driveways have been sited along the eastern property line to create a buffer between

the housing units and the non-residential uses along Aero Camino Road according to HE 2.3(f) Further the housing relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems and provides adequate parking. The design of units and building placements strives to provide privacy and security for the individual units as stated in HE 2.3 (b), (d), (g), and (h).

In addition, the City's offer to participate in the funding of the affordable housing units through a \$1,000,000 loan if Housing Authority of Santa Barbara County is not successful in securing Low-Income Housing Tax Credits to help facilitate the affordable housing development as stated in HE 2.4 (a) and HE 2.8(a). Further, Lots 1 and 2 of the proposed Parcel Map will be deed restricted and subject to affordability covenants for 55 years in keeping with HE 2.4(b).

In accordance with HE 2.5, the project voluntarily provides inclusionary housing units that will assist in providing much needed housing for low-income families as discussed below. As discussed in the Conservation Element analysis, the project would comply with the City's Green Building regulations as conditioned and be consistent with HE 4. Further, the 17.36-gross acre site (14.07 net developable acres) is designated as an Affordable Housing Opportunity (AHO) Site within Central Hollister Corridor (CHC) as outlined in LU 8 as discussed in the Land Use Element section above.

The Heritage Ridge project has been included as a site suitable for residential development in the recent adopted Housing Element (HE) update in its 6th cycle. The total number in the HE lists 51 very-low income, 51 low-income and 228 above moderate residential units, shown in Table 10A-28 of the adopted Housing Element. The project meets the goals and policies of the adopted 6th Cycle Housing Element as shared above.

EXHIBIT C TO ATTACHMENT 3
HERITAGE RIDGE PROJECT
ZONING CONSISTENCY ANALYSIS

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<u>ZONING REQUIREMENTS</u>	<u>PROPOSED PROJECT</u>	<u>CONSISTENCY WITH STANDARDS</u>
<p>Front Yard Setback applicable to both Camino Vista and Calle Koral frontages: Twenty (20) feet from right-of-way line for structures. Balconies may extend four feet into a front yard setback.</p>	<p>Camino Vista frontage: the structures are setback a minimum of 20 feet in the front yard. The balconies extend four feet into the front yard setback as required by the Fire Department for access purposes.</p>	<p>Yes</p>
	<p>Calle Koral frontage: the structures and balconies are setback a minimum of 20 feet from the property line.</p>	<p>Yes</p>
<p>Side Yard Setback on East and West Sides: Ten (10) feet from the property line.</p>	<p>Carports on the west side of the development are located at least 40 feet from the property line.</p>	<p>Yes</p>
	<p>Carports on the east side of the development are located ten feet from the property line</p>	<p>Yes</p>
<p>Rear Yard Structure Setback: 10-foot rear yard setback for primary buildings. Accessory structures, such as carports, can be located in the rear yard setback.</p>	<p>Buildings are located 80 feet, or greater, from rear property line.</p>	<p>Yes</p>
	<p>Carports (accessory structures) located 8-10 feet from the rear (north) property line.</p>	<p>Yes</p>
<p>Parking: Total Auto Space Required: 455</p>	<p>Total Residential Auto Spaces Provided: 494</p>	<p>Yes</p>

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<p>(using the Parking Standards of Density Bonus State Law. 542 spaces would be required under Article III zoning)</p> <p>Affordable Housing: 143</p> <p>Market Rate: 312</p> <p>Public Park: No Standard</p> <p>Bicycle Parking: No Standard</p> <p>EV parking: No Standard</p>	<p>Affordable Housing: 156</p> <p>Market Rate: 338</p> <p>Public Park: 13 spaces</p> <p>Bicycle Parking: 96 (Lot 4) 24 (Lot 1 &2)</p> <p>EV parking: 10% of total spaces</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A (not required in Article III but provided)</p> <p>N/A (not required in Article III but provided)</p> <p>N/A (not required in Article III but provided)</p>
<p>Distance between Buildings: Minimum of 5 feet</p>	<p>Minimum of 5 feet provided between all proposed residential buildings.</p>	<p>Yes</p>
<p>Building Coverage: Not to exceed 30% of the net area (14.05 acres) of the property</p>	<p>Building coverage of the net site is 24.96% (3.51 ac of the 14.05 acres).</p>	<p>Yes</p>

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<p>Building Height limit: Maximum height of 35 feet</p>	<p>Building 1: 2-stories, 29 ft Building 2: 3-stories, 35 ft Building 3: 3-stories, 35 ft Building 4: 2-stories, 28'-5" ft Building 5: 2-stories, 28'-5" ft Building 6: 2-stories, 28'-5" ft Building 7: 3-stories, 35 ft Building 8: 3-stories, 35 ft Building 9: 3-stories, 35 ft Building 10: 3-stories, 35 ft</p> <p>Affordable Recreation Building: 1-story, 24 ft 4 in</p> <p>Market Rate Recreation Building: 1-story, 21 ft 10 in</p>	<p>Yes</p>
<p>Wall Height Limit Maximum 8-feet</p>	<p>Eight –foot-high sound wall along the north property line. Six-foot privacy walls on the east and west perimeter of the site.</p>	<p>Yes</p>
<p>Open Space: Minimum of 40% of the net area 14.05 acres) of the property dedicated to common open space (excluding the public park)</p>	<p>Common Open Space is approximately 6.26 acres or 44.6% of net project site (excluded the area of the public park).</p>	<p>Yes</p>

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<p>Landscaping: Uncovered parking areas separated from property lines by a landscaped strip not less than 5 feet in width.</p>	<p>Consistent Landscaping provided in the 8-foot-wide strip from the property lines.</p>	<p style="text-align: center;">Yes</p>
<p>Density: Minimum Density of 20 du/acre with a maximum density of 25 units/acre per the General Plan</p>	<p>The Project's density is 23.63 units/acre (332 units/14.05 developable acres).</p>	<p style="text-align: center;">Yes</p>
<p>Streamside Protection Buffer from Los Carneros Creek located on the north side of the UPRR 100' setback</p>	<p>100' buffer provided from both the 2015 ESHA boundary and the 2021 ESHA boundary</p>	<p style="text-align: center;">Yes</p>
<p>Setback from ESHA shown on Figure 4-1: 25'</p>	<p>ESHA is not present on site as documented by multiple biological studies prepared and peer reviewed as part of the project</p>	<p style="text-align: center;">Yes, if associated General Plan Amendment is adopted.</p>

EXHIBIT D TO ATTACHMENT 3
HERITAGE RIDGE PROJECT
VESTING MAP CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL
HERITAGE RIDGE RESIDENTIAL PROJECT
VESTING TENTATIVE MAP
CASE No. 14-049-VTM**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), FLT Heritage Ridge TG, LLC, and GF Frontier LLC, owners, and Red Tail Multifamily Land Development, applicant (all are hereinafter referred to as “Permittees”) agree to the following conditions for the City’s approval of Case No. 14-049-VTM (“Project Conditions”).

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term “Director” refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. This Vesting Tentative Parcel Map (VTM) authorizes Permittees the implementation of the Project Plans attached as Exhibit 1 to Resolution No. 23- _____. The VTM merges 13 existing lots and creates four lots and two road lots. Lot 1 is 1.82 acres and is planned for senior income-restricted housing, associated infrastructure, and common open space. Lot 2 is 2.96 acres and is planned for family income-restricted housing, associated infrastructure, and common open space. Lot 3 is approximately 2 acres and is planned for a City-owned public neighborhood park. Lot 4 is 9.56 acres and is planned for market rate housing, associated infrastructure, and common open space. The 1.17 acres of existing street Right of Way, currently used for Calle Koral and Camino Vista, will continue to be used for public street purposes. The project includes the vacation of an easement that accommodates an alignment of Los Carneros Road that the City does not plan on pursuing in the near future, a slope easement associated with the Los Carneros Specific Plan (the Specific Plan has been previously rescinded), and two paper streets, Via Luisa and Via Maya, which were dedicated with the recordation of Tract Map 13,646 but not constructed. Hence, these streets appear “on paper” but do not physically exist. In exchange for the vacation, the Vesting Parcel Map includes dedication of approximately 0.14 acres along Los Carneros Road near the bridge over Union Pacific Railroad for roadway purposes, as indicated on the Vesting Parcel Map.
2. All construction, improvements, implementation and/or other actions taken pursuant to this approval must be in substantial conformance with this approval. Any deviations not in substantial compliance must be reviewed and approved by the City of Goleta (City). The City must determine whether any deviation substantially conforms to this approval. Any deviation determined to not be in substantial conformance with this approval requires the Applicant to seek additional approval, permits, or other action

by the City. Any deviation from this approval made without the above-described review and approval of the City is a violation of this approval.

3. This Vesting Tentative Parcel Map will expire five (5) years after approval, unless before the expiration, a final map has been recorded or a time extension has been applied for by the Permittees. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as permitted by law. If the Permittees requests a time extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and the rates of existing fees will be those in effect at the time of the extension request.
4. Any proposed deviations from the exhibits, project description or Project Conditions must be submitted to the Director of Planning and Environmental Review for review and approval by appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans labeled "Exhibit 1 to Resolution No. 23-XX" and herein incorporated by reference.
5. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail.
6. Permittees agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's certification of the FEIR, adoption of the MMRP, adoption of Statement of Overriding Consideration ("SOC"), approval of the Vesting Tentative Map ("VTM") and associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals except for such loss or damage arising from the City's sole negligence or willful misconduct. Except as described in this section, the obligation to indemnify, hold harmless and defend the City shall arise when the City is named in any suit, or when a claim is brought against it by suit or otherwise, whether the same is groundless or not, arising out of the City's certification of the FEIR, adoption of the MMRP, adoption of Statement of Overriding Consideration ("SOC"), approval and conditional clearance of the Vesting Tentative Map ("VTM") and associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals, Permittees agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, and agents.

ENVIRONMENTAL IMPACT REPORT MITIGATIONS

7. The Permittees must comply with all mitigation measures identified in the Final Environmental Impact Report prepared for the project, Exhibit 1 to City Council Resolution No. 23- _____. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 2 to City Council Resolution No. 23- _____. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

AGENCY REQUIREMENTS

All letters mentioned below are attached hereto as Exhibit B and incorporated by reference:

8. **Santa Barbara County Fire Department (SBCFD):** Permittees must comply with all conditions and requirements outlined in the June 26, 2014, September 23, 2014, and May 11, 2015,. Santa Barbara County Fire Department letters or as updated in the future to the satisfaction of the SBCFD as applicable to facilitate recordation of a Vesting Final Parcel Map.
9. **Santa Barbara County Air Pollution Control District (APCD).** Permittees must comply with all conditions and requirements outlined in the June 24, 2021, Santa Barbara County Air Pollution Control District letter or as updated in the future as applicable, to the satisfaction of the APCD as applicable to facilitate recordation of a Vesting Final Parcel Map.
10. **Goleta Water District (GWD).** Permittees must comply with the conditions and requirements outlined in December 23, 2020, Goleta Water District letter or as updated in the future as applicable, to the satisfaction of the GWD as applicable to facilitate recordation of a Vesting Final Parcel Map.
11. **Goleta West Sanitary District (GWSD).** Permittees must comply with all the conditions and requirements outlined in the February 1, 2022, Goleta West Sanitary District letter or as updated in the future as applicable, to the satisfaction of the GWSD as applicable to facilitate recordation of a Vesting Final Parcel Map.

CITY DEPARTMENT CONDITIONS – Public Works Department

12. Prior to or concurrent with the recordation of a Parcel Map:

- A. Permittees shall submit a draft Final Parcel Map for review and approval by the Public Works Director that conforms to the State Subdivision Map Act and the City's Municipal Code beginning with Chapter 16 "Subdivisions". The map shall show the following:
- i. The vacation of street right of ways for Los Carneros, Calle Koral, Via Luisa and Via Maya as shown on the Tentative Parcel Map as shown on the Tentative Map dated December 20, 2022.
 - ii. Provide for a variable width street easement at the northerly corner of Calle Koral and Camino Vista to provide for the minimum 10' from the property line to the face of curb in accordance with the street design standards as shown on the Tentative Parcel Map dated December 20, 2022.
 - iii. An offer to dedicate the park parcel, Lot 3 to the City of Goleta in fee simple absolute in accordance with City of Goleta Municipal Code Section 16.14.110, free and clear of all encumbrances.
 - iv. Show and dedicate on the Parcel Map, an easement for public road purposes along Los Carneros Road and Camino Vista as shown on the approved Tentative Parcel Map as shown on the Tentative Parcel Map as shown on Tentative Parcel Map dated December 20, 2022.
 - v. Show and dedicate on the Parcel Map, all other easements as shown on the approved Tentative Parcel Map. Each easement shall be identified as being a public or private easement and state which parcel benefits from said easement, where applicable.
 - vi. Provide an easement for public access and parking on Lot 4 to serve Lot 3. The Permittees shall be responsible for the maintenance and upkeep of the driveway and parking spaces.
 - vii. Provide a reference on Lots 1 and 2 that the units constructed on these lots are subject to a 55-year restrictive affordable housing covenant as required by Condition 3(f) of Council Resolution No. 23 - ____ (Development Plan).
 - viii. Reference the area on Parcel 4 to be preserved via covenant as non-buildable open space because of the streamside protection buffer from Los Carneros Creek on the property as provided for in Condition 14 A below..
 - ix. Show no access allowed along the Calle Koral frontage of the site.
 - x. Identify existing public easements to remain as well as existing public easements to be abandoned in the manner prescribed in Section 66499.20.2 of the Subdivision Map Act.

- a. For any public easements to be abandoned, the applicant shall provide proof of 'notice to abandon' to any affected public agency and utility provider.
 - b. For any public right of way easement to be abandoned, the applicant shall show on the Final Parcel Map the locations of utility easement reservations if requested by the utility providers.
- B. Permittees shall submit to the Public Works Department for review and approval two (2) electronic copies of a public improvement plans for Los Carneros, Camino Vista and Calle Koral prepared by a registered civil engineer and the park design on Lot 3 prepared by licensed landscape architect . The design of the improvements within the public road rights-of-way must comply with the City Design Standard, Green Book Standard, or Cal Trans Standard. The Standard Design Details used must be shown on the improvement plans. As determined by and to the satisfaction of the Public Works Director or designee, the improvements shall include but not be limited to:

For Camino Vista

- i. Design standard curb, gutter, and sidewalk consistent with the existing sections of Camino Vista constructed for Willow Springs II and tree wells adjacent to the curb. The distance between the curb face and the property line shall be seven (7') feet. These improvements must be installed prior to the issuance of the first certificate of occupancy on the associated Lot.
- ii. Design driveways to be consistent and compatible with driveways previously constructed at Willow Springs on the opposite side of Camino Vista. The driveway entrance to the affordable portion of the project will be constructed at 60' wide with a median. The driveway entrance to the market rate portion of the project will be constructed at 32' wide with no median. The Park entrance will be constructed at 27' wide with no median. Driveway shall have a curb radius of 25 feet. These improvements must be installed prior to the issuance of the first certificate of occupancy on the associated Lot.
- iii. Design/show a Class II Bike Lanes and on-street parking.
- iv. Design/show four Street Lights on the north side of Camino Vista spaced equally between the streetlights on the south side of Camino Vista, starting at west of the intersection with Calle Koral. These improvements must be installed prior to the issuance of the first certificate of occupancy.

For Calle Koral

- v. Design/show Landscaping between the back of the existing sidewalk and the property line. This improvement must be installed prior to the issuance of the first certificate of occupancy of Lot 1.

- vi. Design/show Class II Bike Lanes. On-street parking and site access will not be allowed. The bike lane must be completed prior to the issuance of the first certificate of occupancy.
- vii. Applicant must implement modifications to the traffic signal at the Los Carneros Rd/Calle Koral intersection. Modifications will include installation of protected left-turn phasing for the Calle Koral approaches and upgrade of the video detection system to current City standards which at a minimum includes replacing camera on signal arms and installing updated video cards in signal cabinets and may include incidentals such as street striping and signage to support the new roadway configuration as determined necessary by the Public Works Director or designee.

For Los Carneros Road

- viii. Design drainage inlet and storm drain to connect to existing drainage inlet at the Intersection of Calle Koral and Camino Vista, or as approved by the Public Works Director. On-street parking and site access will not be allowed. These improvements must be completed prior to the issuance of the first certificate of occupancy.
- ix. The limits of the anticipated pavement restoration including but not limited to pavement preparation and slurry seal of street to repair any damage, trench cuts or restriping, as necessary to accommodate the construction of the project.
- x. Ensure Drainage Design and structural improvements shall comply with all current regulations for Drainage Systems BMPs, Trash Treatment Control Devices, and stormwater treatment features. All Trash Treatment Control Devices must be certified by the State Water Resources Control Board (SWRCB) and approved by the Public Works Director or designee.

For Park on Lot 3

- xi. Design the park in accordance with the conceptual plans approved by the City Council and ensure that it is consistent with applicable standards. The Permittee shall share park design plans at every phase of design development (for example, 30%, 60%, and 95% design documents) with the Public Works Director or designee, such as the Parks and Open Space Manager, and obtain approval from the Public Works Director or designee before moving on to the next phase of design. Permittees shall furnish to the City all construction warranties associated with the park upon transfer of ownership to City.
- C. Permittees must sign an Agreement for Public Improvements which includes the estimates for hauling operations and the cost for repairs associated with the impacts on the street due to an unusual number of significantly loaded truck trips. The actual costs will be determined after construction is completed based on the damage and road life deterioration experienced.
- D. Permittees must provide an Engineer's Estimate for the public improvements including the park on Lot C, signed and stamped by a registered civil engineer to be approved by Public Works Director.

- E. Permittees must provide securities for construction of improvements including the park on Lot C in accordance with the execution of the agreement. Securities will be submitted at 100% of the engineer's estimate for the performance of the work and 100% of the engineer's estimate for the payment of labor and materials.
 - F. Permittee must perform maintenance of Lot 3 for ninety (90) days following the City's acceptance of the park dedication. In addition, the Permittee must warranty for structures, equipment, hardscape and park amenities following City acceptance of title of the park. The Public Works Director or designee in their capacity will determine if any improvements (including vegetation) are defective and needs to be replaced during the specified maintenance period. Securities for the landscape materials are specified in Condition No. 53 (k) (i) of Council Resolution 23-____ (Heritage Ridge Development Plan Resolution).
 - G. Permittees must furnish to the City a cash deposit, in an amount approved by the City Surveyor, guaranteeing the payment of the cost of setting such monuments for monuments set after map recordation.
 - H. Permittees must enter into an Agreement to Provide Affordable Housing and Restrictive Covenant for the provision of 102 rent restricted apartment units and two management units and record such agreement concurrently with the recordation of the Final Map.,
 - I. Permittees must record a covenant for the streamside protection buffer area on Lot 4 which must be recorded concurrently with the recordation of the Final Map.
13. After Recordation and before construction can begin, the Permittees must:
- A. Set survey monuments in accordance with the City's Municipal Code beginning at Section 16.05.010 and reference monuments (in compliance with Section 8772 of the California Business and Professions Code) shall be placed wherever applicable.
 - B. Prepare and file Corner Records with the County Surveyor for locations meeting the criteria of Section 16.05.010 (C) of the City's Municipal Code.
 - C. Have all monuments set per items 23.A and 23.B, inspected and approved by the City Surveyor.

Planning and Environmental Review

14. Prior to the recordation of the Parcel Map, the Permittees must prepare, secure approval from the City of Goleta, at the Permittees' expense, and execute the following documents:
- A. A Covenant Regarding the portion of 100' streamside protection buffer area from Los Carneros Creek on Lot 4 using the 2015 boundary, shown on the Final Map as "Variable Width Stream Protection Area Easement". The Covenant shall prevent development within the stream buffer zone.
 - B. Agreement between the Housing Authority of the County of Santa Barbara and FLT Heritage Ridge TG, LLC and GF Frontier, LLC regarding shared maintenance of common facilities (e.g., storm water facilities), parking, landscaping, and access points, etc.
 - C.

15. Affordable Housing Component Timing and Affordability Control Covenant:
- A. The Development Plan includes the development of a 104-unit affordable-housing project on Lots 1 and 2. The affordable-housing project will include 2 resident manager units and 102 income-restricted units reserved for occupancy by households whose incomes do not exceed the Low-Income limit published annually by the California Department of Housing and Community Development (HCD). The income restriction on the 104-unit development shall be for a term of 55 years. The Permittees shall execute an Affordability Control Covenant and Regulatory Agreement document, approved by the City Attorney, attached as Exhibit 3 to Exhibit D to this Resolution in substantive form, for Lots 1 and 2, which shall be recorded concurrently with the Final Map Recordation. Once the units are constructed and occupied, the 55-year term of the Affordability Control Covenant shall begin to run and the Permittees or their successors must submit to annual compliance monitoring in accordance with the Affordability Control Covenant and Regulatory Agreement.
16. The Permittees of Lot 4 are responsible for ascertaining and paying all necessary City fees required for Map Recordation, including without limitation, park fees owed under Government Code section 66577 (Quimby Act) and Title 16 of the GMC.
17. The Permittees of Lot 4 are entitled to reimbursement of the Quimby fees paid representing the land value and park improvement costs upon (1) delivery of title to a fully improved park constructed in compliance with the Development Plan Conditions of Approval, (2) clearance from the Director that the Quimby fees paid are not to be held pursuant to Condition 3(d) of the Development Plan Conditions of Approval and (3) compliance with all the documentation requirements of this Condition. Upon transfer of title of the park to the City and City acceptance of title, after ensuring the first two above-mentioned prerequisites are met, Permittees shall become eligible for reimbursement of \$1,610,000 for the land value of the park as set forth in the attached appraisal provided as Exhibit 4 without further documentation.

To seek reimbursement for park improvement costs from the outstanding Quimby fees paid, Permittee shall first submit documentation of the costs of each park improvement by submitting a package that is clearly categorized by service and material and in chronological order. Documentation of each service or material must include invoices and forms of payment by Permittees. Reimbursement is not available for all park improvement costs. Reimbursement is available for only the following costs that are reasonably incurred, including construction documents prepared after entitlement of the Project, prevailing wage labor, playground and physical park amenities, materials, professional survey services, and professional construction management, inspection and testing services. Park improvement costs that are not reimbursable include but are not limited to: design costs incurred prior to Project entitlement, engineering costs incurred prior to Project entitlement, all costs associated accounting, legal and other professional services; overhead administrative charges; costs incurred as a result of requirements by the Environmental Impact Report of the Project, including but not

limited to the Project's mitigation and monitoring report; and costs incurred as a result of private settlement agreements and negotiations with third parties. Reimbursement of park improvement costs shall not be made until the Public Works Director has verified that the Permittees' documentation and reimbursement requests meet this Condition. If the park improvement costs exceed the amount of Quimby fees that Permittees paid upon map recordation, the City shall reimburse Permittees for only those park improvement costs that meet the requirements for reimbursement in accordance with this Condition.

After Project entitlement, Permittees shall meet with City Public Works staff on a monthly basis regarding park costs and construction and implementation progress and provide documentation of park costs as request by the Public Works director or designee within five (5) business days of such request.

18. The Permittees will make an offer to dedicate the park. which shall be recorded with the Final Map.
19. The construction of the park will be completed by the Permittees prior to the final certificate of occupancy with the last building on Lot 4.
20. A Reciprocal Easement Agreement (REA), between the FLT Heritage Ridge TG, LLC. and GF Frontier, LLC, across Lots 4, is to be approved by the City Attorney and in substantial compliance with the attached Exhibit A to Exhibit 4 of Resolution No. 23 - ____, granting easement rights in favor of City for park access and parking, granting easements through the Permittees' property for utilities serving the park, and providing access to Permittees and City for the purpose of trimming trees. The REA shall include, without limitation, the following provisions:
 - A. A provision requiring Developer to maintain industry standard insurance coverages, naming City as additional insured.
 - B. A mutual indemnification provision requiring Developer and City to indemnify one another for damages arising from their respective activities.
 - C. A provision governing responsibility for maintenance, including City's maintenance of the park and Permittees' maintenance of the access and parking areas.
 - D. Provisions governing City's right to post signs, to meter parking and to take other reasonable measures to ensure use of the park.
 - E. Customary remedies and attorneys' fee language; and
 - F. Such other provisions as are determined necessary by City.
 - G. The reciprocal easement must be depicted on the Final Map for recordation.

By signing this document, the undersigned certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

Michael B. Earl, FLT Heritage Ridge TG, LLC and GF Frontier, LLC

Date

EXHIBIT 1 TO EXHIBIT D TO ATTACHMENT 3

HERITAGE RIDGE PROJECT

AGENCY LETTERS



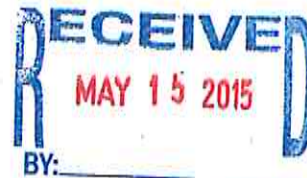
Fire Department

"Serving the community since 1926"

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Eric L. Peterson
Fire Chief
County Fire Warden



May 11, 2015

To: Michael Towbes, Chairman
The Towbes Group, Inc.
21 East Victoria Street, Suite 200
Santa Barbara, CA 93101

From: Martin Johnson, Deputy Fire Marshal
Santa Barbara County Fire Department
4410 Cathedral Oaks Road
Santa Barbara, CA 93110

SUBJECT: APN #073-060-031. Variance Request from Section D 105 of the California Fire Code (CFC) for the Heritage Ridge Apt. project.

Dear Mr. Towbes,

Thank you for your letter dated April 9, 2015 requesting relief from Section D 105 of the CFC regulating access for Fire Department Aerial Apparatus to buildings that exceed 30 feet in height.

After meeting with your staff and looking at various options, we have agreed to allow buildings #1 & 2 to remain in the location as approved by the City of Goleta on October 1, 2014 with the following mitigations.

- Buildings 1 & 2 shall have NFPA 13 Fire Sprinkler Systems installed.
- Roof access shall be provided from inside of both stairwells as shown on plan pages A-2 & A-7 dated May 6, 2015 (attached).
- A 2 ½" Standpipe Connection shall be provided on all floors in both stairwells up to and including the roof with National Standard Threads.
- Enclose both stairwells in fire rated/smoke proof enclosures.
- Provide a knock box at the bottom of each stairwell for fire department exterior door and roof access.
- Provide signage in each stairwell noting "roof access."
- Paint curb red and provide "No Parking" signage along Camino Vista 60' from each end of Building 2 along Camino Vista, allow street parking

SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

APPROVED

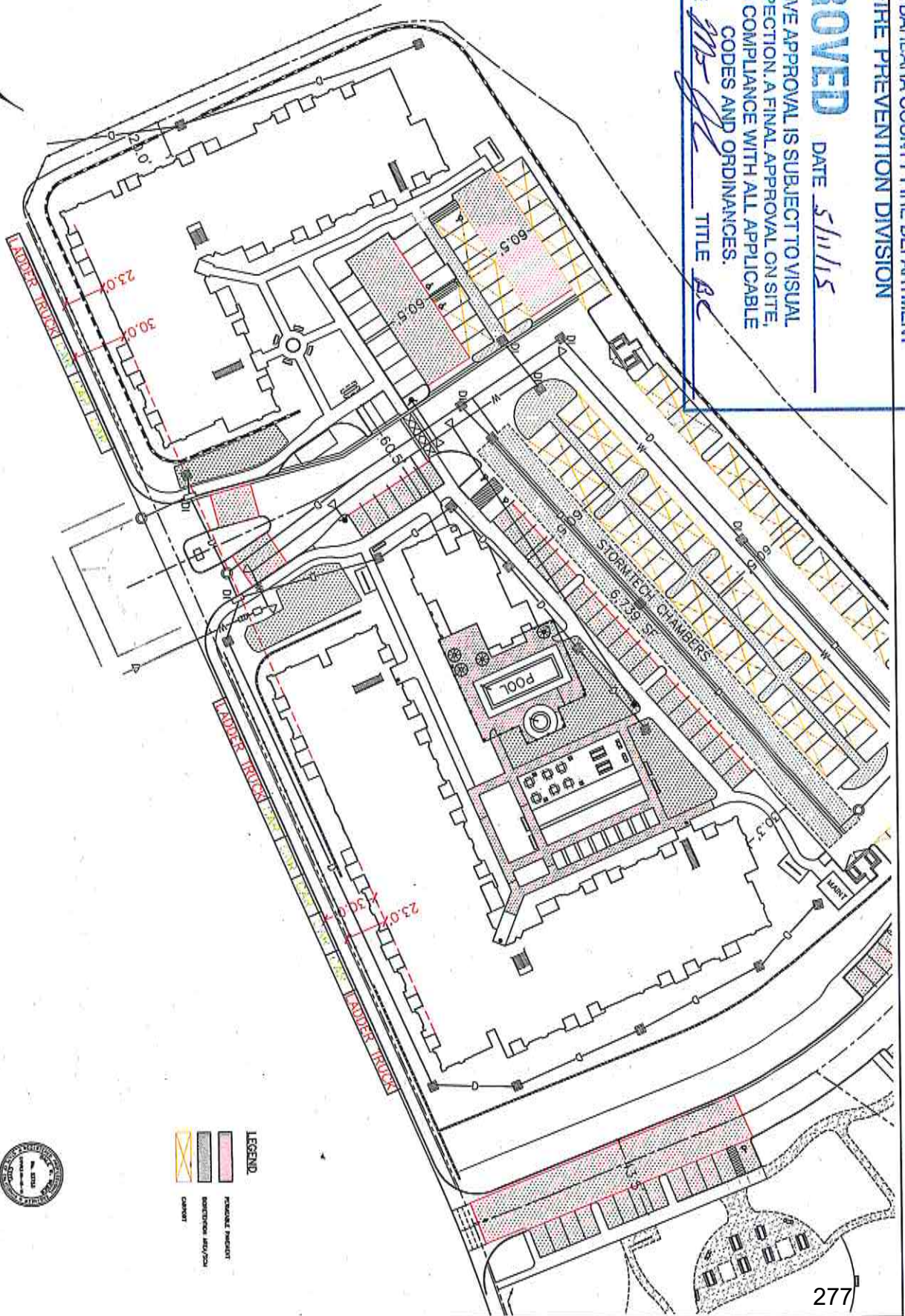
DATE 5/11/15

ABOVE APPROVAL IS SUBJECT TO VISUAL
INSPECTION, A FINAL APPROVAL ON SITE,
AND COMPLIANCE WITH ALL APPLICABLE
CODES AND ORDINANCES.

SIGNATURE

[Signature]

TITLE AC



- LEGEND**
- PROPOSED FOOTPRINT
 - EXISTING FOOTPRINT
 - CURBLINE



PROGRESS PRINT - NOT FOR CONSTRUCTION

NO.	DATE	REVISION

<p>PROJECT INFORMATION</p> <p>PROJECT NO. <u>15-0000</u></p> <p>PROJECT NAME <u>BLDG A & B 30' FROM CURB</u></p> <p>PROJECT ADDRESS <u>10000000</u></p> <p>CITY OF <u>COLETA</u></p>	<p>DESIGNER INFORMATION</p> <p>DESIGNER NAME <u>MICHAEL J. ANDERSON</u></p> <p>DESIGNER LICENSE NO. <u>13849</u></p> <p>DESIGNER TITLE <u>REGISTERED PROFESSIONAL ENGINEER</u></p> <p>DESIGNER FIRM <u>ANDERSON ENGINEERING</u></p> <p>DESIGNER ADDRESS <u>10000000</u></p> <p>DESIGNER CITY <u>COLETA</u></p>
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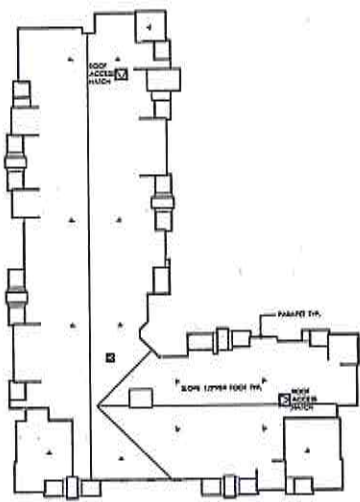
<p>CLIENT INFORMATION</p> <p>CLIENT NAME <u> </u></p> <p>CLIENT ADDRESS <u> </u></p> <p>CLIENT CITY <u> </u></p>	<p>DATE</p> <p>DATE OF PLAN <u>5/11/15</u></p> <p>DATE OF SHEET <u>5/11/15</u></p>
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SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

APPROVED DATE 5/11/2015

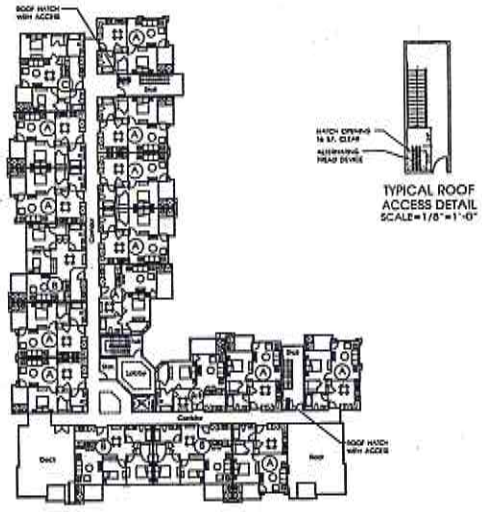
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INSPECTION, A FINAL APPROVAL ON SITE,
AND COMPLIANCE WITH ALL APPLICABLE
CODES AND ORDINANCES.

SIGNATURE *M. J. [Signature]* TITLE BC



Roof

NOTE:
BUILDING SHALL HAVE NFPA 13 FIRE SPRINKLER SYSTEM
AND ROOF ACCESS WITH STANDPIPE CONNECTION TO
THE ROOF



3rd Floor

Building 1: Building Plans
Senior Housing

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

Revised May 8, 2015
September 18, 2014



Professionally Drawn and Managed by
THE TOWBES GROUP, INC.

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC

W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
300 N. MICHIGAN AVENUE, SUITE 200, SANTA BARBARA, CA 93101
805.962.8800 www.hezmalhalch.com

A-2

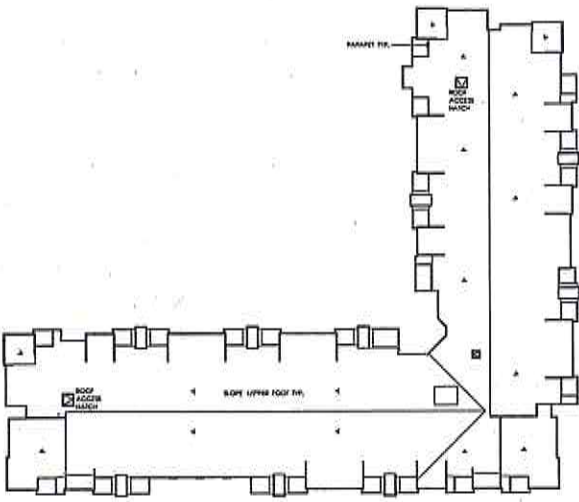
SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

APPROVED

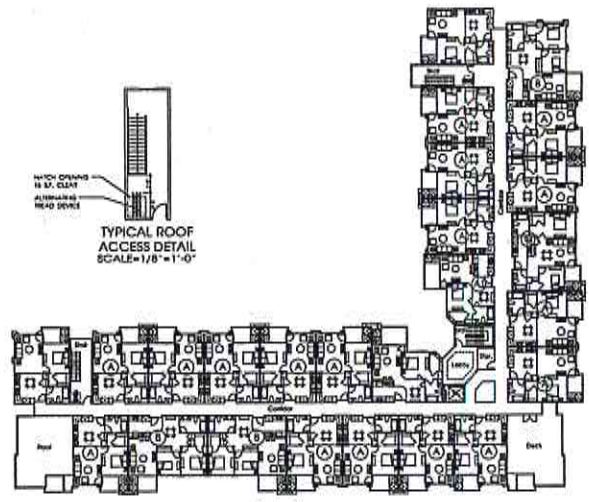
DATE 5/11/2015

ABOVE APPROVAL IS SUBJECT TO VISUAL
INSPECTION. A FINAL APPROVAL ON SITE,
AND COMPLIANCE WITH ALL APPLICABLE
CODES AND ORDINANCES.

SIGNATURE [Signature] TITLE BC



Roof



3rd Floor

NOTE:
BUILDING SHALL HAVE NFPA 13 FIRE SPRINKLER SYSTEM
AND ROOF ACCESS WITH STANDPIPE CONNECTION TO
THE ROOF

Building 2: Building Plan
Senior Housing

WILLIAM HEZMALNICH ARCHITECTS, INC. © 2015

Project No. 15-011
September 17, 2014

Professionally Drawn and Managed by
THE TOWER GROUP, INC.

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC

WH
WILLIAM HEZMALNICH
ARCHITECTS, INC.
200 KODAK AVENUE SUITE 200 SANTA BARBARA, CA 93101-1000
805.963.8877 www.hezmalnich.com

A-7



Fire Department

"Serving the community since 1926"

Michael W. Dyer
Fire Chief
County Fire Warden

Eric Peterson
Deputy Fire Chief

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

June 26, 2014

Ms. Mary Chang
Planning and Environmental Services
City of Goleta
130 Cremona Drive, #B
Goleta, CA 93117

Dear Ms. Chang:

SUBJECT: APN: 073-060-031 ...; Permit #: 14-049-GPA/VTM/DP/CUP
Site: North of Calle Koral / West of Los Carneros, Goleta
Project Description: GPA, VTM, DP, CUP

DETERMINATION OF APPLICATION INCOMPLETENESS

I have reviewed your project and find that it will require some corrections before it can be approved by the Santa Barbara County Fire Department. The following information must be included with your revised plans.

1. Revised plans shall include a complete plan showing the following driveway information. All plans must be drawn to scale and shall call out all dimensions and turning radii requirements.
 - Width of access.
Driveways shall have minimum widths of 24 feet or 26 feet.

PLAN STATUS

Please re-submit four sets of corrected site plans to Planning and Development, Attention Fire Department. The plans must be clearly marked "CORRECTED". Submit plans to Planning and Development as part of incompleteness re-submittal.

In addition, the following fire department conditions shall be required for the Fire Protection Certificate.

2. Fire Protection Certificates will be required.
3. Road naming shall be required for this project.
4. If a building or portion of a building exceeds 30 feet in height, Section D 105 of the CFC shall be followed.
5. If elevators are required for this project, the elevator car(s) shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.
6. Street signs shall be installed.
7. New fire hydrants shall be installed, number to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
8. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
9. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

10. An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
- A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- Fire Department Connection (FDC) shall be labeled per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

11. An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

12. Recorded addressing for the residences is required by the fire department.*

13. Address numbers shall be a minimum height of four inches for residential.

- Address number location(s) shall be approved by the fire department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when travelling in either direction.

14. Access way entrance gates shall conform to fire department standards.

15. When access ways are gated, a fire department approved locking system shall be installed.

16. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Estimated fees:

\$.10 per square foot for structures with fire sprinklers

Fire Facility Development Impact Fee
Goleta Planning Area

Development impact fees are collected at the current rate at time of payment.

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

If you have questions or need clarification of the conditions contained in this letter, please contact me, 805-681-5528 or 805-681-5523.

In the interest of life and fire safety,



Dwight Pepin, Captain
Fire Prevention Division

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.

DP:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110



Fire Department

"Serving the community since 1926"

Michael W. Dyer
Fire Chief
County Fire Warden

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Eric Peterson
Deputy Fire Chief

September 22, 2014

Ms. Mary Chang
Planning and Environmental Services
City of Goleta
130 Cremona Drive, #B
Goleta, CA 93117

Dear Ms. Chang:

SUBJECT: APN: 073-060-031 ...; Permit #: 14-049-GPA/VTM/DP/CUP
Site: North of Calle Koral / West of Los Carneros, Goleta
Project Description: Heritage Ridge

DETERMINATION OF APPLICATION INCOMPLETENESS

I have reviewed your project and find that it will require some corrections before it can be approved by the Santa Barbara County Fire Department. The following information must be included with your revised plans.

1. Revised plans shall show complete dimensions to the intersection of the roof to the external wall. To meet CFC Section D 105 requirement.

PLAN STATUS

Please re-submit four sets of corrected site plans to Planning and Development, Attention Fire Department. The plans must be clearly marked "CORRECTED". Submit plans to Planning and Development as part of incompleteness re-submittal.

In addition, the following fire department conditions shall be required for the Fire Protection Certificate.

2. Fire Protection Certificates will be required.

3. Road naming shall be required for this project.
4. If elevators are required for this project, the elevator car(s) shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.
5. Driveways shall have a minimum width of 27ft, 5 inches as shown on plans dated September 12, 2014.
6. Street signs shall be installed.
7. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
8. New fire hydrants shall be installed, number to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
9. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
10. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
11. Automatic fire sprinkler system(s) shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
- A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- Fire Department Connection (FDC) shall be labeled per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

12. An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

13. Recorded addressing for the residences is required by the fire department.*

14. Address numbers shall be a minimum height of 12 inches for buildings.

Address numbers shall be a minimum height of 4 inches for suites.

- Address number location(s) shall be approved by the fire department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when travelling in either direction.
- If the driveway is over 150 feet in length or the building is obstructed from view at the access road / driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.

15. Access way entrance gates shall conform to fire department standards.

16. When access ways are gated, a fire department approved locking system shall be installed.
17. A Knox Box entry system shall be installed.
18. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Estimated fees:

\$.10 per square foot for structures with fire sprinklers

Fire Facility Development Impact Fee
Goleta Planning Area

Development impact fees are collected at the current rate at time of payment.

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

If you have questions or need clarification of the conditions contained in this letter, please contact me, 805-681-5528 or 805-681-5523.

In the interest of life and fire safety,



Dwight Pepin, Captain
Fire Prevention Division

DP:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110

June 24, 2021

Mary Chang
City of Goleta
Planning and Environmental Review Department
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: Santa Barbara County Air Pollution Control District Comments on the Revised Draft Environmental Impact Report for Heritage Ridge Residential Project, 14-049-GPA/VTM/DP; SCH #2015041014

Dear Mary Chang:

The Santa Barbara County Air Pollution Control District (District) has reviewed the Revised Draft Environmental Impact Report (EIR) for the Heritage Ridge Residential Project. The project consists of the following:

- A General Plan Amendment (14-049-GPA) to remove a designation of Environmentally Sensitive Habitat Area (ESHA) on the Open Space Map and on the Special Status Species and ESHAs Map.
- A Vesting Tentative Map (14-049-VTM) to allow the subdivision of the existing 17.36 gross acre (16.2 net acres) project site from 13 lots to 4 lots (2 lots for the Affordable housing complex, 1 lot for the market housing, and 1 lot for the public park). The subdivision map would also abandon two unused roads (Via Maya and Via Luisa).
- A Development Plan (14-049-DP) pursuant to GMC §35-317 to allow construction of 332 rental units with associated recreational facilities. The rental units would be broken into two “neighborhoods” as follows: 104 up to a 100% supportive-units comprised of both senior affordable housing and family affordable housing units with separate recreational facilities; and 228 market-rate rental units with separate recreational facilities including a swimming pool. The affordable units will be offered at the very low/low-income levels.

Also proposed are: 1) a two-acre neighborhood park to be dedicated to the City in the center of the site and three above ground bio-retention basins including a 15,000 square foot (SF) bio-retention basin in the southeast portion of the site. The site would be served by three access points onto Camino Vista. Preliminary raw earthwork volumes are estimated at 178,000 cubic yards (CY) of cut, 15,500 CY of fill, and 115,000 CY of export. The subject property, a 17.36-acre parcel zoned Design Residential (DR-20) and identified in the Assessor Parcel Map Book as APN 073-060-031 through -043, is located on the north side of Camino Vista between Aero Camino and Calle Koral Roads in the City of Goleta.

The project will place sensitive receptors within approximately 50 feet of the Union Pacific railroad tracks and approximately 250 feet of the edge of the closest lane of U.S. Highway 101. When reviewing and commenting on land use projects throughout the cities and unincorporated areas of Santa Barbara County, District staff consistently recommends that sensitive land uses (residences, schools, medical facilities, etc.) should not be sited within 500 feet of the freeway. This is based on

guidance from the California Air Resources Board (Air Quality and Land Use Handbook: A Community Health Perspective, CARB, 2005). Many studies have shown that living in proximity to freeways and other high traffic roads leads to respiratory and other non-cancer health effects such as reduced lung function, increased asthma, and bronchitis, and increased medical visits. The proximity-based studies do not identify specific pollutants, nor do they utilize dose-response relationships to discern an acceptable level of a pollutant or pollutants that adequately protects public health. Although various mitigation strategies are currently being researched and implemented, the consensus to date is that the best way to protect human health is to retain a distance of 500 feet or greater between the sensitive receptors and the freeway. Commercial or visitor-serving land uses, with less long-term health implications, should be considered for locations closer to the freeway.

If, after consideration of the health concerns and other alternatives, new development is still planned within 500 feet of a freeway or a high traffic roadway, we recommend that the project be designed to minimize exposure to roadway-related pollutants and mitigated to the maximum extent feasible. Design features may include maximizing the distance between the roadway and sensitive receptors, locating air intake at the non-roadway facing sides of buildings, and ensuring that windows nearest to the roadway do not open. Mitigation measures may include installing mechanical ventilation systems with fresh air filtration and constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting). Please see our website at www.ourair.org/landuse for more information and resources on this topic.

Air Pollution Control District staff offers the following specific comments on the Revised Draft EIR:

1. **Table 4.2-2 Ambient Air Quality Data, page 4.2-4.** We recommend including the 2020 exceedance data available here: www.ourair.org/days-exceeding-ozone-and-particulate-standards-2020.
2. **4.2 Air Quality, Impact Analysis, Health Risk Assessment Methodology, page 4.2-9.** The cited traffic count volumes adjacent to the project site should be updated based on the latest available counts from Caltrans. Data for 2019 identifies annual average daily traffic (AADT) volumes at Los Carneros Road as 73,150 (average of back and ahead AADT volumes).
3. **4.2 Air Quality, Impact Analysis, Health Risk Assessment Methodology, page 4.2-8-9** The Revised Draft EIR uses the HRA conducted in 2016 to evaluate potential health risks to nearby sensitive receptors. As the District previously commented in our letter dated August 1, 2016, the HRA conducted in 2016 was inadequate as it did not follow the District *Modeling Guidelines for Health Risk Assessments* (including populating early life exposure adjustments to account for pregnant women and children) and did not use the latest available risk assessment program, HARP2. The Revised EIR states that “the HRA prepared in 2016 was not updated since the values computed are conservative and any refinement to the model would not increase risk and hazards.” Given the inadequacy of the 2016 modeling, revised modeling using the District’s current *Modeling Guidelines for Health Risk Assessments* (available at www.ourair.org/air-toxics-for-business) should be performed. Revised modeling could result in increased risk values, particularly residential cancer risk.
4. **Section 4.2 Air Quality, Impact Analysis, Impact AQ-1 and Table 4.2-3, SBCAG Housing Projections for Goleta, page 4.2-9-11.** SBCAG Regional Growth Forecast 2050 data for the years 2025 and 2030 are excluded from this table and impact analysis. Please include an analysis of whether the project would exceed SBCAG’s 2025 or 2030 growth forecast for the City.

5. **Section 4.2 Air Quality, Impact Analysis, Impact AQ-4, page 4.2-15-18:** The District has the following comments on the evaluation of health risk to new sensitive receptors on the project site as a result of exposure to hazardous air pollutants.
 - a. As stated in comment 4 above, the District recommends that a current HRA be performed using the District's current *Modeling Guidelines for Health Risk Assessments* (available at www.ourair.org/air-toxics-for-business). Revised modeling could result in increased risk values, particularly residential cancer risk.
 - b. After describing the project's HRA results, the document makes the following statement on page 15, "*To provide context for this level of additional risk, the American Cancer Society (2007) reports that in the U.S., men have a one in two chance (0.5 probability) and women about one in three chance (0.3) probability of developing cancer during a lifetime, with nearly one in four deaths (0.23) in the U.S. attributed to cancer.*" It is unclear how this statement relates to the overall health risk of the proposed project. Please clarify or remove this statement.
 - c. There is no description of how mitigated health risk values shown in Table 4.2-9 were derived, including the efficacy of the proposed mitigation measures. Please provide a description.
 - d. When implementing measures related to reducing the potential diesel particulate matter exposure, the City should consider that forced air filtration only reduces indoor residential exposure to toxic air contaminants. Residential receptors such as children will spend time outdoors and use outdoor amenities on the project site such as the proposed common open space. District staff recommends incorporating project designs and/or mitigation measures that would address outdoor exposure risk.
6. **Section 4.6 Greenhouse Gas Emissions, Impact Analysis, Page 4.6-9:** This page states that "*In accordance with Section 150.1(b)14 of the 2019 Building Energy Efficiency Standards, all new residential uses under three stories must install photovoltaic (PV) solar panels that generate an amount of electricity equal to expected electricity usage. Therefore, it was assumed that 100 percent of electricity usage for the proposed low-rise residential uses would be supplied by PV solar panels (see Appendix B).*" However, the CalEEMod analysis in Appendix B, and resulting emission estimates, assume that all project development is supplied by 100% renewable power, including the proposed three-story buildings, and other development. **Please confirm it is accurate and feasible that the energy needs of all development associated with the project will be supplied by onsite solar panels.** If 100% renewable power does not reflect the accurate project description, the CalEEMod analysis, emission estimates, and impact analysis should be revised. If the project does propose 100% onsite solar for all development, the text on page 4.6-9 should be revised to clarify that all residential uses and development would be supplied by PV solar panels, not just the low-rise development.
7. **Section 4.6 Greenhouse Gas Emissions, Impact GHG-1, page 4.6-14-17:** The emission estimates shown in Table 4.6-4 do not match the mitigated emission estimates shown in the CalEEMod reports provided in Appendix B. The CalEEMod report cites greater emissions than what the impact analysis is using to determine the significance of project impacts. Please provide an explanation for the inconsistency, confirm the accurate emission estimates for the project, and

revise the impact analysis as needed to ensure that accurate emissions are compared to the project-specific efficiency threshold.

8. **Section 4.6 Greenhouse Gas Emissions, Impact GHG-1, page 4.6-14-17:** As shown in Appendix B via the CalEEMod modeling reports, the project proposes various GHG “design features” that reduce project GHG emissions. Design features applied to the project include (but aren’t limited to) commitments to:

- Supply 100% of electricity usage from onsite solar photovoltaic (PV) solar panels that generate an amount of electricity equal to the expected electricity usage of the project,
- Reduce indoor water use by 20% reduction in indoor water use,
- Limit parking supply,
- Increase transit accessibility.

These “design features” should be included in the Project Description to ensure their implementation and enforcement. In addition, the lead agency should include these commitments as condition of approval for the project to ensure implementation for the life of the project. Conditions of approval should include a requirement for tracking and reporting of electricity use and renewable power generation to ensure that the project is meeting its 100% renewable power commitment.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

cc: Planning Chron File



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

**TIME EXTENSION FOR
PRELIMINARY CONDITIONS LETTER
Dated December 23, 2020**

December 16, 2021

FLT Heritage Ridge TG, LLC
Attn: Michael Earl, Vice President
Corporation Trust Center
1209 Orange Street
Wilmington, DE 19801

Re: Heritage Ridge Development (Willow Springs III)
APN: 073-060-031 through -043
Service Address: TBD

Dear Mr. Earl:

The Goleta Water District (District) issued a Preliminary Conditions Letter (PCL) for the above referenced project on December 23, 2020, which was valid for one year. The project description has not changed and you have requested an additional one-year time extension for the PCL, citing the ongoing environmental review process.

The District is pleased to accommodate your request and extend the PCL through December 23, 2022 with the anticipation that the required Water System Improvements plans will be submitted to the District for review and approval in accordance with the requirements of the PCL prior to the expiration of this extension. Please refer to the PCL and Addendum for additional details regarding the outstanding conditions and required Water System Improvements.

This extension approval letter does not modify or supersede any other conditions provided in the PCL. If you have any questions regarding this extension approval or any conditions of the PCL, please contact Jema Heaton (805) 879-4652.

Sincerely,

John McInnes
General Manager



www.goletawest.com

phone: 805 968-2617, fax: 805 562-8987

P.O. Box 4, Goleta, CA 93116-0004

UCSB Campus Parking Lot 32, Santa Barbara, CA 93106

February 1, 2022

FLT Heritage Ridge TG, LLC
2082 Michelson Dr., 4th Floor
Irvine, CA 92612

RE: SEWER AVAILABILITY LETTER FOR APN: 073-060-(031 thru 043)
Project: Heritage Ridge

To whom it may concern:

The property referenced above at APN# (073-060-(031 thru 043)) is within the boundaries of the Goleta West Sanitary District (GWSD).

Santa Barbara County sewer policy and District Ordinance No. 60 requires that any sewage generating uses constructed on this property be connected to a community sewer system.

Sewer capacity of three-hundred thirty-two (332) ERUs in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements for the issuance of a Connection Permit, including payment of all required fees.

Please confirm your acceptance of the terms and conditions outlined herein by signing the acceptance statement below.

Sincerely,

GOLETA WEST SANITARY DISTRICT

TO: GOLETA WEST SANITARY DISTRICT

RE: APN 073-060-(031 thru 043)

We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter.

Signature of Owner or their agent.

Date

Date

EXHIBIT 2 TO EXHIBIT D TO ATTACHMENT 3

HERITAGE RIDGE PROJECT

RECIPROCAL EASEMENT

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APNs:
DOCUMENTARY TRANSFER TAX: \$0.
Property is not sold. This instrument is being
recorded merely to confirm use of the
property.

GRANT OF RECIPROCAL EASEMENTS AND AGREEMENT

GRANT OF RECIPROCAL EASEMENTS AND AGREEMENT

This Reciprocal Access Easements and Agreement (“**Agreement**”) is made as of _____, 20__ by and between the CITY OF GOLETA, a California municipal corporation (“**Owner A**”), and Heritage Ridge TG, LLC and GF Frontier, LLC a Limited Liability Company (“**Owner B**”). Owner A and Owner B are sometimes referred to in this Agreement singularly as a “**Party**” and together as “**Parties**”.

RECITALS

A. Owner A is the owner of certain real property situated in the City of Goleta, County of Santa Barbara, State of California, commonly known as 130 Cremona Avenue #B, Goleta, CA 93117, Assessor’s Parcels Number 073-330-102, as generally depicted in Exhibit A, collectively, the “**Owner A Property**”).

B. Owner B is the owner of certain real property immediately adjacent to the Owner A Property, situated in the City of Goleta, County of Santa Barbara, State of California, commonly known as northside of Camino Vista Drive between Calle Koral and Aero Camino, Goleta, CA 93117, Assessor’s Parcels Numbers 073-060-031 to -043, as generally depicted in Exhibit B (collectively, the “**Owner B Property**”).

C. As generally depicted on the site plan enclosed as Exhibit C, the Parties have obtained approval to construct and have constructed and installed access roads, parking areas, and drainage improvements, a portion of which are located on the Owner B Property, and a portion of which are located on the Owner A Property (collectively, “**Easement Improvements**”) which shall provide ingress, egress and drainage to and from, and parking areas serving, a community park (“**City Park**”) located on the Owner A Property.

D. Owner A wishes to obtain from Owner B, and Owner B wishes to grant to Owner A, easements over portions of the Owner B Property and Owner B wishes to obtain from Owner A, and Owner A wishes to grant to Owner B, easements over portions of the Owner A Property pursuant to the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals Incorporated.** The Recitals shall be considered an integral part of this Agreement and are incorporated herein by this reference.

2. **Term.** This Agreement shall become effective when it is recorded in the Official Records of Santa Barbara County and shall continue in perpetuity and shall not terminate automatically under the Doctrine of Merger unless terminated by a written instrument executed and recorded by both Parties or their successors or assigns.

3. **Grant of Easements**

- a) **Park Access Easement.** Owner B hereby grants to Owner A, its successors and assigns and members of the public, a perpetual, non-exclusive and appurtenant easement for the purposes of vehicular and pedestrian ingress and egress to and from the City Park (the “**Park Access Easement**”), in, on, under, over, along, and through those certain portions of the Owner B Property described and depicted in Exhibits D-1 and D-2, attached hereto and incorporated herein by this reference (collectively, the “**Park Access Easement Area**”). Owner A expressly reserves any and all rights to the ownership, possession and use of the Park Access Easement Area not inconsistent with the purposes of the Park Access Easement.

- b) **Parking Easement.** Owner B hereby grants to Owner A, its successors and assigns and members of the public, a perpetual, non-exclusive and appurtenant easement for the purposes of vehicular and bicycle parking serving the City Park (“**Parking Easement**”), in, on, under, over, along, and through those certain portions of the Owner B Property described and depicted in Exhibits E-1 and E-2, attached hereto and incorporated herein by this reference (the “**Parking Easement Areas**”). The Parking Easement shall specifically include the right of Owner A to construct, maintain and operate parking meters in the Parking Easement Areas. Owner A expressly reserves any and all rights to the ownership, possession and use of the Parking Easement Areas not inconsistent with the purposes of the Parking Easement.

- c) **Drainage Easement.** Owner B hereby grants to Owner A, its successors and assigns, a perpetual, non-exclusive and appurtenant easement for the installation, construction, maintenance, repair, replacement, reconstruction, and inspection of a storm drainage system, including any and all structures and appurtenances incidental thereto designed to convey storm water runoff (“**Drainage Easement**”) and right-of-way upon, through, over and across those certain portions of the Owner B Property described and depicted in Exhibits F-1 and F-2, attached hereto and incorporated herein by this reference (the “**Drainage Easement Areas**”). Owner B shall be prohibited from constructing buildings, fencing or structures (whether temporary or permanent), installing trees or bushes, or otherwise obstructing in any fashion whatsoever said easement and right-of-way without the express written consent of Owner A, in Owner A’s sole and absolute discretion, and as

demonstrated by issuance of an encroachment permit issued by Owner A. Owner A shall have the right, but not the obligation, and at Owner B's expense, to remove any buildings, structures, fencing, trees, bushes or other obstructions that interfere with the rights of Owner A to use said easement and right-of-way.

- d) **Owner A Landscaping Easement.** Owner B hereby grants to Owner A, its successors and assigns, a perpetual, non-exclusive and appurtenant easement for the purposes of tree trimming and other landscaping activities (the "**Owner A Landscaping Easement**"), in, on, under, over, along and through those certain portions of the Owner B Property described and depicted in Exhibits G-1 and G-2, attached hereto and incorporated herein by this reference ("**Owner A Landscaping Easement Areas**"). Owner B expressly reserves any and all rights to the ownership, possession and use of the Owner A Landscaping Easement Areas not inconsistent with the purposes of the Owner A Landscaping Easement. Owner A shall restore the Owner A Landscaping Easement Areas and the Owner B Property to substantially the same condition in which they existed prior to any entry by Owner A or any of its employees, contractors, or agents onto the Owner A Landscaping Easement Areas.
- e) **Owner B Landscaping Easement.** Owner A hereby grants to Owner B, its successors and assigns, a perpetual, non-exclusive and appurtenant easement for the purposes of tree trimming and other landscaping activities (the "**Owner B Landscaping Easement**"), in, on, under, over, along, and through those certain portions of the Owner A Property described and depicted in Exhibits H-1 and H-2, attached hereto and incorporated herein by this reference ("**Owner B Landscaping Easement Areas**"). Owner A expressly reserves any and all rights to the ownership, possession and use of the Owner B Landscaping Easement Areas not inconsistent with the purposes of the Owner B Landscaping Easement. Owner B shall restore the Owner B Landscaping Easement Areas and the Owner A Property to substantially the same condition in which they existed prior to any entry by Owner B or any of its employees, contractors, or agents onto the Owner B Landscaping Easement Areas.

4. **Easements and Easement Areas.** The Park Access Easement, Parking Easement, Drainage Easement and Landscaping Easement are collectively referred to herein as the "**Easements**". The Park Access Easement Area, Parking Easement Areas, Drainage Easement Areas, and Landscaping Easement Areas are collectively referred to herein as the "**Easement Areas**".

5. **Installation, Maintenance and Repair of Easement Improvements and Easement Areas.**

a) Owner A shall be responsible for installing, maintaining, and repairing the roadways and sidewalks comprising the Park Access Easement Improvements and the parking areas comprising the Parking Easement Improvements. Owner B shall be responsible for designing and installing the drainage system comprising the Drainage Easement Improvements.

b) Owner A and Owner B shall be responsible, each at its own expense, for maintaining each of their respective Properties and the Easement Improvements located thereon, in safe, passable (by pedestrians, bicycles and vehicles, including emergency vehicles to the extent applicable), and orderly condition. To the extent any of the Easement Improvements are located on both the Owner A Property and Owner B Property simultaneously (“**Shared Easement Improvements**”), the Parties shall share equally in the cost of and responsibility for maintaining and repairing any such Easement Improvements. Notwithstanding the foregoing, any damage to the Easement Areas caused by a Party’s (or its employees’, agents’, contractors’, vendors’, visitors’ and invitees’) negligence, misconduct, misuse, overuse or intentional act shall be paid entirely by such Party.

c) Prior to conducting any repairs, improvements or maintenance on the Easement Improvements, the Party conducting such work shall notify the other Party at least five (5) days prior to conducting such work. Such notice shall contain the estimated start and completion dates for such work.

d) Subject to subsection 5(e), each Party shall reimburse the other Party for its share of maintenance and repair costs associated with the Shared Easement Improvements no later than twenty (20) days after receiving a written invoice for such share, accompanied by copies of the invoices or other written evidence of the costs then being billed.

e) Except with respect to emergency repairs of the Drainage Easement Improvements, no maintenance or repair work costing more than Five Thousand Dollars (\$5,000.00) shall be performed on the Shared Easement Improvements unless and until the Party wishing to undertake such work first obtains the written consent of the other Party.

f) If the Parties are unable to agree upon the necessity for work contemplated in subsection (d) above, the Party desiring to initiate such work shall have the right to commence proceedings under California Civil Code Section 845 by applying to the Superior Court in and for San Bernardino County, California, for the appointment of an impartial arbitrator to decide upon the need for such work and to enter judgment thereon. The determination of any arbitrator shall be final and conclusive upon all parties.

6. **Compliance with Laws.** The Parties shall comply with all present and future laws, rules, orders, ordinances, regulations, statutes, requirements, codes, and executive orders (collectively, “Laws”) of all governmental authorities now existing or hereafter created affecting the Easement Improvements, Easements and Easement Areas, or the use, repair, maintenance or improvements thereof.

7. **No Liens.** The Owner B Property and the Owner A Property shall be kept free of liens of any kind or nature arising from installation, repair, replacement or maintenance of the Easement Improvements or any other improvements within the Easement Areas. If a claim of lien is recorded against one Party’s property arising from the other Party’s work, the Party performing the work shall, within thirty (30) days after such recording (1) pay the claim and release the lien; (2) record or deliver a surety bond sufficient to release such claim of lien in accordance with California law; or (3) provide the other Party with such other assurance as that Party may reasonably require regarding payment of the claim of lien. Without limiting its obligations under Section 8 below, each Party shall indemnify, defend and hold the other Party harmless from and against any and all claims, damages, losses and expenses, including but not limited to attorneys’ fees, arising out of any mechanics’ or other lien against the other Party’s property by any contractor, subcontractor and/or material supplier performing work on or in connection with the Easement Areas, which obligation shall survive the expiration or termination of this Agreement

8. **Insurance.**

a) **Requirements.** Prior to any entry onto the other Party’s Property each Party shall provide the other Party with a certificate of insurance naming such other Party as additional insured, a commercial general liability insurance written on an occurrence basis, with a combined single limit of not less than \$2,000,000.00 per occurrence, insuring against liability for injury or death to any person and property damage occurring on or about the Easement Areas upon such other Party’s property. The insurance requirements set forth herein are independent of the parties’ other obligations under this Agreement and shall not be construed to restrict, limit or modify such other obligations.

b) **Owner A.** Owner A is a public agency and may satisfy its insurance requirements using a risk pool or self-insurance.

9. **Notice.** All notices, demands, consents, requests, approvals, disapprovals, designations or other communications (all of the foregoing hereinafter referred to as “notice”) that any Party hereto gives to any other Party shall be in writing and shall be deemed to have been properly given if (a) served personally, or (b) mailed, when deposited with the United States Postal Service within the boundaries of the continental United States for registered or certified delivery, return receipt requested, with postage prepaid, or (c) sent by overnight courier, postage prepaid, in each case addressed to the applicable recipient as follows:

If to Owner B : [insert]:

If to Owner A: [insert]

Either Party may change its address for the giving of notices hereunder by giving notice of such change of address to the other party in accordance with this Section 11.

11. **No Partnership; No Third Party Beneficiaries.** Nothing contained in this Agreement shall be construed as making the Parties joint venturers or partners. This Agreement is for the sole benefit of the Parties, their respective heirs, successors and assigns, and no other person or entity, including any member of the public, shall be entitled to rely on or receive any benefit from or enforce against either Party any provision hereof.

12. **No Public Dedications.** Nothing in this Agreement is intended to be or shall be deemed or construed to be a gift or public dedication of the Easements or Easement Areas.

13. **Dispute Resolution.** The Parties agree to cooperate in good faith with respect to their respective rights and obligations under this Agreement and further agree that if they cannot resolve any dispute or claim between themselves, before resorting to judicial remedy, they will in good faith attempt to resolve any such dispute or claim through non-binding mediation.

14. **Default; Remedies.** In the event of any default or threatened default of this Agreement by either party, the other party, in addition to its other remedies at law and equity, shall be entitled to specific performance, injunctive or similar equitable relief, it being agreed that the failure of a party to perform its obligations hereunder could cause irreparable harm to the other party.

15. **Captions.** The captions of this Easement are inserted only as a matter of convenience and for reference. They do not define, limit or describe the scope or intent of this Agreement and they shall not affect the interpretation hereof.

16. **Exhibits.** Each of the Exhibits referenced in this Agreement is attached hereto and incorporated herein.

17. **Entire Agreement; Amendment.** This Agreement contains the entire understanding and agreement of the Parties hereto relating to the rights herein granted and the obligations set forth herein and any and all prior written or oral representations and modifications concerning this

Agreement shall be of no force or effect. This Agreement may only be modified or amended by a written instrument, signed by the Parties, their heirs, successors or assigns and recorded in the Official Records of the County.

18. Further Assurances. The Parties shall execute such further documents and instruments as may reasonably be required from time to time by the other Party to effectuate and carry out the provisions hereof and to take such further actions as may reasonably be required to give the terms hereof full force and effect for the benefit of the Parties.

13. Attorney's Fees. In the event any legal action is brought to enforce or interpret any part of the Agreement, the prevailing party, as defined in Section 1032(a)(4) of the California Code of Civil Procedure, shall be entitled to recover from the other party, in addition to any other relief that may be granted, reasonable expenses, attorneys' fees and costs incurred in the action or proceeding by the prevailing party.

14. Covenants Running with the Land. The terms and conditions contained in this Agreement shall constitute and be fully enforceable as covenants running with the land (as defined by and construed in accordance with Civil Code section 1460 and related sections) and shall be binding on and inure to the benefit of the Parties, their heirs, successors and assigns. The Parties agree that, after their execution of this Agreement, this Agreement shall be recorded in the Official Records of the County.

15. Severability. If any provision of this Agreement shall to any extent be invalid or unenforceable, the remainder of this Agreement (or the application of such provision to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Agreement, unless specifically conditioned upon such invalid or unenforceable provision shall be valid and unenforceable to the fullest extent permitted by law.

16. Governing Law. This Agreement shall be construed and governed in accordance with the laws of the State of California. Venue shall be with the San Bernardino County Superior Court.

17. Authority. Each Party by placement of their signature below, affirmatively represents and affirms that they are authorized to execute this Agreement on behalf of such Party and that such Party is the owner of the rights being granted and considered in this Agreement, and that they have not assigned or otherwise disposed of the rights granted and considered in this Agreement.

18. Counterparts. This Agreement may be executed in counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same instrument.

[Signatures on following page]

SIGNATURE PAGE TO
GRANT OF RECIPROCAL EASEMENTS AND AGREEMENT

IN WITNESS WHEREOF, the Parties hereto have executed this Easement as of the date first written above.

OWNER A:

CITY OF GOLETA,
a California municipal corporation

By: _____
Name: _____
Its: _____

OWNER B:

_____, a

By: _____
Name: _____
Its: _____

[Notary Acknowledgements]

EXHIBIT A
LEGAL DESCRIPTION OF OWNER A PROPERTY

EXHIBIT B
LEGAL DESCRIPTION OF OWNER B PROPERTY

EXHIBIT C
SITE PLAN

EXHIBIT D-1
PARK ACCESS EASEMENT DESCRIPTION

EXHIBIT D-2
DEPICTION OF PARK ACCESS EASEMENT

EXHIBIT E-1
DESCRIPTION OF PARKING EASEMENT

EXHIBIT E-2
DEPICTION OF PARKING EASEMENT

EXHIBIT F-1
DESCRIPTION OF DRAINAGE EASEMENT

EXHIBIT F-2
DEPICTION OF DRAINAGE EASEMENT

EXHIBIT G-1
DESCRIPTION OF OWNER A LANDSCAPING EASEMENT

EXHIBIT G-2
DEPICTION OF OWNER A LANDSCAPING EASEMENT

EXHIBIT H-1
DESCRIPTION OF OWNER B LANDSCAPING EASEMENT

EXHIBIT H-2
DEPICTION OF OWNER B LANDSCAPING EASEMENT

EXHIBIT 3 TO EXHIBIT C OF ATTACHMENT 3

Heritage Ridge Residential Project

Housing Agreement

NO FEE DOCUMENT

**Recording requested by and
When recorded, mail to:**

City of Goleta
Affordable Housing Division
130 Cremona Drive
Goleta, CA 93117
Attn: Housing Analyst

NO FEE DOCUMENT PURSUANT TO
CALIFORNIA GOVERNMENT CODE SECTION 27383

**AFFORDABILITY CONTROL COVENANT AND
REGULATORY AGREEMENT**

This City Affordability Control Covenant and Regulatory Agreement (“Agreement”) is made as of this ___ day of _____, 202_ by and between the City of Goleta, a California municipal corporation (“City”), and XXXXX, a California limited partnership (“Owner”). City and Owner shall sometimes be referred to individually as “Party” or collectively as “Parties.”

RECITALS

A. The Owner owns that certain real property located at _____ in Goleta, California as more particularly described in Exhibit A (“Property”) upon which the Owner intends to provide 104 units of permanent rental housing, of which two (2) units are designated as resident manager’s units not subject to income and rent limits and 102 units are targeted to Low Income and Very Low Income households (“Project”).

B. The City has implemented an Inclusionary Housing program in Title 17 of the City’s municipal code, for the purpose of providing a supply of housing for persons and households from all economic sectors of the community.

C. The Inclusionary Housing program requires either a percentage of a project’s residential units to be deed restricted or payment of Inclusionary Housing In-Lieu Fees or Non-Residential Development Impact Fees into the City’s Affordable Housing Trust Fund to be used to produce, preserve or rehabilitate deed-restricted, below-market rate housing units.

D. The Project predates adoption of the rental-housing component of the City’s Inclusionary Housing program, but the Owner has offered to provide a portion of the Project’s total units as deed restricted with below market rental rates to assist the City in meeting its goals of providing affordable housing for a range of income levels.

E. The Project has received a parking concession pursuant to State Density Bonus Law under California Government Code 65915, in exchange for providing rental housing units reserved for occupancy by Very Low Income households for a minimum of 55 years.

F. In recognition of the City's housing needs and goals as well as the Project's reduced-parking concession, the Owner has agreed to enter into and record this Agreement, the purpose of which is to regulate and restrict the occupancy, rents, operation, ownership, and management of the Project. The covenants in this Agreement are intended to run with the land and be binding on the Owner and its successors and assigns in the Property.

NOW THEREFORE, IN CONSIDERATION of the mutual agreements, obligations, and representations, the Owner and the City hereby agree as follows:

1. **DEFINITIONS**

All initially capitalized terms in this Agreement or attached exhibits shall have the meanings and content set forth in this section or, in the case of general terms not listed herein, the definition most commonly applied.

1.1 **"ANNUAL INCOME"** means the household income expected for the upcoming 12 months using the definition of Annual Income with income inclusions and exclusions, as more particularly defined by Federal regulation at 24 CFR 5.609.

1.2 **"AREA MEDIAN INCOME"** means the area median income for Santa Barbara County as determined from time to time by the California Department of Housing and Community Development ("HCD"), as amended, or such other method of median income calculation applicable to the City that HCD may hereafter adopt.

1.3 **"CITY"** is the City of Goleta, a California municipal corporation, and its authorized representatives, officers, officials, directors, employees, and agents.

1.4 **"LOW INCOME HOUSEHOLD"** means a household whose annual income does not exceed the Low-Income limit published annually by California HCD for Santa Barbara County (or the most recently published limit published by California HCD) and adjusted by household size.

1.5 **"OWNER"** means _____, a _____.

1.6 **"PROJECT"** means the construction, operation and management of the Property and the improvements to be constructed thereon.

1.7 **"PROPERTY"** means the real property located at _____ in Goleta, California as more particularly described in Exhibit A attached hereto and incorporated herein, including the improvements constructed thereon.

1.8 **“QUALIFYING HOUSEHOLD”** means a household that qualifies as a Low Income Household or Very Low Income Household, as those terms are defined herein, at the time of application and initial occupancy of a Restricted Unit.

1.9 **“QUALIFYING RENT”** means the total monthly charges paid by the tenant household for rent, which shall not exceed:

- a. For the Low Income units, 30 percent times 60 percent of the Area Median Income adjusted for Household Size Appropriate For The Unit divided by 12 months minus the applicable Utility Allowance.
- b. For the Very Low Income units, 30 percent times 50 percent of the Area Median Income adjusted for Household Size Appropriate For The Unit divided by 12 months minus the applicable Utility Allowance.

1.10 **“RESTRICTED UNIT”** means any of the 102 Units on the Property with restricted occupancy and rents pursuant to and subject to the requirements of this Agreement. A unit shall not be considered a Restricted Unit until the Unit has been constructed and made available for occupancy.

1.11 **“TAX CREDIT REGULATORY AGREEMENT”** means any regulatory agreement required by the California Tax Credit Allocation Committee that will be recorded after completion of the Project and that restricts the Tenant income and rents for all units in the Project, with the exception of the Project’s manager’s units which shall not be so restricted.

1.12 **“TENANT”** means a household occupying a Unit with a signed lease.

1.13 **“TERM”** means the period of time during which the Restricted Units must meet the affordability requirements imposed under this Agreement, commencing upon the date of initial occupancy of all Restricted Units and terminating fifty-five (55) years therefrom.

1.14 **“UNIT”** means a housing unit in the Project.

1.15 **“HOUSEHOLD SIZE APPROPRIATE FOR THE UNIT”** means a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit. This translates to a multiplier used in the calculation of maximum monthly rent amounts for Restricted Units, based on the income differentials for household size of the Area Median Income published by California HCD, such that 0.7 is used for a studio unit, 0.8 for a one-bedroom unit, 0.9 for a two-bedroom unit, 1.0 for a three-bedroom unit, and 1.08 for a four-bedroom unit.

1.16 **“UTILITY ALLOWANCE”** means the applicable amount for utility costs charged to tenants (not including telephone, cable television, or internet) per the schedule published by the Housing Authority of the County of Santa Barbara or other annual utility schedule

as determined by the City.

1.17 **“VERY LOW INCOME HOUSEHOLD”** means a household whose annual income does not exceed the Very Low-Income limit published annually by California HCD for Santa Barbara County (or the most recently published limit published by California HCD) and adjusted by household size.

2. TERM

2.1 **TERM OF AGREEMENT.** This Agreement shall commence upon the date of initial occupancy of the final Restricted Unit and terminate 55 years therefrom. The requirements of this Agreement shall apply throughout the Term without regard to the term of any loan or mortgage or any transfer of ownership of the Property.

2.2 **TOLLING OF TERM.** In the event (a) the City brings an action at law or in equity against the Owner for any Event of Default or violation of a covenant or condition in this Agreement with respect to any Restricted Unit and (b) a court of competent jurisdiction determines a violation has in fact occurred under this Agreement, then the term of the Agreement shall be tolled during any period of violation upheld by such court solely with respect to such Unit.

3. PROJECT OCCUPANCY AND RENTS

3.1 **OCCUPANCY OF PROJECT.** The Project will provide 41 Units as part of the Senior housing development and 63 Units as part of the Family housing development. Of the total 104 Units provided, two (2) will be non-income-restricted resident manager Units, 85 will be Restricted Units reserved for occupancy by Low Income Households, and 17 will be Restricted Units reserved for occupancy by Very Low Income Households. The 17 Restricted Units for Very Low Income Households are subject to restrictions under the State Density Bonus program, per California Government Code Section 65915, including the rent limits in California Health and Safety Code Section 50053(b)(3). Each Restricted Unit in the Project must be occupied, or reserved for occupancy by, Qualifying Household(s) at the appropriate income level.

3.1.1 **OCCUPANCY DEADLINES.** Owner shall ensure that each Restricted Unit is occupied by an eligible tenant within twelve (12) months from the completion of construction of the Project, evidenced by the recording of a notice of completion and securing Certificate(s) of Occupancy. In the event that any Restricted Unit is not occupied by an eligible tenant six (6) months after the date of the issuance of a certificate of occupancy, Owner shall submit to City within ten (10) days a detailed record of its marketing efforts and comply with City’s requests for additional information pertaining to the marketing efforts. In the event any Restricted Unit is not occupied by eligible tenants within twelve (12) months after the date of the issuance of a certificate of occupancy, then this shall constitute an Event of Default. On or before the last day of the eleventh (11th) month after the date of the issuance of a certificate of occupancy, City shall give written notice to Owner in accordance with Section 6.2 herein. Owner shall have thirty (30) days from receipt of such notice to cure the breach, but in any event shall

cure the breach before the end of the twelfth (12th) month after the date of the issuance of the final certificate of occupancy.

3.2 **RESTRICTED UNITS.** The Owner shall limit for the full Term of this Agreement the rental of the Restricted Unit(s) to Qualifying Households at Qualifying Rents that do not exceed the maximum rental charges for each Restricted Unit as set forth in Section 1.9 and 3.4 herein.

3.3 **OTHER REGULATORY RESTRICTIONS.** All Units in the Project, excluding any manager's unit, shall comply with the rent and income restrictions and other terms of any other applicable regulatory restrictive covenant, such as a Tax Credit Regulatory Agreement. Non-compliance under the terms of any such other agreement shall constitute an Event of Default under this Agreement, subject to applicable cure periods.

The Project shall be maintained and operated to comply with all applicable federal, state, and local requirements for access for disabled persons, including but not limited to the Fair Housing Act (42 USC 3601-3619), implemented at 24 CFR Part 100, Subpart D.

3.4 **MAXIMUM RENTAL CHARGES.**

A. Maximum rental charges that the tenant pays for the Restricted Units shall not exceed the Qualifying Rent as defined above in Section 1.9 and Section 3.2. If the tenant pays for utilities and services (gas, electricity, water, sewer, trash, recycling, or green waste, but excluding telephone, cable television, and internet services), then the Qualifying Rent shall be reduced by the applicable Utility Allowance.

B. The Qualifying Rent for each Restricted Unit shall be set by the City at the time of initial occupancy of the Project. Annual increases in Qualifying Rents shall be calculated based on the change in Area Median Income published annually by HCD. At least sixty (60) calendar days prior to increasing Qualifying Rents on any Restricted Unit on the Project, Owner shall submit to the City for review and approval a written request for such increase. Tenants of Restricted Units shall be given at least thirty (30) days written notice prior to any increase in Qualifying Rents, consistent with state law. City shall approve such request if the increased Qualifying Rents will comply with all applicable City requirements.

3.5 **INCOME CERTIFICATION.** The Annual Income levels and other qualifications of applicants for Restricted Units shall be certified by Owner no earlier than six (6) months prior to the Qualifying Household's expected occupancy of a Restricted Unit and recertified annually thereafter by the Owner.

A. Initial Annual Income Verification. Before the Qualifying Household occupies a Restricted Unit, the Owner shall verify that the applicant's Annual Income calculated in an Annual Income certification is accurate by utilizing one of the following forms of verification:

1. Third Party Verification: All third parties (e.g., employer, Social Security Administration, public assistance agency, etc.) are contacted in writing or by phone to obtain written verification of Annual Income; or
2. Review of Documents: The Qualifying Household provides documents verifying their Annual Income (e.g., pay stubs, bank statements), which are to then be retained in the Tenant files.

B. Annual Income Recertification. At the time of lease renewal or pursuant to an annual schedule adopted by the Owner, and no later than the one-year anniversary of the initial Annual Income verification and annually thereafter, Owner shall recertify the Annual Income of each Tenant occupying a Restricted Unit using the method described in Section 3.5.A, above.

3.6 **INCREASES IN QUALIFYING HOUSEHOLD INCOMES.** In the event that recertification of a previously-compliant Qualifying Household's Annual Income indicates that the Annual Income exceeds the maximum designated for a Restricted Unit reserved for occupancy by a Low Income Household, the tenant's rent may be increased, no more than once per year, to a level not to exceed 30 percent of gross income of the individual household. In addition, the Owner will comply with relevant regulations of other affordability covenants recorded on the property, such as a Tax Credit Regulatory Agreement, in regards to increases in tenant household income.

4. LEASING THE PROJECT

4.1 **TENANT LEASES.** The Owner shall execute a written lease with Tenants of Restricted Units for a term of at least one year, unless the Tenant requests a shorter period. A lease may not be for a period less than thirty (30) days. The Tenant lease and any changes thereto must be approved by City.

A. The Owner shall include in leases for all Restricted Units provisions which provide that a Qualifying Household is subject to annual certification of Annual Income and that the tenancy of the Qualifying Household shall be terminated as soon as possible in accordance with state law should one or more of the Qualifying Household's members misrepresent any material fact regarding the Qualifying Household's qualification as a Low Income Household. The Owner shall include in all leases for Restricted Units provisions which prohibit the Qualifying Household from subleasing the Restricted Unit.

B. In addition to executing a lease for a Restricted Unit, the Owner shall require that each Qualifying Household leasing a Restricted Unit execute an Intent to Reside Statement (IRS) included as Exhibit C, certifying intent to occupy the Restricted Unit as the Qualifying Household's primary residence for a minimum of ten (10) months per year.

C. The lease for each Restricted Unit shall not contain any of the following provisions:

1. *Agreement to be sued.* Agreement by the Tenant to be sued, to admit guilt, or to a judgment in favor of the Owner in a lawsuit brought in connection with the lease;
2. *Treatment of property.* Agreement by the Tenant that the Owner may take, hold or sell personal property of Qualifying Household members without notice to the Tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the Tenant concerning disposition of personal property remaining in the Restricted Unit after the Tenant has moved out of the Restricted Unit. The Owner may dispose of this personal property in accordance with State law;
3. *Excusing Owner from responsibility.* Agreement by the Tenant not to hold the Owner or the Owner's agents legally responsible for any action or failure to act, whether intentional or negligent;
4. *Waiver of notice.* Agreement of the Tenant that the Owner may institute a lawsuit without notice to the Tenant;
5. *Waiver of legal proceedings.* Agreement by the Tenant that the Owner may evict the Tenant or Qualifying Household members without instituting a civil court proceeding in which the Tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;
6. *Waiver of a jury trial.* Agreement by the Tenant to waive any right to a trial by jury;
7. *Waiver of right to appeal court decision.* Agreement by the Tenant to waive the Tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease; and
8. *Tenant chargeable with cost of legal actions regardless of outcome.* Agreement by the Tenant to pay attorney's fees or other legal costs even if the Tenant wins in a court proceeding by the Owner against the Tenant. The Tenant, however, may be obligated to pay costs if the Tenant loses.
9. *Mandatory support services.* Agreement by the Tenant (other than a tenant in transitional housing) to accept supportive services that are offered.

D. Owner shall not terminate the tenancy or refuse to renew the lease of a Tenant of a Restricted Unit except for serious or repeated violation of the terms and conditions of the lease; for violation of applicable Federal, State, or local law; or for other good cause. To terminate or refuse to renew the tenancy, the Owner shall serve written notice upon the Tenant specifying the grounds for the action at least thirty (30) days prior to termination of tenancy.

4.2 **TENANT SELECTION.** Before leasing the Project, the Owner must provide the City for its review and approval the Owner's written tenant selection plan. Any changes to the tenant selection plan require prior written approval from City.

4.3 **SECTION 8 CERTIFICATE HOLDERS.** The Owner will accept as Tenants,

on the same basis as all other prospective Tenants, persons who are recipients of rent subsidies pursuant to the existing housing program under Section 8 of the United States Housing Act, or its successor, and other similar rental assistance payment programs. The Owner shall not apply selection criteria to Section 8 certificate or voucher holders that are more burdensome than criteria applied to all other prospective Tenants, nor shall the Owner apply or permit the application of management policies or lease provisions with respect to the Project which have the effect of precluding occupancy of Units by such prospective Tenants.

4.4 **CONDOMINIUM CONVERSION.** The Owner shall not convert Units to condominium or cooperative ownership or sell condominium or cooperative conversion rights in the Property during the Term of this Agreement.

4.5 **NONDISCRIMINATION.** The Owner shall not discriminate or segregate in the use, enjoyment, occupancy, conveyance, lease, sublease, or rental of Units on the basis of race, color, ancestry, national origin, religion, sex, gender, gender identity or expression, sexual preference, age, marital status, family status, source of income, military or veteran status, physical or mental disability, medical condition, genetic information, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions (ARC), or any basis prohibited by law. The Owner shall include a statement in all advertisements, notices, and signs for the availability of Units for rent to the effect that the Owner is an Equal Housing Opportunity Provider.

4.6 **MARKETING PLAN.** Prior to occupancy, Owner shall submit to the City for approval its plan for marketing the Units, including information on affirmative marketing efforts and compliance with fair housing laws. Upon receipt of the marketing plan, the City shall promptly review the marketing plan and shall approve or disapprove it within thirty (30) days after submission. If the marketing plan is not approved, the City shall specify its reasons for disapproval. The Owner shall submit a revised marketing plan within thirty (30) days of the City's notice of disapproval. The Owner's failure to submit a revised marketing plan that shall constitute an Event of Default.

5. PROPERTY MANAGEMENT

5.1 **MANAGEMENT RESPONSIBILITIES.** The Owner is responsible for all management functions with respect to the Project, including without limitation the selection of Tenants, certification and recertification of Qualifying Household size and Annual Income, evictions, collection of rents and deposits, maintenance, landscaping, routine and extraordinary repairs, replacement of capital items, and security. The City shall have no responsibility over management of the Project. The Owner shall submit to the City for its approval its proposed Property manager. The City hereby preapproves the Housing Authority of the County of Santa Barbara as an approved Property manager. The Owner may only remove and/or replace the Property manager with prior written consent of the City which shall not be unreasonably withheld.

5.2 **APPROVAL OF MANAGEMENT POLICIES.** The Owner shall submit its written management policies with respect to the Project to the City for its review and shall amend such policies in any way necessary to ensure that such policies comply with the provisions of this

Agreement, the approved City conditions of approval for the Project, and the requirements of all lenders providing financing for the Project.

5.3 INSPECTION AND RECORDS. The Owner shall maintain records which clearly document the Owner's performance of its obligations to operate the Property under the terms of this Agreement. The Owner shall submit all requested records to the City within ten (10) business days of the City's request. The Owner shall permit the City to enter and inspect the Property for compliance with Owner's obligations under this Agreement at all reasonable times upon twenty-four (24) hours advance notice of such visit by the City to the Owner or the Owner's Property manager and to Tenants of any Units. Owner must include provisions in tenant leases that allow for City inspections of the units.

5.4 COMPLIANCE MONITORING. The Owner shall operate the Property in full compliance with this Agreement throughout the Term of this Agreement. The Owner shall permit the City to conduct annual compliance monitoring, including performing on-site records review and inspections of the Property, as reasonably requested by the City.

5.5 ANNUAL REPORT. Following recordation of a notice of completion issued for the Project, the Owner shall annually submit to the City a report in a form approved by the City for the preceding period of January 1st through December 31st or portion thereof, containing the information requested by the City so as to allow the City to determine the Owner's compliance with this Agreement. The report shall be submitted annually no later than March 1st, and shall include, at a minimum: (i) a report on the occupancy of the Project, (ii) a report on the physical condition of the Project, (iii) a report on the general management of the Project, and (iv) for each Restricted Unit, the number of bedrooms in the Unit, the monthly rent charged, the tenant household's Annual Income, and the tenant household's size. The report shall also state the date the current tenancy commenced for each Restricted Unit and such other information as the City may request.

Within thirty (30) days after receipt of a written request, Owner shall submit any other information or completed forms requested by the City in order to comply with reporting requirements of the City, the State of California, or other applicable agency. The City shall have the right to examine and make copies of all books, records, or other documents of Owner which pertain to the Project or any Unit to determine compliance with this Agreement.

5.6 FEES, TAXES, AND OTHER LEVIES. The Owner shall be responsible for payment of all fees, assessments, taxes, charges, and levies imposed by any public authority or utility company with respect to the Property and shall pay such charges prior to delinquency.

5.7 PROPERTY TAX EXEMPTION. The Owner shall not apply for a property tax exemption for the Property under any provision of law other than California Revenue and Taxation Code Section 214(g) without the City's prior written consent. The City acknowledges Owner may be applying for a property tax exemption under California Revenue and Taxation Code Section 214(g) for the property and hereby provides its consent.

5.8 MAINTENANCE OF EXISTING STRUCTURES. Owner shall maintain all

buildings on the Property in good condition, in good repair, ordinary wear and tear excepted, and in a decent, safe, sanitary, habitable, and tenantable condition. Owner shall not cause or permit any violations of any laws, ordinances, regulations, covenants, conditions, restrictions, or equitable servitudes as they pertain to improvements, alterations, maintenance, or demolition on the Property. The City shall have no responsibility over maintenance of the Property.

6. GENERAL PROVISIONS

6.1 SUBORDINATION. This Agreement shall be senior and not be subordinate to any deed of trust, note, agreement and/or to any other obligations of Owner concerning the Property and may be subordinated in priority only when approved in writing by the City in its sole and absolute discretion.

6.2 DEFAULT AND REMEDIES. In the event of any breach of any agreement or obligation under this Agreement by the Owner, the City shall provide written notice to the Owner of such breach. The Owner shall have an opportunity to cure such breach within thirty (30) days from the Owner's receipt of such written notice or such longer period of time as the City determines necessary to cure the breach if the Owner diligently undertakes to cure such breach. The City shall accept a cure by the Owner's limited partner, if any, on the same basis as the City accepts a cure by the Owner. If the Owner fails to perform a timely cure of the specified breach, the City may proceed with any or all of the following remedies upon the Owner's failure to cure:

- A. Bring an action in equitable relief seeking the specific performance by the Owner of the terms and conditions of this Agreement, and/or enjoining, abating, or preventing any violation of said terms and conditions, and/or seeking declaratory relief;
- B. Enter upon, take possession of, and manage the Property and the Project, either in person, by agent, or by a receiver appointed by a court, and collect any rents, income, deposits, or reserves and apply them to operate the Property;
- C. After notice provided for herein, make such repairs or replacements to the Property and Project as are necessary and provide for payment thereof; or
- D. Pursue any other remedy allowed at law or in equity.

6.3 EVENT OF DEFAULT. In the event that the Project fails to meet the affordability or other requirements included in this Agreement or any Tax Credit Regulatory Agreement throughout the terms of the Agreements, subject to applicable notice and cure periods contained herein, this shall constitute an Event of Default.

6.4 NON-LIABILITY OF OFFICIALS, EMPLOYEES AND AGENTS. No official elected or appointed, officer, director, employee, or agent of the City shall be personally liable to the Owner for any obligation created under the terms of this Agreement.

6.5 INSURANCE AND INDEMNITY. Owner shall comply with the insurance and indemnification provisions set forth in Exhibit B and incorporated herein by this reference.

6.6 **GOVERNING LAW.** This Agreement shall be interpreted under and be governed by the laws of the State of California, except for those provisions relating to choice of law and those provisions preempted by Federal law.

6.7 **AGREEMENT CONTROLS.** In the event that any provision of this Agreement and that contained in any other loan document conflict, the terms of this Agreement shall control.

6.8 **TIME.** Time is of the essence in this Agreement.

6.9 **CONSENTS AND APPROVALS.** Any consent or approval of the City required under this Agreement shall not be unreasonably withheld. Any approval must be in writing and executed by an authorized representative of the City.

6.10 **NOTICES, DEMANDS AND COMMUNICATIONS.** Formal notices, demands and communications between the Owner and the City shall be sufficiently given and shall not be deemed given unless dispatched by one or more of the following methods: (i) registered or certified mail, postage prepaid, return receipt requested, (ii) a nationally recognized overnight delivery service (e.g., Federal Express, United Parcel Service), or (iii) delivered personally, to the principal offices of the Owner and the City. Any such Notice shall be deemed to be received by the addressee, regardless of whether or when any return receipt is received by the sender or the date set forth on such return receipt, on the day that it is delivered by personal delivery, on the date of delivery by a nationally recognized overnight courier service or three (3) calendar days after it is placed in the United States mail, as provided in this Subsection.

The following are the authorized addresses for the submission of Notices to the Parties:

City: City of Goleta
130 Cremona Drive
Goleta, CA 93117
Attn: Housing Staff

With copy to: City of Goleta
130 Cremona Drive
Goleta, CA 93117
Attn: City Attorney

Owner:

With copy to:

With a copy to:

6.11 BINDING UPON SUCCESSORS. This Agreement shall be recorded and all provisions of this Agreement shall be binding upon and inure to the benefit of the heirs, administrators, executors, successors-in-interest, transferees, and assigns of the Owner, and the City, and shall run with the land for the full Term of this Agreement, regardless of any assignment, payment, prepayment, expiration, extinguishment of any City or other financing, any reconveyance of any Deed of Trust, or any conveyance or transfer of the Property or portion thereof.

6.12 RELATIONSHIP OF PARTIES. Nothing contained in this Regulatory Agreement shall be interpreted or understood by any of the Parties, or by any Third Person, as creating the relationship of employer and employee, principal and agent, limited or general partnership, or joint venture between City and Owner or Owner's agents, employees, or contractors. Owner shall at all times be deemed an independent contractor and shall be wholly responsible for the manner in which it or its agents, or both, perform any services required of them by the terms of this Regulatory Agreement regarding the Project or the Property. Owner shall have the right to exercise full control of employment, direction, compensation, and discharge of all Persons assisting Owner in the development, operation, or maintenance of the Project or the Property. Owner shall be solely responsible for all matters relating to payment of its employees, including compliance with tax withholding and all other Laws governing such employees. Owner shall be solely responsible for its own acts and those of its agents and employees.

6.13 WAIVER. Any waiver by the City of any obligation in this Agreement must be in writing. No waiver will be implied from any delay or failure by the City to take action on any breach or default of the Owner or to pursue any remedy allowed under this Agreement or applicable law. Any extension of time granted to the Owner to perform any obligation under this Agreement shall not operate as a waiver or release from any of Owner's obligations under this Agreement. Consent by the City to any act or omission by the Owner shall not be construed to be consent to any other or subsequent act or omission or to waive the requirement for the City's written consent to future waivers.

6.14 AMENDMENTS AND MODIFICATIONS. Any amendment to or modification of this Agreement must be in writing and shall be made only if executed by both the Owner and the City.

6.15 SEVERABILITY. Every provision of this Agreement is intended to be severable. If any provision of this Agreement shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired.

6.16 **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute one and the same Agreement.

Signatures appear on following page. No further text appears here.

DRAFT

IN WITNESS WHEREOF, City and Owner have caused this Agreement to be executed by their respective duly authorized officers.

CITY:
City of Goleta,
a California municipal corporation

OWNER:
_____,
a California limited partnership
its Managing General Partner

By: _____
ROBERT NISBET
City Manager

By: _____
[NAME]
[TITLE]

APPROVED AS TO FORM:
MEGAN GARIBALDI
CITY ATTORNEY

By: _____
Assistant City Attorney

APPROVED AS TO CONTENT:
PETER IMHOF
Department Director
Planning & Environmental Review

By: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

On _____ before me, _____, Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

On _____ before me, _____, Notary Public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit A
Legal Description of the Property

DRAFT

Exhibit B

Indemnification and Insurance Provisions

A. Indemnification.

1. City Indemnity Obligations. City shall indemnify the Owner against any claim to the extent such claim arises from any wrongful intentional act or negligence of the City, but only to the extent that City may be held liable under applicable law for such wrongful intentional act or negligence and exclusive of any violation of law (including the State Constitution) relating to City's approval, entry into or performance of this Agreement. Nothing in this Agreement is intended nor shall be interpreted to waive any limitation on City's liability, any exemption from liability in favor of City, any claim presentment requirement for bringing an action regarding any liability of City or any limitations period applicable to liability of City, as set forth in Government Code Sections 800, et seq., Sections 900, et seq., or in any other law or require City to indemnify any party beyond such limitations on City's liability.
2. Owner Indemnity Obligations. Owner shall indemnify the City against any claim to the extent such claim arises from any wrongful intentional act or negligence of the Owner. Owner shall also indemnify the City against any and all of the following: (a) any application made by or at Owner's request; (b) any agreements that Owner (or anyone claiming by or through Owner) makes with a third party regarding the Property or the Project; (c) any workers compensation claim or determination relating to any employee of the Developers or their contractors; (d) any Prevailing Wage action relating to this Agreement or the Project; and (e) any environmental claim attributable to any action or failure to act by the Owner.

B. Independence of Insurance Obligations.

1. Owner's indemnification obligations under this Agreement shall not be construed or interpreted as in any way restricting, limiting, or modifying Owner's insurance or other obligations under this Agreement. Owner's obligation to indemnify City under this Agreement is independent of Owner's insurance and other obligations under this Agreement. Owner's compliance with its insurance obligations and other obligations under this Agreement shall not in any way restrict, limit, or modify Owner's indemnification obligations under this Agreement and are independent of Owner's indemnification and other obligations under this Agreement.

C. Survival of Indemnification and Defense Obligations. The indemnity and defense obligations of the Parties under this Agreement shall survive the expiration or earlier termination of this Agreement, until any and all actual or prospective claims regarding any matter subject to an indemnity obligation under this Agreement are fully, finally, absolutely and completely barred by applicable statutes of limitations.

D. Indemnification Procedures. Wherever this Agreement requires any Party to indemnify the other Party:

1. Prompt Notice. The indemnifying Party shall promptly notify the other Party of any claim.
2. Selection of Counsel. The indemnifying Party shall select counsel reasonably acceptable to the other Party. Counsel to indemnifying Party's insurance carrier that is providing coverage for a claim shall be deemed reasonably satisfactory, except in the event of a potential or actual conflict of interest for such counsel regarding such representation or such counsel proves to be incompetent regarding such representation. Even though the indemnifying Party shall defend the claim, the other Party may, at its option and its own expense, engage separate counsel to advise it regarding the claim and its defense. The other Party's separate counsel may attend all proceedings and meetings. The indemnifying Party's counsel shall actively consult with the other Party's separate counsel. The indemnifying Party and its counsel shall, however, control the defense, except to the extent that the other Party waives its rights to indemnity and defense for such claim.
3. Cooperation. The other Party shall reasonably cooperate with the indemnifying Party's defense of the other Party.
4. Settlement. The indemnifying Party may only settle a claim without the consent of other Party, if the Claim is within the policy limits of applicable insurance policies provided in satisfaction of the requirements of this Agreement and such settlement procures a release of other Party from the subject claims, does not require other Party to make any payment to the claimant and neither other Party nor indemnifying Party on behalf of other Party admits any liability. Notwithstanding the immediately preceding sentence or any other provision of this Agreement, the other Party 's consent shall be required to settle any and all claims under builder's risk insurance.

Exhibit C

Intent to Reside Statement

I hereby declare that if I am to lease, rent and use one of the restricted affordable units available at the Hollister Village Apartments through the City of Goleta's Affordable Housing Program, I will use the restricted affordable unit as my domicile as defined by Elections Code section 349. My failure to occupy a restricted affordable unit as my domicile will result in eviction from my unit. I do not lease, rent, or own or partially own any other real property in any other location. Only I and other tenants whose income is used to determine eligibility to lease one of the affordable restricted units will live in the restricted affordable unit. At no time during the duration of my tenancy will I lease/rent or sublease the unit either in whole or in part or lease/rent the unit as a short-term rental property in whole or in part or otherwise allow temporary occupancy for consideration by any person without approval of the City of Goleta's Affordable Housing Program staff. I will also cooperate with my landlord and the City of Goleta in determining and certifying my income annually.

Name (Applicant/Tenant)

Name (Co-Applicant/Tenant)

Signature

Signature

Date

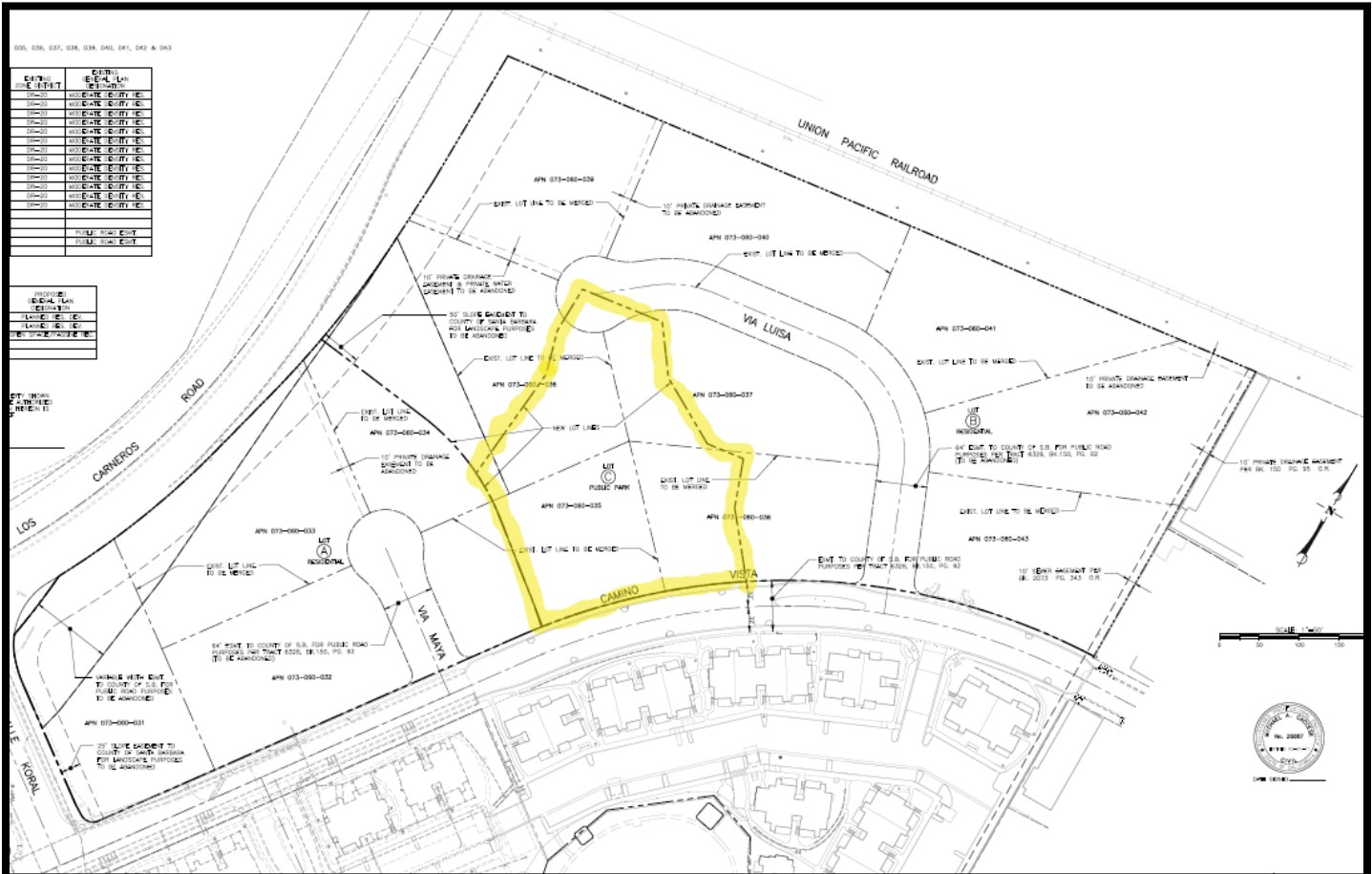
Date

EXHIBIT 3 TO EXHIBIT D TO ATTACHMENT 3

HERITAGE RIDGE PROJECT

2021 Lot 3 Appraisal

APPRAISAL REPORT: PROPOSED PARK SITE



NORTH SIDE CAMINO VISTA GOLETA, CALIFORNIA

Date of Value:
April 22, 2021

Prepared For:
Jaren Nuzman
FLT Heritage Ridge TG, LLC
c/o TK Consulting, Inc.
2082 Michelson, 4th Fl.
Irvine, Ca 92612
(949) 285-7730
jnuzman@rtacq.com

Date of Report:
April 23, 2021

SCHOTT & COMPANY
REAL ESTATE APPRAISAL & CONSULTING

April 23, 2021

Jaren Nuzman
FLT Heritage Ridge TG, LLC
c/o TK Consulting, Inc.
2082 Michelson, 4th Fl.
Irvine, Ca 92612
(949) 285-7730
jnuzman@rtacq.com

Reference: Real Estate Appraisal
Proposed Park Site
North Side of Camino Vista
Goleta, California

Dear Mr. Nuzman:

As requested, I have proceeded with the work necessary to provide my opinion of the market value of the fee simple estate in the above referenced property, as of April 22, 2021.

The findings of my investigations are summarized on the following pages. Please refer to the Addenda of this letter for more specific property identification, definitions, assumptions, limiting conditions, and certification.

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

The subject property does not yet exist as a separate legal parcel. **This appraisal is made under the hypothetical condition that the subject property exists as a legally separate parcel. This appraisal has been made subject to the extraordinary assumption that an ESHA does not exist on the subject. These conditions may have impacted the assignment results.**

Market Conditions

Values of most property types in southern Santa Barbara County increased in the years following the Great Recession. According to MLS statistics, beginning in 2012, the median price of single-family homes on the South Coast increased by between 18% and 20% in 2013 and 2014, followed by a small decrease of 2% in 2015, then moderate increases in 2016 and 2017, a small decrease in 2018, a small increase in 2019 and significant increases in 2020 and year to date 2021. Set out

2

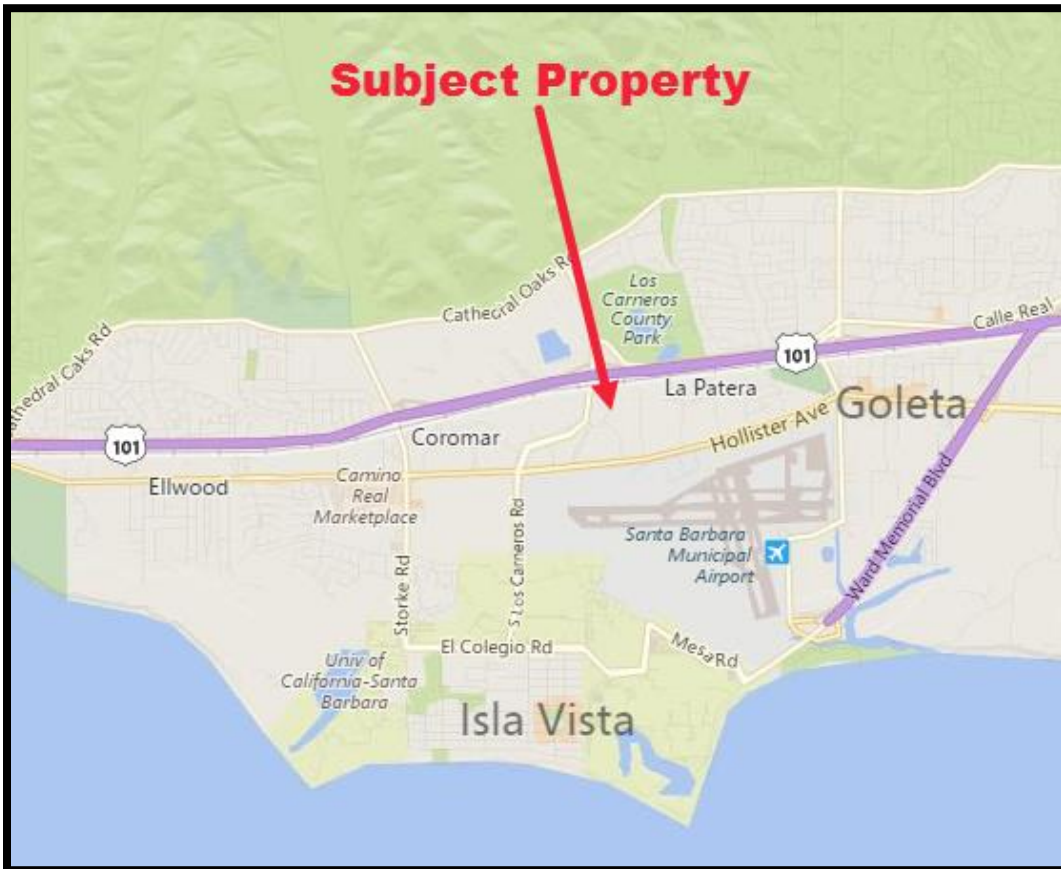
below is a table illustrating the change to the median home price for single family homes on the South Coast.

Residential Value Trend - South Coast SB County		
Period	Median Home Price (Single Family)	Change from Previous Year
1/1/2013-12/31/2013	\$965,000	---
1/1/2014-12/31/2014	\$1,160,000	20%
1/1/2015-12/31/2015	\$1,135,000	-2%
1/1/2016-12/31/2016	\$1,195,000	5%
1/1/2017-12/31/2017	\$1,300,000	9%
1/1/2018-12/31/2018	\$1,250,000	-4%
1/1/2019-12/31/2019	\$1,313,000	5%
1/1/2020-12/31/2020	\$1,600,000	22%
1/1/2021-4/22/2021	\$2,100,000	31%

Location Description

The subject is located in the City of Goleta, which is part of the Goleta Valley. The Goleta Valley is bounded on the east by the City of Santa Barbara, on the north by the Santa Ynez Mountains, on the south by the Pacific Ocean and on the west by agricultural lands. Total land area of the valley is approximately 30 square miles. Development and growth of the University of California at Santa Barbara, Vandenberg Air Force Base (near Lompoc), and the attraction of research and development industries provided the primary impetus for the growth of the Goleta Valley starting in the 1960's. The economic make up of the Goleta Valley is diverse ranging from government (University of California at Santa Barbara and City of Goleta) to large defense subcontractors, to high technology and medical technology.

The City of Goleta incorporated on February 1, 2002 with a population of approximately 28,000. As of 2019, the population was estimated by to be 30,900. The wider Goleta Valley, which includes the City of Goleta and surrounding unincorporated areas have a population of approximately 60,000. Population growth is forecasted to be very slow due to the lack of new housing development.



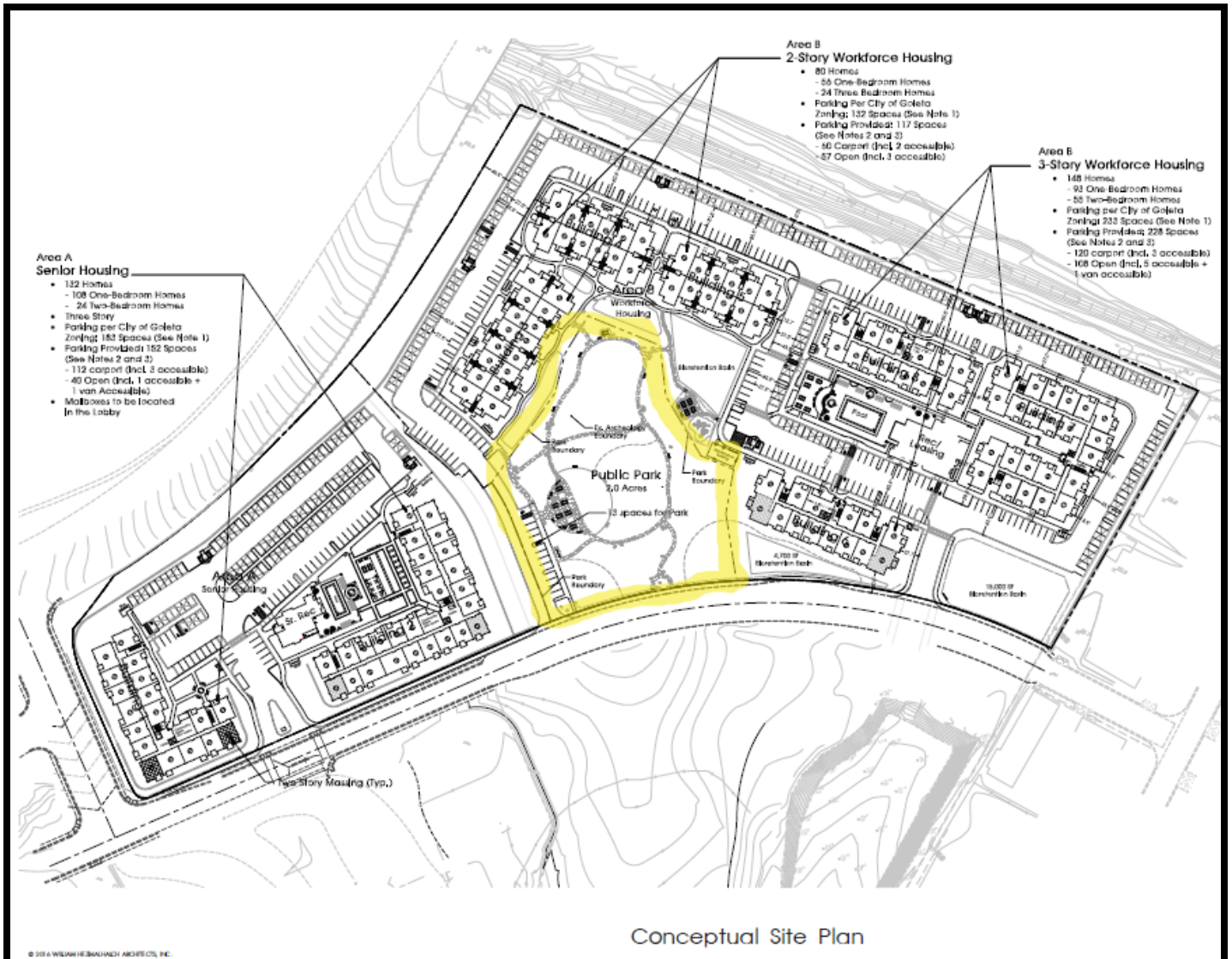
The mild climate and picturesque setting found in the area will likely continue to create demand for all types of real estate in the Goleta Valley over the long run.

As a result of the statewide draught, on October 1, 2014, the Goleta Water District enacted a moratorium on new or expanded water connections. No project that did not have water rights as of October 1, 2014 can be approved. The moratorium will be in effect until delivery of water from Lake Cachuma returns to 100% of normal delivery, the district meets its obligations under the Wright Lawsuit, there is no water rationing, and the district has met the obligation to the Annual Storage Commitment to the Draught Buffer. This moratorium clearly has a negative impact on the value of unimproved land that lacks a water meter and significant historic use.



The subject property is located in small residential neighborhood that is bounded by Hollister Avenue and the Santa Barbara Airport to the south, a large business park to the west, the Union Pacific Railroad Tracks and US Highway 101 to the north, and a small light industrial neighborhood to the east. The primary development in the area of the subject is the Willow Springs Apartment Complex. This complex is located adjacent southerly of the subject property and is a 335-unit apartment complex that was built in two phases. The specific location of the subject within the neighborhood is judged to be average.

The subject development is part of the wider Heritage Ridge Development. This development (inclusive of the subject) consists of 16.2 acres with a 104-unit affordable house apartment project, a 228-market rate apartment project, and the subject two-acre public park. The site plan for the whole project is set out below; the subject property is outlined in yellow (note that the affordable portion of the subject development is shown as Senior Housing, as this map is from an earlier iteration of the project):



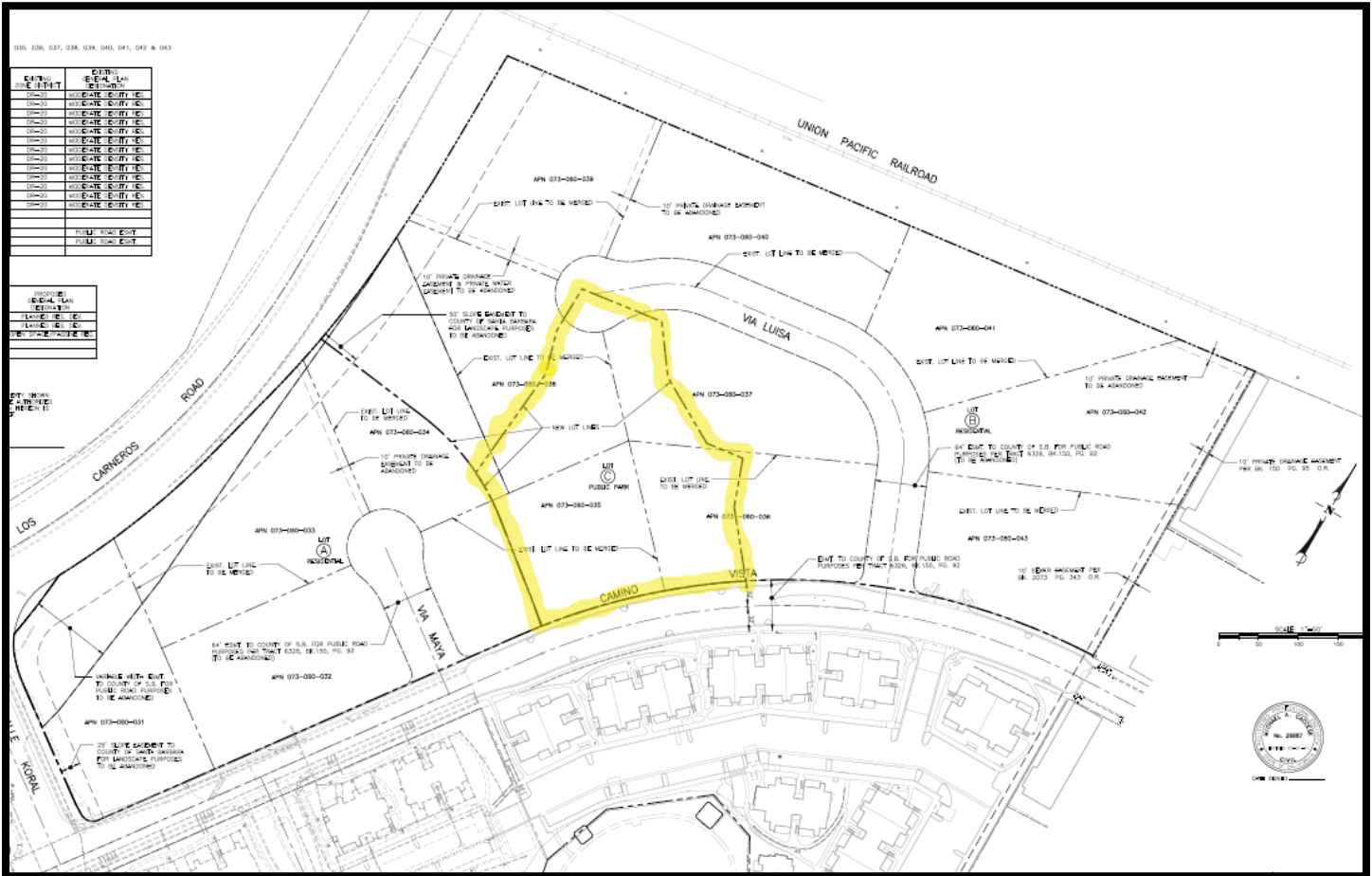
Site Description

The subject property is located on the north side of Camino Vista. The subject property is irregular in shape and mostly level to gently sloping. Total site area is approximately 87,170 square feet (2.00 acres) per the vesting tentative parcel map for Heritage Ridge.

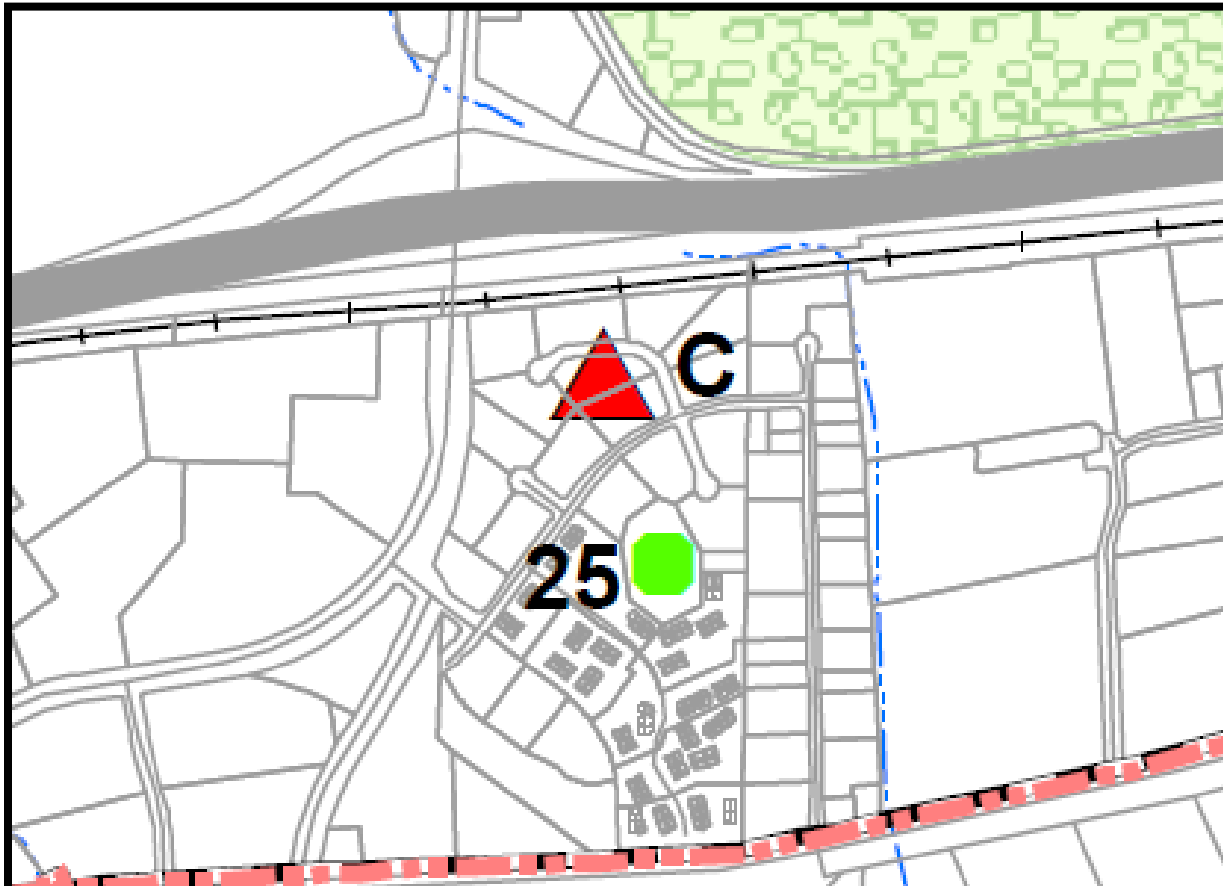
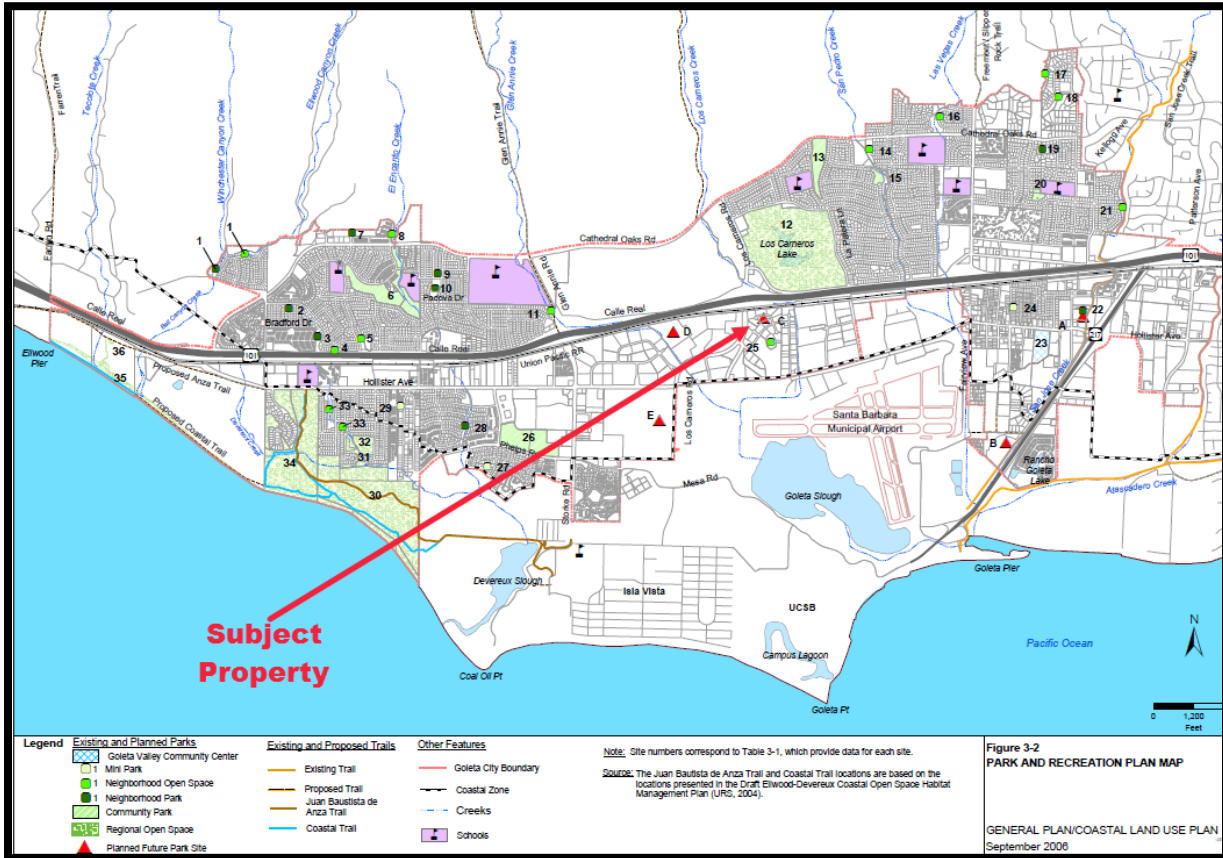
Set out below is an aerial photograph of the subject property (outlined in yellow) and the surrounding area.



The subject consists of portions of four adjacent assessor's parcels (APN: 073-060-035, 36, 37, & 38). Set out below is the vesting tentative parcel map for the subject neighborhood. The subject parcel is outlined in yellow.



The city of Goleta's General Plan Land Use Map designates the subject property as medium density residential. The general plan's Park and Recreation Plan Map designates that the subject development support a neighborhood park (see below), followed by a close up of the subject development from that map.



The property is zoned RM, “Residential – Medium Density,” under the jurisdiction of the City of Goleta. This designation is intended to provide areas for medium density residential uses. The maximum site coverage is 30%. Maximum building height allowed in the zone is 35 feet (in the inland area). Minimum density is 15 units per acre while maximum density is 20 units per acre.

Access to the subject is via Camino Vista, a public street with a right-of-way width of approximately 64 feet at the subject location.

The wider subject site was a party to Santa Barbara Superior Court Case #232281, which confirmed that the property was entitled to water service by the Goleta Water District. Thus, it is assumed to have water rights sufficient for the highest and best use of the property.

Per FEMA Map Panel 06083C1361G dated 12/4/2012, the subject property appears to be located in Zone X, an area outside the 100-year flood plain. Thus, the subject is not likely to be required to have flood insurance.

A small portion of the subject is currently mapped as Environmentally Sensitive Habitat (ESHA) in the City of Goleta’s General Plan. A site-specific biological study performed by Dudek demonstrates that the area shown as ESHA does not qualify as habitat as determined by the definition of ESHA under General Plan Sub-Policy CE 1.1. The owner has requested that the City remove this ESHA designation from the General Plan. This mapping amendment request is consistent with previous City General Plan amendments adopted for the Willow Springs II project (located directly south of the subject), by which the City of Goleta removed an identical ESHA mapping designation from the Willow Springs II property. Therefore, this appraisal has been made subject to the extraordinary assumption that an ESHA does not exist on the subject. This assumption may have impacted the results of this assignment.

Finally, the subject is reported to have archeological resources in several areas on the site.

Highest & Best Use:

The subject site has the physical potential to support a wide variety of uses. Legally permissible uses under zoning consist of a multi-family residential. However, the general plan designates the subject property as a future park. Thus, the highest and best use of the subject property is a park (in conjunction with the development of the wider Heritage Ridge Community).

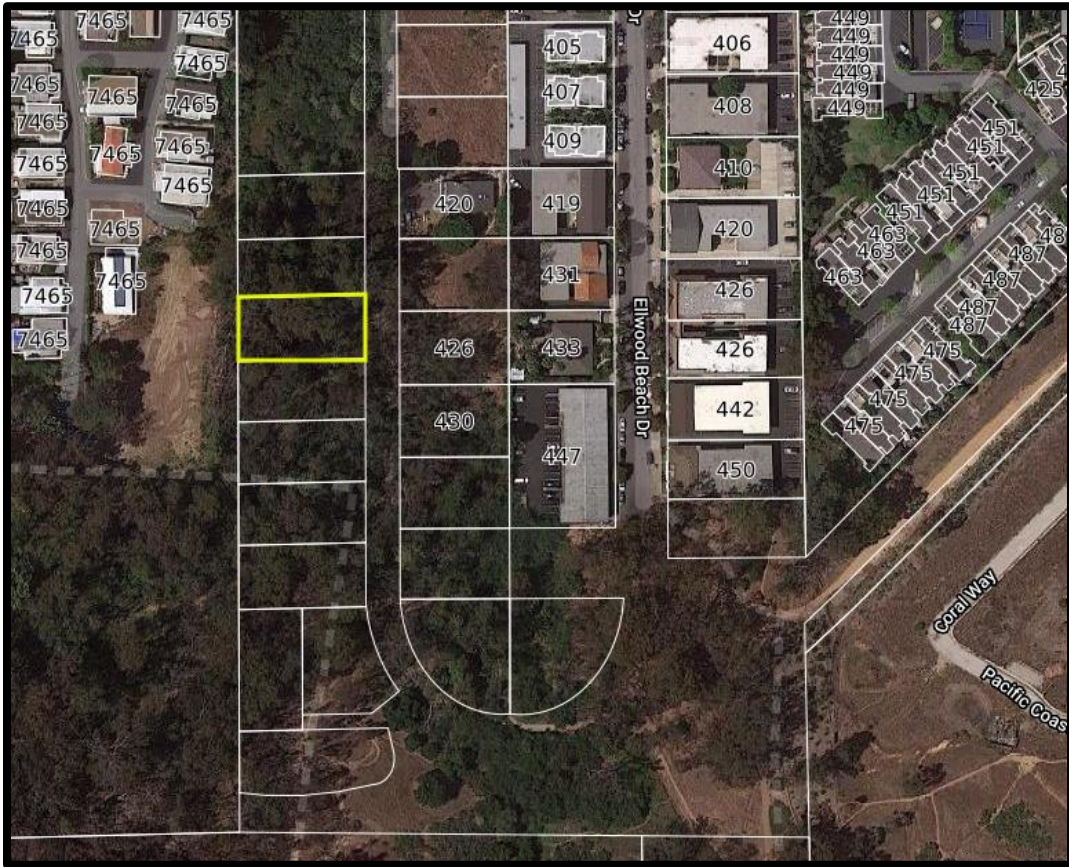
Valuation

The valuation of the subject property will consist of a Sales Comparison Approach. In the Sales Comparison Approach to value, sales of comparable properties are analyzed for the purpose of indicating what a typical well-informed buyer and/or seller would consider in forming an opinion of the worth of the subject property as of the date of value. This valuation concept is based on the theory of substitution in which a basic premise is that a typical buyer would not pay more for a particular property than the cost to acquire an alternative property that similarly satisfies his wants and needs.

I have investigated sales that are deemed to be comparable to the subject. The unit of comparison used in the following analysis is price per square foot. Set out below is a summary of the most pertinent data.



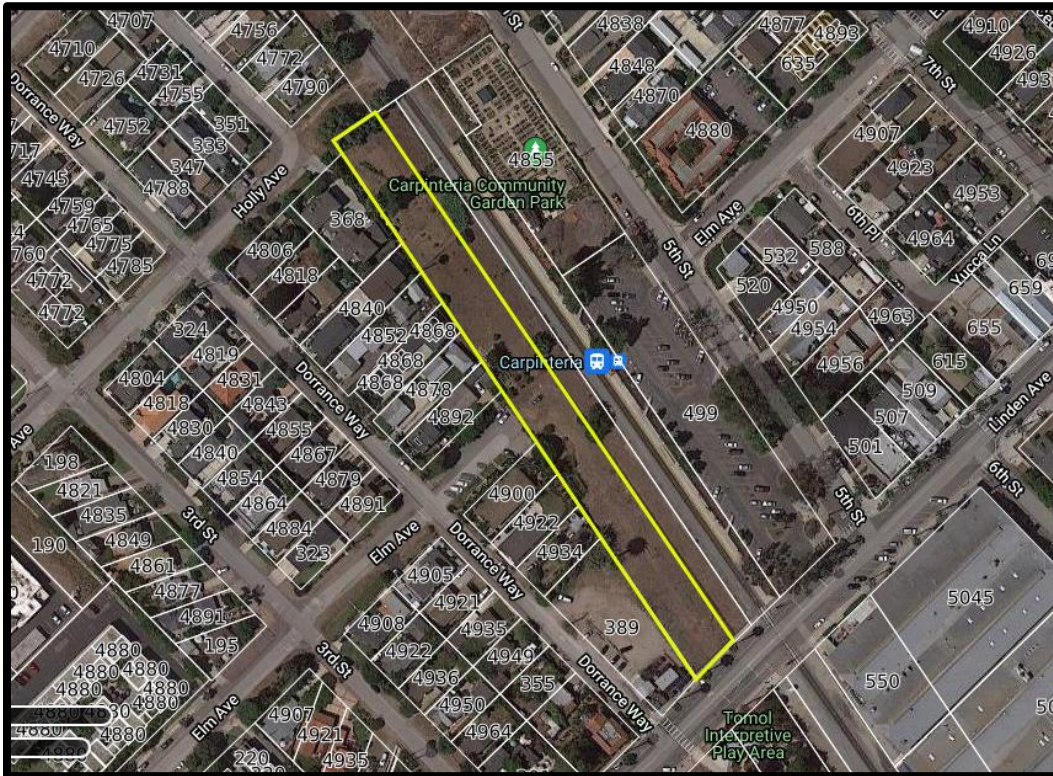
Market Survey: Sales of Park Sites					
No.	Location	Site Area	Sale Date	Sale Price	\$/SF of Land
1.	South of Mathilda Drive Goleta, Ca APN: 079-554-026	10,164 SF	2/13/2018	\$100,000	\$9.84/SF
2.	West Side Linden Ave at Railroad Carpinteria, Ca 004-105-026 & 28	62,466 SF	12/19/2013	\$766,458	\$12.27/SF
3.	4855 Fifth Street Carpinteria, Ca 004-105-016	28,750 SF	10/29/2012	\$355,000	\$12.35/SF
4.	170 S. Kellogg Ave. Goleta, Ca APN: 071-090-077 & 78 (portion)	173,369 SF	7/27/2011	\$2,625,000	\$15.14/SF
5.	South of Mathilda Drive Goleta, Ca APN: 079-553-013	10,920 SF	Listing	\$195,000	\$17.86/SF
	Subject Property North Side Camino Vista Goleta, Ca	87,170 SF	---	---	---



Data No. 1

Data No. 1 (South of Mathilda Drive; \$9.84/Sq. Ft.) is 2018 sale of a rectangularly shaped parcel of land that is located in Goleta. This property was purchased by the City of Goleta as part of their effort to purchase undeveloped lots in this environmentally sensitive area. Although the property is zoned for residential development, it is entirely within an environmentally sensitive habitat. Further, there is no developed access to the property. The nearest road is approximately 100 feet north of the parcel.

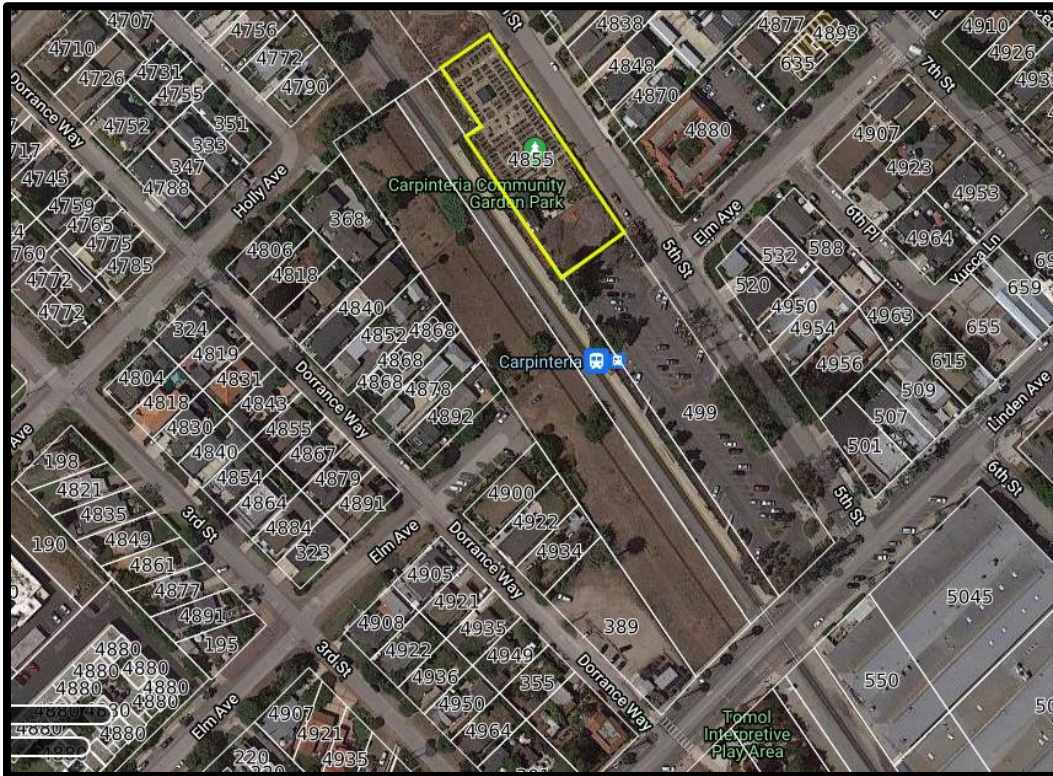
The property is superior to the subject in that it was not designated as a park in the general plan (as the subject is). Further, this property did not have archeological constraints as does the subject. Alternatively, it sold at a time when market conditions were significantly inferior to current conditions. Additionally, it is significantly inferior to the subject in terms of access and because it is entirely environmentally sensitive habitat.



Data No. 2

Data No. 2 (West Side Linden at Railroad.; \$12.27/Sq. Ft.) is the 2013 sale of a 62,466 square foot rectangularly shaped level parcel that abuts the Union Pacific Railroad tracks in Carpinteria. The property is zoned for recreation. The seller, the railroad, sold the property to the City of Carpinteria with a deed restriction limited the use to recreation/open space.

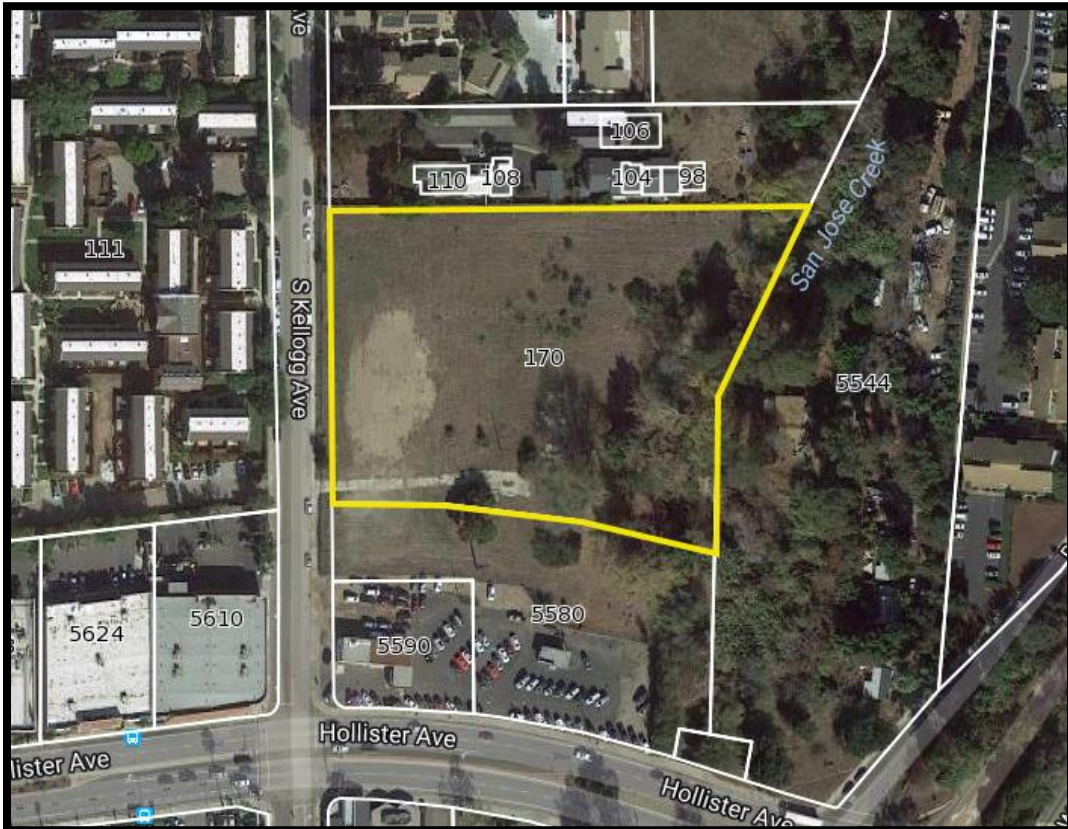
This property did not have archeological constraints as does the subject. Alternatively, this data sold when market conditions were significantly inferior to current conditions.



Data No. 3

Data No. 3 (4855 5th Street; \$12.35/Sq. Ft.) is the 2012 sale of a 28,750 square foot rectangularly shaped level parcel that abuts the Union Pacific Railroad tracks. At the time of sale, the property was zoned commercially but had a general plan designation as open space/recreation. The seller, the railroad, sold the property to the City of Carpinteria with a deed restriction limited the use to recreation/open space. A southern portion of this property is subject to a railroad setback and an underground easement for fiber optics (that prohibits the construction of structures on this area). The buyer is using the site as a community garden.

This property did not have archeological constraints as does the subject. Alternatively, this data sold when market conditions were significantly inferior to current conditions. Further, it is slightly inferior to the subject in terms of easements.



Data No. 4

Data No. 4 (170 S. Kellogg Ave.; \$15.14/Sq. Ft.) is 2011 sale of a nearly rectangularly shaped, level to gently sloping parcel of land located in Old Town Goleta near Data No. 2. This property is adjacent to San Jose Creek and approximately 27% of the property is in the floodway and is environmentally sensitive habitat, and an additional 35% is in the floodplain.

The southerly 15% of the property had a general plan designation and was zoned for commercial development. The northerly 85% of the property had a multi-residential general plan designation and was zoned for 10 units per acre. At the same time, the City of Goleta was reportedly planning for the development of this property with a park for at least several years prior to their purchase of it in this transaction.

This property is superior to the subject in terms of development potential and archeological constraints. Alternatively, this data is inferior to the subject because a portion of the property is in the floodway, because a portion of the property is encumbered with a flood control easement, and in terms of market conditions.



Data No. 5

Data No. 5 (South of Mathilda Drive; \$17.86/Sq. Ft.) is current listing of a rectangularly shaped parcel of land that is located in Goleta. This property is in an area where the City of Goleta is making an effort to purchase undeveloped lots due to the environmental sensitivity of the area. Although the property is zoned for residential development, it is entirely within an environmentally sensitive habitat area. Further, there is no developed access to the property. The nearest road is approximately 300 feet north of the parcel.

The property is superior to the subject in that it was not designated as a park in the general plan (as the subject is). Further, this property did not have archeological constraints as does the subject. Alternatively, it is a listing, not a sale. Additionally, it is significantly inferior to the subject in terms of access and because it is entirely environmentally sensitive habitat.

Value Conclusion

The data range from \$9.84 to \$17.86 per square foot before adjusting for differences with the subject. Set out below is an adjustment grid where the sale prices of the comparable data have been adjusted in an attempt to account for differences between the subject and the comparable data.

A modest 2% upward adjustment was made to Data No. 3 as a portion of this property was encumbered with an easement. A 50% downward adjustment was made to Data Nos. 1, 4 and 5, which were sold without deed restrictions and/or general plan

designations that restrict the use of the property to that of a park or open space (as is the case with the subject).

Market conditions were adjusted for by calculating the difference between the median home price on the south coast for the six months prior to the date of value versus that figure for the six months prior to the date of sale for each comparable sale. Data No. 5 was adjusted downward by 10% to account for the fact that it is a listing, not a sale.

Data Nos. 1 and 5 were adjusted upward by 50% for their lack of access. All of the data were adjusted downward by 40% to account for the archeological constraints on the subject. Finally, Data Nos. 1, 4 and 5 were adjusted upward by 15-30% to account for the fact that they have areas in the flood zone, floodway, environmentally sensitive habitat and are encumbered by flood control easements. Data Nos. 1 and 5 (30% adjustment) are entirely within an environmentally sensitive habitat area while Data No. 4 is only partially within.

The adjustment table is set out below:

Adjustments - Comparable Sales										
Comparable Data #:	Subject	#1	#2	#3	#4	#5				
Address:	Camino Vista Goleta	South of Mathilda 079-554-026 Goleta	West Side Linden 004-105-026 & 28 Carpinteria	4855 Fifth Street 004-105-016 Carpinteria	170 S. Kellogg 071-190-77 & 78 Goleta	South of Mathilda 079-553-013 Goleta				
Sale Price:	---	\$100,000	\$766,458	\$355,000	\$2,625,000	\$195,000				
Sale Date:	---	2/13/2018	12/19/2013	10/29/2012	7/27/2011	Listing				
Land Area:	87,170 SF	10,164 SF	62,466 SF	28,750 SF	173,369 SF	10,920 SF				
Sale Price/SF:		\$9.84	\$12.27	\$12.35	\$15.14	\$17.86				
Easements:	No	Similar \$0.00	Similar \$0.00	Sl. Inf (+2%) \$0.25	None \$0.00	None \$0.00				
General Plan Designated as Park/Deed Restriction?	Yes	No (-50%) -\$4.92	Yes \$0.00	Yes \$0.00	No (-50%) -\$7.57	No (-50%) -\$8.93				
Market Conditions:	Robust	Inf. (40%) \$3.96	Inf. (94%) \$11.52	Inf. (130%) \$16.09	Inf. (118%) \$17.93	Listing (-10%) -\$1.79				
Location/ Access:	Good	Inf. (+50%) \$4.92	Similar \$0.00	Similar \$0.00	Similar \$0.00	Inf. (+50%) \$8.93				
Archeological Constraints	Yes	None (-40%) -\$3.94	None (-40%) -\$4.91	None (-40%) -\$4.94	None (-40%) -\$6.06	None (-40%) -\$7.14				
Floodway/ Flood Zone/ ESHA	No	Yes (+30%) \$2.95	No \$0.00	No \$0.00	Yes (+15%) \$2.27	Yes (+30%) \$5.36				
Adjusted Sale Price:		\$12.81	\$18.88	\$23.75	\$21.71	\$14.29				
Gross Adjustment %:		210%	134%	172%	223%	180%				
Net Adjustment %:		30%	54%	92%	43%	-20%				

Once adjusted for differences with the subject, the data indicate a range of value from approximately \$13 to \$24. The five adjusted prices average \$18.29 per square foot.

All of the Data required very significant adjustments. The most comparable data are judged to be Data No. 2 (\$18.88/Sq. Ft. - Adjusted) which required the lowest amount of adjustment. Placing slightly more weight on this data, with primary consideration of the average of the five data, and considering current robust market conditions, a value of \$18.50 per square foot is judged to be equivalent to market value for the subject. The value of the subject has been calculated as follows:

Subject Site Area:	87,170
Multiplied by Estimated Value/Sq. Ft.:	<u>x \$18.50</u>
Indicated Value of Subject Property:	\$1,612,645
Indicated Value, Rounded:	\$1,610,000

Therefore, the opinion has been formed that the market value of the Fee Simple Estate in the subject property, based on assumptions, limiting conditions and certification stated, as of the date of value, was the sum of \$1,610,000

ONE MILLION SIX HUNDRED TEN THOUSAND DOLLARS

This appraisal is made under the hypothetical condition that the subject property exists as a legally separate parcel.

This appraisal has been made subject to the extraordinary assumption that an ESHA does not exist on the subject.

These conditions may have impacted the assignment results.

I hope the information contained within this appraisal report is sufficiently explanatory. Should you have any questions or require further detail, please feel free to contact me.

Sincerely,



Stephen G. Schott, MAI
CA #AG024150

ADDENDA/USPAP REPORTING REQUIREMENTS

Ownership Information

The owner of record for the subject property is Heritage Ridge LP.

Assessors Parcel Number

Portions of 073-060-035, 36, 37, & 38

Scope of Work

My work has included an inspection of the subject property, a survey of market data, and valuation analyses.

Pertinent Conditions of Title

A title report for the subject has not been reviewed. Apart from those discussed herein, there do not appear to be any existing easements, liens or encumbrances that could materially adversely affect the value or use of the subject property.

Type of Value and Date of Appraisal

This appraisal sets forth my opinion as to the market value of the fee simple estate in the real property described herein. Opinions and other matters expressed in this report are stated as of April 22, 2021.

Function of Appraisal

The function of this appraisal is to provide valuation information to the owner and the City of Goleta for permit processing purposes.

Intended Use & User

The intended use of this appraisal report is for permit processing purposes. The intended users are the owner of the subject property and the City of Goleta.

Exposure Time

The estimated exposure time (the time prior to the date of value that the property would have needed to have been marketed for in order for it to sell) for the subject property would have been eighteen months, assuming a realistic asking price.

Definition of Terms

MARKET VALUE

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current economic definition agreed upon by federal financial institutions in the United States of America is:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite

to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: OCC, 12 CFR, Part 34, Subpart C-Appraisals 34.42 Definitions (g).

FEE SIMPLE ESTATE

The term, "fee simple estate", as used in this report, is defined as follows:

An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following hypothetical condition/extraordinary assumption:

- 1) This appraisal is made under the hypothetical condition that the subject property exists as a legally separate parcel. This condition may have impacted the assignment results.**
- 2) This appraisal has been made subject to the extraordinary assumption that an ESHA does not exist on the subject. This assumption may have impacted the assignment results.**

This appraisal report has been made with the following general assumptions and limiting conditions:

- 1) This appraisal report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
- 2) No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- 3) The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 4) Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 5) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 6) All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

- 7) It is assumed that there are no hidden or non-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 8) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- 9) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- 10) It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 11) Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
- 12) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- 13) The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's

descriptions and resulting comments are the result of the routine observations made during the appraisal process.

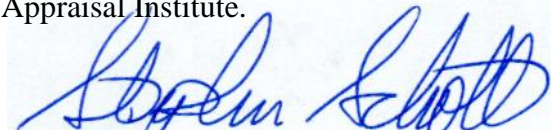
- 14) Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- 15) Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
- 16) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 17) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with property written qualification and only in its entirety.
- 18) Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinion, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- that this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and in accordance with the Code of Professional Ethics and the standards of Professional Practice of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this report.
- that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.



Stephen G. Schott, MAI
CA#AG024150

ATTACHMENT 4

Heritage Ridge Residential Project

Development Plan Resolution

RESOLUTION 23 - _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA APPROVING THE DEVELOPMENT PLAN FOR THREE HUNDRED THIRTY-TWO APARTMENT UNITS WITH A PARKING CONCESSION AND A PUBLIC PARK FOR THE HERITAGE RIDGE RESIDENTIAL PROJECT; APNS 073-060-031 THROUGH -043; CASE NO. 14-049-DP

WHEREAS on May 20, 2014, the Towbes Group applied requesting approval of a General Plan/Local Coastal Land Use Plan (GPA/CLUP) amendment (GPA) to the Open Space Element and Conservation Element; a Vesting Tentative Map; and a Development Plan with Modification, for the development of 360 residential apartments and associated improvements on the parcels east of South Los Carneros Road and north of Camino vista Road, APNs 073-060-031 through -043; and

WHEREAS on October 1, 2014, after a few resubmittals, the application was deemed complete; and

WHEREAS, on February 5, 2018, the application was updated to reflect a change in the number of units from 360 to 353, which involved reducing the three-story building to two stories; and

WHEREAS other parts of the Project not considered in this Resolution include a General Plan Amendment (“GPA”), a Vesting Tentative Map (“VTM”), a public right-of way relinquishment and acquisition; and acquisition of an approximate two-acre public park; and

WHEREAS pursuant to Section 21067 of the Public Resources Code, and Section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.), the City of Goleta is the lead agency for the proposed Project; and

WHEREAS in accordance with State CEQA Guidelines Section 15082, on April 6, 2015, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation (“NOP”) stating that an Environmental Impact Report (State Clearinghouse #2015041014) would be prepared; and

WHEREAS nine comment letters were received in response to the NOP; and

WHEREAS pursuant to Public Resources Code Section 21083.9 and State CEQA Guidelines Sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on April 29, 2015 to solicit comments on the scope of the environmental review of the proposed Project and four comments were received; and

WHEREAS a Draft Environmental Impact Report (“Draft EIR”) was prepared, incorporating comments received in response to the NOP; and

WHEREAS pursuant to State CEQA Guidelines Section 15087(e), the Draft EIR was circulated for at 52-day public review and comment period from June 17, 2016 to August 8, 2016; and

WHEREAS during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines Section 15086, and held an Environmental Hearing Officer meeting on July 20, 2016, to receive verbal public comments on the Draft EIR, where one comment was received; and

WHEREAS the City received fourteen written comment letters on the Draft EIR; and

WHEREAS in March of 2020, Redtail Multifamily Land Development, LLC became the project applicant and took over project processing and also entered into a partnership agreement with the Housing Authority of the County of Santa Barbara (HASCARBO); and

WHEREAS the current owners are FLT Heritage Ridge TG, LLC and GF Frontier, LLC, and the applicant/permittees are Red Tail Multifamily Land Development, LLC and HASCARBO; and

WHEREAS in January 2021, the Project was revised to include an affordable housing component; reduce the total number of housing units from 360 to 332 units; provide increased right-of-way along Los Carneros Road, resulting in a building setback shift along this roadway; a request for a Streamside Protection Area (SPA) buffer reduction of up to 33 feet in the northeast corner of the Project site; and address the updated CEQA Guidelines and thresholds; and

WHEREAS the revised Heritage Ridge Residential Project (the “Project”) has been redesigned to develop 332 housing units (102 affordable with 2 manager units, and 228 market-rate) in eight buildings as well as two additional recreational buildings and a public park on a 17.36-gross acre site within the Inland Area of the City of Goleta; and

WHEREAS the Project is on a currently vacant site north of Camino Vista and east of South Los Carneros Road, comprised of Assessor’s Parcel Numbers 073-060-031 through -043, in the City of Goleta, in Santa Barbara County; and

WHEREAS the Project requires approvals of a General Plan Amendment (14-049-GPA), Development Plan (14-049-DP) with a parking concession as a density bonus

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project, and Vesting Tentative Map (14-049-VTM); approval from the Design Review Board (14-049-DRB); approval of a road easement vacation and acquisition; a two-acre park acquisition (a 1.85 acre park and a 0.15 acre easement over 13 public parking spaces), and approval of a Park Fee credit for the Affordable Housing Units; and

WHEREAS on April 29, 2021, to address updated CEQA requirements and the redesign of the Project, a Revised Draft EIR was prepared and initially released for a 45-day public review and comment period; and

WHEREAS shortly after the initial release of the Revised Draft EIR for public review, it was determined that the public comment period should be restarted due to a noticing error as one of the revised topic areas was not listed in the notice. After correcting the notice, the Revised Draft EIR was recirculated for a 45-day public review and comment period from May 14, 2021, to June 28, 2021 and the City held an Environmental Hearing Officer meeting on June 16, 2021, where six comments were received; and

WHEREAS the City received seven written comment letters on the Revised Draft EIR; and

WHEREAS the Revised Draft EIR determined that mitigation measures were required to mitigate impacts to a less than significant level for the following resource areas: aesthetics, biological resources, cultural resources, geology and soils, hydrology and water quality, and tribal cultural resources; and

WHEREAS the Revised Draft EIR further concluded that despite the incorporation of all feasible mitigation measures, the proposed Project would nonetheless result in significant and unavoidable impacts relating to cumulative cultural resource impacts, construction noise, and solid waste (project level and cumulative); and

WHEREAS in accordance with State CEQA Guidelines Section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on April 29, 2021; and

WHEREAS as required by State CEQA Guidelines Section 15087(a), the City provided Notice of Availability of the Revised Draft EIR to the public at the same time that the City sent Notice of Completion to the Office of Planning and Research on April 29, 2021; and

WHEREAS during the public comment period, copies of the Revised Draft EIR and technical appendices were available for review and inspection on the City's website; and

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WHEREAS subsequent to public review of the Revised Draft EIR, the grading plan was revised to reduce soil export, the site plan was revised to reduce total parking, and increase open space in order to achieve a 100-foot buffer from the Los Carneros Creek Streamside Protection Area; and

WHEREAS pursuant to Public Resources Code Section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's Planning Commission initially planned consideration of the Final EIR on February 28, 2022; and

WHEREAS, at the request of the public in order to allow the public ample time to review the Final EIR, the City chose not to hold the February 28, 2022, Planning Commission hearing and continued the matter to March 28, 2022; and

WHEREAS the Planning Commission commenced review of the project and started taking public comments regarding the adequacy of the Final EIR and the merits of the project on March 28, 2022, and April 25, 2022; and

WHEREAS the Planning Commission continued the review from the April 25, 2022, to allow staff time to respond to the verbal and written comments received; and

WHEREAS the City has revised the Final EIR to add a Preface to the beginning of the Final EIR that summarizes the changes and responds to late comments received 10 months after the close of the public comment period; and

WHEREAS on February 15, 2022 and October 13, 2022, the City released the initial and revised Final EIR ("Final EIR"), which consists of the Draft EIR, Revised Draft EIR, all technical appendices prepared in support of the Draft EIR and Revised EIR, all written comment letters received on the Draft EIR and Revised Draft EIR, written responses to all written comment letters received on the Draft EIR and Revised Draft EIR, and errata to the Draft EIR, Revised Draft EIR and technical appendices; and

WHEREAS the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, and the Revised Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

City Council Resolution No. 23-____

WHEREAS on November 14, 2022, the Planning Commission held a noticed public hearing on the merits of the Development Plan and associated components, at which time all interested persons were given an opportunity to be heard. The Planning Commission, on a 4-1 vote, recommended approval to the City Council of the project and park option #2 (Original Design); and

WHEREAS on March 7, 2023, the City Council conducted a duly noticed public hearing regarding the adequacy of the Final EIR, at which time all interested parties were given the opportunity to be heard; and

WHEREAS prior to acting, the City has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the EIR, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS no comments made in the public hearings conducted by the City and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code Section 21092.1 and State CEQA Guidelines Section 15088.5; and

WHEREAS the City Council considered the entire administrative record, Final EIR, Mitigation Monitoring and Reporting Program (“MMRP”), Statement of Overriding Considerations, including staff reports and oral and written testimony from interested persons.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF GOLETA HEREBY RESOLVES:

SECTION 1. Factual Findings

The City Council finds as follows:

- a. The property consists of 17.36 total gross acres with 14.07 net developable acres. The property has a General Plan land use designation of Residential Medium Density, an Affordable Housing Opportunity Site designation and is located in the General Plan’s Central Hollister Residential Development Area that permits a density of 25 units per acre. The Project has a density of 23.6 units per acre consistent with the Affordable Housing Opportunity site maximum density allowance of 25 units per acre. Exhibit 2 contains the Project General Plan Consistency Analysis.

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- b. The Project includes a request for a Development Plan for the construction of 40 senior affordable rental apartment units (62 years and older), 62 family affordable apartment units and two manager's units, 228 market rate rental apartment units and an approximately 2-acre public park to be dedicated to the City. Lots 1 and 2 (for the affordable units) and Lot 4 (market-rate units) each has private open space and its own recreational amenities.
- c. Along with developing the 228 market-rate units on Lot 4, the owners/permittee of Lot 4 will grade and install utility connections to Lots 1 and 2, and will also construct the park on Lot 3, including the parking spaces.
- d. The site is vacant with large mounds of soil stored on the property. Approximately 92,000 cubic yards of soil will be exported from the site.
- e. The property is gently sloping with the removal of the fill soil and has an irregular shape.
- f. The property has adequate ingress and egress from Camino Vista that meets Fire Department requirements.
- g. The factual findings in this Section are based upon substantial evidence found within the entirety of the administrative record.

SECTION 2. Environmental Assessment Findings

Resolution No ____ recommends certification of the Final EIR (SCH #2015041014), adoption of findings under CEQA, adoption of the MMRP and Statement of Overriding Consideration, and, among other things, properly assesses the environmental impact of the Project in accordance with CEQA. Resolution No. ____ is incorporated herein by reference.

SECTION 3. Development Plan Findings

The City Council makes the following findings regarding the Development Plan pursuant to Section 35-317.7 of the Inland Zoning Ordinance:

- a. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed

The Project site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of the proposed Project as all of the

City Council Resolution No. 23-____

setbacks, building coverage, and common open space requirements can be met on the 17.36-gross acre site. Based on the parking requirements of Article III zoning, the project would be required to provide 542 parking spaces. However, the applicant has requested a parking concession under State Density Bonus Law because of the provision of affordable housing units. Under State Density Bonus provisions, the entire Project of 332 units would require a minimum of 455 parking spaces to be provided. The Project provides 494 parking spaces which meets the parking requirements using the State Density Bonus provisions. If the affordable housing (qualifying for the parking concession) is not developed, the Project would defer to parking requirements per City's zoning standards and will be required to provide the spaces pursuant to the Conditions of Approval

- b. That adverse impacts are mitigated to the maximum extent feasible

As set forth in the administrative record including, without limitation, City Council Resolution 23-____, the Project's Final EIR, MMRP and the Statement of Overriding Considerations, the Project's environmental impacts have been fully analyzed and the environmental impacts will be mitigated to the maximum extent feasible. The Final EIR and MMRP identified 28 mitigation measures in the topic areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, and transportation, with the expressed intention of minimizing environmental impacts.

- c. That streets and highways are adequate and properly designed

As set forth in the administrative record including, without limitation, the accompanying staff report, requirements from the City's Public Works Department, and the Project's Final EIR, the adjacent streets and highways are adequate and properly designed to accommodate the additional traffic anticipated to be generated by this project. No new streets are proposed to be created with this project and internal circulation within the project will be provided via driveways. Further, the project has been conditioned to repair/restore any street damage resulting from the soil export and construction activities associated with the development of the Heritage Ridge project.

- d. That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project

There are adequate public services, including but not limited to the Santa Barbara County Fire Protection District, Goleta Water District, Goleta Sanitary District and Santa Barbara County Sheriff's Department to serve the project. These agencies and districts have adequate personnel and capacity to serve the Project. These

agencies have provided the approved service determination letters verifying the ability to provide services along with conditions of approval, which have been incorporated into Exhibit 4 to ensure that the project complies with these agencies' requirements.

- e. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood, and will not be incompatible with the surrounding areas

As set forth in the Project's Final EIR and secured by the MMRP and Conditions of Approval, the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas. The project would be served by the appropriate water and wastewater districts and would have safe and adequate vehicular access for resident and emergency vehicles. Further, the type and density of the project is consistent with the General Plan designation for the site and will further strengthen the residential character of the Central Hollister Residential Corridor. The adjacent streets of Camino Vista, Calle Koral, and Los Carneros and Hollister Avenue all have capacity to handle the increase in traffic volume as documented in the Final EIR.

- F. That the project is in conformance with 1) the Comprehensive Plan and 2) the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-306.7. (Amended by Ord. 4428, 6/18/96)

For the reasons set forth in General Plan Consistency Analysis, attached as Exhibit 2 and incorporated herein by reference, and the Zoning Consistency Analysis, attached as Exhibit 3, and incorporated herein by reference, and as set forth in the entire administrative record including the Final EIR, the Project conforms with all applicable laws including, without limitation, the Goleta Municipal Code and the General Plan/Coastal Land Use Plan. All of the required development standards of the DR-20 zoning district are met or exceeded.

- g. That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area

The site is not located within a designated rural area; therefore, this finding is not applicable to the Project.

- h. That the project will not conflict with any easements required for public access through, or public use of a portion of the property

The development and/or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed development. The project will not conflict with any public easements or right of ways as the roadway and slope easements proposed to be vacated have been determined to no longer be needed for public purposes.

SECTION 6. Actions

The City Council take the following actions:

- a. Approve the Development Plan (Exhibit A Development Plan Site Plan) for 332 apartment units, (comprising 41 senior affordable units, 63 family affordable units and 228 market rate apartment units), a parking concession, and an approximately 2-acre neighborhood public park (Design Option 2 also referred to as the Original Design) to be dedicated to the City based on the findings of Sections 1-5 above, the General Plan Consistency Analysis (Exhibit B), the Zoning Consistency Analysis (Exhibit C) and subject to conditions of approval provided (Exhibit D).
- b. Direct staff to file a Notice of Determination within five (5) business days.

SECTION 8. Reliance on Record

Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 9. Limitations

The City Council analysis and evaluation of the project, including this Resolution, are based on the entire record, including the best information currently available. This includes competent and substantial evidence, both oral and written. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

City Council Resolution No. 23-____

SECTION 10. Summaries of Information

All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 11. Duration of the Resolution

This Resolution will remain effective until superseded by a subsequent Resolution

SECTION 12. Copies of the Resolution

The City Clerk is directed to mail a copy of this Resolution to FLT Heritage Ridge TG, LLC, 2082 Michelson Dr, 4th Floor, Irvine, CA 92612; Housing Authority of the County of Santa Barbara, 815 W. Ocean Avenue, Lompoc, CA 93436; the Towbes Group, 21 E. Victoria Avenue, Suite 200, Santa Barbara Ca 93101; GF Frontier LLC and, to any other person requesting a copy.

SECTION 13. Effective date of the Resolution

This Resolution will become effective immediately after adoption.

SECTION 14. Certification of the Resolution

The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of _____ 2023.

PAULA PEROTTE
MAYOR

ATTEST:

APPROVED AS TO FORM:

DEBORAH LOPEZ
CITY CLERK

MEGAN GARIBALDI
CITY ATTORNEY

City Council Resolution No. 23-____

COUNTY OF SANTA BARBARA)
CITY OF GOLETA) ss.

I, DEBORAH LOPEZ, City Clerk of the City of Goleta, California, DO HEREBY CERTIFY that the foregoing Resolution No. 23- __ was duly adopted by the City Council of the City of Goleta at a regular meeting held on the __ day of _____, 2023 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

(SEAL)

DEBORAH LOPEZ
CITY CLERK

- Exhibit A – Development Plan Site Plan
- Exhibit B – General Plan Consistency Findings
- Exhibit C – Zoning Consistency Table
- Exhibit D –Development Plan Conditions
- Exhibit 1 – Agency Letters

City Council Resolution No. 23-____

EXHIBIT ATO ATTACHMENT 4

HERITAGE RIDGE PROJECT

DEVELOPMENT PLAN –

Due to the size of the Plans, the plans can be accessed at:

<https://www.cityofgoleta.org/home/showpublisheddocument/27797>

EXHIBIT B TO ATTACHMENT 4

HERITAGE RIDGE PROJECT
GENERAL PLAN CONSISTENCY ANALYSIS

Heritage Ridge Residential Project General Plan/Coastal Land Use Plan Consistency Analysis

The project is consistent with the Goleta General Plan/Coastal Land Use Plan (GP/CLUP) as described below.

1. **Land Use Element:** The project is consistent with the Land Use Element and in particularly GP/CLUP policies LU 2.1, LU 2.2, LU 2.6 and as described in Table 2-1 of the GP/CLUP relating the medium density residential uses. The proposed housing project is consistent with the intensity standards listed in Table 2-1 regarding maximum¹ and minimum density, height, and lot coverage ratio for the Residential-Medium Density (R-MD) category. The project is a multi-unit apartment development consistent with the R-MD and use category designated for the site. R-MD developments can serve as a transition between business uses to the east and single-family neighborhood to the west in Village at Los Carneros as outlined in LU 2.6. Further, the 17.36-gross acre site (14.07 net developable acres) is designated as an Affordable Housing Opportunity (AHO) Site within Central Hollister Corridor (CHC), as outlined in LU 8. The intent of the CHC is to facilitate infill residential development on existing vacant parcels in the Central Hollister area and in a transit-accessible area. The GP/CLUP recognized that the future residential uses would be interspersed with existing commercial business and existing residential development which this project does consistent with policy LU 8.1.

At the time of GP/CLUP adoption, the City Council determined the residential uses would be compatible in the CHC area to create a mixed-use neighborhood with access to transit and commercial services, including bus stops on Hollister Avenue, access to U.S. 101, and the Amtrak regional transportation corridors. The Heritage Ridge project is the last of the residential project proposed with the CHC and would complete policy LU 8.

As indicated, the site is an AHO site, which requires development density between 20-25 units per acre (LU 8, LU 8.2). The Project has a density of 23.6 units per acre. The Project includes 41 senior affordable units, 63 family affordable units, and 228 market-rate units for a total of 332 rental units. The applicant has voluntarily chosen to provide the 104 affordable units (102 rental units with 2 manager units), which will be available to low and very low-income households. The project is consistent with neighborhood compatibility (LU 1.8, LU 8.5) based on the design of various project components, including architecture, landscape design, a mix of unit sizes and recreational amenities for residents. With Design Review Board review and input, the

¹ The maximum density is allowed to be 25 du/ac in accordance with footnote 5 to Table 2-1 of the GP/CLUP.

project would be compatible with the Land Use Element policies relating to new development policies namely LU 1.8, LU 1.9, LU 1.10, and LU 2.3 for site and building design. Also, the project design will be compatible with the character of the existing mix of residential and industrial uses in the immediate area of in terms of size, bulk, scale and height with Design Review Board findings. On-site massing is consistent with the residential neighborhood found in Willow Springs 1 and 2 and the apartment units and People Self-Help Housing complex located directly to the west across Los Carneros Road in Village at Los Carneros. Adequate open space areas are provided that include both private common spaces and approximately 2-acre public park. The project will be adequately served by existing public services and infrastructure as required by policies LU 1.13 and LU 11.1 and as is further discussed in the Public Facilities and Transportation Element analysis

2. **Open Space Element:** The project is consistent with the Open Space Element, given the dedication and construction of a neighborhood park in keeping with General Plan Open Space Policy 6.4, Table 3-1 and Figure 3-2. Figure 3-2 specifically denotes that a public park is to be provided in this location as part of the Willow Springs III (former name of the project) project site.

Open Space Policy OS 6.4 states:

Neighborhood Parks. Neighborhood parks provide the nearby residential neighborhood with active recreational activities for a variety of age groups. The following standards shall apply to neighborhood parks:

- a) The typical service area radius shall be 0.5 miles.
- b) The typical size shall be less than 10 acres
- c) Neighborhood parks should be easily accessible to the surrounding neighborhood populations through safe pedestrian and bicycle access. Neighborhood parks do not generally require onsite parking, although a limited amount of parking may be provided.
- d) Typical facilities provided in neighborhood parks include playgrounds and associated equipment, picnic tables, open undeveloped areas, lawns or grassy areas for field games, and benches.
- e) Neighborhood parks maybe developed as a school park or community center park.

Within a 0.5-mile radius of the park site, there will be a total of 1,132 residential units with the majority of them being attached units with little private yard spaces. These units include Willow Springs I (235 units), Willow Springs II (100 units), VLC (465 units) and Heritage Ridge (332 units). At 2.89 persons per household², there would be over 3,270 people living near the park site once the Heritage Ridge project is constructed. The park has been designed with a variety of amenities to serve the recreational needs of the residents and business employees in the immediate vicinity which could include individuals (of various ages) and families with young children. In addition, the park is

² California Department of Finance Persons Per Household for Santa Barbara County estimate for 2020

accessible via sidewalks and bike lanes. Further, the park design includes 13 dedicated off-street parking spaces for users of the park who choose to drive to the site. The location of the park would also serve many employees in the area who may use the park during the day for breaks or lunch given the close proximity and ease of access via existing streets and sidewalks.

The approximately 2-acre Park is sited atop the knoll in the center of the 17.36-acre site with a design featuring a level grassy playground and picnic area surrounded by native flowering plants, shrubs, and trees selected in consultation with local Chumash tribal representatives. The Park and plant palette is designed to provide a sense of wild nature within an expansive open space, shaded in part by native trees. In addition, there are areas of native vegetation planned with large amounts of Coastal Sage Scrub, some Oak Woodlands and native grasses.

Given the size of the land available, its topography, and the sensitive resources present, the proposed park improvements may be found consistent with the OS 6.4 as the design includes most if not all of the items listed in OS 6.4.

All park options meet the Open Space Element and ultimate design will be determined by the City Council:

Low Active Park (Option 1)

- All the same elements as Original Park Design (Option 2) but without fitness equipment stations. The amount of grassy lawn area remains the same at approximately 8,712 sq. ft as does the native grass meadow area at 4,708 sq. ft. No basketball court or golf disc is proposed with this option.

Moderate Active Park (Original Park Design) (Option 2)

- Approximately 8,712 square feet of lawn area,
- Playground and tot lot,
- Picnic area,
- Walking/jogging path through the middle and around the northern perimeter of the park,
- 10 fitness equipment stations (similar to the equipment at Jonny D. Wallis Neighborhood Park),
- Approximately 4,708 square feet of native grass meadow,
- Approximately 640 square feet of area surfaced with tan pour in place fall surfacing that would feature renditions of Chumash structures (Chumash village) to serve as an educational space. This area will function as a 2–5-year-old learning environment, meaning children would not be able to climb on the structures,
- Approximately 1,200 square feet of a native interpretive garden.

More Active Park (Option 3)

- All the same elements as Original Park design (Option 2) but with the addition of a half basketball court and golf disc areas. These added

recreational elements reduce the lawn area to 6,623 sq. ft. (2,089 less sq. ft. of lawn area).

Recreation facilities in the private portions of the development include a pool, spa, gym and a children’s play area. Two large stormwater detention basins provide open space within the development. One basin would be developed with a turf play area and the other provides landscaped open space. Sidewalks along Calle Koral and Camino Vista and a network of pathways through the site provide pedestrian access throughout the site.

Further, the project is consistent with policy OS 8 in that the park area will also serve to protect an archeological site. Mitigation Measures for site-specific cultural impacts are provided for preservation and monitoring as required in the EIR, which is consistent with OS Policies 8.3 through 8.6. The park design and the two alternatives have been developed in conjunction with input from the Barbareño Band of Chumash Indians (BBCI). The park design includes placement of a memorial plaque and landscape materials important to the Chumash with native plants within the park area. The BBCI found the siting of the various park facilities, the various planned recreational amenities, and the landscaping design to be appropriate, while respecting and preserving the integrity of the archaeological and tribal cultural resources found on the site. A Statement of Overriding Considerations must be adopted by the City for an EIR Class I (significant and unavoidable) cumulative cultural resource impact. This Class I impact results from the previous and proposed impacts to the cultural site (CA-SBA-56) creating a significant loss of this village site.

3. **Conservation Element:** The project is consistent with the Conservation Element. The project includes a General Plan Amendment to remove map designations of Environmentally Sensitive Habitat Area (ESHA) and Special Status Species on the project site for Sage Scrub/Dune/Bluff Scrub (CE Figure 4.1). Such habitat has not been identified on the project site based on multiple biological studies (preparers and dates listed in Table 1 below) discussed in the associated Final Environmental Impact Report. Based on the studies prepared and confirmed through peer reviews and/or additional field work by Rincon Consulting on behalf of the City, coastal sage scrub habitat community is not present on the site. The project site contains a small quantity of native purple needle grass, which was planted for erosion control purposes after an earlier grading project on the site. Therefore, these grasses are not considered sensitive (CE 5.2). Based on biological survey results and analysis within the Final Environmental Impact Report (SCH#2015041014), special status plant and wildlife have a low potential to occur on-site. Mitigation would reduce potential impacts to nesting birds and wildlife movement in accordance with policies CE 8.1, CE 8.2 and CE 8.3.

Table 1

Date	Type of Reports	Prepared by and/or Peer Review

April 15, 2013	Biological/Wildlife Corridor Assessment	Dudek (Applicant)
April 10, 2014	Technical Review of Coastal Sage Scrub ESHA	Dudek (Applicant)
March 18, 2015	Reconnaissance survey	Rincon Consultants (City)
April 2, 2015	Wildlife (nesting bird habitat assessment) and botanical survey	Rincon Consultants (City)
June 10, 2015	Botanical survey	Rincon Consultants (City)
March 26, 2021	Reconnaissance survey	Rincon Consultants (City)

The project complies with Policy CE 2.2 (Streamline Protection Areas) in meeting the 100' setback from Streamline Protection Area (SPA) from Los Carneros Creek which is located on the north side of the adjacent active Railroad line. The applicant has undertaken several redesign iterations of project and engineering designs to achieve the 100' SPA buffer.

The project complies with requirements for drainage and runoff as stated in CE 2.5 and CE 2.6. Project mitigation measures require the development to utilize best management practices for stormwater management to capture stormwater runoff for biofiltration treatment and sediment collection so impacts on water quality are minimized as required by policies CE 10.1, CE 10.2, CE 10.3, CE 10.4, CE 10.6, and CE 10.7. The Project Management must maintain all stormwater management facilities serving the project in compliance with CE 10.8. Further, as directed in policy CE 10.9, the landscaping incorporates the use of native and noninvasive plants to minimize the need for fertilizer, pesticides, herbicides, and excessive irrigation.

The project site is located within 500 feet of U.S. Highway 101 and the Union Pacific Railroad, potentially exposing residents to air pollutants. Mitigation measures in the Final EIR require door and window sealant and indoor air filtration to minimize exposure to air pollutants from US 101 to implement policy CE 12.1. According to a Health Risk Assessment completed for the project site, all proposed residences must be equipped with enhanced ventilation systems (rated MERV 13 or better) to remove Diesel Particulate Matter (DPM) from the air due to the proximity of the rail and vehicle corridor. With implementation of this mitigation, the project is consistent with the Conservation Element Policy CE-12.1 to minimize health risks to residents located within 500 feet of the U.S. 101.

In addition, the project will comply with the regulations and requirements of the Santa Barbara Air Pollution Control District during construction as provided for in CE 12.3. The provision of additional affordable and market rate housing in Goleta will help

reduce vehicle mile travel and thereby minimize the potential to increase emissions as stated in CE 12.2. The project Final EIR found that construction-related and long-term emissions impacts would be less than significant.

The project is located in the Central Hollister Residential Development Area as specified in the General Plan. This area is close to retail/commercial centers and job opportunities. As stated in policy CE 12.4, the CHC is designed to provide new housing near existing workplaces and commercial service to encourage short trips by foot and bicycle; to provide new housing near existing bus routes with convenient and high frequency services; provide new housing near the US 101 ramps so as to minimize the length of auto trips on streets within the community; and provide new housing at locations near the Amtrak line. This site and development meet the purpose of this policy.

As conditioned and in line with policy CE 13.1, the development of the project will comply with the CalGreen+ standards of the City's Green Building regulations to make all new homes solar and electric vehicle-ready; reduce potable water use for exterior landscaping by 40 percent and interior water use by 30 percent, thereby meeting or exceeding the mandatory thresholds for potable conservation required by CalGreen legislation; and reducing construction waste by 65 percent. In addition, adequate, screened trash and recycling storage areas will be provided for the project. The landscape plant palette for the project contains low water use vegetation. For these reasons, the project is consistent with policies CE 13.1, CE 13.3, CE 15.3, and CE 15.5. Additional trees and landscaping will be planted in the adjacent public rights of ways along the project frontages, on-site, and in the public park. These improvements will enhance the city's urban forest and will improve the aesthetic, visual, and environmental benefits of the area as envisioned by policies CE 14.1, CE 14.2, CE 14.3, and CE 14.4.

- 4. Safety Element:** The project is consistent with the Safety Element for the below discussed reasons. A Geotechnical Engineering Report was prepared for the project site and EIR mitigation measures are required for the project. The Geotechnical Report demonstrates that there is sufficient buildable area outside of a hazardous portion of the property as stated in policy SE 1.5. The project site is not located in a radon hazard area, a fault zone, airport hazard areas, slope hazard areas, tsunami zone, wildland fire area or a 100-year flood zone and is therefore consistent with the policies of SE 4, SE 5, SE 6, SE 7, SE 9. The project has been reviewed by the Santa Barbara County Fire Protection District and requirements have been incorporated into the project. Moreover, the project must comply with all applicable Building Code requirements, including fire-sprinklers (CBC) and Goleta Municipal Code (GMC) as directed in SE 1.3, SE 1.6, SE 1.9, SE 5.2 and SE 5.4. The project will comply with current California Building Code requirements for fire protection, including the installation of fire sprinklers as outlined in SE 7.1, SE 7.2, and SE 7.5. The project will be adequately served by fire protection services.

Residents at the Project site may be exposed to a low to extremely low risk of upset due to the potential release of hazardous materials from nearby businesses, truck accidents on U.S. 101, train derailments on the UPRR rail line, and a high-pressure natural gas pipeline on Hollister Avenue). However, based on the California Supreme Court case, *California Building Indus. Ass'n. v. Bay Area Air Quality Mgmt. Dist.* (2015) 62 Cal.4th 369 (Case No. S213478) ruling, CEQA does not require the project would not increase exposure of residents to risks associated hazards beyond levels already anticipated in the General Plan EIR. The potential for risk is low with a Condition of Approval for MERV filters, the 30-year excess cancer risk would be between 2 to 10 in one million. This was already determined to be acceptable when the City Council designated this site for R-MD development along with the Cortona Apartment and the Village at Los Carneros sites located in the same general location adjacent to the US 101, the Union Pacific Railroad, and adjacent businesses.

- 5. Visual and Historic Resources Element:** The project is consistent with the Visual and Historic Resources Element. The GP/CLUP designated scenic views of the foothills and Santa Ynez Mountains from northbound S. Los Carneros Road at Calle Koral has been retained with the redesign of the project to have a two-story building at the corner of Calle Koral and Los Carneros in order for views to not be blocked. The three-story buildings on the site have been situated in such a manner to allow for the line of sight to pass over the roof forms as shown in the visual simulations prepared. This scenic view would still be available for pedestrians, bicyclists, and vehicles traveling on Los Carneros Road by the three affordable project's two and three-story buildings on the southwestern portion of the site. Four of the market rate apartment buildings facing Camino Vista would be three-stories in height, with the remaining three buildings being two-stories in height. For these reasons, the project is consistent GP/CLUP polices VH 1.1, VH 1.4, VH 2.2, and VH 2.3. The views to the south of the Pacific Ocean will be retained looking southbound from the US 101 and Railroad overpasses as none of the buildings affect this view. Design Review Board review has been incorporated into mitigation measures to provide a process to ensure that massing, height, and architectural styles encourage visual harmony while reducing the impact on scenic views to the maximum extent practicable as stated in policies VH 1.1, VH 1.2, VH 1.4, VH 2.1, VH 2.2, and VH 2.3.

Development of the site will be an extension of the existing urban neighborhoods to the south and west and the buildings have been designed and sited in such a manner to maintain views of open space as encouraged by policy VH 1.5. All lighting has been designed to be prevent over-lighting, energy waste, and sky glow as stated in policy VH 4.12. Further, all utilities will be placed underground as directed by policy VH 4.14. Public improvements along Camino Vista and Calle Koral on the project frontages will include pedestrian sidewalks and connections to the Willow Springs neighborhood to the south and the placement of buildings, the park design and features, and on-site infrastructure is working with the existing site topography as encouraged by VH 3.3.

The landscaping for the project has been an integral part of the project design. Native, drought-tolerant vegetation has been used extensively, turf areas are limited, and invasive plants have not been incorporated into the design in accordance with policy VH 4.9. Further, the final landscape plan for the project will be reviewed and approved by Design Review Board with input from the other city committees/commissions as warranted. Pedestrian and bicycle circulation within and between the adjacent neighborhoods at Willow Springs I and II and Village at Los Carneros has been planned and the park design creates a well-defined community open space area consistent with policies VH 3.3, VH 3.5, and VH 3.6.

Signage for the housing complexes have not been designed yet as it is too early for that fine level detail. However, when signage is proposed, it will be required to consistent with City zoning regulations for signage in residential areas and policies VH 3.7 and VH 4.13). As indicated previously, completion of the design review by the Design Review Board will be required before project construction to ensure appropriate plant selections that minimize view blockage and ensure the design of structures is of high quality, compatible with surrounding development, and enhances the visual character of the City overall as stated in the applicable policies namely: VH 1.6, VH 2.2, VH 2.3, VH 2.4, VH 3.1, VH 3.2, VH 4.1, VH 4.3, VH 4.9, VH 4.10, and VH 4.15. Most private views of the site are `obstructed by existing vegetation. Views northward from the existing residential neighborhood to the south of the project site (Willow Springs I and II) will be changed as a result of the project; however, the design and placement of the buildings have taken into consideration the views from these adjacent residential complexes as encouraged by VH 1.8.

- 6. Transportation Element:** The project is consistent with the Transportation Element with associated street and sidewalks based on the proposed improvements and as required as required by conditions of approval. A Level of Service of C or better would be maintained on all streets in the project vicinity in the A.M. and P.M. Peak Hours as shown in the traffic study named: *Updated Traffic and Circulation Study for the Heritage Ridge Project – City of Goleta* (Associated Transportation Engineers, March 2021). It is included in Appendix I of the Final EIR. While policy TE 1.6 specifically relates to non-residential proposals, the project provides 14 bicycle parking pads, for a total of 112 spaces, placed throughout the property which will facilitate and encourage alternative modes of transportation. Additionally, public transportation is located along Hollister Avenue about 0.4 miles from the site, consistent with policy TE 7.4, Hollister Avenue Transit Corridor.

The site has been designed with three access points onto Camino Vista. The westernmost driveway onto Camino Vista serves the affordable housing portion of the development. The middle and easternmost access points create a looped private driveway system through the market rate housing portion of the development and provides access to the public park. This internal driveway provides access to adjacent open parking spaces and private carports. Lane widths are appropriate for the residential neighborhood and adequate for emergency access while encouraging

appropriate speeds within the neighborhood. The proposed internal circulation system complies with the policy guidance outlines in TE 1.4, TE 3.6, TE 3.7, and TE 6.7.

Further the street frontage along Camino Vista, Calle Koral, and Los Carneros will be improved and the public street improvements and internal driveways will accommodate safe pedestrian movement throughout the project site as encouraged in policy TE10.4. Sidewalks access the apartment buildings and are located throughout the internal portions of the site, including access to the park. In accordance with policy TE 6.8, street lighting is provided in keeping with the neighborhood character and Conservation Element policies as stated in policy. As discussed in the Conservation Element analysis, development features ensure appropriate drainage and protection of water quality while accommodating transportation improvements as outlined in policy TE 6.3. The project provides 156 carports and 338 open parking spaces distributed around the site with thirteen parking spaces designated to serve the public park. The project provides 494 parking spaces while only 455 spaces are required by the State Density Bonus Law.

As required by policy TE 13.1, a traffic study has been prepared and updated for the project and included as Appendix I in the Final EIR. Tables 6 through 10 of the *Updated Traffic and Circulation Study for the Heritage Ridge Project – City of Goleta* (Associated Transportation Engineers, March 2021) finds traffic generated by vehicle trips from the project will not increase traffic volumes that exceed the design capacity of the transportation system. Further, the traffic study also identifies that the project would not result in an exceedance of City LOS standards at any of the study area roadways and intersections and no traffic improvements would be required, consistent with policy TE 13.3. As part of the project, soil export by heavy trucks (6-12 inbound and 6-12 outbound trucks per hour for a total of 10,222 roundtrips over an estimated 22-week export phase) will occur and will contribute to traffic congestion and wear and tear on area roadways in the short term. The construction traffic will be primarily limited to the Los Carneros/ US 101/ Camino Vista area. The peak hour and cumulative impacts of truck hauling are not expected to create short-term traffic impacts but will have short-term noise impacts and potential damage to local streets. The applicant will be required to repair roadway damage associated with the export of soil and the project has been conditioned as such. Lastly, the developer will pay traffic impact fees associated with the market rate units to fund transportation improvements to ensure adequate levels of service systemwide as directed by policy TE 14.1.

- 7. Public Facilities Element:** The project is consistent with the Public Facilities Element. As outlined in policy PF 10.2 and implemented through Chapter 17.70 of the Goleta Municipal Code, the permittee will pay development impact fees for the market rate units. These impact fees represent the project's proportionate share of the costs of new or upgraded capital facilities attributable to new development. The impact fees address parks and recreation, bicycle and pedestrian facilities, fire protection facilities, library facilities, public administration facilities, stormwater facilities, and transportation facilities. The impact fees only apply to the 228 market rate units as the 104 affordable

units are considered a beneficial project which qualifies for a fee waiver as provided by Council Resolution No. 19 - 43.

The project is designed to comply with fire safety design standards identified in the California Fire Code, as adopted and incorporated into the GMC, and the Santa Barbara County Fire Protection District's development standards. As stated in policy PF 3, the project has been designed with two routes of ingress and egress, the internal roads/driveways have been designed to County Fire standards, and emergency access has been taken into consideration with the placement of the various buildings particularly those along Camino Vista. As discussed in the Final Environmental Impact Report (SCH #2015041014), the project would not result in any significant new demands on police or fire protection services and the safety considerations associated with the project have been reviewed as directed in policy PF 3.9. Further implementing policy PF 3.9, the project is designed to encourage a secure, safe, and crime-free environment with adequate lighting and building design.

As indicated above, the market rate unit portion of the project will contribute impact fees to assist with funding capital facilities for police facilities and to help fund a new fire station in western Goleta which will improve emergency response times to the project area consistent with policies PF 3.2, PF 3.3, and PF 3.8.

The project will not adversely affect the water supply. The Goleta Water District (GWD) confirmed the property has an existing water entitlement to 56.26 acre-feet per year (AFY) of potable water supply. Water demand generated by the project is projected to be 44.79 AFY, which is below the total amount of water currently allocated to the project site consistent with policy PF 4.1. The Goleta West Sanitary District confirmed that sanitation services are available to serve the project consistent with PF 4.2.

The analysis contained in the associated Final EIR (SCH #2015041014) for the project confirmed the project will not create a significant number of students that would be impact facility capacities consistent with policy PF 5. Additionally, the developer is required to pay school impact fees as required by the Goleta Union School District and Santa Barbara Unified School District consistent with policy PF 5.7.

Additionally, all utility/service providers (SCE, Southern California Gas, Marborg) confirmed that they can serve the project and all utilities will be undergrounded consistent with policies PF 6.1 and PF 6.2. There are adequate existing public facilities and services available to serve the project. The permittee will fund the cost to construct new utility infrastructure for the project as needed and connect to existing utility facilities as stated in policies PF 9.2, PF 9.3, and PF 9.7.

8. **Noise Element:** The project is consistent with the Noise Element. As stated in policy NE 1.1, the proposed residential use is compatible with the surrounding multi-family residential and uses and the type of noise that can be expect after construction is completed would be similar to that created by the units at Willow Springs I and II and at Village at Los Carneros. Further, the design of the units required by the California

Residential Code (CRC) will incorporate noise reduction measures so that the interior of the units meet the 45 dBA CNEL standard thereby meeting the standards outlined in policies NE 1.2 and NE 1.5.

As outlined in the project's Final EIR (SCH#2015041014), the project will have short-term noise impacts during hauling and construction period. Mitigation measures have been identified to minimize the short-term noise impact as much as possible which includes limitation on construction hours, requiring properly maintained equipment, installation of noise blankets, restricting on-site idling equipment, and routing construction traffic to avoid neighborhood streets consistent with policies NE 6.4 and 6.5.

Pre-construction soil removal and truck hauling will be necessary to remove approximately 92,000 cubic yards. Preconstruction diesel haul trucks noise will be within 50-feet of existing residences. As a result, the temporary construction-related noise, particularly from soil export, has a Class I, significant and unavoidable short-term impact. A Statement of Overriding Considerations must be adopted by the City for an EIR Class I (significant and unavoidable) short impact. There is not anticipated to be a long-term noise impact resulting from the project given the residential use as stated above.

9. Housing Element:

The project is consistent with the policies of the 2023-2031 6th cycle Housing Element adopted on January 17, 2023. The project will provide 40 senior affordable rental apartments with one manager unit, 62 family affordable rental apartments with one manager unit, and 228 market rate rental apartments that will contribute to the mix of housing choices within the City and be available to seniors and the local workforce. This housing mix is consistent with policies HE 2.1 and HE 2.2 in the 2023-2031 Housing Element (HE). These apartments would address the local and regional housing deficit and contribute to the City's jobs/housing balance. The added units would provide needed housing for Goleta's workforce. The 332 units would assist the City in meeting its regional housing needs at the very low/low (senior and family affordable units), and above moderate levels (market rate units) as outlined in the Quantified Housing Objectives of Table 10-3. Project amenities include a 2-acre public park and private onsite open play area, walking trails, sidewalks, a tot lot, as well as a community building for each project component. The proposed recreational amenities provided at each residential complex along with the public park will be consistent with Housing Element Policy HE 3.2 (g) given the range of amenities proposed. As outlined in policy HE 2.3 (a)(c), and (e), the mix of eight 2- and 3-story buildings would break up the overall bulk of the development, and carports and parking spaces are screened from views from adjacent roadways through building placement and landscaping. Carports and driveways have been sited along the eastern property line to create a buffer between the housing units and the non-residential uses along Aero Camino Road according to HE 2.3(f) Further the housing

relates to the existing street pattern and integrates with pedestrian and bicycle circulation systems and provides adequate parking. The design of units and building placements strives to provide privacy and security for the individual units as stated in HE 2.3 (b), (d), (g), and (h).

In addition, the City's offer to participate in the funding of the affordable housing units through a \$1,000,000 loan if Housing Authority of Santa Barbara County is not successful in securing Low-Income Housing Tax Credits to help facilitate the affordable housing development as stated in HE 2.4 (a) and HE 2.8(a). Further, Lots 1 and 2 of the proposed Parcel Map will be deed restricted and subject to affordability covenants for 55 years in keeping with HE 2.4(b).

In accordance with HE 2.5, the project voluntarily provides inclusionary housing units that will assist in providing much needed housing for low-income families as discussed below. As discussed in the Conservation Element analysis, the project would comply with the City's Green Building regulations as conditioned and be consistent with HE 4. Further, the 17.36-gross acre site (14.07 net developable acres) is designated as an Affordable Housing Opportunity (AHO) Site within Central Hollister Corridor (CHC) as outlined in LU 8 as discussed in the Land Use Element section above.

The Heritage Ridge project has been included as a site suitable for residential development in the recent adopted Housing Element (HE) update in its 6th cycle. The total number in the HE lists 51 very-low income, 51 low-income and 228 above moderate residential units, shown in Table 10A-28 of the Housing Element.

EXHIBIT C TO ATTACHMENT 4

HERITAGE RIDGE PROJECT
ZONING CONSISTENCY ANALYSIS

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<u>ZONING REQUIREMENTS</u>	<u>PROPOSED PROJECT</u>	<u>CONSISTENCY WITH STANDARDS</u>
<p>Front Yard Setback applicable to both Camino Vista and Calle Koral frontages: Twenty (20) feet from right-of-way line for structures. Balconies may extend four feet into a front yard setback.</p>	<p>Camino Vista frontage: the structures are setback a minimum of 20 feet in the front yard. The balconies extend four feet into the front yard setback as required by the Fire Department for access purposes.</p>	<p>Yes</p>
	<p>Calle Koral frontage: the structures and balconies are setback a minimum of 20 feet from the property line.</p>	<p>Yes</p>
<p>Side Yard Setback on East and West Sides: Ten (10) feet from the property line.</p>	<p>Carports on the west side of the development are located at least 40 feet from the property line.</p>	<p>Yes</p>
	<p>Carports on the east side of the development are located ten feet from the property line</p>	<p>Yes</p>
<p>Rear Yard Structure Setback: 10-foot rear yard setback for primary buildings. Accessory structures, such as carports, can be located in the rear yard setback.</p>	<p>Buildings are located 80 feet, or greater, from rear property line.</p>	<p>Yes</p>
	<p>Carports (accessory structures) located 8-10 feet from the rear (north) property line.</p>	<p>Yes</p>
<p>Parking: Total Auto Space Required: 455</p>	<p>Total Residential Auto Spaces Provided: 494</p>	<p>Yes</p>

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<p>(using the Parking Standards of Density Bonus State Law. 542 spaces would be required under Article III zoning)</p> <p>Affordable Housing: 143</p> <p>Market Rate: 312</p> <p>Public Park: No Standard</p> <p>Bicycle Parking: No Standard</p> <p>EV parking: No Standard</p>	<p>Affordable Housing: 156</p> <p>Market Rate: 338</p> <p>Public Park: 13 spaces</p> <p>Bicycle Parking: 96 (Lot 4) 24 (Lot 1 &2)</p> <p>EV parking: 10% of total spaces</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>N/A (not required in Article III but provided)</p> <p>N/A (not required in Article III but provided)</p> <p>N/A (not required in Article III but provided)</p>
<p>Distance between Buildings: Minimum of 5 feet</p>	<p>Minimum of 5 feet provided between all proposed residential buildings.</p>	<p>Yes</p>
<p>Building Coverage: Not to exceed 30% of the net area (14.05 acres) of the property</p>	<p>Building coverage of the net site is 24.96% (3.51 ac of the 14.05 acres).</p>	<p>Yes</p>

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<p>Building Height limit: Maximum height of 35 feet</p>	<p>Building 1: 2-stories, 29 ft Building 2: 3-stories, 35 ft Building 3: 3-stories, 35 ft Building 4: 2-stories, 28'-5" ft Building 5: 2-stories, 28'-5" ft Building 6: 2-stories, 28'-5" ft Building 7: 3-stories, 35 ft Building 8: 3-stories, 35 ft Building 9: 3-stories, 35 ft Building 10: 3-stories, 35 ft</p> <p>Affordable Recreation Building: 1-story, 24 ft 4 in</p> <p>Market Rate Recreation Building: 1-story, 21 ft 10 in</p>	<p>Yes</p>
<p>Wall Height Limit Maximum 8-feet</p>	<p>Eight –foot-high sound wall along the north property line. Six-foot privacy walls on the east and west perimeter of the site.</p>	<p>Yes</p>
<p>Open Space: Minimum of 40% of the net area 14.05 acres) of the property dedicated to common open space (excluding the public park)</p>	<p>Common Open Space is approximately 6.26 acres or 44.6% of net project site (excluded the area of the public park).</p>	<p>Yes</p>

ZONING CONSISTENCY ANALYSIS
 With SECTION 35-222 OF ARTICLE 3 ZONING CODE
 Heritage Ridge Residential Project

<p>Landscaping: Uncovered parking areas separated from property lines by a landscaped strip not less than 5 feet in width.</p>	<p>Consistent Landscaping provided in the 8-foot-wide strip from the property lines.</p>	<p>Yes</p>
<p>Density: Minimum Density of 20 du/acre with a maximum density of 25 units/acre per the General Plan</p>	<p>The Project's density is 23.63 units/acre (332 units/14.05 developable acres).</p>	<p>Yes</p>
<p>Streamside Protection Buffer from Los Carneros Creek located on the north side of the UPRR 100' setback</p>	<p>100' buffer provided from both the 2015 ESHA boundary and the 2021 ESHA boundary</p>	<p>Yes</p>
<p>Setback from ESHA shown on Figure 4-1: 25'</p>	<p>ESHA is not present on site as documented by multiple biological studies prepared and peer reviewed as part of the project</p>	<p>Yes, if associated General Plan Amendment is adopted.</p>

EXHIBIT D TO ATTACHMENT 4
HERITAGE RIDGE PROJECT
DEVELOPMENT PLAN CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL
HERITAGE RIDGE RESIDENTIAL PROJECT
DEVELOPMENT PLAN
CASE No. 14-049-DP**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), FLT Heritage Ridge TG, LLC and GF Frontier LLC, owners, and Red Tail Multifamily Land Development, LLC, applicant (collectively hereinafter referred to as “Heritage Ridge”) and Santa Barbara County Housing Authority (“HASBARCO”) agree to the following conditions for the City’s approval of Case No.14-049-DP (“Project Conditions”). Heritage Ridge and HASBARCO shall together be referred to as “Permittees.”

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term “Director” refers to the Planning and Environmental Review Director, or designee.

AUTHORIZATION

1. The Development Plan authorizes Permittees to construct 332 multi-family rental apartment units. The development will provide 102 income restricted units plus 2 manager units on Lots 1 and 2. The development on Lots 1 and 2 would have three buildings encompassing 104 income-restricted units affordable at the low-income levels (41 senior units and 63 family units), and a recreation building. The project qualifies for a State Density Bonus concession for reduction of parking. The development on Lot 4 would have seven buildings encompassing 228 market rate apartment units, a recreation building, pool, spa and tot lot. The project provides 156 parking spaces for the affordable apartments and 338 parking spaces for the market rate apartments. The project includes four 2-story buildings and six three-story buildings. The project also includes an approximately 2-acre public park to be dedicated to the City. Park amenities include picnic and tot lot play areas, exercise equipment, grass area for active/passive recreation opportunities, and walking paths. In addition, 13 parking spaces directly adjacent to the park and a private street will be provided for public parking and access, respectively.
2. The project also requires the removal of approximately 92,000 cubic yards of stockpiled soil from the site. The removal of the stockpiled soil is subject to the condition of approval Number N-1(a) through N-1(g) to minimize short term noise impacts.
3. Affordable Housing Units:
 - a. The Development Plan includes the development and operation of a 104-unit affordable housing development on Lots 1 and 2. The affordable housing project will include 2 resident manager units and 102 income-restricted units. Of the 104 units, 41 will be part of the senior-housing development and 63 will be part of the family-housing development.

- b. Heritage Ridge will sell Lots 1 and 2 to HASBARCO and HASBARCO will buy Lots 1 and 2 on or before June 1, 2025
- c. HASBARCO will buy Lots 1 and 2 from Heritage Ridge on or before 6/1/25 and will thereafter develop Lots 1 and 2 in accordance with these Conditions of Approval. If HASBARCO determines not to develop Lots 1 and 2 in accordance with those conditions, prior to any transfer, HASBARCO must obtain the City's consent as to the party to whom Lots 1 and 2 are proposed to be transferred ("Transferee"), which consent shall not be unreasonably withheld; provided, however, that such Transferee must provide a proposed timeline for construction of the affordable units to which the City agrees and must further agree to enter into an agreement with the City for the future development, restrictive covenant, and the provision of affordable rent on the units ("Consent to Transfer").
- d. If HASBARCO fails to acquire Lots 1 and 2 from Heritage Ridge by June 1, 2025, or in the event Lots 1 and 2 are transferred to another party without compliance with these conditions prior to June 1, 2025, the City shall retain the "Quimby Fee Credit" (hereinafter defined as the amount of Quimby Fees, which Heritage Ridge previously deposited with the City in accordance with the Vesting Tentative Map Conditions of Approval, that Heritage Ridge shall be entitled to be reimbursed, following Heritage Ridge's delivery of the completed park to the City and submission of documentation establishing the amount of reimbursement in accordance with the Vesting Tentative Map Conditions of Approval) until either: (a) Lots 1 and 2 have been transferred to a Transferee, following the City's Consent to Transfer (in accordance with condition [3.c]), for which Heritage Ridge shall use commercially reasonable efforts to find such Transferee within 1 year of failing to satisfy Conditions 3.b and 3.c; or (b) Heritage Ridge has constructed all affordable units and received all attendant Certificates of Occupancy, which shall occur within seven (7) years of the failure to satisfy Conditions 3.b and 3.c. Upon delivery of the park in accordance with the Conditions of Approval hereto and the subsequent verification of the Quimby Fee Credit, Heritage Ridge's Quimby obligations shall be deemed satisfied and the Quimby Fee Credit shall be converted to a fee held in the City's Affordable Housing Fund to ensure the development of the anticipated affordable units and compensate for the loss of those units in the event these conditions are not satisfied. Notwithstanding this foregoing condition or any other Condition of Approval for this project, the City reserves the right to enforce the violations of this Condition Nos. 3.b and 3.c, in addition to any other condition, in accordance with all relevant provisions of the Goleta Municipal Code, including but not limited to Section 17.52.110, and with the project's Conditions of Approval.
- e. Heritage Ridge will develop Lots 1 and 2 into Super pad condition, meaning a rough-graded pad with all street infrastructure and utilities completed to and along the Property with dirt export completed.

- f. Prior to Final Map Recordation in accordance with the Conditions of Approval in the Vesting Tentative Map, Heritage Ridge shall execute an Affordability Control Covenant and Regulatory Agreement (“Agreement”) for the provision of 102 affordable units plus 2 resident manager units. The costs associated with the review of the Agreement will be at Heritage Ridge’s sole expense and the Agreement must be approved by the City Manager and City Attorney. The Agreement at a minimum must:
- i. Specify that 102 affordable units plus 2 resident manager units must be provided and that of the 104 total units, 41 units are part of the senior-housing development, and 63 units are part of the family-housing development.
 - ii. Specify that of the 102 affordable units, at a minimum, 17 units must be reserved for tenants who qualify for the very-low income category under the State Income Limits (household’s annual gross income is at least 0% and does not exceed 50% of the Area Median Income, or as published and as adjusted by household size in the California Housing and Community Development Department’s annual publication of Area Median Income) and 85 units must be reserved for tenants who qualify for the low-income category under the State Income Limits (household’s annual gross income does not exceed 80% of the Area Median Income, or as published and as adjusted by household size in the California Housing and Community Development Department’s annual publication of Area Median Income) (“Minimum Affordability Levels”). If HASBARCO needs to adjust Minimum Affordability Levels in order to qualify for tax credit or other affordable housing subsidy program financing purposes, it may do so without City’s consent. In the event a Transferee seeks to alter the Minimum Affordability Levels for tax credit or other affordable-housing subsidy program financing purposes, Transferee must obtain City’s consent in writing prior to making such an application and enter into or amend the appropriate affordable housing covenants and agreements (City’s consent will not be withheld unreasonably).
 - iii. Specify that the income restriction on the 102 affordable units shall be for a term of 55 years, which shall not commence until the units are occupied.
 - iv. Specify that the rent charged to the tenants shall be an “affordable rent” including a reasonable utility allowance (gas, electricity, water, sewer, garbage, recycling, green waste) pursuant to California Health and Safety Code section 50053(b)(3).
 - v. Specify that the rent to be charged shall be “Qualifying Rent,” which shall be defined as the total monthly charges paid by the tenant

household for rent, which shall not exceed:

- a. For the Low Income units, 30 percent times 60 percent of the Area Median Income adjusted for Household Size Appropriate For The Unit divided by 12 months minus the applicable Utility Allowance.
 - b. For the Very Low Income units, 30 percent times 50 percent of the Area Median Income adjusted for Household Size Appropriate For The Unit divided by 12 months minus the applicable Utility Allowance.
- vi. Specify that “Household Size Appropriate for the Unit” “ means a household of one person in the case of a studio unit, two persons in the case of a one-bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit. This translates to a multiplier used in the calculation of maximum monthly rent amounts for Restricted Units, based on the income differentials for household size of the Area Median Income published by California HCD, such that 0.7 is used for a studio unit, 0.8 for a one-bedroom unit, 0.9 for a two-bedroom unit, 1.0 for a three-bedroom unit, and 1.08 for a four-bedroom unit.
- a. Specify that tenants must execute an Intent to Reside Statement (“IRS”). The IRS shall include but is not limited to representation and warranties that the tenant meets the above-described income restrictions, shall use the property as the tenant’s primary residence, shall not sublet the unit at any time including as a short-term rental property, and tenant shall cooperate with Permittees and City in determining tenant’s income annually. Permittee shall ascertain tenant’s income annually through an annual certification process;
 - b. Specify that if the Permittees shall fail to observe or perform any covenant or condition in the Agreement and if such noncompliance is not corrected after applicable notice and cure periods have been completed, such noncompliance shall be considered an event of default and, notwithstanding any other remedy at law, the City shall be entitled to bring an action at law or in equity to abate, prevent or enjoin any such violation or attempted violation, or to compel specific performance by the Permittees of their obligations. In the event (a) the City brings an action at law or in equity against Permittees for any Permittee violation of a covenant or condition in the Agreement with respect to any restricted unit and (b) a court of competent jurisdiction determines a violation has in fact occurred under the Agreement, then the term of the Agreement shall be

tolled during any period of violation upheld by such court solely with respect to such unit; and

4. Park Construction Timing: The park will be constructed on Lot 3. The Property Owner of Lot 4 will construct the park in conjunction with the construction of the market rate units. Based on the phasing of the construction and to keep the public safe from an active construction site, the park will be completed at the time of the final phase of the market rate units. The park must be completed prior to the final certificate of occupancy with the last residential building on Lot 4. Heritage Ridge shall offer to dedicate the public park to the City upon Final Map Recordation in accordance with the Vesting Tentative Map and transfer title to the City in accordance with Condition Numbers 26 and 50J.
5. Approval of the Development Plan for Lots 1, 2, 3 and 4, will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittees. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Permittees request a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions, which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.
6. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with Development Plan, are binding upon successors in interest. The Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.
7. On the date that a subsequent Development Plan is approved for Lots 1, 2 or 4, any previously approved but unbuilt plans must become null and void.
8. The City will only issue permits for development, including grading, when the requested construction documents (e.g., grading plans or building plans, etc.) are in substantial compliance with the approved Development Plan (Lots 1, 2, 3 and 4) and the associated Final Map has been recorded. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.
9. Any proposed deviations on Lots 1, 2, 3 or 4, from the exhibit, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval. The exhibits associated with this permit include the plans labeled "Exhibit 1 to Resolution 23-___, dated February 2023," and herein incorporated by reference.

10. On all lots, the height of structural development shown on the final plans must not be greater than 35 feet pursuant to Final Environmental Impact Report (FEIR) Mitigation AES-4(b) incorporated into the Mitigation Monitoring and Reporting Program (MMRP).
11. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail. If/when the Project Conditions and Mitigation Measures are in conflict, the written Mitigation Measures must prevail.
12. Permittees agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's certification of the FEIR, adoption of the MMRP, adoption of Statement of Overriding Consideration ("SOC"), approval of the Vesting Tentative Map ("VTM") and associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals except for such loss or damage arising from the City's sole negligence or willful misconduct. Except as described in this section, the obligation to indemnify, hold harmless and defend the City shall arise when the City is named in any suit, or when any claim is brought against it by suit or otherwise, whether the same is groundless or not, arising out of the City's certification of the FEIR, adoption of the MMRP, adoption of Statement of Overriding Consideration ("SOC"), approval and condition clearance of the Vesting Tentative Map ("VTM") and associated post-discretionary approvals, approval and condition clearance of the Development Plan and associated post-discretionary approvals, Permittees agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees, and agents.
13. In the event that any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Permittees in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

ENVIRONMENTAL IMPACT REPORT MITIGATIONS AND RECOMMENDED CONDITIONS

14. The Permittees must comply with all mitigation measures for all Lots identified in the Final Environmental Impact Report (EIR) prepared for the project, Exhibit 1 to City Council Resolution No. 23-___. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review of the project and is attached as Exhibit 2 to City Council Resolution No. 23-___.

15. The mitigation measures of the MMRP for all Lots are incorporated into these conditions. All mitigation measures and conditions of approval must be listed on the plans submitted for plan check and the plans for which a building permit is issued.

The following are conditions addressing environmental issues applicable to all Lots as applicable, in addition to the mitigation measures of the MMRP:

16. **Biological Resources.** Three willow trees are present on site and must be replaced per the design of the Chumash Village in the public park.

17. **Outdoor Water Conservation.** Minimize outdoor water use through the following:

- A. Use of native and/or drought tolerant species in the final landscaping;
- B. Installation of drip irrigation or other water-conserving irrigation;
- C. Grouping of plant material by water needs;
- D. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
- E. No turf is allowed on slopes of over 4%;
- F. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
- G. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
- H. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
- I. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
- J. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.

18. **Indoor Water Conservation.** Minimize indoor water use through the following:

- A. Insulation of all hot water lines;
- B. Installation of re-circulating, point-of-use, or on-demand water heaters;
- C. Prohibition of self-regenerating water softening in all structures;
- D. Use of lavatories and drinking fountains with self-closing valves; and
- E. Installation of water sense specification toilets in each unit.

19. **Pre-Construction Traffic Management Control Plan.** The Project Permittees must submit a Pre-Construction Traffic Management Control Plan that describes the hours during which hauling may occur (presumed to be 8:30 AM to 3:30 PM), haul route, and size of trucks to be used for the pre-construction hauling activity. Construction contractors must notify truck operators that all haul trucks associated with the pre-construction soil removal phase are restricted from using Aero Camino for access to the Project site. The Pre-Construction Traffic Management Control Plan must be reviewed and approved by City of Goleta's Planning and Environmental Review Director (PER) or designee and Public Works Director or designee staff before issuance of a Haul Permit for the Project.

The approved haul route(s) must be used for soil hauling trips prior to construction as well as for the duration of construction.

20. **Outdoor Living Area Noise Attenuation.** Residential outdoor living spaces (e.g., patios and balconies) associated with all residential units located in proposed Buildings 5, 6, 8 and 9, facing U.S. 101 and/or the UPRR line, must be protected from sound intrusion so that they meet the City's standard of 65 dBA CNEL for outdoor living spaces. Patios and balconies for these residential units must include noise barriers up to seven feet in height to reduce traffic and train noise to meet the City's 65 dBA CNEL noise level criterion for exterior living areas. The noise barriers may be constructed of a material such as tempered glass, acrylic glass, or any masonry material with a surface density of at least three pounds per square foot. The noise barriers should have no openings or cracks.

Once building elevations and exterior design details are finalized, further noise evaluation should be performed in order to prescribe the height of necessary noise barrier per balcony area. Failure to conclusively demonstrate the effectiveness of the proposed noise attenuation measures must result in the denial of a permit to build the affected unit. These requirements must be incorporated into all construction documents submitted for approval before the issuance of a Land Use Permit for all residential units in Buildings 5, 6, 8 and 9 that are facing U.S. 101 and/or the UPRR line.

The Planning and Environmental Review Director, or designee, must verify compliance before the issuance of a Land Use Permit for all residential units in Buildings 5, 6, 8 and 9 that are facing U.S. 101 and/or the UPRR line. City building inspectors must verify compliance in the field before the City issues a certificate of occupancy for an affected unit. No certificate of occupancy can be issued unless compliance is achieved.

21. **Indoor Noise Attenuation.** All residential units located in the proposed Buildings 5, 6, 8 and 9 that are facing U.S. 101 and the UPRR rail line to the north and Los Carneros Road to the west must include windows with a minimum Sound Transmission Class (STC) rating of 28 STC, and forced-air mechanical ventilation or air conditioning systems, satisfactory to the local building official, to adequately ventilate the interior space of the units when windows are closed to control noise, and sound rated windows. Incorporation of these design requirements would be expected to achieve an exterior-to-interior noise level reduction of 25 dB or greater.

Before the City issues building permits, the Permittees must submit an interior noise study to be approved by the Planning and Environmental Review Director or designee. This interior noise study must analyze the residential units in the proposed Buildings 5, 6, 8 and 9 that are facing U.S. 101, the rail line, and Los Carneros Road. The interior noise study must ensure compliance with the City's 45 dBA CNEL noise standard. Failure to conclusively demonstrate the effectiveness of the proposed noise attenuation measures will result in the City denying a building permit for the affected units.

These requirements must be incorporated into all construction documents submitted for approval before the issuance of a Land Use Permit for the residential units in Buildings 4, 5, 6, 8 and 9 that are facing U.S. 101, the UPRR line, or Los Carneros Road. The Planning and Environmental Review Director, or designee, must verify compliance before the City issues a permit for the residential units in Buildings 5, 6, 8 and 9 that are facing U.S. 101, the UPRR line, or Los Carneros Road. The City building inspectors must verify compliance in the field before the City issues a certificate of occupancy for an affected unit. No certificate of occupancy can be issued unless compliance is achieved.

22. **Rail Disclosure.** The Permittees must provide a rail line real-estate disclosure to potential occupants, providing notice of the site's proximity to the UPRR and that associated noise and vibration may be perceptible.

23. **Indoor Air Pollution.** The mitigation actions listed below apply to all new residential units on the Lots 1, 2 and 4:

- A. Forced air mechanical ventilation with fresh air filtration using filter screens on outside air intake ducts must be provided for all residential units proposed on the site. The filter screens must have a minimum MERV 13 rating, capable of removing at least 90% of the particulate matter including fine particulate matter (PM_{<2.5} micron). Air intakes must be located on the side of the building facing away from U.S. 101 and windows facing U.S. 101 cannot be capable of opening unless warranted to comply with California Building Code requirements for emergency egress.
- B. For individual residential units with separate HVAC systems, a brochure notifying the future residents of the need for maintaining the filter screens and keeping windows closed to ensure adequate fresh air filtration must be prepared and provided at the time of lease signing. In addition, a notice of the diesel particulates risk hazard and the need for screen maintenance must be recorded in the property title and included with lease agreements.
- C. Install high efficiency ceiling fans.
- D. Windows and doors must be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years.

24. **Plans.** Mitigation measures must be incorporated into the Project and shown on the plans submitted to the City with the Zoning Clearance application and building plan check. The brochure and the specifications for the filter screens must also be submitted to the Planning and Environmental Review Director or designee for review before the City issues certificates of occupancies for the project. The Planning and Environmental Review Director or designee must review the hazard avoidance measures and confirm acceptable wording in the brochure and the suitability of the proposed screens before the City issues certificate of occupancies. City building inspectors must check for installation of the filter screens and adequate weatherproofing in the appropriate units before the City issues certificates of occupancy.

25. **Hazards.** The Permittees must:

- A. Develop a plan for evacuation procedures in the event of accident/release of hazardous materials for approval by the Director of Planning and Environmental Review or designee before the City issues a building permit.
- B. Develop and provide leases for apartment units that provide notification of hazards associated with the Project's location, including UPRR, US 101, and nearby businesses for approval by the City Attorney and by the Director of Planning and Environmental Review, or designee, before the City issues a building permit.
- C. Develop a notice to future property owners regarding the potential risks of upset to be reviewed and approved by the Director of Planning and Environmental Review and the City Attorney, and then recorded before the City issues a building permit.

26. Native Plant Vegetation. The below requirements relate to the Revised Site Plan, and associated landscape and habitat exhibits dated September 22, 2022. When the landscape plans undergo Preliminary Design Review, the Design Review Board is charged with reviewing the landscape plans for consistency with the following requirements:

- A. The Coastal Sage Scrub ("CSS"), Coast Live Oak Woodland, Native Grassland, and Marsh plant palettes shall be maintained for the life of the Project ("life of project" is defined as until another development project that differs substantially in building size and layout to the Project permitted and constructed is approved/occurs on the site covered by Lots 1-4 of the Heritage Ridge Parcel Map) with species listed on the final approved Habitat Exhibit, Landscape Plans, and Plant Palette, and any replacement plantings shall be planted annually as needed at the start of the rainy season in late fall or early winter. If CSS, Coast Live Oak Woodland, Native Grassland, and Marsh plantings do not thrive in certain locations and conditions, then original plant species may be replaced with other plant species as appropriate for that specific habitat type, e.g.,,, original Coast Live Oak Woodland plant species may be replaced with other Coast Live Oak Woodland plant species, etc.
- B. All CSS vegetation communities shall be planted to attain and maintain at least 80-85% native plant cover by local genotype native plants with intervening areas supporting local genotype native grasses and native herbs. Coyote brush shall be allowed to persist within the CSS but shall not be allowed to dominate the CSS.
- C. CSS, Coast Live Oak Woodland, Native Grassland, and Marsh plants will be sourced from local genetic material in the Goleta Slough Watershed or, if not available in the Goleta Slough Watershed, then from local genetic materials in the Devereaux Slough Watershed. Ornamental native planting areas may be a blend of local natives, ornamental cultivars, and Santa Barbara Channel Island species, but will not all be locally genetic stock. Ornamental native plantings shall not occur within CSS, Coast Live Oak Woodland, Native Grassland, and Marsh

areas including those areas designated for those habitat types, such as within the park, the Wildlife Corridor located adjacent to Los Carneros Road, the Native Grass Meadow, the Basin/Swale features, the Bioretention Basins, and the Basin/Turf Play Area vegetation communities designated in the final Landscape Plans and Habitat Exhibit as approved by the City.

- D. All ornamental native plant species used elsewhere on the property will exclude species which can hybridize with local genotype native plant species in the local native vegetation communities. Exotic and noxious weeds (Cal IPC listed as High or Moderate) are to be monitored and removed at least annually in CSS, Coast Live Oak Woodland, Native Grassland, and Marsh areas for the life of the Project. A good faith effort shall be made to completely control and remove all exotic and noxious weeds, nonnative grasses and nonnative herbaceous and woody plants; however, nonnative grasses, and herbaceous and woody plants may occur and likely cannot be completely controlled. Nonnative grasses and herbaceous and woody plants shall be limited to less than 10% of the total area of CSS, Coast Live Oak Woodland, Native Grassland, and Marsh areas for the life of the Project.
- E. The location of the CSS, Coast Live Oak Woodland, Native Grassland and Marsh may change by as much as two percent of total acreage by habitat type, as long as the modified areas remain contiguous, new species are not added, and additional equivalent area will be added such that the total acreages of CSS, Coast Live Oak Woodland, Native Grassland, and Marsh shall each remain the same or increase.
- F. All CSS, Coast Live Oak Woodland, Native Grassland, and Marsh plant communities and local genotype native plants established on the Project site, including within the park, the SPA, the Wildlife Corridor located adjacent to Los Carneros Road, the Native Grass Meadow, the Bioretention Basins, the Basin/Swale features, and the Basin/Turf Play Area shall be maintained, retained, and replaced if necessary for the life of the Project. Where these native plantings occur on Lot 3 of the Heritage Ridge Map, the City will use its best efforts to maintain the park in a good faith consistent with the conditions of approval based on budget resources and at levels to similar at other City-maintained public parks.
- G. All CSS, Coast Live Oak Woodland, Native Grassland, and Marsh plant community areas shall have signage posted which shall read, "Sensitive Wildlife Habitat Area – Authorized Personnel Only." Signage shall be installed a maximum of every 100 linear feet and shall be maintained for the life of the Project. Letters on the signs shall be a minimum of two inches tall and signs and lettering shall be maintained to be clearly visible and legible. If signage becomes illegible for any reason, signs shall be replaced within one month by the Permittees where it occurred on Lots 1, 2, and 4 and on Lot 3 as determined reasonable based on budgetary and fabrication constraints and maintained in a

legible condition for the life of the Project. If signage is ineffective at minimizing human intrusion into plant community areas, as identified during annual or other inspections, additional measures such as signage or lodgepole and rope fencing will be considered where necessary to ensure protection of plantings. Prior to installation, approvals of the additional fencing materials would follow the City's permit processes and obtain all necessary City permit approvals prior to installation. If this situation occurs on Lot 3, the timing on this improvement would occur based on City budgetary and Public Works Department contracting constraints.

- H. Activities within the Streamside Protection Area (SPA) area located on Lot 4 will be limited to maintenance i.e., replacement of the plantings and irrigation system, weed removal, trash removal, wall and fence repair, and maintenance of utilities such as the storm drain inlet and lateral as well as Goleta West Sanitation District's sewer main.
- I. CSS, Coast Live Oak Woodland, Native Grassland and Marsh plant palettes and vegetation communities and all areas planted with local genotype native plant species on the Project site outside the SPA found on Lot 4, including the park, shall be maintained with said vegetation and plants for the life of the Project. As stated above, the City of Goleta will make a good faith effort to meet this requirement but may deviate from this standard for the reasons stated above.
- J. The strip of native plantings located to the southeast of the wildlife corridor along the west perimeter retaining wall containing the "Vegetated Stepped Retaining Wall Planters" identified in the Applicant's Revised Site Plan, and the associated Habitat Exhibit, Landscape Plans, and Plant Palette will be gently sloped to the minimum feasible slope (not more than a 1:1 slope possibly with vegetated retaining wall steps no greater than 6 inches tall and will be as wide as possible but shall be no less than 8 feet wide, if feasible, a portion of the deck shall be a slope i.e. without steps. The area will be vegetated with local genotype native plants, including, for example vines or plants that will creep over the retaining walls, for the life of the Project.

AGENCY REQUIREMENTS (Letters are in Exhibit A to Exhibit 4 of Resolution No. 23- ____ and applicable to all Lots)

27. Santa Barbara County Fire Department (SBCFD): Permittees must comply with all conditions and requirements outlined in the June 26, 2014, September 22, 2014, and May 11, 2015, Santa Barbara County Fire Department letters or as updated in the future if applicable to the satisfaction of the SBCFD prior to issuance of a building permit.

28. Santa Barbara County Air Pollution Control District (APCD): Permittees must comply with all conditions and requirements outlined in the letter dated June 24, 2021, from the Santa Barbara County Air Pollution Control District or as updated in the future if applicable, to the satisfaction of the APCD prior to the issuance of a building permit.

29. Goleta Water District (GWD). Permittees must comply with all of the conditions and requirements as outlined in the December 23, 2020, GWD letter or as updated in the future if applicable, to the satisfaction of the GWD as applicable including securing water service connections prior to the issuance of building permits.

30. Goleta West Sanitary District (GWSD). Permittees must comply with all of the conditions and requirements outlined in the February 1, 2022, Goleta West Sanitary District letter or as updated in the future if applicable to the satisfaction of the GWSD, including securing sewer service connections prior to issuance of building permits.

CITY DEPARTMENT CONDITIONS - Public Works Department

31. Prior to the issuance of a Haul Permit to commence the removal of the approximately 92,000 cubic yards of stockpiled materials and associated Zoning Clearance, the Permittees must:

- A. Secure approval of stockpile removal grading plan from the Building Official and have been issued a grading permit for the work. The grading plan must:
 - i. Meet the requirements of GMC Chapter 15.09 and all other applicable Building Code provisions
 - ii. Be specific and show the locations of all required and necessary stormwater BMP
 - iii. Show all turnaround areas, workers' parking area, and vehicle stacking area, and onsite path of travel.
 - iv. Show the location of the archaeological and tribal cultural sensitivity area and clearly mark it as an off-limits area for all vehicles, turn around areas, laid down areas, storage of materials etc. Non-motorized vehicular access is allowed to facilitate hand removal of weeds, and soil capping and protection
- B. Apply for a Haul Permit from the Public Works Director or designee. The Haul Permit application must clearly identify:
 - i. The haul route(s) for the export of stockpile materials from the site
 - ii. The location of the proposed receiver site for export of materials
 - iii. Measures to be taken to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
 - iv. Measures to be taken to ensure that construction vehicles only use the City designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
 - v. Plan to ensure that parking is implemented in a manner that will minimize the potential for traffic interference. Include designated worker parking areas on the Haul Route exhibit (excluding the Archaeological Sensitivity area of the site).
 - vi. Clearly identify the proposed areas for haul vehicle staging and locations for haul vehicles ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.

- C. Post on-site signage that lists the hours of operation and contact information (name and phone number) for someone to contact if noise, dust or other issues are observed.
- D. Fence the archaeological and tribal cultural sensitivity area to prohibit vehicle access, turnarounds, storage etc. and have the fencing verified by the Planning Director or designee. Fencing is to remain in place through hauling operation and construction on Lots 1, 2, and 4. Non-motorized vehicular access is allowed to facilitate hand removal of weeds, soil capping and protection.
- E. Implement all applicable noise mitigation measures related to export including installation of noise blanket materials along Camino Vista and Calle Koral and have the implementation of the measures be verified by the Planning Director or designee.
- F. Install the applicable stormwater/BMPs and have the installation verified by the Public Works Director or designee.

Prior to the Issuance of the Zoning Clearance the following requirements must be met for all of the parcels (Lots 1, 2, 3, and 4) concurrently unless otherwise specified, the Permittees must:

DRAINAGE

- 32. The project shall comply with the requirements of the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval, dated January 2011, available on the City's web site.

Further the Permittee must obtain approval of a Hydrology and Hydraulics Study from the Public Works Director or designee. The study must:

- A. Use the Santa Barbara County Urban Hydrograph method or approved equal, provide Hydrology and Hydraulics calculations for the 2, 5, 10, 25, and 100-year storm events for both pre and post construction and mitigate any increase in peak flow for the 2,5-,10-, 25-, and 100-year storm events over existing conditions.
 - i. Indicate drainage flows to be anticipated from the entire watershed which the development is located.
 - ii. Show drainage across property lines shall not exceed that which existed prior to grading unless the property owner agreed and signed a Drainage Easement. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility.
 - iii. Indicate that all off tract drainage and flood control facilities and installations must be installed and completed prior to any grading of the subject development.
 - iv. Be prepared, signed, and stamped by the Registered or Qualified Engineer in California.

STORMWATER

33. Each parcel must secure the approval of the **Stormwater Pollution Prevention Plan (SWPPP)** from the Public Works Director or designee. The Permittees shall submit a copy of the Notice of Intent (NOI) and a copy of the State Water Resources Control Board's (SWRCB) Receipt of NOI Letter as proof of intent to comply with the terms of the National Pollutant Discharge and Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, or proof of exemption from an NPDES permit. The SWPPP shall be prepared in compliance with the Construction General Permit (CGP) using the latest version of the CASQA SWPPP template or equivalent. The SWPPP shall be developed, amended, or revised by a Qualified SWPPP Developer (QSD).
34. Secure approval of a **Stormwater Control Plan (SWCP)** for all four parcels (Lots 1-4) concurrently from the Public Works Director or designee. The Permittees shall submit a Stormwater Control Plan for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCR for Developmental Projects in the Central Coast Region. The following are design considerations when proposing Stormwater Control Measures (SCMs):
- A. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an EPA Class V Injection Well.
 - B. Fluid Distribution System/Galleries **such as Underground Infiltration Chambers (UIC)** must be designed to ensure that they are properly cited, detailed, and maintained to function for short- and long-term compliance.
 - C. Clearly identify and design a non-erosive emergency overland escape route from any proposed infiltration basins.
 - D. The UIC's shall not be installed in areas of high-groundwater table and will require detailed mapping of seasonal high-groundwater table, groundwater mounding assessments, and/or improved and possibly post construction infiltration testing or test pits to improve accuracy of infiltration rates and verify post-construction conditions remain consistent with pre-construction infiltration test rates and/or infiltration rate calculations.

- E. The UIC system(s) shall be designed to pre-treat runoff to avoid potential clogging, vector control issues, and/or the high cost of maintenance and/or reconstruction if infiltration into the surrounding soil is compromised. If infiltration is compromised and standing water is observed 72 hours after a qualifying rain event, the City may require sampling of the water to determine if sediment and/or other pollutants have the potential to discharge into the City's storm drain system.
 - F. The UIC's shall require more frequent inspections to verify infiltration rates are maintained in perpetuity and if not maintained could require specific remedial action once a UIC ceases to meet the original intended design or require UIC's to be converted to support stormwater capture and use on-site. Inspection frequencies shall include but not be limited to, prior to the start of rainy season, following a significant rain event that produces a half-inch or more of rainfall within a 24-hour period, quarterly (if standing water is observed 72 hours after a qualifying rain event), and/or following the rainy season.
35. Secure approval of a **Stormwater Facilities Operation and Maintenance Plan** for all four parcels (Lots 1, 2, 3, and 4) concurrently from the Public Works Director or designee. The Permittees shall submit a Stormwater Facilities Operation & Maintenance Plan (O&M) that will be used to plan, direct, and record the maintenance of all SCMs on-site for review and approval by the Public Works Director or designee. The O&M plan will default to the final O&M Plan if no amendments are needed prior to Permittees request for Final Occupancy Clearance(s).
36. Secure approval of a **Stormwater Facilities Agreement** for all four parcels (Lots 1, 2, 3, and 4) concurrently from the Public Works Director or designee and execute the Stormwater Facilities Agreement, in a form approved by the City Attorney. The Agreement shall include, but not be limited to, insurance, security, and other measures to ensure that Permittees properly installs and maintains the Project's stormwater-facilities in perpetuity. The Agreement shall include all Stormwater Control Measures (SCMs) that will be inspected and maintained during construction and phased Occupancy Clearances. The Agreement will be based on procedures and information outlined in the O&M Plan. The Agreement shall include a legal description of the project and project location, and the party responsible for O&M Plan implementation. The Agreement shall be signed by the project's Owner accepting responsibility of O&M of the installed onsite and/or offsite treatment and flow control SCMs until such responsibility is legally transferred to another entity in accordance with the requirements specified within the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements for Developmental Projects in the Central Coast Region. The Agreement shall be recorded with the County of Santa Barbara. The Owner shall provide a signed, and notarized Stormwater Facilities Agreement to the City for final review and acceptance by the City prior to recordation. The Permittees is responsible for all of the costs associated with the preparation and

recordation of said Agreement. Supporting documentation for the Agreement may require updates and revisions to reflect 'Record Drawing/As-Built' conditions, and the 'As-Built' information will be submitted to the City for review prior for acceptance prior to inclusion in said Agreement.

37. Submit the **Stormwater Data Sheet** (Page 1 and/or 2 as applicable) with the SWCP and O&M Plan. This Data Sheet may be required to be revised to reflect the SWCP and O&M Plan once those documents are approved by the Public Works Director or designee.
38. Secure approval of Trash/Enclosures to be sized for solid waste, recyclables, and organics containers as approved by the Public Works Director or designee. Organics is defined as green waste, food waste, wood waste and fibers (paper and cardboard).
39. Secure approval of Trash/Recycling/Organics Collection Containers at a minimum 50% of the total volume of material generated is to be recycled/mulched/composted thus diverted from landfill disposal to the satisfaction of the Public Works Director or designee. Trash/recycling/organic areas shall be easily accessed by the consumer/tenant /resident and the trash hauler. When necessary, trash hauler shall review the plans and provide concurrence to the City approving the location and accessibility of proposed trash enclosure(s).
40. Secure approval of Trash/Recycling Areas to implement City approved and/or adopted Best Management Practices (BMPs) as approved by the Public Works Director or designee. The design must ensure that organics and other pollutants are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways.

As a Multi-Unit Residential Dwellings Project, all organics (food waste and green waste) must be included in the amount of recycling. Green waste, i.e., landscaping debris, is a part of the 50% recycling calculation. Provide adequate area for green waste within trash/recycle/organic area(s) or provide statement if intent is to have a maintenance company haul off green waste to a certified composting/mulching facility. Food waste containers are required if facility.

41. Secure approval of a Construction and Demolition (C&D) Debris Recycling from the Public Works Director or designee. Provide a copy of the signed Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The

project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

42. The following shall be identified on the Building or Grading Plans and as shown on the Final Map:

- A. Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office. Survey monuments that control the location of subdivisions, tract boundaries, roads, streets, or highways or provide horizontal or vertical survey control shall be surveyed and documented in accordance with Section 8771 of the Land Surveyor's Act. Preliminary copies of pre- and post-construction Corner Records shall be provided to the City as evidence of compliance with the Land Surveyor's Act.
- B. Indicate all Rights-of-Way Easements and Monuments
- C. Provide official documentation approving use of an easement from all utilities that have easement rights for the use of the applicable easements.
- D. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Permittees shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.
- E. Provide Trash/Enclosures to be sized for solid waste, recyclables, and organics containers as approved by the Public Works Director or designee. Organics is defined as green waste, food waste, wood waste and fibers (paper and cardboard).
- F. Provide Trash/Recycling/Organics Collection Containers at a minimum 50% of the total volume of material generated is to be recycled/mulched/composted thus diverted from landfill disposal to the satisfaction of the Public Works Director or designee. Trash/recycling/organic areas shall be easily accessed by the consumer/tenant /resident and the trash hauler. When necessary, trash hauler shall review the plans and provide concurrence to the City approving the location and accessibility of proposed trash enclosure/(s).
- G. Provide Trash/Recycling Areas to implement City approved and/or adopted Best Management Practices (BMPs) as approved by the Public Works Director or designee. The design must ensure that organics and other pollutants are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways.
- H. Provide adequate area for green and food waste within trash/recycle/organic area(s) or provide statement, if the intent is to have a maintenance company haul

off green waste to a certified composting/mulching facility in accordance with Condition No. E, F, and G above. Food waste containers are required if facility.

- I. State the Construction and Demolition (C&D) Debris Recycling requirements as provided for in Condition No. H above. This requirement will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

43. Prior to Encroachment Permit(s) Issuance, the Permittees must:

- A. Use City Resolution No. 15-46, Construction and Major Maintenance Limitations, in the public right-of-way for construction working hours and lane closure limitations.
- B. Submit for and secure approval of a Haul Permit from the Public Works Director or designee. All applicable permits for the placement of exported material at off-site location(s) within the City limits must be provided to the Public Works Director or designee. The Haul Permit must clearly identify:
 - i. The proposed haul routes
 - ii. The proposed location for placement of export material.
 - iii. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
 - iv. Measures to ensure that construction vehicles only use the City's designated Truck Routes, as clearly indicated on the Haul Route Exhibit. All other routes are prohibited.
 - v. Measures to ensure that construction parking is implemented in a manner that will minimize the potential for traffic interference. Include construction parking designated area(s) on Haul Route exhibit.
 - vi. Clearly identify the proposed area for construction vehicle staging and location(s) for construction vehicle ingress and egress. The ingress/egress pattern shall be identified on the Haul Route Exhibit.
- C. Secure approval of a Traffic Signal Modification Plan from the Public Works Director or designee. The plan must be implemented prior to the first certificate of occupancy issued on Lot 4 as outlined in Condition No. 49.L.

44. During Construction, the Permittees must:

- A. Ensure ongoing compliance with the SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Stormwater Facilities Agreement. Maintenance Reports shall be submitted to the Public Works Department.

- B. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Permittee shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
- C. Ensure ongoing implementation of Stormwater Control Measures as follows:
 - i. All SCMs such as underground chambers or bioretention basins are protected from sedimentation during construction activities or until the site surface conditions are stabilized,
 - ii. SCMs where feasible, should be kept off-line until the surrounding areas are stabilized.
 - iii. Minimize compaction of soils in the area surrounding the SCMs to ensure infiltration rates are not affected.
 - iv. The Permittees shall conduct post-construction infiltration testing to confirm infiltration rates are in compliance with the SWCP prior to installation of proposed basin stormwater features.
 - v. Where applicable, all drainage inlet features, including landscape atrium and/or area drains, that connect with the SCMs shall have pre-treatment measures in place to the maximum extent feasible utilizing the best available technology, and the pre-treatment measures shall be installed and maintained per manufacturer specifications and in compliance with all current local, state, and federal regulations.
- D. Provide the following information to the Public Works Director or designee:
 - i. Schedule an inspection two (2) weeks in advance of the SCM installations, so Public Works can inspect and verify subgrade conditions and subsequent construction details for all structural stormwater control measures.
 - ii. Installation elevation (s) by licensed Surveyor registered in the State of California for each SCM within 7 days of installation.
 - iii. Basin Dimension and depth, including outlet structure cross section with elevations, signed, and stamped by Engineer of Record within 7 days of installation.
 - iv. Invoice for installed gravel and bioretention soil media and soil media mix specification, along with photo-documentation of completed structural cross sections within two (2) weeks of installation.
 - v. Documentation for the Atlantis Storm-Tank storage/infiltration system, any Geotextile Materials, and manufacturer specifications shall be submitted for

review. Photo-documentation of completed structural cross section in the basin shall be submitted within two (2) weeks of installation.

45. Prior to Issuance of the Final Certificate of Occupancy for each lot, the Permittees must:

- A. Verify that the Post-Construction Requirements (PCR) have been met. For projects requiring a SWCP and a Stormwater Facilities Operation & Maintenance Plan (O&M), the Permittees shall provide 'Record Drawings/As-built' Plans and certification by the Engineer of Record that the plan meets the Water Quality Treatment, Runoff Retention and Peak Management performance Requirements and will be maintained in accordance with the Stormwater Technical Guide for Low Impact Development as set forth by the County of Santa Barbara for guidance in complying with the PCR's for Development Projects in the Central Coast Region.
- B. Verify that the site and improvements are in compliance with all local, state and federal regulations, including but not limited to, the SWRCB's Construction General Permit (CGP), the Phase II Small Municipal Separate Storm Sewer System (MS4) General Permit (MGP), and the project's SWCP.
- C. Perform a PCR Field Verification Inspection. The Permittees shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built' Plans shall be submitted prior to the request for PCR Field Verification Inspection.
- D. Secure approval of a Final Inspection from the Public Works Director or Designee of the SWCP. Following the completion of active construction and stabilization of disturbed areas, the Public Works Director or designee will conduct a final construction inspection to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans, 'Record Drawings/As-Built' Plans and the SWCP. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
- E. Revise the Stormwater Facilities Agreement as needed to the satisfaction of the Public Works Director or designee. When warranted, the Owner shall amend the Stormwater Facilities Agreement including all attachments and references therein as needed to incorporate all approved changes. The Permittees is responsible for all the costs associated with the preparation of revisions and recordation of said Agreement.
- F. Provide Record/As-Built drawings to the Public Works Director or designee of the SWCP. The Permittees shall submit 'Record/As-Built' Plans that incorporate all

changes/revisions a minimum of 30 days prior to request for final inspection and the issuance of Final Certificate of Occupancy per lot.

- G. The Engineer of Record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- H. Secure Public Works Director or designee approval if the grading and drainage plans are revised during the construction process. If this occurs, then the Permittees shall update the drainage report and submit to the City for review and approval.
- I. Submit a Waste Reduction and Recycling Summary (WRRS) to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.
- J. Provide electronic Record Drawing/As-Built drawings to the Public Works Director or designee for the constructed Public Improvements within 60 days of completion. The Permittees shall submit 'As-Built' Plans that incorporate all changes/revisions.
- K. Submit a Private Improvement Certification for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built drawings and geotechnical testing information and results.
- L. Implement the Traffic signal modification plan required in Condition No. 47.C prior to the issuance of the first certificate occupancy on Lot 4.

City Department Conditions - Planning and Environmental Review Department

46. The Permittees of Lot 4 are responsible for ascertaining and paying all applicable City Development Impact fees, including without limitation, fire facility fees, library fees, fire protection, police services fees, public administration fees, and transportation fees as required by the GMC. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities.

As stated in Condition No. 17 of Council Resolution No. 23-____ and Condition #3 above, the Permittee will be dedicating and constructing an approximately 2-acre park. The requirements of Condition No. 17 of Council Resolution No. 23-____ are incorporated by reference into these Conditions of Approval.

This condition also serves as notice pursuant to Government Code Section 66020(d) that the City of Goleta is imposing development impact fees (“DIFs”) and the Permittees have 90 days after the imposition of the fees to protest fees.

The Permittees must pay all applicable development impact fees and other contributions in full no later than at the time specified in the below chart. The amount of the actual fee may be different than that listed below, as the Permittees must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. This application is exempt from any additional impact fee types enacted after October 1, 2014 (date the Vesting Tentative Map was deemed complete). At the Permittees’ discretion, the Permittees may choose to pay the below listed fees at any time, but no later than the time frame specified.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility (228 Units)	\$951 per unit	\$216,828	CO	City
Library (228 Units)	\$788 per unit	\$179,664	CO	City
Public Administration (228 Units)	\$2,531 per unit	\$577,068	CO	City
Transportation (150 PM Peak Hour Trips)	\$14,068 per trip	\$2,110,200	CO	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
TOTAL	—	\$3,083,760	—	—
CO = Certificate of Occupancy BP = Building Permit				

47. Prior to issuance of effectuating Zoning Clearance and building permits, the Permittees of Lot 4 must:

- a. Provide a recorded copy of the Agreement to Provide Affordable Housing and Restrictive Covenant that provides for a 55-year affordable housing deed restriction for the provision of 104 rental units on Lots 1 and 2, which is required to be recorded upon final map recordation pursuant to the Vesting Tentative Map Conditions of Approval.
- b. Prepare and secure approval of a planting plan for the native plants proposed on Lot 3 from both the PER and Public Works Directors or designees based on the provisions of Condition No. 26 above. The plan must specify the details of the plant material sourcing, the planting requirements, the goals of the planting plan, the replacement plan, if plants have not successfully established, annual reporting requirements, and maintenance requirements for the native plants proposed and other criteria included in Condition No. 26 to be installed on Lot 3 and 4. The Permittee of Lot 4 will be responsible for the installation and implementation of the plan and the Permittee shall maintain the park until 90 days after the City accepts title to the park. Permittee's obligations to maintain Park includes 1) landscape maintenance such as removal of all weeds, replacement of all dead and dying plants, weekly turf maintenance, mowing and edging, gopher trapping, and replacement of mulch at a minimum of 4 inch depth; 2) maintenance of irrigation systems, including the replacement of sprayer heads, driplines, and valves; program and adjust the irrigation system to properly keep the landscaping in good condition; 3) maintenance of the park in a sanitary condition to City standards, including trash removal, wiping down picnic tables, removing graffiti, removing barbeque ashes, and wiping down playground equipment and 4) minimum of three monthly inspections of park facilities, equipment, structures, hardscape and amenities by a certified Playground Inspector. Concurrent with the City's acceptance of title to the park, Permittee shall contribute \$25,000 towards the replacement and annual monitoring of the native vegetation in the Park; this \$25,000 shall not count towards any payment owned by Permittee under the VTM conditions. This amount can be paid in one of two ways: 1) if Permittee is eligible for reimbursement of at least \$25,000 of its Quimby fees pursuant to the VTM conditions at the time this amount is due, upon Permittee request, the City will deduct \$25,000 from the amount of Quimby fees eligible for reimbursement or 2) if Permittee is not eligible for reimbursement of at least \$25,000 of its Quimby fees pursuant to the VTM conditions at the time this amount is due, the Permittee must make a \$25,000 cash deposit with the City.

On the 91st day after the City accepts title to the park, the City will assume responsibility for Park maintenance, at which time the Permittee shall be released of all obligations related to the park except 1) as provided in the Reciprocal Easement Agreement executed pursuant to the VTM conditions and 2) Permittee shall warranty the structures, equipment, park amenities, and hardscape in the park for the lengthy of one (1) years after City acceptance of title, at which point Permittee shall transfer to the City the benefit of any warranties provided to Permittees by the original manufacturer of any equipment, structure or facility.

Permittee of Lot 4 agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including without limitation, attorney's fee), injuries, or liability, arising from the acts and omissions of Permittees and its contractors, consultants, agents, employees, and officers relating to the installation and implementation of the plan and all equipment, facilities, structures, hardscape, and park amenities and maintenance of the park as defined in the Condition except for willful misconduct. Except as described in this section, the obligation to indemnify, hold harmless and defend the City shall arise when the City is named in any suit, or when any claim is brought against it by suit or otherwise, whether the same is groundless or not, arising out of the acts and omission of Permittees and its contractors, consultants, agents, employees, and officers relating to the installation and implementation of the plan and all equipment, facilities, structures, hardscape, and park amenities and maintenance of the park as defined in this Condition. Permittees agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this Condition, "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees, and agents.

- ,
48. Prior to the issuance of the Zoning Clearance for grading or construction on either Lots 1 or 2, the Permittees shall record a restrictive covenant for both lots as developed by the City at the Permittees expense (such requirement can be satisfied with the Agreement to Provide Affordable Housing and Restrictive Covenant recorded on Lots 1 and 2 as required by the Conditions of Approval of the Vesting Tentative Map) regarding the fee waiver granted as the project has qualified to receive a 100% Development Impact Fee (DIF) waiver as a qualified 501(c)3 non-profit organization.

As provided for in Council Resolution 22-68, if in the future a change of non-profit status or acquisition of the property by a for-profit entity occurs, then the payment of Development Impact fees will be necessary. The for-profit entity shall pay the difference between the full amount of DIFs at the time the DIF was discounted and the reduced DIFs previously paid, plus annual adjustments for each year the discount was applied. Each annual adjustment shall be in accordance with a percentage equal to the appropriate Engineering Cost Index as published by Engineering News Record, or its successor publication, for the preceding 12 months for which the ECI is available and such ECI shall be specific to California or the nearest region. Such difference in DIFs shall be paid prior to close of escrow before transfer of ownership or possession. For a change of use to another beneficial project category, the Permittees shall pay the difference for any greater amount of DIFs owed under the new beneficial project category.

The table below provides the initial DIFs that would be adjusted based on the ECI, as described above, based on the City of Goleta’s Residential DIF rates for Fiscal Year 2022/2023. The rates upon which DIFs, are based 104 multi-residential units.

In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also be paid in accordance with the requirements of those entities. This condition also serves as notice pursuant to Government Code Section 66020(d) that the City of Goleta is imposing development impact fees (“DIFs”) and the Permittees have 90 days after the imposition of the fees to protest fees.

FEE	RATE	ESTIMATED	TIME DUE	AGENCY
Fire Facility (104 Units)	\$951 per unit	\$13,314	CO	City
Library (104 Units)	\$788 per unit	\$81,952	CO	City
Public Administration (104 Units)	\$2,531 per unit	\$263,224	CO	City
Transportation (37 PM Peak Hour Trips)	\$14,068 per trip	\$520,516	CO	City
School Fees	Set by School Districts	--	BP	Goleta Union & SB Unified School Districts
TOTAL	—	\$2,266,366	—	—

* Permittees shall record a restrictive covenant on the subject property limiting its use to non-profit purposes in exchange for the DIF reduction. Upon change of non-profit status, all waived fees shall be paid as described in text.
KSF = 1,000 sq. ft.CO = Certificate of Occupancy
BP = Building Permit

49. The following conditions pertain to Permittees of Lots 1 and 2 and Permittees of Lot 4:
- A. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed

without the Planning and Environmental Review Director or designee's approval.

- B. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Permittees must obtain a grading and/or building permit from the Planning and Environmental Review Director or designee. The grading and building plans must be prepared in accordance with Chapter 15 of the GMC. The building plans must include the required interior and exterior sound attenuation measures, the water conservation measures, air quality measures required either by the adopted Mitigation Measures or Environmental Conditions listed above.
- C. Both the grading and the building plans must denote that any portion of the site with archaeological sensitivity cannot be used as parking/storage of construction workers vehicles, construction equipment, stockpiling, or construction materials storage, etc., to the satisfaction of the Planning and Environmental Review Director or designee.
- D. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of project approval.
- E. Before the start of any work on-site, the Permittees must conduct a pre-construction meeting that includes the Permittees, project superintendent, architect, subcontractors, as well as City representatives from the Planning and Environmental Review and Public Works Departments and including all elements included in the Mitigation Monitoring and Reporting Program.
- F. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Permittees must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
- G. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this project must comply with the requirements of Section 35-281 Article III of the City's Inland Zoning Ordinance.
- H. The Permittees is responsible for informing all sub-contractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.
- I. Project construction hours are limited to Monday through Friday 8:00am-5:00pm and generally prohibited on weekends, and on observed state and federal

holidays. Exceptions to these restrictions may be made for good cause at the sole discretion of the Planning and Environmental Review Director or designee. The Permittees must post the allowed hours of operation near the entrance to the site so that workers on site are aware of the limitations.

- J. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director or designee's approval.
- K. The Permittees must prepare and secure approval from the City of Goleta and execute, at the Permittees expense, the following documents prior to the issuance of the Zoning Clearance:
 - i. Landscape Agreement and post securities for installation and maintenance of the City-approved landscape and hardscape improvements. The Permittee must provide separate securities to guarantee the installation of the planting materials and the maintenance/establishment period and shall be in the amounts as provided in the agreement and based on a Landscape Architect's Estimate, signed, and stamped by a registered landscape architect for the durations noted for the ornamental plantings and the native plantings. The maintenance/establishment securities shall be for a term of not less than three (3) years for the ornamental landscaping elements and not less than five (5) years for the native landscaping elements following City acceptance of the installation work. Release of the securities shall occur at the discretion of the PER and Public Works Directors that the on-site and public right of way landscaping and native landscaping has been appropriately established.
 - ii. Notice language to be incorporated within the apartments' leases of Lots 1, 2 and 4 that advise the future tenants of the location of the park on Lot 3 and associated impacts that should be expected to occur daily from the presence of and use of a public park such as parking, noise, visitors, etc. and noise and vibration from the nearby active Railroad line.
- L. Secure Preliminary Design Review Board (DRB) approval of the architecture, including building colors and materials and landscaping and irrigation plans. The plans submitted for DRB review must include any of the requirements contained in the adopted Mitigation Measures and Environmental Conditions of approval listed above. The landscaping and irrigation plans must:
 - i. Consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The landscape plan must be

compliant with Mitigation Measures MM Bio-5a and MM Bio-5b and Environmental Condition Number 26 above.

- ii. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
- iii. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.)
- iv. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.
- v. Use of native and/or drought tolerant species in the final landscaping;
- vi. Installation of drip irrigation or other water-conserving irrigation;
- vii. Group plant material by water needs;
- viii. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
- ix. No turf is allowed on slopes of over 4%;
- x. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
- xi. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
- xii. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
- xiii. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
- xiv. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.

M. Incorporate energy conservation measures into the building design. All new residential buildings must comply with the energy efficiency standards set forth

in the Goleta Municipal Code, and with the CalGreen+ Building Code standards. The project must minimize indoor water use through the following:

- i. Insulation of all hot water lines;
 - ii. Installation of re-circulating, point-of-use, or on-demand water heaters;
 - iii. Prohibition of self-regenerating water softening in all structures;
 - iv. Use of lavatories and drinking fountains with self-closing valves; and
 - v. Installation of water sense specification toilets in each unit.
- N. Secure approval of an exterior lighting plan and photometric light study plan from the DRB. The lighting plan must:
- i. Minimize off-site glare.
 - ii. Use lighting devices that are enclosed and protected by weather and vandal resistant covers.
 - iii. Use illuminated street addresses with a minimum maintained of one foot-candle of light on the ground surface during hours of darkness. Street addressing must be a minimum of 4 inches high and must be visible from the street or driving surface, of contrasting color to the background and be illuminate during hours of darkness. Addressing must also be shown on the building plan elevations.
 - iv. Comply with any applicable mitigation measures regarding minimizing light spill over into the SPA buffer and nearby residential uses (Mitigation Measure AES-3)
- O. Secure approval of a composite utility screening plan from the Planning and Environmental Review Department and the DRB. All external/roof mounted mechanical equipment (including solar panels, HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment must be integrated into the structure and/or screened in its entirety from public view.

Screening may include a combination of landscaping and/or fencing/walls. Utility transformers must be placed in underground vaults where they are completely screened from view, unless otherwise approved by the Planning and Environmental Review Director. All meters painted must be concealed by matching the color of the building. All backflow prevention devices and communications equipment must be concealed in an enclosed portion of the building, on top of the building, or within a screened utility area. All transformers and vaults installed within the public right-of way must be below grade unless otherwise approved by the Planning and Environmental Review Director and the Public Works Director and then completely screened from view.

- P. Provide trash/recycling enclosures that are compatible with the architectural design of the Project, of adequate size for trash and recycling containers (at least 50 square feet), and accessible by residents and for removal. The trash/recycling areas must be enclosed with a solid wall of sufficient height to screen the area, with a solid gate and a roof, to be maintained in good repair in perpetuity and must be included on final Project plans and before the City issues a Land Use Permit for construction. The enclosures are required to be approved by the City Design Review Board (DRB).
- Q. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Permittees must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance must indicate that the Permittees has satisfied all pre-construction conditions.
- R. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust leaving the site.
- S. Enter into an agreement with the City to pay Compliance Review fees to cover full costs of compliance monitoring.
- T. Provide the City with copies of the lease excerpt and acknowledgement form that tenants will sign regarding the presence of a park on Lot 3.
- U. During grading and construction activities, the Permittees, to the satisfaction of the Planning and Environmental Review Director and/or the Public Works Director, must:
 - i. Keep the archaeological sensitivity area fence off from use for parking, storage, staging etc. until such time as Lot 3 is developed for park purposes.
 - ii. Promptly remove any graffiti at the Project site.
 - iii. Prevent construction and/or employee trash from blowing offsite by:
 - iv. Provide covered receptacles on-site before commencement of any grading or construction activities;
 - v. Pick up waste weekly or more frequently as directed by the City; and
 - vi. Designate and provide to the Planning and Environmental Review Director the name and contact information of the project foreman who will monitor construction trash/waste. Additional covered

receptacles must be provided as determined necessary by Planning and Environmental Review Director.

- vii. Ensure that public sidewalks remain open at all times.
- viii. Ensure that all haul trucks, hauling soil, sand, and other loose materials, are either covered or maintain two feet of freeboard.
- ix. Reduce NO_x emissions during construction by limiting the operation of heavy-duty construction equipment to no more than 5 pieces of equipment at any one time.
- x. Maintain equipment and vehicles engines in good condition and in proper tune as per manufacturer's specifications and per APCD rules to minimize dust emissions.
- xi. Use electricity from temporary power poles rather than temporary diesel or gasoline powered generators.
- xii. Ensure that construction vehicles only use the City's designated Truck Routes to the satisfaction of the Public Works Director. All other routes are prohibited. Construction traffic must be routed away from congested streets.
- xiii. Configure construction parking to minimize traffic interference to the satisfaction of Public Works Director.
- xiv. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag persons) to the satisfaction of the Public Works Director.
- xv. Secure approval of the construction vehicle staging and location of vehicle ingress/egress location and the use of temporary construction driveways from the Public Works Director or designee.
- xvi. Use electric equipment if feasible to replace diesel-powered equipment such as booster pumps or generators.
- xvii. Install catalytic converters on equipment if feasible.
- xviii. Equip equipment with two-to-four-degree engine time retard or pre-combustion chamber engines, if feasible.
- xix. Use methanol or natural gas-powered mobile equipment and pile drivers instead of diesel equipment if readily available at competitive prices, if feasible.

50. Before the City issues certificate of occupancy for Lot 4, the Permittees must:

- A. Install all parking spaces, site and parking lighting and private recreational facilities in accordance with the approved plans based on the construction phasing plan. Any parking concession granted under California State Density Bonus Law shall not become operative until such time as construction of the affordable units on Lots 1 and 2 commences. Permittees of Lot 4 must provide the commensurate amount of required parking based on parking standards as provided by Article III, Zoning Ordinance, as the market rate units are completed.
- B. If construction of the affordable units on Lots 1 and 2 has not commenced prior to the issuance of the final Certificate of Occupancy for the last building of market rate units currently planned to be Building 6, then Permittees of Lot 4 must provide 369 parking spaces (required spaces for market rate unit without any density bonus benefit) on Lot 4 or elsewhere approved for parking on Lots 1 and/or 2 as shown on the Development Plan and approved by the Design Review Board. If the 31 spaces cannot be provided on Lot 4, then Permittees must submit for a Substantial Conformity Determination (SCD) application showing the siting of the parking spaces on Lots 1 and/or 2 with the associated driveway access, pedestrian path, lighting, and landscaping creating a safe connection to Lot 4. Any parking spaces located on Lots 1 and/or 2 must be within 500 feet of the closest point of Market Rate Building 6, on Lot 4.
- C. Install all required Trash enclosures in accordance with approved plans based on the construction phasing plan.
- D. Screen all mechanical equipment in accordance with approved plans based on the construction phasing plan.
- E. Install all landscaping and irrigation in accordance with approved plans based on the construction phasing plan.
- F. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans based on the construction phasing plan.
- G. Pay all adopted (applicable) impacts fees due including but not limited to Fire Service, Parks and Recreation, Transportation, Library, Public Administration and Police Fees in effect at the time if not waived.
- H. Remove temporary construction driveway if used.
- I. Secure final clearance from all applicable Agencies/City Departments as needed.
- J. Upon transfer of title of the public park on Lot 3 of the Heritage Ridge parcel map, the park parcel must be clear of any encumbrances and/or clouds on title including recordation of any Memoranda of Agreement of private agreements of which the City is not a party.

Further, upon transfer of title of the park, the Permittees of Lot 4 shall remit contribute \$125,000 towards the establishment and maintenance of the native vegetation areas only, within the public park. This amount can be paid in one of two ways: 1) if the Permittee is eligible for reimbursement of at least \$125,000 of its Quimby fees pursuant to the VTM conditions at the time this amount is due, upon Permittee request, the City will deduct \$125,000 from the amount of Quimby fees eligible for reimbursement or 2) if Permittee is not eligible for reimbursement of at least \$125,000 of its Quimby fees pursuant to the VTM conditions at the time this amount is due, the Permittee must make a \$125,000 cash deposit with the City. The \$125,000 payment from the Permittee/Heritage Ridge Owners shall not be counted as payment of the Permittees obligations to pay park fees required by Title 16 of the Goleta Municipal Code and Government Code Section 66477 (Quimby Act) or in compliance with any of its obligations under the VTM conditions. Permittee/Heritage Ridge Owners shall not seek reimbursement of the \$125,000 payment from the City under any circumstance. Upon receipt of such funds, the City will deposit the \$125,000, along with \$125,000 of the City's own funds, for a total of \$250,000 in an account dedicated to funding the maintenance of the native vegetation areas only within the public park. The maintenance and future needs of the park will be subject to the City's annual budget process during which public meetings will be held and the public will have an opportunity to participate

51. Before the City issues Certificate of Occupancy for buildings on Lot 1 and 2, the Permittees must complete the following items necessary to support the occupancy of the building:
 - A. Install all parking spaces, site and parking lot landscaping, and private recreational facilities in accordance with approved plans and construction phasing.
 - B. Install all required Trash enclosures in accordance with approved plans based on the construction phasing plan.
 - C. Screen all mechanical equipment in accordance with approved plans based on the construction phasing plan.
 - D. Install all landscaping and irrigation in accordance with approved plans based on the construction phasing plan.
 - E. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans based on the construction phasing plan.
 - F. Pay all adopted development impact fees due including but not limited to Fire Service, Parks and Recreation, Transportation, Library, Public Administration,

Stormwater, Bicycle/Pedestrian, and Police Fees in effect at the time unless the Fee Waiver Restrictive Covenant has been recorded.

G. Remove temporary construction driveway if used.

H. Secure final approval for all applicable Agencies/City Departments as required.

52. Prior to the issuance of the final certificate of occupancy for building 4 on Lot 4, complete construction of the approximately 2-acre public park to the satisfaction of the City and dedicated the park to the City, including the easement for the use of 13 parking spaces adjacent to the park and the private roadway leading to the park.

A. The 13 parking spaces are dedicated for park users and signage will be posted to limit the parking spaces for park use during the hours of 8:00am to dusk and maybe subject to parking enforcement/restrictions as determined by the City.

By signing this document, the undersigned certifies that he has read, understood, and agrees to the Project Conditions listed in this document.

Michael B. Earl, FLT Heritage Ridge TG, LLC and GF Frontier, LLC

Date

John Polanskey, Director
of the Housing Authority of the County of Santa Barbara

Date

EXHIBIT 1 TO EXHIBIT D TO ATTACHMENT 4
HERITAGE RIDGE PROJECT
DEVELOPMENT PLAN CONDITIONS OF APPROVAL
AGENCY LETTERS



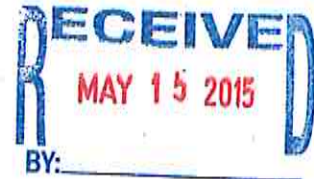
Fire Department

"Serving the community since 1926"

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

Eric L. Peterson
Fire Chief
County Fire Warden



May 11, 2015

To: Michael Towbes, Chairman
The Towbes Group, Inc.
21 East Victoria Street, Suite 200
Santa Barbara, CA 93101

From: Martin Johnson, Deputy Fire Marshal
Santa Barbara County Fire Department
4410 Cathedral Oaks Road
Santa Barbara, CA 93110

SUBJECT: APN #073-060-031. Variance Request from Section D 105 of the California Fire Code (CFC) for the Heritage Ridge Apt. project.

Dear Mr. Towbes,

Thank you for your letter dated April 9, 2015 requesting relief from Section D 105 of the CFC regulating access for Fire Department Aerial Apparatus to buildings that exceed 30 feet in height.

After meeting with your staff and looking at various options, we have agreed to allow buildings #1 & 2 to remain in the location as approved by the City of Goleta on October 1, 2014 with the following mitigations.

- Buildings 1 & 2 shall have NFPA 13 Fire Sprinkler Systems installed.
- Roof access shall be provided from inside of both stairwells as shown on plan pages A-2 & A-7 dated May 6, 2015 (attached).
- A 2 ½" Standpipe Connection shall be provided on all floors in both stairwells up to and including the roof with National Standard Threads.
- Enclose both stairwells in fire rated/smoke proof enclosures.
- Provide a knock box at the bottom of each stairwell for fire department exterior door and roof access.
- Provide signage in each stairwell noting "roof access."
- Paint curb red and provide "No Parking" signage along Camino Vista 60' from each end of Building 2 along Camino Vista, allow street parking

SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

APPROVED

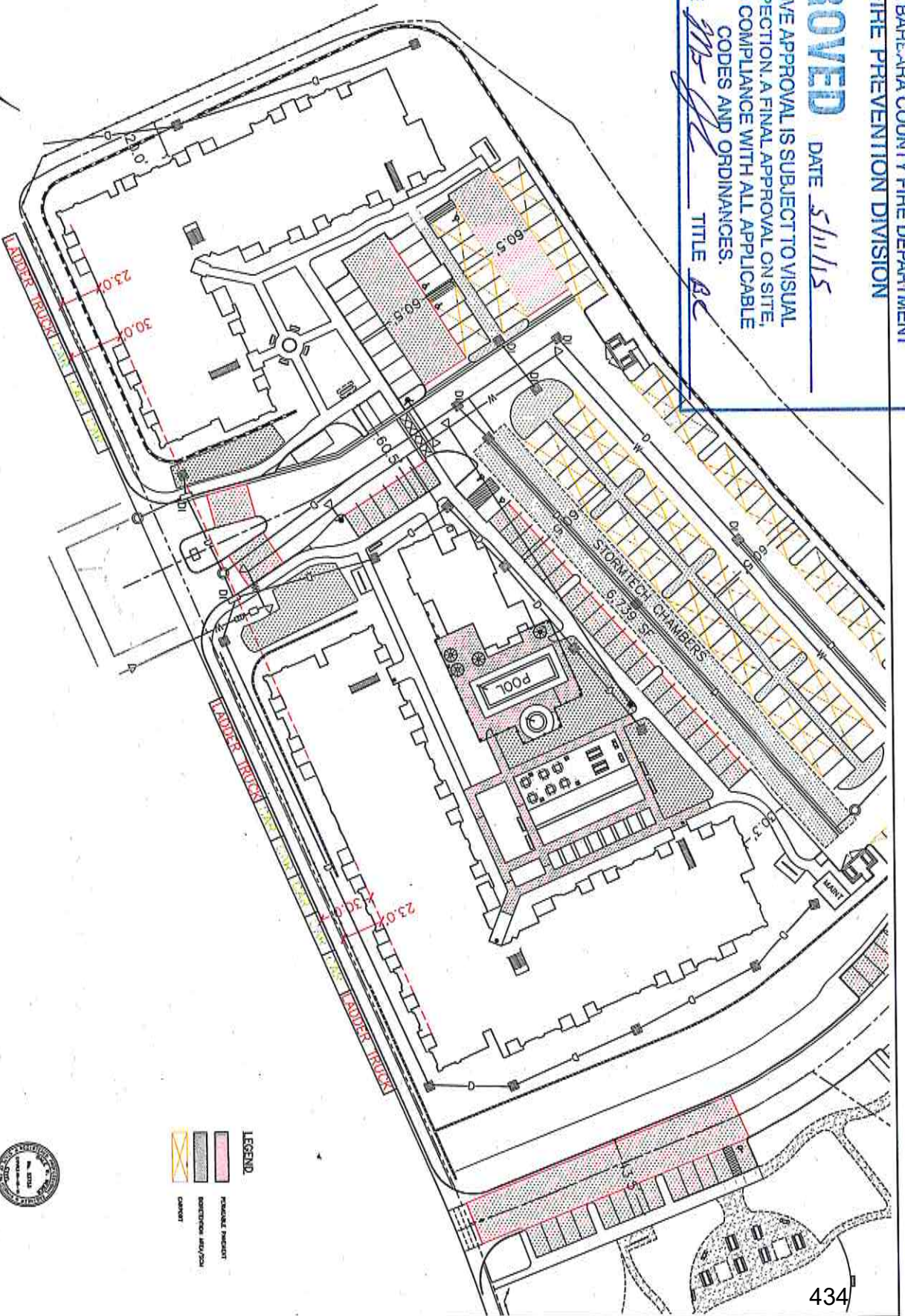
DATE 5/11/15

ABOVE APPROVAL IS SUBJECT TO VISUAL INSPECTION, A FINAL APPROVAL ON SITE, AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

SIGNATURE

[Signature]

TITLE AC



- LEGEND**
- PERMISSIBLE STRUCTURE
 - EXISTING STRUCTURE
 - CONCRETE



PROGRESS PRINT - NOT FOR CONSTRUCTION

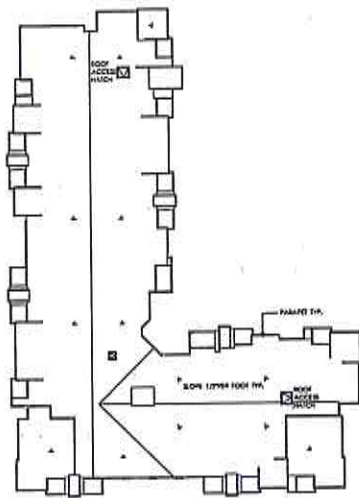
NO. 1 SHEET	REVISION	DATE	BY
PROJECT: MHC Pacific Administration PROJECT NO.: 14-0000000000 SHEET NO.: 001 OF 001			
PROJECT: BLDG A & B 30' FROM CURB CITY OF: SANTA BARBARA		PROJECT: BLDG A & B 30' FROM CURB CITY OF: SANTA BARBARA	
PROJECT: BLDG A & B 30' FROM CURB CITY OF: SANTA BARBARA			

SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

APPROVED DATE 5/11/2015

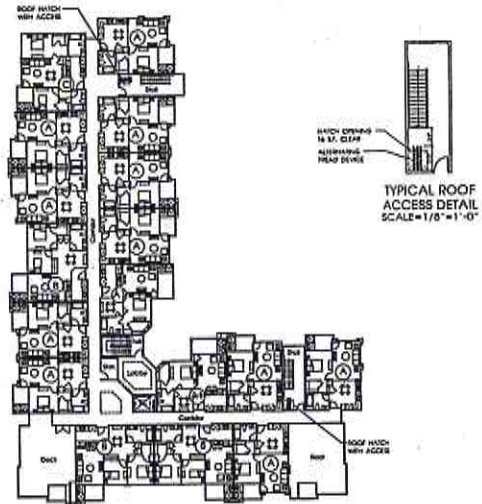
ABOVE APPROVAL IS SUBJECT TO VISUAL
INSPECTION, A FINAL APPROVAL ON SITE,
AND COMPLIANCE WITH ALL APPLICABLE
CODES AND ORDINANCES.

SIGNATURE *M. J. [Signature]* TITLE BC



Roof

NOTE:
BUILDING SHALL HAVE NFPA 13 FIRE SPRINKLER SYSTEM
AND ROOF ACCESS WITH STANDPIPE CONNECTION TO
THE ROOF



3rd Floor

Building 1: Building Plans
Senior Housing

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

Revised May 8, 2015
September 18, 2014



Professionally Drawn and Managed by
THE TOWBES GROUP, INC.

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC

W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
300 N. MICHIGAN AVENUE, SUITE 200, SANTA BARBARA, CA 93101
805.963.8800 www.hezmalhalch.com

A-2

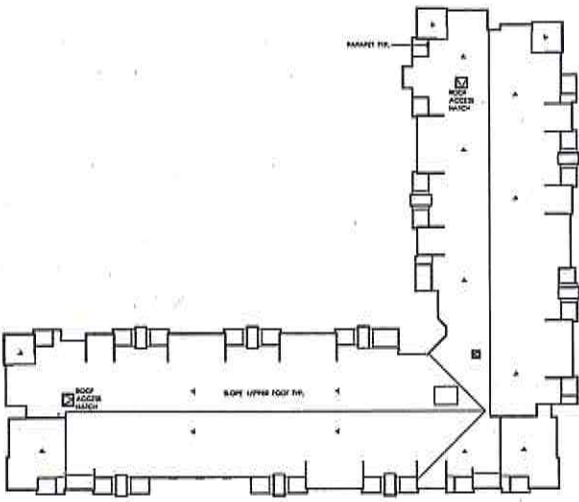
SANTA BARBARA COUNTY FIRE DEPARTMENT
FIRE PREVENTION DIVISION

APPROVED

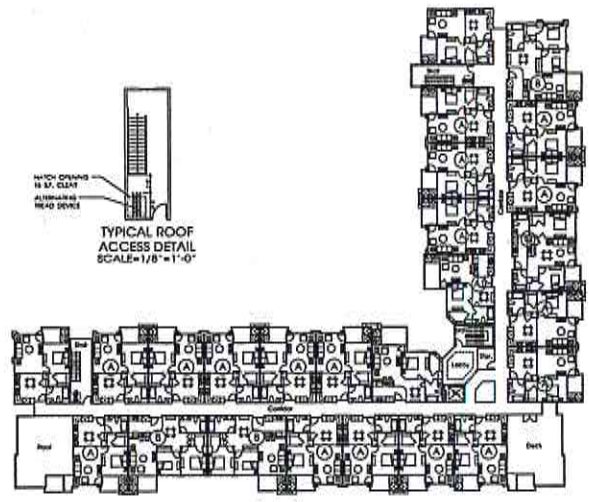
DATE 5/11/2015

ABOVE APPROVAL IS SUBJECT TO VISUAL
INSPECTION. A FINAL APPROVAL ON SITE,
AND COMPLIANCE WITH ALL APPLICABLE
CODES AND ORDINANCES.

SIGNATURE [Signature] TITLE BC



Roof



3rd Floor

NOTE:
BUILDING SHALL HAVE NFPA 13 FIRE SPRINKLER SYSTEM
AND ROOF ACCESS WITH STANDPIPE CONNECTION TO
THE ROOF

Building 2: Building Plan
Senior Housing

WILLIAM HEZMALNICH ARCHITECTS, INC. © 2015

Project No. 15-011
September 17, 2014

Professionally Drawn and Managed by
THE TOWER GROUP, INC.

Heritage Ridge
Goleta, Ca
Michael Towbes, LLC

WH
WILLIAM HEZMALNICH
ARCHITECTS, INC.
200 KODAK AVENUE SUITE 200 SANTA BARBARA, CA 93101-1000
805 963 9207 www.hezmalnich.com

A-7



Fire Department

"Serving the community since 1926"

Michael W. Dyer
Fire Chief
County Fire Warden

Eric Peterson
Deputy Fire Chief

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

June 26, 2014

Ms. Mary Chang
Planning and Environmental Services
City of Goleta
130 Cremona Drive, #B
Goleta, CA 93117

Dear Ms. Chang:

SUBJECT: APN: 073-060-031 ...; Permit #: 14-049-GPA/VTM/DP/CUP
Site: North of Calle Koral / West of Los Carneros, Goleta
Project Description: GPA, VTM, DP, CUP

DETERMINATION OF APPLICATION INCOMPLETENESS

I have reviewed your project and find that it will require some corrections before it can be approved by the Santa Barbara County Fire Department. The following information must be included with your revised plans.

1. Revised plans shall include a complete plan showing the following driveway information. All plans must be drawn to scale and shall call out all dimensions and turning radii requirements.
 - Width of access.
Driveways shall have minimum widths of 24 feet or 26 feet.

PLAN STATUS

Please re-submit four sets of corrected site plans to Planning and Development, Attention Fire Department. The plans must be clearly marked "CORRECTED". Submit plans to Planning and Development as part of incompleteness re-submittal.

In addition, the following fire department conditions shall be required for the Fire Protection Certificate.

2. Fire Protection Certificates will be required.
3. Road naming shall be required for this project.
4. If a building or portion of a building exceeds 30 feet in height, Section D 105 of the CFC shall be followed.
5. If elevators are required for this project, the elevator car(s) shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.
6. Street signs shall be installed.
7. New fire hydrants shall be installed, number to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
8. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
9. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.

10. An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
- A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- Fire Department Connection (FDC) shall be labeled per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

11. An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

12. Recorded addressing for the residences is required by the fire department.*

13. Address numbers shall be a minimum height of four inches for residential.

- Address number location(s) shall be approved by the fire department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when travelling in either direction.

14. Access way entrance gates shall conform to fire department standards.

15. When access ways are gated, a fire department approved locking system shall be installed.

16. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Estimated fees:

\$.10 per square foot for structures with fire sprinklers

Fire Facility Development Impact Fee
Goleta Planning Area

Development impact fees are collected at the current rate at time of payment.

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

If you have questions or need clarification of the conditions contained in this letter, please contact me, 805-681-5528 or 805-681-5523.

In the interest of life and fire safety,



Dwight Pepin, Captain
Fire Prevention Division

*Information is posted at sbcfire.com. Select Doing Business/Planning and Engineering. To have information provided, telephone 805-681-5523.

DP:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110



Fire Department

"Serving the community since 1926"

Michael W. Dyer
Fire Chief
County Fire Warden

Eric Peterson
Deputy Fire Chief

HEADQUARTERS

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX: (805) 681-5563

September 22, 2014

Ms. Mary Chang
Planning and Environmental Services
City of Goleta
130 Cremona Drive, #B
Goleta, CA 93117

Dear Ms. Chang:

SUBJECT: APN: 073-060-031 ...; Permit #: 14-049-GPA/VTM/DP/CUP
Site: North of Calle Koral / West of Los Carneros, Goleta
Project Description: Heritage Ridge

DETERMINATION OF APPLICATION INCOMPLETENESS

I have reviewed your project and find that it will require some corrections before it can be approved by the Santa Barbara County Fire Department. The following information must be included with your revised plans.

1. Revised plans shall show complete dimensions to the intersection of the roof to the external wall. To meet CFC Section D 105 requirement.

PLAN STATUS

Please re-submit four sets of corrected site plans to Planning and Development, Attention Fire Department. The plans must be clearly marked "CORRECTED". Submit plans to Planning and Development as part of incompleteness re-submittal.

In addition, the following fire department conditions shall be required for the Fire Protection Certificate.

2. Fire Protection Certificates will be required.

3. Road naming shall be required for this project.
4. If elevators are required for this project, the elevator car(s) shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.
5. Driveways shall have a minimum width of 27ft, 5 inches as shown on plans dated September 12, 2014.
6. Street signs shall be installed.
7. Temporary address posting is required during construction. Inspections will not be completed without temporary address posted.
8. New fire hydrants shall be installed, number to be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
9. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
10. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
11. Automatic fire sprinkler system(s) shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
- A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.
- Fire Department Connection (FDC) shall be labeled per NFPA 13.
- Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.

12. An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
- Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.

13. Recorded addressing for the residences is required by the fire department.*

14. Address numbers shall be a minimum height of 12 inches for buildings.

Address numbers shall be a minimum height of 4 inches for suites.

- Address number location(s) shall be approved by the fire department.
- Address numbers shall be a color contrasting to the background color.
- The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when travelling in either direction.
- If the driveway is over 150 feet in length or the building is obstructed from view at the access road / driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.

15. Access way entrance gates shall conform to fire department standards.

16. When access ways are gated, a fire department approved locking system shall be installed.
17. A Knox Box entry system shall be installed.
18. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.

Estimated fees:

\$.10 per square foot for structures with fire sprinklers

Fire Facility Development Impact Fee
Goleta Planning Area

Development impact fees are collected at the current rate at time of payment.

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

If you have questions or need clarification of the conditions contained in this letter, please contact me, 805-681-5528 or 805-681-5523.

In the interest of life and fire safety,



Dwight Pepin, Captain
Fire Prevention Division

DP:mkb

c Goleta Water District, 4699 Hollister Av, Goleta 93110



air pollution control district
SANTA BARBARA COUNTY

June 24, 2021

Mary Chang
City of Goleta
Planning and Environmental Review Department
130 Cremona Drive, Suite B
Goleta, CA 93117

Re: Santa Barbara County Air Pollution Control District Comments on the Revised Draft Environmental Impact Report for Heritage Ridge Residential Project, 14-049-GPA/VTM/DP; SCH #2015041014

Dear Mary Chang:

The Santa Barbara County Air Pollution Control District (District) has reviewed the Revised Draft Environmental Impact Report (EIR) for the Heritage Ridge Residential Project. The project consists of the following:

- A General Plan Amendment (14-049-GPA) to remove a designation of Environmentally Sensitive Habitat Area (ESHA) on the Open Space Map and on the Special Status Species and ESHAs Map.
- A Vesting Tentative Map (14-049-VTM) to allow the subdivision of the existing 17.36 gross acre (16.2 net acres) project site from 13 lots to 4 lots (2 lots for the Affordable housing complex, 1 lot for the market housing, and 1 lot for the public park). The subdivision map would also abandon two unused roads (Via Maya and Via Luisa).
- A Development Plan (14-049-DP) pursuant to GMC §35-317 to allow construction of 332 rental units with associated recreational facilities. The rental units would be broken into two “neighborhoods” as follows: 104 up to a 100% supportive-units comprised of both senior affordable housing and family affordable housing units with separate recreational facilities; and 228 market-rate rental units with separate recreational facilities including a swimming pool. The affordable units will be offered at the very low/low-income levels.

Also proposed are: 1) a two-acre neighborhood park to be dedicated to the City in the center of the site and three above ground bio-retention basins including a 15,000 square foot (SF) bio-retention basin in the southeast portion of the site. The site would be served by three access points onto Camino Vista. Preliminary raw earthwork volumes are estimated at 178,000 cubic yards (CY) of cut, 15,500 CY of fill, and 115,000 CY of export. The subject property, a 17.36-acre parcel zoned Design Residential (DR-20) and identified in the Assessor Parcel Map Book as APN 073-060-031 through -043, is located on the north side of Camino Vista between Aero Camino and Calle Koral Roads in the City of Goleta.

The project will place sensitive receptors within approximately 50 feet of the Union Pacific railroad tracks and approximately 250 feet of the edge of the closest lane of U.S. Highway 101. When reviewing and commenting on land use projects throughout the cities and unincorporated areas of Santa Barbara County, District staff consistently recommends that sensitive land uses (residences, schools, medical facilities, etc.) should not be sited within 500 feet of the freeway. This is based on

Aeron Arlin Genet, Air Pollution Control Officer

guidance from the California Air Resources Board (Air Quality and Land Use Handbook: A Community Health Perspective, CARB, 2005). Many studies have shown that living in proximity to freeways and other high traffic roads leads to respiratory and other non-cancer health effects such as reduced lung function, increased asthma, and bronchitis, and increased medical visits. The proximity-based studies do not identify specific pollutants, nor do they utilize dose-response relationships to discern an acceptable level of a pollutant or pollutants that adequately protects public health. Although various mitigation strategies are currently being researched and implemented, the consensus to date is that the best way to protect human health is to retain a distance of 500 feet or greater between the sensitive receptors and the freeway. Commercial or visitor-serving land uses, with less long-term health implications, should be considered for locations closer to the freeway.

If, after consideration of the health concerns and other alternatives, new development is still planned within 500 feet of a freeway or a high traffic roadway, we recommend that the project be designed to minimize exposure to roadway-related pollutants and mitigated to the maximum extent feasible. Design features may include maximizing the distance between the roadway and sensitive receptors, locating air intake at the non-roadway facing sides of buildings, and ensuring that windows nearest to the roadway do not open. Mitigation measures may include installing mechanical ventilation systems with fresh air filtration and constructing a physical barrier between the roadway source and receptors of pollutants (e.g., sound wall or vegetative planting). Please see our website at www.ourair.org/landuse for more information and resources on this topic.

Air Pollution Control District staff offers the following specific comments on the Revised Draft EIR:

1. **Table 4.2-2 Ambient Air Quality Data, page 4.2-4.** We recommend including the 2020 exceedance data available here: www.ourair.org/days-exceeding-ozone-and-particulate-standards-2020.
2. **4.2 Air Quality, Impact Analysis, Health Risk Assessment Methodology, page 4.2-9.** The cited traffic count volumes adjacent to the project site should be updated based on the latest available counts from Caltrans. Data for 2019 identifies annual average daily traffic (AADT) volumes at Los Carneros Road as 73,150 (average of back and ahead AADT volumes).
3. **4.2 Air Quality, Impact Analysis, Health Risk Assessment Methodology, page 4.2-8-9** The Revised Draft EIR uses the HRA conducted in 2016 to evaluate potential health risks to nearby sensitive receptors. As the District previously commented in our letter dated August 1, 2016, the HRA conducted in 2016 was inadequate as it did not follow the District *Modeling Guidelines for Health Risk Assessments* (including populating early life exposure adjustments to account for pregnant women and children) and did not use the latest available risk assessment program, HARP2. The Revised EIR states that “the HRA prepared in 2016 was not updated since the values computed are conservative and any refinement to the model would not increase risk and hazards.” Given the inadequacy of the 2016 modeling, revised modeling using the District’s current *Modeling Guidelines for Health Risk Assessments* (available at www.ourair.org/air-toxics-for-business) should be performed. Revised modeling could result in increased risk values, particularly residential cancer risk.
4. **Section 4.2 Air Quality, Impact Analysis, Impact AQ-1 and Table 4.2-3, SBCAG Housing Projections for Goleta, page 4.2-9-11.** SBCAG Regional Growth Forecast 2050 data for the years 2025 and 2030 are excluded from this table and impact analysis. Please include an analysis of whether the project would exceed SBCAG’s 2025 or 2030 growth forecast for the City.

5. **Section 4.2 Air Quality, Impact Analysis, Impact AQ-4, page 4.2-15-18:** The District has the following comments on the evaluation of health risk to new sensitive receptors on the project site as a result of exposure to hazardous air pollutants.
 - a. As stated in comment 4 above, the District recommends that a current HRA be performed using the District's current *Modeling Guidelines for Health Risk Assessments* (available at www.ourair.org/air-toxics-for-business). Revised modeling could result in increased risk values, particularly residential cancer risk.
 - b. After describing the project's HRA results, the document makes the following statement on page 15, "*To provide context for this level of additional risk, the American Cancer Society (2007) reports that in the U.S., men have a one in two chance (0.5 probability) and women about one in three chance (0.3) probability of developing cancer during a lifetime, with nearly one in four deaths (0.23) in the U.S. attributed to cancer.*" It is unclear how this statement relates to the overall health risk of the proposed project. Please clarify or remove this statement.
 - c. There is no description of how mitigated health risk values shown in Table 4.2-9 were derived, including the efficacy of the proposed mitigation measures. Please provide a description.
 - d. When implementing measures related to reducing the potential diesel particulate matter exposure, the City should consider that forced air filtration only reduces indoor residential exposure to toxic air contaminants. Residential receptors such as children will spend time outdoors and use outdoor amenities on the project site such as the proposed common open space. District staff recommends incorporating project designs and/or mitigation measures that would address outdoor exposure risk.
6. **Section 4.6 Greenhouse Gas Emissions, Impact Analysis, Page 4.6-9:** This page states that "*In accordance with Section 150.1(b)14 of the 2019 Building Energy Efficiency Standards, all new residential uses under three stories must install photovoltaic (PV) solar panels that generate an amount of electricity equal to expected electricity usage. Therefore, it was assumed that 100 percent of electricity usage for the proposed low-rise residential uses would be supplied by PV solar panels (see Appendix B).*" However, the CalEEMod analysis in Appendix B, and resulting emission estimates, assume that all project development is supplied by 100% renewable power, including the proposed three-story buildings, and other development. **Please confirm it is accurate and feasible that the energy needs of all development associated with the project will be supplied by onsite solar panels.** If 100% renewable power does not reflect the accurate project description, the CalEEMod analysis, emission estimates, and impact analysis should be revised. If the project does propose 100% onsite solar for all development, the text on page 4.6-9 should be revised to clarify that all residential uses and development would be supplied by PV solar panels, not just the low-rise development.
7. **Section 4.6 Greenhouse Gas Emissions, Impact GHG-1, page 4.6-14-17:** The emission estimates shown in Table 4.6-4 do not match the mitigated emission estimates shown in the CalEEMod reports provided in Appendix B. The CalEEMod report cites greater emissions than what the impact analysis is using to determine the significance of project impacts. Please provide an explanation for the inconsistency, confirm the accurate emission estimates for the project, and

revise the impact analysis as needed to ensure that accurate emissions are compared to the project-specific efficiency threshold.

8. **Section 4.6 Greenhouse Gas Emissions, Impact GHG-1, page 4.6-14-17:** As shown in Appendix B via the CalEEMod modeling reports, the project proposes various GHG “design features” that reduce project GHG emissions. Design features applied to the project include (but aren’t limited to) commitments to:

- Supply 100% of electricity usage from onsite solar photovoltaic (PV) solar panels that generate an amount of electricity equal to the expected electricity usage of the project,
- Reduce indoor water use by 20% reduction in indoor water use,
- Limit parking supply,
- Increase transit accessibility.

These “design features” should be included in the Project Description to ensure their implementation and enforcement. In addition, the lead agency should include these commitments as condition of approval for the project to ensure implementation for the life of the project. Conditions of approval should include a requirement for tracking and reporting of electricity use and renewable power generation to ensure that the project is meeting its 100% renewable power commitment.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8873 or via email at HoD@sbcapcd.org.

Sincerely,

Desmond Ho

Desmond Ho
Air Quality Specialist
Planning Division

cc: Planning Chron File



4699 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93110-1999
TELEPHONE 805/964-6761
FAX 805/964-7002

**TIME EXTENSION FOR
PRELIMINARY CONDITIONS LETTER
Dated December 23, 2020**

December 16, 2021

FLT Heritage Ridge TG, LLC
Attn: Michael Earl, Vice President
Corporation Trust Center
1209 Orange Street
Wilmington, DE 19801

Re: Heritage Ridge Development (Willow Springs III)
APN: 073-060-031 through -043
Service Address: TBD

Dear Mr. Earl:

The Goleta Water District (District) issued a Preliminary Conditions Letter (PCL) for the above referenced project on December 23, 2020, which was valid for one year. The project description has not changed and you have requested an additional one-year time extension for the PCL, citing the ongoing environmental review process.

The District is pleased to accommodate your request and extend the PCL through December 23, 2022 with the anticipation that the required Water System Improvements plans will be submitted to the District for review and approval in accordance with the requirements of the PCL prior to the expiration of this extension. Please refer to the PCL and Addendum for additional details regarding the outstanding conditions and required Water System Improvements.

This extension approval letter does not modify or supersede any other conditions provided in the PCL. If you have any questions regarding this extension approval or any conditions of the PCL, please contact Jema Heaton (805) 879-4652.

Sincerely,

John McInnes
General Manager



www.goletawest.com | P.O. Box 4, Goleta, CA 93116-0004
phone: 805 968-2617, fax: 805 562-8987 | UCSB Campus Parking Lot 32, Santa Barbara, CA 93106

February 1, 2022

FLT Heritage Ridge TG, LLC
2082 Michelson Dr., 4th Floor
Irvine, CA 92612

RE: SEWER AVAILABILITY LETTER FOR APN: 073-060-(031 thru 043)
Project: Heritage Ridge

To whom it may concern:

The property referenced above at APN# (073-060-(031 thru 043)) is within the boundaries of the Goleta West Sanitary District (GWSD).

Santa Barbara County sewer policy and District Ordinance No. 60 requires that any sewage generating uses constructed on this property be connected to a community sewer system.

Sewer capacity of three-hundred thirty-two (332) ERUs in District facilities is presently available to serve the property, and is expected to be available to serve the property if it is connected to the District sewer system pursuant to a District Sewer Service Connection Permit within one year from the date of this letter. The District makes no representation concerning sewer capacity beyond the period stated above.

In order to secure a District Sewer Service Connection Permit for the property, it will be necessary to comply with all District requirements for the issuance of a Connection Permit, including payment of all required fees.

Please confirm your acceptance of the terms and conditions outlined herein by signing the acceptance statement below.

Sincerely,

GOLETA WEST SANITARY DISTRICT

TO: GOLETA WEST SANITARY DISTRICT

RE: APN 073-060-(031 thru 043)

We hereby confirm our acceptance of the terms and conditions outlined in this Sewer Availability Letter.

Signature of Owner or their agent.

Date 2/6/22

Date _____

ATTACHMENT 5

Heritage Ridge Residential Project Plans

**Due to the size of plans, the plans
can be accessed at :**

<https://www.cityofgoleta.org/home/showpublicdocument/27797>

Attachment 6

City Response to Late Comments Submitted by Southwest Regional Council of Carpenters

Response to Late Comments Submitted by Southwest Regional Council of Carpenters

The City has considered the environmental issues raised in this comment letter and responds as follows:

1. Hiring Local Workforce

The commenter states the City should require the Applicant to provide additional community benefits such as requiring local hire and use of a skilled and trained workforce to build the Project. The comment states that hiring local can reduce environmental impacts of the project, such as air quality, greenhouse gas emissions, and transportation, by hiring workers who reside within a 10-mile radius of the project site. The comment further states that hiring locally can lead to “sustainable economic development”.

Employee training and workforce requirements are outside the purview of CEQA; however, this comment will be provided to the City decision-makers for their consideration.

Additionally, the comment does not address the adequacy of the analysis in the EIR. Therefore, no revisions are required for the Final EIR, and no further response is required.

2. COVID-19 is Not a CEQA Effect

The comment argues that due to the current public health crisis, the City should impose training requirements and additional safety measures for the proposed Project's construction activities to prevent community spread of COVID-19 and other infectious diseases.

Public Resources Code Section 21083(b)(3) and CEQA Guidelines Section 15065(a)(4) provide a project may have a significant effect on the environment if the environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly. COVID-19 is not an environmental effect of the project as it is already present in the population unrelated to project development. As a general rule, CEQA does not require an analysis of the impact of the existing environment on a proposed project unless the project will worsen existing environmental hazards or conditions. *California Bldg. Indus. Assn. v. Bay Area Air Quality Mgmt. Dist.* (2015) 62 Cal.4th 369, 377. Development of the proposed Project will not worsen COVID-19 conditions.

The City is subject to State and County COVID requirements. The State reopened on June 15, 2021, lifting most restrictions on businesses and the public. As part of the State's reopening, all industries must maintain compliance with California workplace standards, which consist of the COVID-19 Prevention Emergency Temporary Standards for the construction industry. Specifically, the California Department of Industrial Relations, Division of Occupational Safety and Health (DOSH) protects workers from safety hazards through its Cal/OSHA program and provides consultative assistance to employers. (https://www.dir.ca.gov/occupational_safety.html)

Workplace safety and health regulations in California require employers to take steps to protect workers exposed to infectious diseases like the Novel Coronavirus (COVID-19), which is widespread in the community. Cal/OSHA has posted resources to help employers comply with these requirements and to provide workers information on how to protect themselves and prevent the spread of the disease. (www.dir.ca.gov/covid19/) The Applicant's contractor is required to comply with all Cal/OSHA requirements in place at the time of construction.

This comment does not affect the analysis completed or conclusions provided in the EIR, does not provide new information or evidence related to the analysis completed in the EIR, and does not reflect on the adequacy or content of the EIR. This comment is noted for the record, and revisions to the EIR are not required.

3. Recirculation is Not Required

The comment claims that the City's Planning Commission actions on Resolution Nos. 22-14 and 22-15 finding that the Right-of-Way Exchange and Park Dedication associated with the Project conforms with the City's General Plan pursuant to Government Code section 65402, including the associated CEQA categorical exemption findings, was improper piecemealing under CEQA, and that the EIR should be revised and recirculated as a result. On December 12, 2022, at a regularly noticed public hearing, the City Planning Commission adopted Resolution No. 22-16, rescinding Resolution Nos. 22-14 and 22-15. Thus, any alleged revisions to the EIR that commenter asserted are not required, and the EIR will not be recirculated.

4. The City is in Compliance With the Brown Act

The comment's Brown Act claims concerning the City's Planning Commission actions during the November 14, 2022 meeting have been addressed in the Staff Report for the February 21, 2023 City Council hearing.

P: (626) 381-9248
F: (626) 389-5414
E: info@mitschsailaw.com



Mitchell M. Tsai
Attorney At Law

139 South Hudson Avenue
Suite 200
Pasadena, California 91101

VIA E-MAIL

November 14, 2022

Mary Chang
Senior Planner
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117
Em: mchang@cityofgoleta.org

RE: City of Goleta's Heritage Ridge Residential Project (SCH# 2015041014).

Dear Mary Chang,

On behalf of the Southwest Regional Council of Carpenters (“**Southwest Carpenters**” or “**SWRCC**”), my Office is submitting these comments for the City of Goleta’s (“**City**”) November 14, 2022, Planning Commission Meeting for the Heritage Ridge Residential Project (“**Project**”). SCH# 2015041014).

The Southwest Carpenters is a labor union representing 57,000 union carpenters in six states, including California, and has a strong interest in well-ordered land use planning and in addressing the environmental impacts of development projects.

Individual members of the Southwest Carpenters live, work, and recreate in the City and surrounding communities and would be directly affected by the Project’s environmental impacts.

The Southwest Carpenters expressly reserves the right to supplement these comments at or prior to hearings on the Project, and at any later hearing and proceeding related to this Project. Gov. Code, § 65009, subd. (b); Pub. Res. Code, § 21177, subd. (a); see *Bakersfield Citizens for Local Control v. Bakersfield* (2004) 124 Cal.App.4th 1184, 1199-1203; see also *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal.App.4th 1109, 1121.

The Southwest Carpenters incorporates by reference all comments raising issues regarding the Environmental Impact Report (EIR) submitted prior to certification of

the EIR for the Project. See *Citizens for Clean Energy v City of Woodland* (2014) 225 Cal.App.4th 173, 191 (finding that any party who has objected to the project’s environmental documentation may assert any issue timely raised by other parties).

Moreover, the Southwest Carpenters requests that the City provide notice for any and all notices referring or related to the Project issued under the California Environmental Quality Act (**CEQA**) (Pub. Res. Code, § 21000 *et seq.*), and the California Planning and Zoning Law (“**Planning and Zoning Law**”) (Gov. Code, §§ 65000–65010). California Public Resources Code Sections 21092.2, and 21167(f) and California Government Code Section 65092 require agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

I. THE CITY SHOULD REQUIRE THE USE OF A LOCAL WORKFORCE TO BENEFIT THE COMMUNITY’S ECONOMIC DEVELOPMENT AND ENVIRONMENT

The City should require the Project to be built using a local workers who have graduated from a Joint Labor-Management Apprenticeship Program approved by the State of California, have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program, or who are registered apprentices in a state-approved apprenticeship training program.

Community benefits such as local hire can also be helpful to reduce environmental impacts and improve the positive economic impact of the Project. Local hire provisions requiring that a certain percentage of workers reside within 10 miles or less of the Project site can reduce the length of vendor trips, reduce greenhouse gas emissions, and provide localized economic benefits. As environmental consultants Matt Hagemann and Paul E. Rosenfeld note:

[A]ny local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling.

Workforce requirements promote the development of skilled trades that yield sustainable economic development. As the California Workforce Development Board and the University of California, Berkeley Center for Labor Research and Education concluded:

[L]abor should be considered an investment rather than a cost—and investments in growing, diversifying, and upskilling California’s workforce can positively affect returns on climate mitigation efforts. In other words, well-trained workers are key to delivering emissions reductions and moving California closer to its climate targets.¹

Furthermore, workforce policies have significant environmental benefits given that they improve an area’s jobs-housing balance, decreasing the amount and length of job commutes and the associated greenhouse gas (GHG) emissions. In fact, on May 7, 2021, the South Coast Air Quality Management District found that that the “[u]se of a local state-certified apprenticeship program” can result in air pollutant reductions.²

Locating jobs closer to residential areas can have significant environmental benefits. As the California Planning Roundtable noted in 2008:

People who live and work in the same jurisdiction would be more likely to take transit, walk, or bicycle to work than residents of less balanced communities and their vehicle trips would be shorter. Benefits would include potential reductions in both vehicle miles traveled and vehicle hours traveled.³

Moreover, local hire mandates and skill-training are critical facets of a strategy to reduce vehicle miles traveled (VMT). As planning experts Robert Cervero and

¹ California Workforce Development Board (2020) Putting California on the High Road: A Jobs and Climate Action Plan for 2030 at p. ii, *available at* <https://laborcenter.berkeley.edu/wp-content/uploads/2020/09/Putting-California-on-the-High-Road.pdf>.

² South Coast Air Quality Management District (May 7, 2021) Certify Final Environmental Assessment and Adopt Proposed Rule 2305 – Warehouse Indirect Source Rule – Warehouse Actions and Investments to Reduce Emissions Program, and Proposed Rule 316 – Fees for Rule 2305, Submit Rule 2305 for Inclusion Into the SIP, and Approve Supporting Budget Actions, *available at* <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2021/2021-May7-027.pdf?sfvrsn=10>.

³ California Planning Roundtable (2008) Deconstructing Jobs-Housing Balance at p. 6, *available at* <https://cproundtable.org/static/media/uploads/publications/cpr-jobs-housing.pdf>

Michael Duncan have noted, simply placing jobs near housing stock is insufficient to achieve VMT reductions given that the skill requirements of available local jobs must match those held by local residents.⁴ Some municipalities have even tied local hire and other workforce policies to local development permits to address transportation issues. Cervero and Duncan note that:

In nearly built-out Berkeley, CA, the approach to balancing jobs and housing is to create local jobs rather than to develop new housing. The city's First Source program encourages businesses to hire local residents, especially for entry- and intermediate-level jobs, and sponsors vocational training to ensure residents are employment-ready. While the program is voluntary, some 300 businesses have used it to date, placing more than 3,000 city residents in local jobs since it was launched in 1986. When needed, these carrots are matched by sticks, since the city is not shy about negotiating corporate participation in First Source as a condition of approval for development permits.

Recently, the State of California verified its commitment towards workforce development through the Affordable Housing and High Road Jobs Act of 2022, otherwise known as Assembly Bill No. 2011 (“**AB2011**”). AB2011 amended the Planning and Zoning Law to allow ministerial, by-right approval for projects being built alongside commercial corridors that meet affordability and labor requirements.

The City should consider utilizing local workforce policies and requirements to benefit the local area economically and to mitigate greenhouse gas, improve air quality, and reduce transportation impacts.

II. THE CITY SHOULD IMPOSE TRAINING REQUIREMENTS FOR THE PROJECT'S CONSTRUCTION ACTIVITIES TO PREVENT COMMUNITY SPREAD OF COVID-19 AND OTHER INFECTIOUS DISEASES

Construction work has been defined as a Lower to High-risk activity for COVID-19 spread by the Occupational Safety and Health Administration. Recently, several

⁴ Cervero, Robert and Duncan, Michael (2006) Which Reduces Vehicle Travel More: Jobs-Housing Balance or Retail-Housing Mixing? *Journal of the American Planning Association* 72 (4), 475-490, 482, available at <http://reconnectingamerica.org/assets/Uploads/UTCT-825.pdf>.

construction sites have been identified as sources of community spread of COVID-19.⁵

Southwest Carpenters recommend that the Lead Agency adopt additional requirements to mitigate public health risks from the Project’s construction activities. Southwest Carpenters requests that the Lead Agency require safe on-site construction work practices as well as training and certification for any construction workers on the Project Site.

In particular, based upon Southwest Carpenters’ experience with safe construction site work practices, Southwest Carpenters recommends that the Lead Agency require that while construction activities are being conducted at the Project Site:

Construction Site Design:

- The Project Site will be limited to two controlled entry points.
- Entry points will have temperature screening technicians taking temperature readings when the entry point is open.
- The Temperature Screening Site Plan shows details regarding access to the Project Site and Project Site logistics for conducting temperature screening.
- A 48-hour advance notice will be provided to all trades prior to the first day of temperature screening.
- The perimeter fence directly adjacent to the entry points will be clearly marked indicating the appropriate 6-foot social distancing position for when you approach the screening area. Please reference the Apex temperature screening site map for additional details.
- There will be clear signage posted at the project site directing you through temperature screening.

⁵ Santa Clara County Public Health (June 12, 2020) COVID-19 CASES AT CONSTRUCTION SITES HIGHLIGHT NEED FOR CONTINUED VIGILANCE IN SECTORS THAT HAVE REOPENED, available at <https://www.sccgov.org/sites/covid19/Pages/press-release-06-12-2020-cases-at-construction-sites.aspx>.

- Provide hand washing stations throughout the construction site.

Testing Procedures:

- The temperature screening being used are non-contact devices.
- Temperature readings will not be recorded.
- Personnel will be screened upon entering the testing center and should only take 1-2 seconds per individual.
- Hard hats, head coverings, sweat, dirt, sunscreen or any other cosmetics must be removed on the forehead before temperature screening.
- Anyone who refuses to submit to a temperature screening or does not answer the health screening questions will be refused access to the Project Site.
- Screening will be performed at both entrances from 5:30 am to 7:30 am.; main gate [ZONE 1] and personnel gate [ZONE 2]
- After 7:30 am only the main gate entrance [ZONE 1] will continue to be used for temperature testing for anybody gaining entry to the project site such as returning personnel, deliveries, and visitors.
- If the digital thermometer displays a temperature reading above 100.0 degrees Fahrenheit, a second reading will be taken to verify an accurate reading.
- If the second reading confirms an elevated temperature, DHS will instruct the individual that he/she will not be allowed to enter the Project Site. DHS will also instruct the individual to promptly notify his/her supervisor and his/her human resources (HR) representative and provide them with a copy of Annex A.

Planning

- Require the development of an Infectious Disease Preparedness and Response Plan that will include basic infection prevention measures (requiring the use of personal protection equipment), policies and procedures for prompt identification and isolation of sick individuals, social distancing (prohibiting gatherings of no more than 10 people including all-hands meetings and all-hands lunches) communication and training and workplace controls that meet standards that may be promulgated by the Center for Disease Control, Occupational Safety and Health Administration, Cal/OSHA, California Department of Public Health or applicable local public health agencies.⁶

The United Brotherhood of Carpenters and Carpenters International Training Fund has developed COVID-19 Training and Certification to ensure that Carpenter union members and apprentices conduct safe work practices. The Agency should require that all construction workers undergo COVID-19 Training and Certification before being allowed to conduct construction activities at the Project Site.

Southwest Carpenters has also developed a rigorous Infection Control Risk Assessment (“**ICRA**”) training program to ensure it delivers a workforce that understands how to identify and control infection risks by implementing protocols to protect themselves and all others during renovation and construction projects in healthcare environments.⁷

ICRA protocols are intended to contain pathogens, control airflow, and protect patients during the construction, maintenance and renovation of healthcare facilities. ICRA protocols prevent cross contamination, minimizing the risk of secondary infections in patients at hospital facilities.

⁶ See also The Center for Construction Research and Training, North America’s Building Trades Unions (April 27 2020) NABTU and CPWR COVID-19 Standards for U.S. Construction Sites, available at https://www.cpwr.com/sites/default/files/NABTU_CPWR_Standards_COVID-19.pdf; Los Angeles County Department of Public Works (2020) Guidelines for Construction Sites During COVID-19 Pandemic, available at https://dpw.lacounty.gov/building-and-safety/docs/pw_guidelines-construction-sites.pdf.

⁷ For details concerning Southwest Carpenters’s ICRA training program, see <https://icrahealthcare.com/>.

The City should require the Project to be built using a workforce trained in ICRA protocols.

III. THE PROJECT WOULD BE APPROVED IN VIOLATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

A. Background Concerning the California Environmental Quality Act

The California Environmental Quality Act is a California statute designed to inform decision-makers and the public about the potential significant environmental effects of a project. 14 California Code of Regulations (“**CEQA Guidelines**”), § 15002, subd. (a)(1).⁸ At its core, its purpose is to “inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made.” *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.

1. *Background Concerning Environmental Impact Reports*

CEQA directs public agencies to avoid or reduce environmental damage, when possible, by requiring alternatives or mitigation measures. CEQA Guidelines, § 15002, subds. (a)(2)-(3); see also *Berkeley Keep Jets Over the Bay Committee v. Board of Port Comes* (2001) 91 Cal.App.4th 1344, 1354; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553; *Laurel Heights Improvement Assn.*, 47 Cal.3d at p. 400. The EIR serves to provide public agencies and the public in general with information about the effect that a proposed project is likely to have on the environment and to “identify ways that environmental damage can be avoided or significantly reduced.” CEQA Guidelines, § 15002, subd. (a)(2). If the project has a significant effect on the environment, the agency may approve the project only upon finding that it has “eliminated or substantially lessened all significant effects on the environment where feasible” and that any unavoidable significant effects on the environment are “acceptable due to overriding concerns” specified in Public Resources Code section 21081. See CEQA Guidelines, § 15092, subds. (b)(2)(A)-(B).

While the courts review an EIR using an ‘abuse of discretion’ standard, the reviewing court is not to *uncritically* rely on every study or analysis presented by a project

⁸ The CEQA Guidelines, codified in Title 14 of the California Code of Regulations, section 15000 et seq., are regulatory guidelines promulgated by the state Natural Resources Agency for the implementation of CEQA. Cal. Pub. Res. Code, § 21083. The CEQA Guidelines are given “great weight in interpreting CEQA except when . . . clearly unauthorized or erroneous.” *Center for Biological Diversity v. Dept. of Fish & Wildlife* (2015) 62 Cal.4th 204, 217.

proponent in support of its position. *Berkeley Jets*, 91 Cal.App.4th at p. 1355 (quoting *Laurel Heights Improvement Assn.*, 47 Cal.3d at pp. 391, 409 fn. 12) (internal quotations omitted). A clearly inadequate or unsupported study is entitled to no judicial deference. *Id.* Drawing this line and determining whether the EIR complies with CEQA’s information disclosure requirements presents a question of law subject to independent review by the courts. *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 515; *Madera Oversight Coalition, Inc. v. County of Madera* (2011) 199 Cal.App.4th 48, 102, 131. As the court stated in *Berkeley Jets*, prejudicial abuse of discretion occurs if the failure to include relevant information precludes informed decision-making and informed public participation, thereby thwarting the statutory goals of the EIR process. 91 Cal.App.4th at p. 1355 (internal quotations omitted).

The preparation and circulation of an EIR is more than a set of technical hurdles for agencies and developers to overcome. *Communities for a Better Environment v. Richmond* (2010) 184 Cal.App.4th 70, 80 (quoting *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 449-450). The EIR’s function is to ensure that government officials who decide to build or approve a project do so with a full understanding of the environmental consequences and, equally important, that the public is assured those consequences have been considered. *Id.* For the EIR to serve these goals it must present information so that the foreseeable impacts of pursuing the project can be understood and weighed, and the public must be given an adequate opportunity to comment on that presentation before the decision to go forward is made. *Id.*

A strong presumption in favor of requiring preparation of an EIR is built into CEQA. This presumption is reflected in what is known as the “fair argument” standard under which an EIR must be prepared whenever substantial evidence in the record supports a fair argument that a project may have a significant effect on the environment. *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602; *Friends of “B” St. v. City of Hayward* (1980) 106 Cal.3d 988, 1002.

The fair argument test stems from the statutory mandate that an EIR be prepared for any project that “may have a significant effect on the environment.” PRC, § 21151; see *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.App.3d 68, 75; accord *Jensen v. City of Santa Rosa* (2018) 23 Cal.App.5th 877, 884. Under this test, if a proposed project is not exempt and may cause a significant effect on the environment, the lead agency must prepare an EIR. PRC, §§ 21100 (a), 21151; CEQA Guidelines, § 15064 (a)(1), (f)(1).

An EIR may be dispensed with only if the lead agency finds no substantial evidence in the initial study or elsewhere in the record that the project may have a significant effect on the environment. *Parker Shattuck Neighbors v. Berkeley City Council* (2013) 222 Cal.App.4th 768, 785. In such a situation, the agency must adopt a negative declaration. PRC, § 21080, subd. (c)(1); CEQA Guidelines, §§ 15063 (b)(2), 15064(f)(3).

“Significant effect upon the environment” is defined as “a substantial or potentially substantial adverse change in the environment.” PRC, § 21068; CEQA Guidelines, § 15382. A project may have a significant effect on the environment if there is a reasonable probability that it will result in a significant impact. *No Oil, Inc.*, 13 Cal.3d at p. 83 fn. 16; see *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 309. If any aspect of the project may result in a significant impact on the environment, an EIR must be prepared even if the overall effect of the project is beneficial. CEQA Guidelines, § 15063(b)(1); see *County Sanitation Dist. No. 2 v. County of Kern* (2005) 127 Cal.App.4th 1544, 1580.

This standard sets a “low threshold” for preparation of an EIR. *Consolidated Irrigation Dist. v. City of Selma* (2012) 204 Cal.App.4th 187, 207; *Nelson v. County of Kern* (2010) 190 Cal.App.4th 252; *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928; *Bowman v. City of Berkeley* (2004) 122 Cal.App.4th 572, 580; *Citizen Action to Serve All Students v. Thornley* (1990) 222 Cal.App.3d 748, 754; *Sundstrom*, 202 Cal.App.3d at p. 310. If substantial evidence in the record supports a fair argument that the project may have a significant environmental effect, the lead agency must prepare an EIR even if other substantial evidence before it indicates the project will have no significant effect. See *Jensen*, 23 Cal.App.5th at p. 886; *Clews Land & Livestock v. City of San Diego* (2017) 19 Cal.App.5th 161, 183; *Stanislaus Audubon Society, Inc. v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150; *Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal.App.3d 491; *Friends of “B” St.*, 106 Cal.App.3d 988; CEQA Guidelines, § 15064(f)(1).

2. *Background Concerning Initial Studies, Negative Declarations and Mitigated Negative Declarations*

CEQA and CEQA Guidelines are strict and unambiguous about when an MND may be used. A public agency must prepare an EIR whenever substantial evidence supports a “fair argument” that a proposed project “may have a significant effect on the environment.” Pub. Res. Code, §§ 21100, 21151; CEQA Guidelines, §§ 15002, subds.

(f)(1)-(2), 15063; *No Oil, Inc.*, 13 Cal.3d at p. 75; *Communities for a Better Environment v. California Resources Agency* (2002) 103 Cal.App.4th 98, 111-112. Essentially, should a lead agency be presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect. CEQA Guidelines, §§ 15064, subs. (f)(1)-(2); see *No Oil Inc.*, *supra*, 13 Cal.3d at p. 75 (internal citations and quotations omitted). Substantial evidence includes “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.” CEQA Guidelines, § 15384(a).

The fair argument standard is a “low threshold” test for requiring the preparation of an EIR. *No Oil Inc.*, *supra*, 13 Cal.3d at p. 84; *County Sanitation Dist. No. 2 of Los Angeles County v. County of Kern* (2005) 127 Cal.App.4th 1544, 1579. It “requires the preparation of an EIR where there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial[.]” *County Sanitation*, *supra*, 127 Cal.App.4th at p. 1580 (quoting CEQA Guidelines, § 15063(b)(1)). A lead agency may adopt an MND only if “there is no substantial evidence that the project will have a significant effect on the environment.” CEQA Guidelines, § 15074(b).

Evidence supporting a fair argument of a significant environmental impact triggers preparation of an EIR regardless of whether the record contains contrary evidence. *League for Protection of Oakland’s Architectural and Historical Resources v. City of Oakland* (1997) 52 Cal.App.4th 896, 904-905. “Where the question is the sufficiency of the evidence to support a fair argument, deference to the agency’s determination is not appropriate[.]” *County Sanitation*, 127 Cal.App.4th at 1579 (quoting *Sierra Club v. County of Sonoma* (1992) 6 Cal.App.4th 1307, 1317-1318).

Further, it is the duty of the lead agency, not the public, to conduct the proper environmental studies. “The agency should not be allowed to hide behind its own failure to gather relevant data.” *Sundstrom*, 202 Cal.App.3d at p. 311. “Deficiencies in the record may actually enlarge the scope of fair argument by lending a logical plausibility to a wider range of inferences.” *Id.*; see also *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1382 (lack of study enlarges the scope of the fair argument which may be made based on the limited facts in the record).

Thus, refusal to complete recommended studies lowers the already low threshold to establish a fair argument. The court may not exercise its independent judgment on the omitted material by determining whether the ultimate decision of the lead agency would have been affected had the law been followed. *Environmental Protection Information Center v. Cal. Dept. of Forestry* (2008) 44 Cal.4th 459, 486 (internal citations and quotations omitted). The remedy for this deficiency would be for the trial court to issue a writ of mandate. *Id.*

Both the review for failure to follow CEQA’s procedures and the fair argument test are questions of law, thus, the de novo standard of review applies. *Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal.4th 412, 435. “Whether the agency’s record contains substantial evidence that would support a fair argument that the project may have a significant effect on the environment is treated as a question of law. *Consolidated Irrigation Dist.*, 204 Cal.App.4th at p. 207; Kostka and Zischke, *Practice Under the Environmental Quality Act* (2017, 2d ed.) at § 6.76.

In an MND context, courts give no deference to the agency. Additionally, the agency or the court should not weigh expert testimony or decide on the credibility of such evidence—this is one of the EIR’s responsibilities. As stated in *Pocket Protectors v. City of Sacramento*:

Unlike the situation where an EIR has been prepared, neither the lead agency nor a court may “weigh” conflicting substantial evidence to determine whether an EIR must be prepared in the first instance. Guidelines section 15064, subdivision (f)(1) provides in pertinent part: if a lead agency is presented with a fair argument that a project may have a significant effect on the environment, the lead agency shall prepare an EIR even though it may also be presented with other substantial evidence that the project will not have a significant effect. Thus, as *Claremont* itself recognized, [c]onsideration is not to be given contrary evidence supporting the preparation of a negative declaration.

(2004) 124 Cal.App.4th 903, 935 (internal citations and quotations omitted).

In cases where it is not clear whether there is substantial evidence of significant environmental impacts, CEQA requires erring on the side of a “preference for resolving doubts in favor of environmental review.” *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 332 “The foremost principle under CEQA is that the

Legislature intended the act to be interpreted in such manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language. *Friends of Mammoth v. Board of Supervisors* (1972) 8 Cal.3d 247, 259.

3. Background Concerning CEQA Exemptions

Where a lead agency chooses to dispose of CEQA by asserting a CEQA exemption, it has a duty to support its CEQA exemption findings by substantial evidence, including evidence that there are no applicable exceptions to exemptions. This duty is imposed by CEQA and related case law. CEQA Guidelines, § 15020 (The lead agency shall not knowingly release a deficient document hoping that public comments will correct the defects.); see *Citizens for Environmental Responsibility v. State ex rel. 14th Dist. Agriculture Assn.* (2015) 242 Cal.App.4th 555, 568 (The lead agency has the burden of demonstrating that a project falls within a categorical exemption and must support the determination with substantial evidence.); accord *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720, 732 (The Lead agency is required to consider exemption exceptions where there is evidence in the record that the project might have a significant impact.)

The duty to support CEQA and exemption findings with substantial evidence is also required by the Code of Civil Procedure (“CCP”) and case law on administrative or traditional writs. Under the CCP, an abuse of discretion is established if the decision is unsupported by the findings, or the findings are unsupported by the evidence. CCP, § 1094.5(b). In *Topanga Assn. for a Scenic Community v. County of Los Angeles*, our Supreme Court held that implicit in CCP section 1094.5 is a requirement that the agency which renders the challenged decision must set forth findings to bridge the analytic gap between the raw evidence and ultimate decision or order. (1977) 11 Cal.3d 506, 515 (internal citations and quotations omitted). The lead agency’s findings may be determined to be sufficient if a court has no trouble under the circumstances discerning the analytic route the administrative agency traveled from evidence to action. *West Chandler Blvd. Neighborhood Assn. vs. City of Los Angeles* (2011) 198 Cal.App.4th 1506, 1521-1522 (internal citations and quotations omitted). However, “mere conclusory findings without reference to the record are inadequate.” *Id.* at p. 1521 (finding city council findings conclusory, violating *Topanga Assn. for a Scenic Comm.*).

Further, CEQA exemptions must be narrowly construed to accomplish CEQA’s environmental objectives. *Cal. Farm Bureau Federation v. Cal. Wildlife Conservation*

Bd. (2006) 143 Cal.App.4th 173, 187; accord *Save Our Carmel River v. Monterey Peninsula Water Management Dist.* (2006) 141 Cal.App.4th 677, 697 (“These rules ensure that in all but the clearest cases of categorical exemptions, a project will be subject to some level of environmental review.”)

Finally, CEQA procedures reflect a preference for resolving doubts in favor of environmental review. See Pub. Res. Code, § 21080(c) (an EIR may be disposed of only if there is no substantial evidence, in light of the entire record before the lead agency, that the project may have a significant effect on the environment or revisions in the project); CEQA Guidelines §§ 15061(b)(3) (common sense exemption only where it can be seen *with certainty*); 15063(b)(1) (prepare an EIR if the agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial]; 15064, subd. (h) (the agency must consider cumulative impacts of past, current, and probable future projects); 15070 (a negative declaration may be prepared only if there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment, or project revisions would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment); *No Oil, Inc., supra*, 13 Cal.3d at p. 83-84 (significant impacts are to be interpreted so as to afford the fullest possible protection).

B. The Project Would be Approved in Violation of CEQA as the City Improperly Segmented the Project and the City Failed to Consider the Entire Project and Instead Divided it Three Separate Environmental Review Actions, Partially Subjecting the Project to Exemption from CEQA.

CEQA provides that a public agency may not divide a single project into smaller individual subprojects to avoid responsibility for considering the environmental impact of the project as a whole. *Orinda Ass'n v Board of Supervisors* (1986) 182 Cal. App. 3d 1145, 1171. CEQA “cannot be avoided by chopping up proposed projects into bite-sized pieces which, individually considered, might be found to have no significant effect on the environment or to be only ministerial.” *Tuolumne County Citizens for Responsible Growth, Inc. v City of Sonora* (2007) 155 Cal App. 4th 1214;

Association for a Cleaner Env't v Yosemite Community College Dist. (2004) 116 Cal. App. 4th 629, 638; *Plan for Arcadia, Inc. v City Council* (1974) 42 Cal. App. 3d 712, 726.

“‘Project’ means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment [including] [a]n activity directly undertaken by any public agency... .” 14 Cal. Code Regs. § 15378(a).

A project is defined broadly in order to maximize environmental protection. *City of Santee v. County of San Diego* (Santee) (1989) 214 Cal.App.3d 1438, 1452; *McQueen v. Board of Directors of the Mid-peninsula Regional Open Space District* (1988) 202 Cal.App.3d 1136, 1143 (disapproved on other grounds). A project must be defined and accurately described to ensure an “intelligent evaluation of the potential environmental effects of a proposed activity.” *Burbank-Glendale-Pasadena Airport Authority v. Hensler* (1991) 233 Cal.App.3d 577, 592 (citing *McQueen v. Bd. of Directors*, supra, 202 Cal.App.3d at 1143-44).

See Paulek v. Department of Water Resources, “the court held that Respondents’ attempts to proceed with multiple serial applications and exemptions is piecemealing and violates CEQA as a matter of law;” (2014) 231 Cal.App.4th 35, 46 *citing Arviv Enterprises, Inc. v. South Valley Area Planning Commission*:

“the developer planned to build 21 homes. Rather than present the “whole” of its action (21 homes) for CEQA review, the developer chopped the project into pieces, one of 5 homes, another of 2 homes, and another of 14 homes. It then proceeded separately each via CEQA exemptions or MND. The developer argued it should not have to prepare an EIR for the whole project. (The trial court rejected and our Court of Appeal affirmed, holding: “The significance of an accurate project description is manifest, where, as here, cumulative environmental impacts may be disguised or minimized by filing numerous, serial applications.””

Arviv Enterprises, Inc. v. South Valley Area Planning Com. (2002) 101 Cal.App.4th 1333

Before undertaking a project, the lead agency must assess the environmental impacts of all reasonably foreseeable phases of a project, and a public agency may not segment a large project into two or more smaller projects. See e.g., *McQueen v. Bd. of Supervisors* (1988) 202 Cal.App.3d 1136, 1146-47. An agency may not limit its ability to consider feasible project alternatives or mitigation measures by approving project-related

agreements before completion of a CEQA compliant review. See e.g. *Kings County Farm Bureau*, 221 Cal.App.3d at 736; *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116; *San Joaquin Raptor/Wildlife Rescue Center v. Cnty. of Stanislaus* (1994) 27 Cal.App.4th 713, 730 (held use of “truncated project concept” violated CEQA where EIR was otherwise adequate).

According to the City’s staff report for November 14, 2022 meeting, agenda item No. B.2. states that “the proposed vacation of roadway and slope easements and dedications (Right of Way Exchange) do not qualify as a “project” for the purposes of CEQA”⁹

However, the proposed vacation of roadway, as well as the 1.85 Acres park acquisition under agenda item B.3 are part of the Project and therefore not exempted from CEQA.

Therefore, the Environmental Impact Report should be amended and recirculated to include the consistency with the general plan determinations for both agenda items B.2 and B.3, so that the Project’s cumulative environmental effects are analyzed in a whole action.

C. The Project Would be Approved in Violation of The Brown Act And Due Process Through Its Prejudicially Defective Public Hearing Notice And Agenda; Cease And Desist Demand & Cure And Correct Request

The Brown Act Cal. Govt. Code section 54954.2(a)(1) requires that an agenda containing a brief description of each item of business be posted at least 72 hours prior to the meeting. Govt. Code section 54954.2(a)(3), in turn, provides:

(3) **No action** or **discussion** shall be undertaken on any item not appearing on the posted agenda, except that members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights under Section 54954.3. In addition, on their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. Furthermore, a member of a legislative body, or the body itself, subject to rules or procedures of the legislative body, may

⁹ City of Goleta November 14, 2022 Planning Commission Meeting, Agenda Item B.2. Staff Report, Page 4.

provide a reference to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda.

(Govt. Code § 54954.2(a)(3), *emph. added.*)

As the Office of the Attorney General explained in 2003:

The Act makes it clear that discussion items must be placed on the agenda, as well as items which may be the subject of action by the body. The purpose of the brief general description is to inform interested members of the public about the subject matter under consideration so that they can determine whether to monitor or participate in the meeting of the body.¹⁰

(The Brown Act, Open Meetings For Local Legislative Bodies, Office of the Attorney General, 2003, at pp. 16-17.)

In *Carlson v. Paradise Unified School Dist.* (1971) 18 Cal.App.3d 196, the court interpreted the agenda requirements in the Education Code and the Brown Act's analogous principles, stating:

There has been a long and vigorous battle fought against secrecy in government. (See, e.g., Gov.Code, ss 54950 et seq.; Sacramento Newspaper Guild, Local 92, of American Newspaper Guild v. Sacramento County Bd. of Supervisors (1968) 263 Cal.App.2d 41, 49—50, 69 Cal.Rptr. 480; see also 37 Cal. State Bar J. 540.) It is now the rule that local governing bodies, elected by the people, exist to aid in the conduct of the people's business, and thus their deliberations should be conducted openly and with due notice with a few exceptions not applicable here. (See Gov.Code, ss 54950 et seq.; cf. 3 Witkin, Summary of Cal. Law, Constitutional Law, s 116, p. 1919; 70 Ops.Cal.Atty.Gen. 113.) The process of the education of our children is properly a matter of public concern. (See *Brown v. Board of Ed. of Topeka* (1955), 349 U.S. 294, 75 S.Ct. 753, 99 L.Ed. 1083; see also *Robinson v. Sacramento City United School Dist.* (1966) 245 Cal.App.2d 278, 53 Cal.Rptr. 781.)

¹⁰ The Brown Act, Open Meetings For Local Legislative Bodies, Office of the Attorney General, 2003, at pp. 16-17; See at <https://oag.ca.gov/system/files/media/the-brown-act.pdf>

(*Carlson v. Paradise Unified Sch. Dist.* (1971) 18 Cal.App.3d 196, 199.)

Drawing parallels between the Brown Act and the Education Code, the trial court emphasized that “. . . [a] list of items that will constitute the agenda for all regular meetings shall be posted. . . .” (*Carlson v. Paradise Unified School Dist.* (1971) 18 Cal.App.3d 196, 199.) In interpreting this section, the court reasoned:

In the instant case, the school board’s agenda contained as one item the language ‘Continuation school site change.’ This was entirely inadequate notice to a citizenry which may have been concerned over a school closure. On this point alone, we think the trial court was correct because the agenda item, though not deceitful, was entirely misleading and inadequate to show the whole scope of the board’s intended plans. It would have taken relatively little effort to add to the agenda that this ‘school site change’ also included the discontinuance of elementary education at Canyon View and the transfer of those students to Ponderosa School.

(*Carlson v. Paradise Unified School Dist.* (1971) 18 Cal.App.3d 196, 200, see also 67 Ops.Cal.Atty.Gen. 84, 87 (1984).)¹¹

As described by the Office of the Attorney General in 2003, the Planning Commission’s November 14, 2022 agenda (“**Agenda**”) here failed the purpose of the Brown Act’s “brief general description” under Govt. Code § 54954.2(a) “to inform interested members of the public about the subject matter under consideration so that they can determine whether to monitor or participate in the meeting of the body.” Also, as described by *Carlson v. Paradise Unified School Dist.*, the November 14, 2022 agenda provided “inadequate notice” to the citizenry and was “entirely misleading and inadequate to show the whole scope” of the Project and the Planning Commission’s actions thereon.

- **Agenda’s Failure to List All Items of Business, Action or Discussion**

¹¹ See also, *Moreno v. City of King* (2005) 127 Cal App 4th 17, 26-27 (the brief description of an item that the Council will consider or deliberate, cannot be ambiguous or misstate the item under discussion and an item on the agenda describing consideration of contract for Interim Finance Director was not sufficient notice of actually considering the termination of the sitting Finance Director; “The agenda’s description [Public Employee (employment contract)] provided no clue that the dismissal of a public employee would be discussed at the meeting. The City argues that further specification would have violated Moreno’s privacy rights. Not so.”).

As explained above, based on the staff report for agenda items B.2 and B.3 November 14, 2022 meeting, the roadway vacation as well as the park acquisition, as well as their consistency determination with the general plan are not considered a Project under CEQA and therefore exempted from any environmental review under CEQA. The Notice does or the agenda do not mention that a CEQA exemption *determination* or *action* that is be taken by the Planning Commission – i.e., determination as to *whether* the Project is exempt from CEQA.

Therefore, the consideration of the CEQA exemption determination is an item of business to be acted upon at the Meeting and must be specifically disclosed on the Agenda. Yet, the Agenda did not provide the public with adequate notice as to the CEQA *action* or *determination* that was to take place on November 14, 2022.

As shown below, the Agenda provided no adequate description of the *actions* to be taken as to CEQA, and limited the hearing:

Planning Commission	Agenda	November 14, 2022
B.2	22-544	<p>General Plan Conformity Determination for the vacation of Roadway and Landscape/Slope Easements and acceptance of Road Easements adjacent to Los Cameros Road and Calle Koral and Accept the Categorical Exemption for the General Plan Conformity Determination; APNs: N/A; Case No. 18-065-GC</p> <p><u>Recommendation:</u> It is recommended that the Planning Commission: Adopt Resolution 22-___, entitled "A Resolution of the Planning Commission of the City of Goleta, California, reporting that the vacation of Roadway and Landscape/Slope Easements and acceptance of Road Easements adjacent to Los Cameros Road and Calle Koral is in Conformance with the Goleta General Plan / Coastal Land Use Plan Pursuant to Section 65402 of the Government Code" (Attachment 1).</p> <p><u>Staff:</u> Lisa Prasse, Current Planning Manager Mary Chang, Supervising Senior Planner</p>
B.3	22-545	<p>General Plan Conformity Determination for the acquisition of approximately 1.85-acre park parcel and approximately 0.15 acres of a public access easement for neighborhood park uses within the Heritage Ridge Development (proposed Lot 3) located on the northside of Camino Vista Drive between Calle Koral and Aero Camino and Accept the Categorical Exemption for the General Plan Conformity Determination; APN: n/a; Case No. 18-064-GC.</p> <p><u>Recommendation:</u> It is recommended that the Planning Commission: Adopt Resolution 22-___, entitle " A Resolution of the Planning Commission of the City of Goleta, California, Reporting that the Acquisition of an approximately 1.85-acre parcel for neighborhood park uses and approximately 1.85-acre of a public access easement for neighborhood park uses within the Heritage Ridge Development (proposed Lot 3) located on the northside of Camino Vista Drive between Calle Koral and Aero Camino is in Conformance with the Goleta General Plan/Coastal Land Use Plan Pursuant to Section 65402 of the Government Code" (Attachment 1).</p> <p><u>Staff:</u> Lisa Prasse, Current Planning Manager Mary Chang, Supervising Senior Planner</p>

C. DIRECTOR'S REPORT

Brown Act’s requirement of a brief general description inherently requires that such description be accurate and not misleading. The Agenda here was misleading.

Thus, the omission of the CEQA exemption determination or recommendation was improperly omitted from the Agenda and yet such a distinct action is being considered during the November 14, 2022 meeting, in violation of the Brown Act Govt. Code § 54954.2(a)(1) & (3). (*See, also San Joaquin Raptor Rescue Center v. County of Merced, et al.* (2013) 216 Cal.App.4th 1167, 1179 [“Here, for example, the Commission could have easily complied with the agenda requirement by simply adding a few words, such as ‘and consider adoption of a mitigated negative declaration’ regarding the project. In any event, even assuming the County is correct that agendas disclosing CEQA documents as items of business are more cumbersome, we would still be required to apply the Brown Act in accordance with its clear terms, as we have done.”])¹²

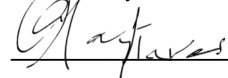
- **The City’s Failure to Agendize a CEQA Exemption is a Violation of the Brown Act**

The Second District Court of Appeals recently ruled that adopting a CEQA exemption without listing that item on a city council meeting agenda at least 72 hours in advance is a violation of the Brown Act. (*G.I. Industries v. City of Thousand Oaks* (2022) Cal. Ct. App., Oct. 26, 2022, No. 2D CIV. B317201 2022 WL 14750209, at *1, *4 [“*G.I. Industries*”].) In rejecting the City’s argument that City staff can make a CEQA exemption determination prior to the City’s meeting, the Court stated that “the lead agency has the duty to determine whether a project qualifies for a CEQA exemption” and that “[t]he City can delegate its duty to staff to determine *whether a CEQA exemption applies.*” (*Id.* at *6.) In supporting its finding, the Court asserted that “[t]he City cannot avoid the Brown Act simply by delegating its duty to its staff. Where a local agency at a regular meeting approves a project that is subject to a staff’s

¹² The Brown Act’s requirement to specify each item of business in the regular meeting agendas **equally** applies to the **special meeting** agendas. (*Moreno v. City of King* (2005) 127 Cal.App.4th 17, 26 [“We cannot conceive of how a City could “specify” an item of business without providing a “brief general description” of that item of business. In our view, section 54956’s requirement that the notice “specify” is intended to refer back to section 54954.2’s requirement that an agenda provide a “description.” Since the two statutes contain equivalent requirements, the trial court’s finding that the special meeting agenda violated section 54954.2 was equivalent to a finding that it violated section 54956.”])

determination of a CEQA exemption, it must give notice of the CEQA exemption on its agenda.” (*Id.*)

Sincerely,



Mary Linares

Attorneys for Southwest Regional
Council of Carpenters

Attached:

March 8, 2021 SWAPE Letter to Mitchell M. Tsai re Local Hire Requirements and Considerations for Greenhouse Gas Modeling (Exhibit A);

Air Quality and GHG Expert Paul Rosenfeld CV (Exhibit B); and

Air Quality and GHG Expert Matt Hagemann CV (Exhibit C).

EXHIBIT A



Technical Consultation, Data Analysis and
Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

Matt Hagemann, P.G, C.Hg.
(949) 887-9013
mhagemann@swape.com

Paul E. Rosenfeld, PhD
(310) 795-2335
prosenfeld@swape.com

March 8, 2021

Mitchell M. Tsai
155 South El Molino, Suite 104
Pasadena, CA 91101

Subject: Local Hire Requirements and Considerations for Greenhouse Gas Modeling

Dear Mr. Tsai,

Soil Water Air Protection Enterprise (“SWAPE”) is pleased to provide the following draft technical report explaining the significance of worker trips required for construction of land use development projects with respect to the estimation of greenhouse gas (“GHG”) emissions. The report will also discuss the potential for local hire requirements to reduce the length of worker trips, and consequently, reduced or mitigate the potential GHG impacts.

Worker Trips and Greenhouse Gas Calculations

The California Emissions Estimator Model (“CalEEMod”) is a “statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and greenhouse gas (GHG) emissions associated with both construction and operations from a variety of land use projects.”¹ CalEEMod quantifies construction-related emissions associated with land use projects resulting from off-road construction equipment; on-road mobile equipment associated with workers, vendors, and hauling; fugitive dust associated with grading, demolition, truck loading, and on-road vehicles traveling along paved and unpaved roads; and architectural coating activities; and paving.²

The number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.³

¹ “California Emissions Estimator Model.” CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

² “California Emissions Estimator Model.” CAPCOA, 2017, available at: <http://www.aqmd.gov/caleemod/home>.

³ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

Specifically, the number and length of vehicle trips is utilized to estimate the vehicle miles travelled (“VMT”) associated with construction. Then, utilizing vehicle-class specific EMFAC 2014 emission factors, CalEEMod calculates the vehicle exhaust, evaporative, and dust emissions resulting from construction-related VMT, including personal vehicles for worker commuting.⁴

Specifically, in order to calculate VMT, CalEEMod multiplies the average daily trip rate by the average overall trip length (see excerpt below):

$$\text{“VMT}_d = \Sigma(\text{Average Daily Trip Rate}_i * \text{Average Overall Trip Length}_i)_n$$

Where:

n = Number of land uses being modeled.”⁵

Furthermore, to calculate the on-road emissions associated with worker trips, CalEEMod utilizes the following equation (see excerpt below):

$$\text{“Emissions}_{\text{pollutant}} = \text{VMT} * \text{EF}_{\text{running,pollutant}}$$

Where:

$\text{Emissions}_{\text{pollutant}}$ = emissions from vehicle running for each pollutant

VMT = vehicle miles traveled

$\text{EF}_{\text{running,pollutant}}$ = emission factor for running emissions.”⁶

Thus, there is a direct relationship between trip length and VMT, as well as a direct relationship between VMT and vehicle running emissions. In other words, when the trip length is increased, the VMT and vehicle running emissions increase as a result. Thus, vehicle running emissions can be reduced by decreasing the average overall trip length, by way of a local hire requirement or otherwise.

Default Worker Trip Parameters and Potential Local Hire Requirements

As previously discussed, the number, length, and vehicle class of worker trips are utilized by CalEEMod to calculate emissions associated with the on-road vehicle trips required to transport workers to and from the Project site during construction.⁷ In order to understand how local hire requirements and associated worker trip length reductions impact GHG emissions calculations, it is important to consider the CalEEMod default worker trip parameters. CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act (“CEQA”) requires that such changes be justified by substantial evidence.⁸ The default number of construction-related worker trips is calculated by multiplying the

⁴ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14-15.

⁵ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 23.

⁶ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

⁷ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

⁸ CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 1, 9.

number of pieces of equipment for all phases by 1.25, with the exception of worker trips required for the building construction and architectural coating phases.⁹ Furthermore, the worker trip vehicle class is a 50/25/25 percent mix of light duty autos, light duty truck class 1 and light duty truck class 2, respectively.”¹⁰ Finally, the default worker trip length is consistent with the length of the operational home-to-work vehicle trips.¹¹ The operational home-to-work vehicle trip lengths are:

“[B]ased on the *location* and *urbanization* selected on the project characteristic screen. These values were *supplied by the air districts or use a default average for the state*. Each district (or county) also assigns trip lengths for urban and rural settings” (emphasis added).¹²

Thus, the default worker trip length is based on the location and urbanization level selected by the User when modeling emissions. The below table shows the CalEEMod default rural and urban worker trip lengths by air basin (see excerpt below and Attachment A).¹³

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	16.47	11.17
Minimum	10.80	10.80
Maximum	19.80	14.70
Range	9.00	3.90

⁹ “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4, p. 34.

¹⁰ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 15.

¹¹ “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 14.

¹² “Appendix A Calculation Details for CalEEMod.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6, p. 21.

¹³ “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-84 – D-86.

As demonstrated above, default rural worker trip lengths for air basins in California vary from 10.8- to 19.8- miles, with an average of 16.47 miles. Furthermore, default urban worker trip lengths vary from 10.8- to 14.7- miles, with an average of 11.17 miles. Thus, while default worker trip lengths vary by location, default urban worker trip lengths tend to be shorter in length. Based on these trends evident in the CalEEMod default worker trip lengths, we can reasonably assume that the efficacy of a local hire requirement is especially dependent upon the urbanization of the project site, as well as the project location.

Practical Application of a Local Hire Requirement and Associated Impact

To provide an example of the potential impact of a local hire provision on construction-related GHG emissions, we estimated the significance of a local hire provision for the Village South Specific Plan (“Project”) located in the City of Claremont (“City”). The Project proposed to construct 1,000 residential units, 100,000-SF of retail space, 45,000-SF of office space, as well as a 50-room hotel, on the 24-acre site. The Project location is classified as Urban and lies within the Los Angeles-South Coast County. As a result, the Project has a default worker trip length of 14.7 miles.¹⁴ In an effort to evaluate the potential for a local hire provision to reduce the Project’s construction-related GHG emissions, we prepared an updated model, reducing all worker trip lengths to 10 miles (see Attachment B). Our analysis estimates that if a local hire provision with a 10-mile radius were to be implemented, the GHG emissions associated with Project construction would decrease by approximately 17% (see table below and Attachment C).

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,623
Amortized Construction GHG Emissions (MT CO ₂ e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,024
Amortized Construction GHG Emissions (MT CO ₂ e/year)	100.80
% Decrease in Construction-related GHG Emissions	17%

As demonstrated above, by implementing a local hire provision requiring 10 mile worker trip lengths, the Project could reduce potential GHG emissions associated with construction worker trips. More broadly, any local hire requirement that results in a decreased worker trip length from the default value has the potential to result in a reduction of construction-related GHG emissions, though the significance of the reduction would vary based on the location and urbanization level of the project site.

This serves as an example of the potential impacts of local hire requirements on estimated project-level GHG emissions, though it does not indicate that local hire requirements would result in reduced construction-related GHG emission for all projects. As previously described, the significance of a local hire requirement depends on the worker trip length enforced and the default worker trip length for the project’s urbanization level and location.

¹⁴ “Appendix D Default Data Tables.” CAPCOA, October 2017, available at: http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4, p. D-85.

Disclaimer

SWAPE has received limited discovery. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,

A handwritten signature in blue ink that reads "Matt Hagemann". The signature is fluid and cursive.

Matt Hagemann, P.G., C.Hg.

A handwritten signature in blue ink that reads "Paul Rosenfeld". The signature is fluid and cursive.

Paul E. Rosenfeld, Ph.D.

Location Type	Location Name	Rural H-W (miles)	Urban H-W (miles)
Air Basin	Great Basin	16.8	10.8
Air Basin	Lake County	16.8	10.8
Air Basin	Lake Tahoe	16.8	10.8
Air Basin	Mojave Desert	16.8	10.8
Air Basin	Mountain	16.8	10.8
Air Basin	North Central	17.1	12.3
Air Basin	North Coast	16.8	10.8
Air Basin	Northeast	16.8	10.8
Air Basin	Sacramento	16.8	10.8
Air Basin	Salton Sea	14.6	11
Air Basin	San Diego	16.8	10.8
Air Basin	San Francisco	10.8	10.8
Air Basin	San Joaquin	16.8	10.8
Air Basin	South Central	16.8	10.8
Air Basin	South Coast	19.8	14.7
Air District	Amador County	16.8	10.8
Air District	Antelope Valley	16.8	10.8
Air District	Bay Area AQMD	10.8	10.8
Air District	Butte County	12.54	12.54
Air District	Calaveras	16.8	10.8
Air District	Colusa County	16.8	10.8
Air District	El Dorado	16.8	10.8
Air District	Feather River	16.8	10.8
Air District	Glenn County	16.8	10.8
Air District	Great Basin	16.8	10.8
Air District	Imperial County	10.2	7.3
Air District	Kern County	16.8	10.8
Air District	Lake County	16.8	10.8
Air District	Lassen County	16.8	10.8
Air District	Mariposa	16.8	10.8
Air District	Mendocino	16.8	10.8
Air District	Modoc County	16.8	10.8
Air District	Mojave Desert	16.8	10.8
Air District	Monterey Bay	16.8	10.8
Air District	North Coast	16.8	10.8
Air District	Northern Sierra	16.8	10.8
Air District	Northern	16.8	10.8
Air District	Placer County	16.8	10.8
Air District	Sacramento	15	10

Air District	San Diego	16.8	10.8
Air District	San Joaquin	16.8	10.8
Air District	San Luis Obispo	13	13
Air District	Santa Barbara	8.3	8.3
Air District	Shasta County	16.8	10.8
Air District	Siskiyou County	16.8	10.8
Air District	South Coast	19.8	14.7
Air District	Tehama County	16.8	10.8
Air District	Tuolumne	16.8	10.8
Air District	Ventura County	16.8	10.8
Air District	Yolo/Solano	15	10
County	Alameda	10.8	10.8
County	Alpine	16.8	10.8
County	Amador	16.8	10.8
County	Butte	12.54	12.54
County	Calaveras	16.8	10.8
County	Colusa	16.8	10.8
County	Contra Costa	10.8	10.8
County	Del Norte	16.8	10.8
County	El Dorado-Lake	16.8	10.8
County	El Dorado-	16.8	10.8
County	Fresno	16.8	10.8
County	Glenn	16.8	10.8
County	Humboldt	16.8	10.8
County	Imperial	10.2	7.3
County	Inyo	16.8	10.8
County	Kern-Mojave	16.8	10.8
County	Kern-San	16.8	10.8
County	Kings	16.8	10.8
County	Lake	16.8	10.8
County	Lassen	16.8	10.8
County	Los Angeles-	16.8	10.8
County	Los Angeles-	19.8	14.7
County	Madera	16.8	10.8
County	Marin	10.8	10.8
County	Mariposa	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Mendocino-	16.8	10.8
County	Merced	16.8	10.8
County	Modoc	16.8	10.8
County	Mono	16.8	10.8
County	Monterey	16.8	10.8
County	Napa	10.8	10.8

County	Nevada	16.8	10.8
County	Orange	19.8	14.7
County	Placer-Lake	16.8	10.8
County	Placer-Mountain	16.8	10.8
County	Placer-	16.8	10.8
County	Plumas	16.8	10.8
County	Riverside-	16.8	10.8
County	Riverside-	19.8	14.7
County	Riverside-Salton	14.6	11
County	Riverside-South	19.8	14.7
County	Sacramento	15	10
County	San Benito	16.8	10.8
County	San Bernardino-	16.8	10.8
County	San Bernardino-	19.8	14.7
County	San Diego	16.8	10.8
County	San Francisco	10.8	10.8
County	San Joaquin	16.8	10.8
County	San Luis Obispo	13	13
County	San Mateo	10.8	10.8
County	Santa Barbara-	8.3	8.3
County	Santa Barbara-	8.3	8.3
County	Santa Clara	10.8	10.8
County	Santa Cruz	16.8	10.8
County	Shasta	16.8	10.8
County	Sierra	16.8	10.8
County	Siskiyou	16.8	10.8
County	Solano-	15	10
County	Solano-San	16.8	10.8
County	Sonoma-North	16.8	10.8
County	Sonoma-San	10.8	10.8
County	Stanislaus	16.8	10.8
County	Sutter	16.8	10.8
County	Tehama	16.8	10.8
County	Trinity	16.8	10.8
County	Tulare	16.8	10.8
County	Tuolumne	16.8	10.8
County	Ventura	16.8	10.8
County	Yolo	15	10
County	Yuba	16.8	10.8
Statewide	Statewide	16.8	10.8

Worker Trip Length by Air Basin		
Air Basin	Rural (miles)	Urban (miles)
Great Basin Valleys	16.8	10.8
Lake County	16.8	10.8
Lake Tahoe	16.8	10.8
Mojave Desert	16.8	10.8
Mountain Counties	16.8	10.8
North Central Coast	17.1	12.3
North Coast	16.8	10.8
Northeast Plateau	16.8	10.8
Sacramento Valley	16.8	10.8
Salton Sea	14.6	11
San Diego	16.8	10.8
San Francisco Bay Area	10.8	10.8
San Joaquin Valley	16.8	10.8
South Central Coast	16.8	10.8
South Coast	19.8	14.7
Average	16.47	11.17
Minimum	10.80	10.80
Maximum	19.80	14.70
Range	9.00	3.90

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1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

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tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1969	213.1969	0.0601	0.0000	214.6993
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187
2023	0.6148	3.3649	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5295	1,627.5295	0.1185	0.0000	1,630.4925
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9078	52.9078	8.0200e-003	0.0000	53.1082
Maximum	4.1619	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6826	1,721.6826	0.1294	0.0000	1,724.9187

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1713	1.8242	1.1662	2.4000e-003	0.4169	0.0817	0.4986	0.1795	0.0754	0.2549	0.0000	213.1967	213.1967	0.0601	0.0000	214.6991
2022	0.6904	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183
2023	0.6148	3.3648	5.6747	0.0178	1.1963	0.0996	1.2959	0.3203	0.0935	0.4138	0.0000	1,627.5291	1,627.5291	0.1185	0.0000	1,630.4921
2024	4.1619	0.1335	0.2810	5.9000e-004	0.0325	6.4700e-003	0.0390	8.6300e-003	6.0400e-003	0.0147	0.0000	52.9077	52.9077	8.0200e-003	0.0000	53.1082
Maximum	4.1619	4.1142	6.1625	0.0189	1.3058	0.1201	1.4259	0.3460	0.1128	0.4588	0.0000	1,721.6823	1,721.6823	0.1294	0.0000	1,724.9183

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	1.4103	1.4103
2	12-1-2021	2-28-2022	1.3613	1.3613
3	3-1-2022	5-31-2022	1.1985	1.1985
4	6-1-2022	8-31-2022	1.1921	1.1921
5	9-1-2022	11-30-2022	1.1918	1.1918
6	12-1-2022	2-28-2023	1.0774	1.0774
7	3-1-2023	5-31-2023	1.0320	1.0320
8	6-1-2023	8-31-2023	1.0260	1.0260

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9	9-1-2023	11-30-2023	1.0265	1.0265
10	12-1-2023	2-29-2024	2.8857	2.8857
11	3-1-2024	5-31-2024	1.6207	1.6207
		Highest	2.8857	2.8857

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.1807	12,531.1519	15.7904	0.1260	12,963.4751

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.1807	12,531.1519	15.7904	0.1260	12,963.4751

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	0.0475	0.4716	0.3235	5.8000e-004	0.0496	0.0233	0.0729	7.5100e-003	0.0216	0.0291	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601

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3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	2.9000e-003	0.0641	0.0233	2.0000e-004	6.4100e-003	2.1000e-004	6.6200e-003	1.7300e-003	2.0000e-004	1.9300e-003	0.0000	19.6816	19.6816	1.2800e-003	0.0000	19.7136

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	0.0475	0.4716	0.3235	5.8000e-004	0.0496	0.0233	0.0729	7.5100e-003	0.0216	0.0291	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600

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3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-004	7.5000e-004	8.5100e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.5000e-004	2.0000e-005	6.7000e-004	0.0000	2.2251	2.2251	7.0000e-005	0.0000	2.2267
Total	2.9000e-003	0.0641	0.0233	2.0000e-004	6.4100e-003	2.1000e-004	6.6200e-003	1.7300e-003	2.0000e-004	1.9300e-003	0.0000	19.6816	19.6816	1.2800e-003	0.0000	19.7136

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	0.0389	0.4050	0.2115	3.8000e-004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061

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3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	0.0389	0.4050	0.2115	3.8000e-004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060

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3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814
Total	7.7000e-004	6.0000e-004	6.8100e-003	2.0000e-005	1.9700e-003	2.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7801	1.7801	5.0000e-005	0.0000	1.7814

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	0.0796	0.8816	0.5867	1.1800e-003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776

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3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	0.0796	0.8816	0.5867	1.1800e-003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775

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3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607
Total	1.6400e-003	1.2700e-003	0.0144	4.0000e-005	4.1600e-003	3.0000e-005	4.2000e-003	1.1100e-003	3.0000e-005	1.1400e-003	0.0000	3.7579	3.7579	1.1000e-004	0.0000	3.7607

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e-004	0.0807	5.7200e-003	0.0865	0.0180	5.2600e-003	0.0233	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414

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3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e-004	0.0807	5.7200e-003	0.0865	0.0180	5.2600e-003	0.0233	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414

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3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684
Total	2.8000e-004	2.1000e-004	2.4400e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.7000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	0.6679	0.6679	2.0000e-005	0.0000	0.6684

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	0.4616	2.0027	3.9885	0.0152	1.2243	0.0121	1.2363	0.3278	0.0112	0.3390	0.0000	1,408.7952	1,408.7952	0.0530	0.0000	1,410.1208

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877

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3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.4088	0.3066	3.5305	0.0107	1.1103	8.8700e-003	1.1192	0.2949	8.1700e-003	0.3031	0.0000	966.8117	966.8117	0.0266	0.0000	967.4773
Total	0.4616	2.0027	3.9885	0.0152	1.2243	0.0121	1.2363	0.3278	0.0112	0.3390	0.0000	1,408.7952	1,408.7952	0.0530	0.0000	1,410.1208

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	0.4135	1.5218	3.5707	0.0144	1.1953	9.8700e-003	1.2051	0.3200	9.1400e-003	0.3292	0.0000	1,327.3369	1,327.3369	0.0462	0.0000	1,328.4916

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.3753	0.2708	3.1696	0.0101	1.0840	8.4100e-003	1.0924	0.2879	7.7400e-003	0.2957	0.0000	909.3439	909.3439	0.0234	0.0000	909.9291
Total	0.4135	1.5218	3.5707	0.0144	1.1953	9.8700e-003	1.2051	0.3200	9.1400e-003	0.3292	0.0000	1,327.3369	1,327.3369	0.0462	0.0000	1,328.4916

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227

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3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227

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3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968
Total	3.7000e-004	2.7000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8963	0.8963	2.0000e-005	0.0000	0.8968

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073

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3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073

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3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706
Total	5.9000e-004	4.1000e-004	4.9200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4697	1.4697	4.0000e-005	0.0000	1.4706

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745

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3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558
Total	0.0101	6.9900e-003	0.0835	2.8000e-004	0.0307	2.3000e-004	0.0309	8.1500e-003	2.2000e-004	8.3700e-003	0.0000	24.9407	24.9407	6.1000e-004	0.0000	24.9558

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003			0.0966	0.0966		0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003			0.0966	0.0966		0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4268	1,383.4268	0.0265	0.0254	1,391.6478

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4268	1,383.4268	0.0265	0.0254	1,391.6478

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		2,512.6465	0.1037	0.0215	2,521.6356

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		2,512.6465	0.1037	0.0215	2,521.6356

6.0 Area Detail

6.1 Mitigation Measures Area

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

7.0 Water Detail

7.1 Mitigation Measures Water

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		585.8052	3.0183	0.0755	683.7567

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		585.8052	3.0183	0.0755	683.7567

8.0 Waste Detail

8.1 Mitigation Measures Waste

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		207.8079	12.2811	0.0000	514.8354

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		207.8079	12.2811	0.0000	514.8354

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Village South Specific Plan (Proposed)
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1521
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	237.1630	46.4588	49.5629	0.1517	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2769	46.4588	31.6840	0.0643	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,234.7974	6,234.7974	1.9495	0.0000	6,283.5352
2022	5.3304	38.8967	49.5629	0.1517	9.8688	1.6366	10.7727	3.6558	1.5057	5.1615	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288
2023	4.8957	26.3317	46.7567	0.1472	9.8688	0.7794	10.6482	2.6381	0.7322	3.3702	0.0000	14,807.5269	14,807.5269	1.0250	0.0000	14,833.1520
2024	237.1630	9.5575	15.1043	0.0244	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,361.3989	2,361.3989	0.7177	0.0000	2,379.3421
Maximum	237.1630	46.4588	49.5629	0.1517	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	15,251.5674	15,251.5674	1.9503	0.0000	15,278.5288

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	0.1916	4.1394	1.5644	0.0136	0.4346	0.0139	0.4485	0.1176	0.0133	0.1309		1,463.0568	1,463.0568	0.0927		1,465.3750

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0643	0.0442	0.6042	1.7100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		170.8155	170.8155	5.0300e-003		170.9413
Total	0.1916	4.1394	1.5644	0.0136	0.4346	0.0139	0.4485	0.1176	0.0133	0.1309		1,463.0568	1,463.0568	0.0927		1,465.3750

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296
Total	0.0772	0.0530	0.7250	2.0600e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		204.9786	204.9786	6.0400e-003		205.1296

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217
Total	0.0857	0.0589	0.8056	2.2900e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		227.7540	227.7540	6.7100e-003		227.9217

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941
Total	0.0803	0.0532	0.7432	2.2100e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		219.7425	219.7425	6.0600e-003		219.8941

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236		3,902.138 4
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.685 7	8,800.685 7	0.2429		8,806.758 2
Total	3.6242	15.3350	33.1995	0.1247	9.8688	0.0949	9.9637	2.6381	0.0883	2.7263		12,697.23 39	12,697.23 39	0.4665		12,708.89 66

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236		3,902.138 4
Worker	3.2162	2.1318	29.7654	0.0883	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,800.685 7	8,800.685 7	0.2429		8,806.758 2
Total	3.6242	15.3350	33.1995	0.1247	9.8688	0.0949	9.9637	2.6381	0.0883	2.7263		12,697.23 39	12,697.23 39	0.4665		12,708.89 66

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982		3,778.830 0
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.440 8	8,478.440 8	0.2190		8,483.916 0
Total	3.3229	11.9468	30.5127	0.1203	9.8688	0.0797	9.9485	2.6381	0.0738	2.7118		12,252.31 70	12,252.31 70	0.4172		12,262.74 60

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982		3,778.830 0
Worker	3.0203	1.9287	27.4113	0.0851	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		8,478.440 8	8,478.440 8	0.2190		8,483.916 0
Total	3.3229	11.9468	30.5127	0.1203	9.8688	0.0797	9.9485	2.6381	0.0738	2.7118		12,252.31 70	12,252.31 70	0.4172		12,262.74 60

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748
Total	0.0566	0.0361	0.5133	1.5900e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		158.7723	158.7723	4.1000e-003		158.8748

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458
Total	0.0535	0.0329	0.4785	1.5400e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		153.8517	153.8517	3.7600e-003		153.9458

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401		1,642.088 6
Total	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401		1,642.088 6

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401		1,642.088 6
Total	0.5707	0.3513	5.1044	0.0165	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,641.085 2	1,641.085 2	0.0401		1,642.088 6

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

6.0 Area Detail

6.1 Mitigation Measures Area

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Village South Specific Plan (Proposed)
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82
tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	237.2328	46.4651	47.3319	0.1455	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2865	46.4651	31.6150	0.0642	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	6,221.4937	6,221.4937	1.9491	0.0000	6,270.2214
2022	5.7218	38.9024	47.3319	0.1455	9.8688	1.6366	10.7736	3.6558	1.5057	5.1615	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663
2023	5.2705	26.4914	44.5936	0.1413	9.8688	0.7800	10.6488	2.6381	0.7328	3.3708	0.0000	14,210.3424	14,210.3424	1.0230	0.0000	14,235.9160
2024	237.2328	9.5610	15.0611	0.0243	1.7884	0.4698	1.8628	0.4743	0.4322	0.5476	0.0000	2,352.4178	2,352.4178	0.7175	0.0000	2,370.3550
Maximum	237.2328	46.4651	47.3319	0.1455	18.2675	2.0461	20.3135	9.9840	1.8824	11.8664	0.0000	14,630.3099	14,630.3099	1.9499	0.0000	14,657.2663

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.3787	74,422.3787	2.8429	0.4832	74,637.4417

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.3787	74,422.3787	2.8429	0.4832	74,637.4417

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	0.2019	4.1943	1.5706	0.0133	0.4346	0.0141	0.4487	0.1176	0.0135	0.1311		1,430.6932	1,430.6932	0.0955		1,433.0812

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0715	0.0489	0.5524	1.6100e-003	0.1677	1.3500e-003	0.1690	0.0445	1.2500e-003	0.0457		160.8377	160.8377	4.7300e-003		160.9560
Total	0.2019	4.1943	1.5706	0.0133	0.4346	0.0141	0.4487	0.1176	0.0135	0.1311		1,430.6932	1,430.6932	0.0955		1,433.0812

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472
Total	0.0858	0.0587	0.6629	1.9400e-003	0.2012	1.6300e-003	0.2028	0.0534	1.5000e-003	0.0549		193.0052	193.0052	5.6800e-003		193.1472

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080
Total	0.0954	0.0652	0.7365	2.1500e-003	0.2236	1.8100e-003	0.2254	0.0593	1.6600e-003	0.0610		214.4502	214.4502	6.3100e-003		214.6080

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563
Total	0.0896	0.0589	0.6784	2.0800e-003	0.2236	1.7500e-003	0.2253	0.0593	1.6100e-003	0.0609		206.9139	206.9139	5.7000e-003		207.0563

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	4.0156	15.5266	30.9685	0.1186	9.8688	0.0957	9.9645	2.6381	0.0891	2.7271		12,075.9763	12,075.9763	0.4663		12,087.6341

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	3.5872	2.3593	27.1680	0.0832	8.9533	0.0701	9.0234	2.3745	0.0646	2.4390		8,286.9013	8,286.9013	0.2282		8,292.6058
Total	4.0156	15.5266	30.9685	0.1186	9.8688	0.0957	9.9645	2.6381	0.0891	2.7271		12,075.9763	12,075.9763	0.4663		12,087.6341

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	3.6978	12.1065	28.3496	0.1144	9.8688	0.0803	9.9491	2.6381	0.0743	2.7124		11,655.1325	11,655.1325	0.4151		11,665.5099

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	3.3795	2.1338	24.9725	0.0801	8.9533	0.0681	9.0214	2.3745	0.0627	2.4372		7,983.7318	7,983.7318	0.2055		7,988.8683
Total	3.6978	12.1065	28.3496	0.1144	9.8688	0.0803	9.9491	2.6381	0.0743	2.7124		11,655.1325	11,655.1325	0.4151		11,665.5099

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043
Total	0.0633	0.0400	0.4677	1.5000e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1700e-003	0.0456		149.5081	149.5081	3.8500e-003		149.6043

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587
Total	0.0601	0.0364	0.4354	1.4500e-003	0.1677	1.2600e-003	0.1689	0.0445	1.1600e-003	0.0456		144.8706	144.8706	3.5300e-003		144.9587

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262
Total	0.6406	0.3886	4.6439	0.0155	1.7884	0.0134	1.8018	0.4743	0.0123	0.4866		1,545.2860	1,545.2860	0.0376		1,546.2262

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

6.0 Area Detail

6.1 Mitigation Measures Area

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Village South Specific Plan (Proposed)
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

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tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7654	210.7654	0.0600	0.0000	212.2661
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4412	1,342.4412	0.1115	0.0000	1,345.2291
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6355	44.6355	7.8300e-003	0.0000	44.8311
Maximum	4.1592	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6554	1,418.6554	0.1215	0.0000	1,421.6925

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.1704	1.8234	1.1577	2.3800e-003	0.4141	0.0817	0.4958	0.1788	0.0754	0.2542	0.0000	210.7651	210.7651	0.0600	0.0000	212.2658
2022	0.5865	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921
2023	0.5190	3.2850	4.7678	0.0147	0.8497	0.0971	0.9468	0.2283	0.0912	0.3195	0.0000	1,342.4409	1,342.4409	0.1115	0.0000	1,345.2287
2024	4.1592	0.1313	0.2557	5.0000e-004	0.0221	6.3900e-003	0.0285	5.8700e-003	5.9700e-003	0.0118	0.0000	44.6354	44.6354	7.8300e-003	0.0000	44.8311
Maximum	4.1592	4.0240	5.1546	0.0155	0.9509	0.1175	1.0683	0.2518	0.1103	0.3621	0.0000	1,418.6550	1,418.6550	0.1215	0.0000	1,421.6921

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2021	11-30-2021	1.4091	1.4091
2	12-1-2021	2-28-2022	1.3329	1.3329
3	3-1-2022	5-31-2022	1.1499	1.1499
4	6-1-2022	8-31-2022	1.1457	1.1457
5	9-1-2022	11-30-2022	1.1415	1.1415
6	12-1-2022	2-28-2023	1.0278	1.0278
7	3-1-2023	5-31-2023	0.9868	0.9868
8	6-1-2023	8-31-2023	0.9831	0.9831

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9	9-1-2023	11-30-2023	0.9798	0.9798
10	12-1-2023	2-29-2024	2.8757	2.8757
11	3-1-2024	5-31-2024	1.6188	1.6188
		Highest	2.8757	2.8757

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.1807	12,531.1519	15.7904	0.1260	12,963.4751

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Energy	0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	3,896.0732	3,896.0732	0.1303	0.0468	3,913.2833
Mobile	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Waste						0.0000	0.0000		0.0000	0.0000	207.8079	0.0000	207.8079	12.2811	0.0000	514.8354
Water						0.0000	0.0000		0.0000	0.0000	29.1632	556.6420	585.8052	3.0183	0.0755	683.7567
Total	6.8692	9.5223	30.3407	0.0914	7.7979	0.2260	8.0240	2.0895	0.2219	2.3114	236.9712	12,294.1807	12,531.1519	15.7904	0.1260	12,963.4751

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601
Total	0.0475	0.4716	0.3235	5.8000e-004	0.0496	0.0233	0.0729	7.5100e-003	0.0216	0.0291	0.0000	51.0012	51.0012	0.0144	0.0000	51.3601

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3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	2.6500e-003	0.0639	0.0209	2.0000e-004	5.6200e-003	2.0000e-004	5.8200e-003	1.5300e-003	1.9000e-004	1.7200e-003	0.0000	18.9847	18.9847	1.2600e-003	0.0000	19.0161

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0496	0.0000	0.0496	7.5100e-003	0.0000	7.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0475	0.4716	0.3235	5.8000e-004		0.0233	0.0233		0.0216	0.0216	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600
Total	0.0475	0.4716	0.3235	5.8000e-004	0.0496	0.0233	0.0729	7.5100e-003	0.0216	0.0291	0.0000	51.0011	51.0011	0.0144	0.0000	51.3600

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3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9300e-003	0.0634	0.0148	1.8000e-004	3.9400e-003	1.9000e-004	4.1300e-003	1.0800e-003	1.8000e-004	1.2600e-003	0.0000	17.4566	17.4566	1.2100e-003	0.0000	17.4869
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2000e-004	5.3000e-004	6.0900e-003	2.0000e-005	1.6800e-003	1.0000e-005	1.6900e-003	4.5000e-004	1.0000e-005	4.6000e-004	0.0000	1.5281	1.5281	5.0000e-005	0.0000	1.5293
Total	2.6500e-003	0.0639	0.0209	2.0000e-004	5.6200e-003	2.0000e-004	5.8200e-003	1.5300e-003	1.9000e-004	1.7200e-003	0.0000	18.9847	18.9847	1.2600e-003	0.0000	19.0161

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	0.0389	0.4050	0.2115	3.8000e-004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061

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3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	0.0389	0.4050	0.2115	3.8000e-004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060

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3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234
Total	5.8000e-004	4.3000e-004	4.8700e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3500e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2225	1.2225	4.0000e-005	0.0000	1.2234

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776
Total	0.0796	0.8816	0.5867	1.1800e-003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5405	103.5405	0.0335	0.0000	104.3776

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3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1741	0.0000	0.1741	0.0693	0.0000	0.0693	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0796	0.8816	0.5867	1.1800e-003		0.0377	0.0377		0.0347	0.0347	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775
Total	0.0796	0.8816	0.5867	1.1800e-003	0.1741	0.0377	0.2118	0.0693	0.0347	0.1040	0.0000	103.5403	103.5403	0.0335	0.0000	104.3775

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3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828
Total	1.2200e-003	9.0000e-004	0.0103	3.0000e-005	2.8300e-003	2.0000e-005	2.8600e-003	7.5000e-004	2.0000e-005	7.8000e-004	0.0000	2.5808	2.5808	8.0000e-005	0.0000	2.5828

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e-004	0.0807	5.7200e-003	0.0865	0.0180	5.2600e-003	0.0233	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414

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3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0807	0.0000	0.0807	0.0180	0.0000	0.0180	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0127	0.1360	0.1017	2.2000e-004		5.7200e-003	5.7200e-003		5.2600e-003	5.2600e-003	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414
Total	0.0127	0.1360	0.1017	2.2000e-004	0.0807	5.7200e-003	0.0865	0.0180	5.2600e-003	0.0233	0.0000	19.0871	19.0871	6.1700e-003	0.0000	19.2414

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3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590
Total	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.2000e-004	0.0000	5.3000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4587	0.4587	1.0000e-005	0.0000	0.4590

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881
Total	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1324	293.1324	0.0702	0.0000	294.8881

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3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	0.3578	1.9125	2.9812	0.0119	0.8696	9.4100e-003	0.8790	0.2336	8.7800e-003	0.2424	0.0000	1,105.9771	1,105.9771	0.0451	0.0000	1,107.1039

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877
Total	0.2158	1.9754	2.0700	3.4100e-003		0.1023	0.1023		0.0963	0.0963	0.0000	293.1321	293.1321	0.0702	0.0000	294.8877

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3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0527	1.6961	0.4580	4.5500e-003	0.1140	3.1800e-003	0.1171	0.0329	3.0400e-003	0.0359	0.0000	441.9835	441.9835	0.0264	0.0000	442.6435
Worker	0.3051	0.2164	2.5233	7.3500e-003	0.7557	6.2300e-003	0.7619	0.2007	5.7400e-003	0.2065	0.0000	663.9936	663.9936	0.0187	0.0000	664.4604
Total	0.3578	1.9125	2.9812	0.0119	0.8696	9.4100e-003	0.8790	0.2336	8.7800e-003	0.2424	0.0000	1,105.9771	1,105.9771	0.0451	0.0000	1,107.1039

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814
Total	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2789	286.2789	0.0681	0.0000	287.9814

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	0.3177	1.4420	2.6646	0.0112	0.8490	7.3700e-003	0.8564	0.2281	6.8500e-003	0.2349	0.0000	1,042.5294	1,042.5294	0.0392	0.0000	1,043.5090

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811
Total	0.1942	1.7765	2.0061	3.3300e-003		0.0864	0.0864		0.0813	0.0813	0.0000	286.2785	286.2785	0.0681	0.0000	287.9811

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0382	1.2511	0.4011	4.3000e-003	0.1113	1.4600e-003	0.1127	0.0321	1.4000e-003	0.0335	0.0000	417.9930	417.9930	0.0228	0.0000	418.5624
Worker	0.2795	0.1910	2.2635	6.9100e-003	0.7377	5.9100e-003	0.7436	0.1960	5.4500e-003	0.2014	0.0000	624.5363	624.5363	0.0164	0.0000	624.9466
Total	0.3177	1.4420	2.6646	0.0112	0.8490	7.3700e-003	0.8564	0.2281	6.8500e-003	0.2349	0.0000	1,042.5294	1,042.5294	0.0392	0.0000	1,043.5090

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227

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3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	6.7100e-003	0.0663	0.0948	1.5000e-004		3.3200e-003	3.3200e-003		3.0500e-003	3.0500e-003	0.0000	13.0175	13.0175	4.2100e-003	0.0000	13.1227

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3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160
Total	2.8000e-004	1.9000e-004	2.2300e-003	1.0000e-005	7.3000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6156	0.6156	2.0000e-005	0.0000	0.6160

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073

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3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0109	0.1048	0.1609	2.5000e-004		5.1500e-003	5.1500e-003		4.7400e-003	4.7400e-003	0.0000	22.0292	22.0292	7.1200e-003	0.0000	22.2073

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3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100
Total	4.4000e-004	2.9000e-004	3.5100e-003	1.0000e-005	1.2300e-003	1.0000e-005	1.2400e-003	3.3000e-004	1.0000e-005	3.4000e-004	0.0000	1.0094	1.0094	3.0000e-005	0.0000	1.0100

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745

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3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745
Total	4.1404	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4745

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394
Total	7.4800e-003	4.9300e-003	0.0596	1.9000e-004	0.0209	1.6000e-004	0.0211	5.5500e-003	1.5000e-004	5.7000e-003	0.0000	17.1287	17.1287	4.3000e-004	0.0000	17.1394

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162
Unmitigated	1.5857	7.9962	19.1834	0.0821	7.7979	0.0580	7.8559	2.0895	0.0539	2.1434	0.0000	7,620.4986	7,620.4986	0.3407	0.0000	7,629.0162

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	2,512.6465	2,512.6465	0.1037	0.0215	2,521.6356
NaturalGas Mitigated	0.1398	1.2312	0.7770	7.6200e-003			0.0966	0.0966		0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478
NaturalGas Unmitigated	0.1398	1.2312	0.7770	7.6200e-003			0.0966	0.0966		0.0966	0.0000	1,383.4267	1,383.4267	0.0265	0.0254	1,391.6478

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4268	1,383.4268	0.0265	0.0254	1,391.6478

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	408494	2.2000e-003	0.0188	8.0100e-003	1.2000e-004		1.5200e-003	1.5200e-003		1.5200e-003	1.5200e-003	0.0000	21.7988	21.7988	4.2000e-004	4.0000e-004	21.9284
Apartments Mid Rise	1.30613e+007	0.0704	0.6018	0.2561	3.8400e-003		0.0487	0.0487		0.0487	0.0487	0.0000	696.9989	696.9989	0.0134	0.0128	701.1408
General Office Building	468450	2.5300e-003	0.0230	0.0193	1.4000e-004		1.7500e-003	1.7500e-003		1.7500e-003	1.7500e-003	0.0000	24.9983	24.9983	4.8000e-004	4.6000e-004	25.1468
High Turnover (Sit Down Restaurant)	8.30736e+006	0.0448	0.4072	0.3421	2.4400e-003		0.0310	0.0310		0.0310	0.0310	0.0000	443.3124	443.3124	8.5000e-003	8.1300e-003	445.9468
Hotel	1.74095e+006	9.3900e-003	0.0853	0.0717	5.1000e-004		6.4900e-003	6.4900e-003		6.4900e-003	6.4900e-003	0.0000	92.9036	92.9036	1.7800e-003	1.7000e-003	93.4557
Quality Restaurant	1.84608e+006	9.9500e-003	0.0905	0.0760	5.4000e-004		6.8800e-003	6.8800e-003		6.8800e-003	6.8800e-003	0.0000	98.5139	98.5139	1.8900e-003	1.8100e-003	99.0993
Regional Shopping Center	91840	5.0000e-004	4.5000e-003	3.7800e-003	3.0000e-005		3.4000e-004	3.4000e-004		3.4000e-004	3.4000e-004	0.0000	4.9009	4.9009	9.0000e-005	9.0000e-005	4.9301
Total		0.1398	1.2312	0.7770	7.6200e-003		0.0966	0.0966		0.0966	0.0966	0.0000	1,383.4268	1,383.4268	0.0265	0.0254	1,391.6478

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		2,512.6465	0.1037	0.0215	2,521.6356

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	106010	33.7770	1.3900e-003	2.9000e-004	33.8978
Apartments Mid Rise	3.94697e+006	1,257.5879	0.0519	0.0107	1,262.0869
General Office Building	584550	186.2502	7.6900e-003	1.5900e-003	186.9165
High Turnover (Sit Down Restaurant)	1.58904e+006	506.3022	0.0209	4.3200e-003	508.1135
Hotel	550308	175.3399	7.2400e-003	1.5000e-003	175.9672
Quality Restaurant	353120	112.5116	4.6500e-003	9.6000e-004	112.9141
Regional Shopping Center	756000	240.8778	9.9400e-003	2.0600e-003	241.7395
Total		2,512.6465	0.1037	0.0215	2,521.6356

6.0 Area Detail

6.1 Mitigation Measures Area

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835
Unmitigated	5.1437	0.2950	10.3804	1.6700e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.4137					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.3998					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0206	0.1763	0.0750	1.1200e-003		0.0143	0.0143		0.0143	0.0143	0.0000	204.1166	204.1166	3.9100e-003	3.7400e-003	205.3295
Landscaping	0.3096	0.1187	10.3054	5.4000e-004		0.0572	0.0572		0.0572	0.0572	0.0000	16.8504	16.8504	0.0161	0.0000	17.2540
Total	5.1437	0.2950	10.3804	1.6600e-003		0.0714	0.0714		0.0714	0.0714	0.0000	220.9670	220.9670	0.0201	3.7400e-003	222.5835

7.0 Water Detail

7.1 Mitigation Measures Water

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	585.8052	3.0183	0.0755	683.7567
Unmitigated	585.8052	3.0183	0.0755	683.7567

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		585.8052	3.0183	0.0755	683.7567

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	1.62885 / 1.02688	10.9095	0.0535	1.3400e-003	12.6471
Apartments Mid Rise	63.5252 / 40.0485	425.4719	2.0867	0.0523	493.2363
General Office Building	7.99802 / 4.90201	53.0719	0.2627	6.5900e-003	61.6019
High Turnover (Sit Down Restaurant)	10.9272 / 0.697482	51.2702	0.3580	8.8200e-003	62.8482
Hotel	1.26834 / 0.140927	6.1633	0.0416	1.0300e-003	7.5079
Quality Restaurant	2.42827 / 0.154996	11.3934	0.0796	1.9600e-003	13.9663
Regional Shopping Center	4.14806 / 2.54236	27.5250	0.1363	3.4200e-003	31.9490
Total		585.8052	3.0183	0.0755	683.7567

8.0 Waste Detail

8.1 Mitigation Measures Waste

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	207.8079	12.2811	0.0000	514.8354
Unmitigated	207.8079	12.2811	0.0000	514.8354

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		207.8079	12.2811	0.0000	514.8354

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.5	2.3344	0.1380	0.0000	5.7834
Apartments Mid Rise	448.5	91.0415	5.3804	0.0000	225.5513
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
High Turnover (Sit Down Restaurant)	428.4	86.9613	5.1393	0.0000	215.4430
Hotel	27.38	5.5579	0.3285	0.0000	13.7694
Quality Restaurant	7.3	1.4818	0.0876	0.0000	3.6712
Regional Shopping Center	58.8	11.9359	0.7054	0.0000	29.5706
Total		207.8079	12.2811	0.0000	514.8354

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Annual

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Village South Specific Plan (Proposed)
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0956
Maximum	237.0219	46.4415	40.8776	0.1240	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2561	46.4415	31.4494	0.0636	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,163.4166	6,163.4166	1.9475	0.0000	6,212.1039
2022	4.5441	38.8811	40.8776	0.1240	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707
2023	4.1534	25.7658	38.7457	0.1206	7.0088	0.7592	7.7679	1.8799	0.7136	2.5935	0.0000	12,150.4890	12,150.4890	0.9589	0.0000	12,174.4615
2024	237.0219	9.5478	14.9642	0.0239	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,313.1808	2,313.1808	0.7166	0.0000	2,331.0955
Maximum	237.0219	46.4415	40.8776	0.1240	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,493.4403	12,493.4403	1.9485	0.0000	12,518.5707

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.59 50	18,148.59 50	0.4874	0.3300	18,259.11 92
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
Mobile	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Total	41.1168	67.2262	207.5497	0.6278	45.9592	2.4626	48.4217	12.2950	2.4385	14.7336	0.0000	76,811.18 16	76,811.18 16	2.8282	0.4832	77,025.87 86

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	0.1760	4.1265	1.3884	0.0131	0.3810	0.0135	0.3946	0.1034	0.0129	0.1163		1,409.5212	1,409.5212	0.0912		1,411.8015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1273	4.0952	0.9602	0.0119	0.2669	0.0126	0.2795	0.0732	0.0120	0.0852		1,292.2413	1,292.2413	0.0877		1,294.4337
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0313	0.4282	1.1800e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		117.2799	117.2799	3.5200e-003		117.3678
Total	0.1760	4.1265	1.3884	0.0131	0.3810	0.0135	0.3946	0.1034	0.0129	0.1163		1,409.5212	1,409.5212	0.0912		1,411.8015

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414
Total	0.0584	0.0375	0.5139	1.4100e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		140.7359	140.7359	4.2200e-003		140.8414

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904
Total	0.0649	0.0417	0.5710	1.5700e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		156.3732	156.3732	4.6900e-003		156.4904

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813
Total	0.0607	0.0376	0.5263	1.5100e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		150.8754	150.8754	4.2400e-003		150.9813

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236		3,902.138 4
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.558 5	6,042.558 5	0.1697		6,046.800 0
Total	2.8378	14.7106	24.5142	0.0971	7.0087	0.0741	7.0828	1.8799	0.0691	1.9490		9,939.106 7	9,939.106 7	0.3933		9,948.938 4

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.333 6	2,554.333 6	0.6120		2,569.632 2

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4079	13.2032	3.4341	0.0364	0.9155	0.0248	0.9404	0.2636	0.0237	0.2873		3,896.548 2	3,896.548 2	0.2236		3,902.138 4
Worker	2.4299	1.5074	21.0801	0.0607	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		6,042.558 5	6,042.558 5	0.1697		6,046.800 0
Total	2.8378	14.7106	24.5142	0.0971	7.0087	0.0741	7.0828	1.8799	0.0691	1.9490		9,939.106 7	9,939.106 7	0.3933		9,948.938 4

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982			3,778.830 0
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.402 8	5,821.402 8	0.1529			5,825.225 4
Total	2.5807	11.3809	22.5017	0.0936	7.0088	0.0595	7.0682	1.8799	0.0552	1.9350		9,595.279 0	9,595.279 0	0.3511			9,604.055 4

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079			2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079			2,570.406 1

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3027	10.0181	3.1014	0.0352	0.9156	0.0116	0.9271	0.2636	0.0111	0.2747		3,773.876 2	3,773.876 2	0.1982		3,778.830 0
Worker	2.2780	1.3628	19.4002	0.0584	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,821.402 8	5,821.402 8	0.1529		5,825.225 4
Total	2.5807	11.3809	22.5017	0.0936	7.0088	0.0595	7.0682	1.8799	0.0552	1.9350		9,595.279 0	9,595.279 0	0.3511		9,604.055 4

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.584 1	2,207.584 1	0.7140		2,225.433 6

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866
Total	0.0427	0.0255	0.3633	1.0900e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		109.0150	109.0150	2.8600e-003		109.0866

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992
Total	0.0403	0.0233	0.3384	1.0600e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		105.6336	105.6336	2.6300e-003		105.6992

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583
Total	0.4296	0.2481	3.6098	0.0113	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,126.7583	1,126.7583	0.0280		1,127.4583

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08
Unmitigated	9.8489	45.4304	114.8495	0.4917	45.9592	0.3360	46.2951	12.2950	0.3119	12.6070		50,306.60 34	50,306.60 34	2.1807		50,361.12 08

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

6.0 Area Detail

6.1 Mitigation Measures Area

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Village South Specific Plan (Proposed)
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	45.00	1000sqft	1.03	45,000.00	0
High Turnover (Sit Down Restaurant)	36.00	1000sqft	0.83	36,000.00	0
Hotel	50.00	Room	1.67	72,600.00	0
Quality Restaurant	8.00	1000sqft	0.18	8,000.00	0
Apartments Low Rise	25.00	Dwelling Unit	1.56	25,000.00	72
Apartments Mid Rise	975.00	Dwelling Unit	25.66	975,000.00	2789
Regional Shopping Center	56.00	1000sqft	1.29	56,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2028
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	702.44	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Project Characteristics - Consistent with the DEIR's model.

Land Use - See SWAPE comment regarding residential and retail land uses.

Construction Phase - See SWAPE comment regarding individual construction phase lengths.

Demolition - Consistent with the DEIR's model. See SWAPE comment regarding demolition.

Vehicle Trips - Saturday trips consistent with the DEIR's model. See SWAPE comment regarding weekday and Sunday trips.

Woodstoves - Woodstoves and wood-burning fireplaces consistent with the DEIR's model. See SWAPE comment regarding gas fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - See SWAPE comment on construction-related mitigation.

Area Mitigation - See SWAPE comment regarding operational mitigation measures.

Water Mitigation - See SWAPE comment regarding operational mitigation measures.

Trips and VMT - Local hire provision

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	1.25	0.00
tblFireplaces	NumberWood	48.75	0.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblTripsAndVMT	WorkerTripLength	14.70	10.00
tblVehicleTrips	ST_TR	7.16	6.17
tblVehicleTrips	ST_TR	6.39	3.87
tblVehicleTrips	ST_TR	2.46	1.39
tblVehicleTrips	ST_TR	158.37	79.82

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

tblVehicleTrips	ST_TR	8.19	3.75
tblVehicleTrips	ST_TR	94.36	63.99
tblVehicleTrips	ST_TR	49.97	10.74
tblVehicleTrips	SU_TR	6.07	6.16
tblVehicleTrips	SU_TR	5.86	4.18
tblVehicleTrips	SU_TR	1.05	0.69
tblVehicleTrips	SU_TR	131.84	78.27
tblVehicleTrips	SU_TR	5.95	3.20
tblVehicleTrips	SU_TR	72.16	57.65
tblVehicleTrips	SU_TR	25.24	6.39
tblVehicleTrips	WD_TR	6.59	5.83
tblVehicleTrips	WD_TR	6.65	4.13
tblVehicleTrips	WD_TR	11.03	6.41
tblVehicleTrips	WD_TR	127.15	65.80
tblVehicleTrips	WD_TR	8.17	3.84
tblVehicleTrips	WD_TR	89.95	62.64
tblVehicleTrips	WD_TR	42.70	9.43
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberCatalytic	48.75	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	48.75	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	237.0656	46.4460	39.6338	0.1195	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.2621	46.4460	31.4068	0.0635	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	6,154.3377	6,154.3377	1.9472	0.0000	6,203.0186
2022	4.7966	38.8851	39.6338	0.1195	8.8255	1.6361	10.4616	3.6369	1.5052	5.1421	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013
2023	4.3939	25.8648	37.5031	0.1162	7.0088	0.7598	7.7685	1.8799	0.7142	2.5940	0.0000	11,710.4080	11,710.4080	0.9617	0.0000	11,734.4497
2024	237.0656	9.5503	14.9372	0.0238	1.2171	0.4694	1.2875	0.3229	0.4319	0.4621	0.0000	2,307.0517	2,307.0517	0.7164	0.0000	2,324.9627
Maximum	237.0656	46.4460	39.6338	0.1195	18.2032	2.0456	20.2488	9.9670	1.8820	11.8490	0.0000	12,035.3440	12,035.3440	1.9482	0.0000	12,060.6013

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.3787	74,422.3787	2.8429	0.4832	74,637.4417

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Energy	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387
Mobile	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Total	40.7912	67.7872	202.7424	0.6043	45.9592	2.4640	48.4231	12.2950	2.4399	14.7349	0.0000	74,422.3787	74,422.3787	2.8429	0.4832	74,637.4417

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2021	10/12/2021	5	30	
2	Site Preparation	Site Preparation	10/13/2021	11/9/2021	5	20	
3	Grading	Grading	11/10/2021	1/11/2022	5	45	
4	Building Construction	Building Construction	1/12/2022	12/12/2023	5	500	
5	Paving	Paving	12/13/2023	1/30/2024	5	35	
6	Architectural Coating	Architectural Coating	1/31/2024	3/19/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 2,025,000; Residential Outdoor: 675,000; Non-Residential Indoor: 326,400; Non-Residential Outdoor: 108,800; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	458.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	801.00	143.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	160.00	0.00	0.00	10.00	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419		3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	0.1835	4.1800	1.4144	0.0128	0.3810	0.0137	0.3948	0.1034	0.0131	0.1165		1,380.3262	1,380.3262	0.0941		1,382.6791

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.3074	0.0000	3.3074	0.5008	0.0000	0.5008			0.0000			0.0000
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388	3.3074	1.5513	4.8588	0.5008	1.4411	1.9419	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1304	4.1454	1.0182	0.0117	0.2669	0.0128	0.2797	0.0732	0.0122	0.0854		1,269.8555	1,269.8555	0.0908		1,272.1252
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0346	0.3963	1.1100e-003	0.1141	9.5000e-004	0.1151	0.0303	8.8000e-004	0.0311		110.4707	110.4707	3.3300e-003		110.5539
Total	0.1835	4.1800	1.4144	0.0128	0.3810	0.0137	0.3948	0.1034	0.0131	0.1165		1,380.3262	1,380.3262	0.0941		1,382.6791

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646
Total	0.0638	0.0415	0.4755	1.3300e-003	0.1369	1.1400e-003	0.1381	0.0363	1.0500e-003	0.0374		132.5649	132.5649	3.9900e-003		132.6646

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230		6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	8.6733	1.9853	10.6587	3.5965	1.8265	5.4230	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051
Total	0.0709	0.0462	0.5284	1.4800e-003	0.1521	1.2700e-003	0.1534	0.0404	1.1700e-003	0.0415		147.2943	147.2943	4.4300e-003		147.4051

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041		6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006		6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.6248	38.8435	29.0415	0.0621		1.6349	1.6349		1.5041	1.5041	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158
Total	3.6248	38.8435	29.0415	0.0621	8.6733	1.6349	10.3082	3.5965	1.5041	5.1006	0.0000	6,011.4105	6,011.4105	1.9442		6,060.0158

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207
Total	0.0665	0.0416	0.4861	1.4300e-003	0.1521	1.2300e-003	0.1534	0.0404	1.1300e-003	0.0415		142.1207	142.1207	4.0000e-003		142.2207

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.0750	3,789.0750	0.2381		3,795.0283
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.9354	5,691.9354	0.1602		5,695.9408
Total	3.0904	14.8350	23.2704	0.0926	7.0087	0.0749	7.0836	1.8799	0.0699	1.9498		9,481.0104	9,481.0104	0.3984		9,490.9691

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.4284	13.1673	3.8005	0.0354	0.9155	0.0256	0.9412	0.2636	0.0245	0.2881		3,789.075 0	3,789.075 0	0.2381		3,795.028 3
Worker	2.6620	1.6677	19.4699	0.0571	6.0932	0.0493	6.1425	1.6163	0.0454	1.6617		5,691.935 4	5,691.935 4	0.1602		5,695.940 8
Total	3.0904	14.8350	23.2704	0.0926	7.0087	0.0749	7.0836	1.8799	0.0699	1.9498		9,481.010 4	9,481.010 4	0.3984		9,490.969 1

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	2.8211	11.4799	21.2591	0.0893	7.0088	0.0601	7.0688	1.8799	0.0557	1.9356		9,155.1981	9,155.1981	0.3538		9,164.0437

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.3183	9.9726	3.3771	0.0343	0.9156	0.0122	0.9277	0.2636	0.0116	0.2752		3,671.4007	3,671.4007	0.2096		3,676.6417
Worker	2.5029	1.5073	17.8820	0.0550	6.0932	0.0479	6.1411	1.6163	0.0441	1.6604		5,483.7974	5,483.7974	0.1442		5,487.4020
Total	2.8211	11.4799	21.2591	0.0893	7.0088	0.0601	7.0688	1.8799	0.0557	1.9356		9,155.1981	9,155.1981	0.3538		9,164.0437

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603
Total	0.0469	0.0282	0.3349	1.0300e-003	0.1141	9.0000e-004	0.1150	0.0303	8.3000e-004	0.0311		102.6928	102.6928	2.7000e-003		102.7603

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663
Total	0.0444	0.0257	0.3114	1.0000e-003	0.1141	8.8000e-004	0.1150	0.0303	8.1000e-004	0.0311		99.5045	99.5045	2.4700e-003		99.5663

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	236.4115					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	236.5923	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410
Total	0.4734	0.2743	3.3220	0.0107	1.2171	9.4300e-003	1.2266	0.3229	8.6800e-003	0.3315		1,061.3818	1,061.3818	0.0264		1,062.0410

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839
Unmitigated	9.5233	45.9914	110.0422	0.4681	45.9592	0.3373	46.2965	12.2950	0.3132	12.6083		47,917.8005	47,917.8005	2.1953		47,972.6839

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	145.75	154.25	154.00	506,227	506,227
Apartments Mid Rise	4,026.75	3,773.25	4075.50	13,660,065	13,660,065
General Office Building	288.45	62.55	31.05	706,812	706,812
High Turnover (Sit Down Restaurant)	2,368.80	2,873.52	2817.72	3,413,937	3,413,937
Hotel	192.00	187.50	160.00	445,703	445,703
Quality Restaurant	501.12	511.92	461.20	707,488	707,488
Regional Shopping Center	528.08	601.44	357.84	1,112,221	1,112,221
Total	8,050.95	8,164.43	8,057.31	20,552,452	20,552,452

4.3 Trip Type Information

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Apartments Mid Rise	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
General Office Building	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
High Turnover (Sit Down Restaurant)	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Hotel	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Quality Restaurant	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821
Regional Shopping Center	0.543088	0.044216	0.209971	0.116369	0.014033	0.006332	0.021166	0.033577	0.002613	0.001817	0.005285	0.000712	0.000821

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7
NaturalGas Unmitigated	0.7660	6.7462	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.983 2	8,355.983 2	0.1602	0.1532	8,405.638 7

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1119.16	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35784.3	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1283.42	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22759.9	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4769.72	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5057.75	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	251.616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.11916	0.0121	0.1031	0.0439	6.6000e-004		8.3400e-003	8.3400e-003		8.3400e-003	8.3400e-003		131.6662	131.6662	2.5200e-003	2.4100e-003	132.4486
Apartments Mid Rise	35.7843	0.3859	3.2978	1.4033	0.0211		0.2666	0.2666		0.2666	0.2666		4,209.9164	4,209.9164	0.0807	0.0772	4,234.9339
General Office Building	1.28342	0.0138	0.1258	0.1057	7.5000e-004		9.5600e-003	9.5600e-003		9.5600e-003	9.5600e-003		150.9911	150.9911	2.8900e-003	2.7700e-003	151.8884
High Turnover (Sit Down Restaurant)	22.7599	0.2455	2.2314	1.8743	0.0134		0.1696	0.1696		0.1696	0.1696		2,677.6342	2,677.6342	0.0513	0.0491	2,693.5460
Hotel	4.76972	0.0514	0.4676	0.3928	2.8100e-003		0.0355	0.0355		0.0355	0.0355		561.1436	561.1436	0.0108	0.0103	564.4782
Quality Restaurant	5.05775	0.0545	0.4959	0.4165	2.9800e-003		0.0377	0.0377		0.0377	0.0377		595.0298	595.0298	0.0114	0.0109	598.5658
Regional Shopping Center	0.251616	2.7100e-003	0.0247	0.0207	1.5000e-004		1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003		29.6019	29.6019	5.7000e-004	5.4000e-004	29.7778
Total		0.7660	6.7463	4.2573	0.0418		0.5292	0.5292		0.5292	0.5292		8,355.9832	8,355.9832	0.1602	0.1532	8,405.6387

6.0 Area Detail

6.1 Mitigation Measures Area

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192
Unmitigated	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.2670					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	24.1085					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.6500	14.1000	6.0000	0.0900		1.1400	1.1400		1.1400	1.1400	0.0000	18,000.0000	18,000.0000	0.3450	0.3300	18,106.9650
Landscaping	2.4766	0.9496	82.4430	4.3600e-003		0.4574	0.4574		0.4574	0.4574		148.5950	148.5950	0.1424		152.1542
Total	30.5020	15.0496	88.4430	0.0944		1.5974	1.5974		1.5974	1.5974	0.0000	18,148.5950	18,148.5950	0.4874	0.3300	18,259.1192

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Village South Specific Plan (Proposed) - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Attachment C

Local Hire Provision Net Change	
Without Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,623
Amortized (MT CO ₂ e/year)	120.77
With Local Hire Provision	
Total Construction GHG Emissions (MT CO ₂ e)	3,024
Amortized (MT CO ₂ e/year)	100.80
<i>% Decrease in Construction-related GHG Emissions</i>	17%

EXHIBIT B



Paul Rosenfeld, Ph.D.

Principal Environmental Chemist

Chemical Fate and Transport & Air Dispersion Modeling

Risk Assessment & Remediation Specialist

Education

Ph.D. Soil Chemistry, University of Washington, 1999. Dissertation on volatile organic compound filtration.

M.S. Environmental Science, U.C. Berkeley, 1995. Thesis on organic waste economics.

B.A. Environmental Studies, U.C. Santa Barbara, 1991. Thesis on wastewater treatment.

Professional Experience

Dr. Rosenfeld has over 25 years' experience conducting environmental investigations and risk assessments for evaluating impacts to human health, property, and ecological receptors. His expertise focuses on the fate and transport of environmental contaminants, human health risk, exposure assessment, and ecological restoration. Dr. Rosenfeld has evaluated and modeled emissions from unconventional oil drilling operations, oil spills, landfills, boilers and incinerators, process stacks, storage tanks, confined animal feeding operations, and many other industrial and agricultural sources. His project experience ranges from monitoring and modeling of pollution sources to evaluating impacts of pollution on workers at industrial facilities and residents in surrounding communities.

Dr. Rosenfeld has investigated and designed remediation programs and risk assessments for contaminated sites containing lead, heavy metals, mold, bacteria, particulate matter, petroleum hydrocarbons, chlorinated solvents, pesticides, radioactive waste, dioxins and furans, semi- and volatile organic compounds, PCBs, PAHs, perchlorate, asbestos, per- and poly-fluoroalkyl substances (PFOA/PFOS), unusual polymers, fuel oxygenates (MTBE), among other pollutants. Dr. Rosenfeld also has experience evaluating greenhouse gas emissions from various projects and is an expert on the assessment of odors from industrial and agricultural sites, as well as the evaluation of odor nuisance impacts and technologies for abatement of odorous emissions. As a principal scientist at SWAPE, Dr. Rosenfeld directs air dispersion modeling and exposure assessments. He has served as an expert witness and testified about pollution sources causing nuisance and/or personal injury at dozens of sites and has testified as an expert witness on more than ten cases involving exposure to air contaminants from industrial sources.

Professional History:

Soil Water Air Protection Enterprise (SWAPE); 2003 to present; Principal and Founding Partner
UCLA School of Public Health; 2007 to 2011; Lecturer (Assistant Researcher)
UCLA School of Public Health; 2003 to 2006; Adjunct Professor
UCLA Environmental Science and Engineering Program; 2002-2004; Doctoral Intern Coordinator
UCLA Institute of the Environment, 2001-2002; Research Associate
Komex H₂O Science, 2001 to 2003; Senior Remediation Scientist
National Groundwater Association, 2002-2004; Lecturer
San Diego State University, 1999-2001; Adjunct Professor
Anteon Corp., San Diego, 2000-2001; Remediation Project Manager
Ogden (now Amec), San Diego, 2000-2000; Remediation Project Manager
Bechtel, San Diego, California, 1999 – 2000; Risk Assessor
King County, Seattle, 1996 – 1999; Scientist
James River Corp., Washington, 1995-96; Scientist
Big Creek Lumber, Davenport, California, 1995; Scientist
Plumas Corp., California and USFS, Tahoe 1993-1995; Scientist
Peace Corps and World Wildlife Fund, St. Kitts, West Indies, 1991-1993; Scientist

Publications:

Remy, L.L., Clay T., Byers, V., **Rosenfeld P. E.** (2019) Hospital, Health, and Community Burden After Oil Refinery Fires, Richmond, California 2007 and 2012. *Environmental Health*. 18:48

Simons, R.A., Seo, Y. **Rosenfeld, P.**, (2015) Modeling the Effect of Refinery Emission On Residential Property Value. *Journal of Real Estate Research*. 27(3):321-342

Chen, J. A, Zapata A. R., Sutherland A. J., Molmen, D.R., Chow, B. S., Wu, L. E., **Rosenfeld, P. E.**, Hesse, R. C., (2012) Sulfur Dioxide and Volatile Organic Compound Exposure To A Community In Texas City Texas Evaluated Using Aermol and Empirical Data. *American Journal of Environmental Science*, 8(6), 622-632.

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Cheremisinoff, N.P., & **Rosenfeld, P.E.** (2011). *Handbook of Pollution Prevention and Cleaner Production: Best Practices in the Agrochemical Industry*, Amsterdam: Elsevier Publishing.

Gonzalez, J., Feng, L., Sutherland, A., Waller, C., Sok, H., Hesse, R., **Rosenfeld, P.** (2010). PCBs and Dioxins/Furans in Attic Dust Collected Near Former PCB Production and Secondary Copper Facilities in Sauget, IL. *Procedia Environmental Sciences*. 113–125.

Feng, L., Wu, C., Tam, L., Sutherland, A.J., Clark, J.J., **Rosenfeld, P.E.** (2010). Dioxin and Furan Blood Lipid and Attic Dust Concentrations in Populations Living Near Four Wood Treatment Facilities in the United States. *Journal of Environmental Health*. 73(6), 34-46.

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Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. *WIT Transactions on Ecology and the Environment, Air Pollution*, 123 (17), 319-327.

Tam L. K., Wu C. D., Clark J. J. and **Rosenfeld, P.E.** (2008). A Statistical Analysis Of Attic Dust And Blood Lipid Concentrations Of Tetrachloro-p-Dibenzodioxin (TCDD) Toxicity Equivalency Quotients (TEQ) In Two Populations Near Wood Treatment Facilities. *Organohalogen Compounds*, 70, 002252-002255.

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Hensley, A.R. A. Scott, J. J. J. Clark, **Rosenfeld, P.E.** (2007). Attic Dust and Human Blood Samples Collected near a Former Wood Treatment Facility. *Environmental Research*. 105, 194-197.

Rosenfeld, P.E., J. J. J. Clark, A. R. Hensley, M. Suffet. (2007). The Use of an Odor Wheel Classification for Evaluation of Human Health Risk Criteria for Compost Facilities. *Water Science & Technology* 55(5), 345-357.

Rosenfeld, P. E., M. Suffet. (2007). The Anatomy Of Odour Wheels For Odours Of Drinking Water, Wastewater, Compost And The Urban Environment. *Water Science & Technology* 55(5), 335-344.

Sullivan, P. J. Clark, J.J.J., Agardy, F. J., **Rosenfeld, P.E.** (2007). *Toxic Legacy, Synthetic Toxins in the Food, Water, and Air in American Cities*. Boston Massachusetts: Elsevier Publishing

Rosenfeld, P.E., and Suffet I.H. (2004). Control of Compost Odor Using High Carbon Wood Ash. *Water Science and Technology*. 49(9),171-178.

Rosenfeld P. E., J.J. Clark, I.H. (Mel) Suffet (2004). The Value of An Odor-Quality-Wheel Classification Scheme For The Urban Environment. *Water Environment Federation's Technical Exhibition and Conference (WEFTEC) 2004*. New Orleans, October 2-6, 2004.

Rosenfeld, P.E., and Suffet, I.H. (2004). Understanding Odorants Associated With Compost, Biomass Facilities, and the Land Application of Biosolids. *Water Science and Technology*. 49(9), 193-199.

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Rosenfeld, P.E., Grey, M and Suffet, M. (2002). Compost Demonstration Project, Sacramento California Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Integrated Waste Management Board Public Affairs Office, Publications Clearinghouse (MS-6)*, Sacramento, CA Publication #442-02-008.

Rosenfeld, P.E., and C.L. Henry. (2001). Characterization of odor emissions from three different biosolids. *Water Soil and Air Pollution*. 127(1-4), 173-191.

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Rosenfeld, P.E., C.L. Henry and D. Bennett. (2001). Wastewater dewatering polymer affect on biosolids odor emissions and microbial activity. *Water Environment Research*. 73(4), 363-367.

Rosenfeld, P.E., and C.L. Henry. (2001). Activated Carbon and Wood Ash Sorption of Wastewater, Compost, and Biosolids Odorants. *Water Environment Research*, 73, 388-393.

Rosenfeld, P.E., and Henry C. L., (2001). High carbon wood ash effect on biosolids microbial activity and odor. *Water Environment Research*. 131(1-4), 247-262.

Chollack, T. and **P. Rosenfeld**. (1998). Compost Amendment Handbook For Landscaping. Prepared for and distributed by the City of Redmond, Washington State.

Rosenfeld, P. E. (1992). The Mount Liamuiga Crater Trail. *Heritage Magazine of St. Kitts*, 3(2).

Rosenfeld, P. E. (1993). High School Biogas Project to Prevent Deforestation On St. Kitts. *Biomass Users Network*, 7(1).

Rosenfeld, P. E. (1998). Characterization, Quantification, and Control of Odor Emissions From Biosolids Application To Forest Soil. Doctoral Thesis. University of Washington College of Forest Resources.

Rosenfeld, P. E. (1994). Potential Utilization of Small Diameter Trees on Sierra County Public Land. Masters thesis reprinted by the Sierra County Economic Council. Sierra County, California.

Rosenfeld, P. E. (1991). How to Build a Small Rural Anaerobic Digester & Uses Of Biogas In The First And Third World. Bachelors Thesis. University of California.

Presentations:

Rosenfeld, P.E., Sutherland, A; Hesse, R.; Zapata, A. (October 3-6, 2013). Air dispersion modeling of volatile organic emissions from multiple natural gas wells in Decatur, TX. *44th Western Regional Meeting, American Chemical Society*. Lecture conducted from Santa Clara, CA.

Sok, H.L.; Waller, C.C.; Feng, L.; Gonzalez, J.; Sutherland, A.J.; Wisdom-Stack, T.; Sahai, R.K.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Atrazine: A Persistent Pesticide in Urban Drinking Water. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Feng, L.; Gonzalez, J.; Sok, H.L.; Sutherland, A.J.; Waller, C.C.; Wisdom-Stack, T.; Sahai, R.K.; La, M.; Hesse, R.C.; **Rosenfeld, P.E.** (June 20-23, 2010). Bringing Environmental Justice to East St. Louis, Illinois. *Urban Environmental Pollution*. Lecture conducted from Boston, MA.

Rosenfeld, P.E. (April 19-23, 2009). Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonate (PFOS) Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*, Lecture conducted from Tuscon, AZ.

Rosenfeld, P.E. (April 19-23, 2009). Cost to Filter Atrazine Contamination from Drinking Water in the United States” Contamination in Drinking Water From the Use of Aqueous Film Forming Foams (AFFF) at Airports in the United States. *2009 Ground Water Summit and 2009 Ground Water Protection Council Spring Meeting*. Lecture conducted from Tuscon, AZ.

Wu, C., Tam, L., Clark, J., **Rosenfeld, P.** (20-22 July, 2009). Dioxin and furan blood lipid concentrations in populations living near four wood treatment facilities in the United States. Brebbia, C.A. and Popov, V., eds., *Air Pollution XVII: Proceedings of the Seventeenth International Conference on Modeling, Monitoring and Management of Air Pollution*. Lecture conducted from Tallinn, Estonia.

Rosenfeld, P. E. (October 15-18, 2007). Moss Point Community Exposure To Contaminants From A Releasing Facility. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). The Repeated Trespass of Tritium-Contaminated Water Into A Surrounding Community Form Repeated Waste Spills From A Nuclear Power Plant. *The 23rd Annual International Conferences on Soils Sediment and Water*. Platform lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld, P. E. (October 15-18, 2007). Somerville Community Exposure To Contaminants From Wood Treatment Facility Emissions. *The 23rd Annual International Conferences on Soils Sediment and Water*. Lecture conducted from University of Massachusetts, Amherst MA.

Rosenfeld P. E. (March 2007). Production, Chemical Properties, Toxicology, & Treatment Case Studies of 1,2,3-Trichloropropane (TCP). *The Association for Environmental Health and Sciences (AEHS) Annual Meeting*. Lecture conducted from San Diego, CA.

Rosenfeld P. E. (March 2007). Blood and Attic Sampling for Dioxin/Furan, PAH, and Metal Exposure in Florida, Alabama. *The AEHS Annual Meeting*. Lecture conducted from San Diego, CA.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (August 21 – 25, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *The 26th International Symposium on Halogenated Persistent Organic Pollutants – DIOXIN2006*. Lecture conducted from Radisson SAS Scandinavia Hotel in Oslo Norway.

Hensley A.R., Scott, A., **Rosenfeld P.E.**, Clark, J.J.J. (November 4-8, 2006). Dioxin Containing Attic Dust And Human Blood Samples Collected Near A Former Wood Treatment Facility. *APHA 134 Annual Meeting & Exposition*. Lecture conducted from Boston Massachusetts.

Paul Rosenfeld Ph.D. (October 24-25, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. Mealey's C8/PFOA. *Science, Risk & Litigation Conference*. Lecture conducted from The Rittenhouse Hotel, Philadelphia, PA.

Paul Rosenfeld Ph.D. (September 19, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, *Toxicology and Remediation PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel, Irvine California.

Paul Rosenfeld Ph.D. (September 19, 2005). Fate, Transport, Toxicity, And Persistence of 1,2,3-TCP. *PEMA Emerging Contaminant Conference*. Lecture conducted from Hilton Hotel in Irvine, California.

Paul Rosenfeld Ph.D. (September 26-27, 2005). Fate, Transport and Persistence of PDBEs. *Mealey's Groundwater Conference*. Lecture conducted from Ritz Carlton Hotel, Marina Del Ray, California.

Paul Rosenfeld Ph.D. (June 7-8, 2005). Fate, Transport and Persistence of PFOA and Related Chemicals. *International Society of Environmental Forensics: Focus On Emerging Contaminants*. Lecture conducted from Sheraton Oceanfront Hotel, Virginia Beach, Virginia.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Fate Transport, Persistence and Toxicology of PFOA and Related Perfluorochemicals. *2005 National Groundwater Association Ground Water And Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld Ph.D. (July 21-22, 2005). Brominated Flame Retardants in Groundwater: Pathways to Human Ingestion, Toxicology and Remediation. *2005 National Groundwater Association Ground Water and Environmental Law Conference*. Lecture conducted from Wyndham Baltimore Inner Harbor, Baltimore Maryland.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. and Rob Hesse R.G. (May 5-6, 2004). Tert-butyl Alcohol Liability and Toxicology, A National Problem and Unquantified Liability. *National Groundwater Association. Environmental Law Conference*. Lecture conducted from Congress Plaza Hotel, Chicago Illinois.

Paul Rosenfeld, Ph.D. (March 2004). Perchlorate Toxicology. *Meeting of the American Groundwater Trust*. Lecture conducted from Phoenix Arizona.

Hagemann, M.F., **Paul Rosenfeld, Ph.D.** and Rob Hesse (2004). Perchlorate Contamination of the Colorado River. *Meeting of tribal representatives*. Lecture conducted from Parker, AZ.

Paul Rosenfeld, Ph.D. (April 7, 2004). A National Damage Assessment Model For PCE and Dry Cleaners. *Drycleaner Symposium. California Ground Water Association*. Lecture conducted from Radison Hotel, Sacramento, California.

Rosenfeld, P. E., Grey, M., (June 2003) Two stage biofilter for biosolids composting odor control. *Seventh International In Situ And On Site Bioremediation Symposium Battelle Conference* Orlando, FL.

Paul Rosenfeld, Ph.D. and James Clark Ph.D. (February 20-21, 2003) Understanding Historical Use, Chemical Properties, Toxicity and Regulatory Guidance of 1,4 Dioxane. *National Groundwater Association. Southwest Focus Conference. Water Supply and Emerging Contaminants..* Lecture conducted from Hyatt Regency Phoenix Arizona.

Paul Rosenfeld, Ph.D. (February 6-7, 2003). Underground Storage Tank Litigation and Remediation. *California CUPA Forum*. Lecture conducted from Marriott Hotel, Anaheim California.

Paul Rosenfeld, Ph.D. (October 23, 2002) Underground Storage Tank Litigation and Remediation. *EPA Underground Storage Tank Roundtable*. Lecture conducted from Sacramento California.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Understanding Odor from Compost, *Wastewater and Industrial Processes. Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Suffet, M. (October 7- 10, 2002). Using High Carbon Wood Ash to Control Compost Odor. *Sixth Annual Symposium On Off Flavors in the Aquatic Environment. International Water Association*. Lecture conducted from Barcelona Spain.

Rosenfeld, P.E. and Grey, M. A. (September 22-24, 2002). Biocycle Composting For Coastal Sage Restoration. *Northwest Biosolids Management Association*. Lecture conducted from Vancouver Washington..

Rosenfeld, P.E. and Grey, M. A. (November 11-14, 2002). Using High-Carbon Wood Ash to Control Odor at a Green Materials Composting Facility. *Soil Science Society Annual Conference*. Lecture conducted from Indianapolis, Maryland.

Rosenfeld, P.E. (September 16, 2000). Two stage biofilter for biosolids composting odor control. *Water Environment Federation*. Lecture conducted from Anaheim California.

Rosenfeld, P.E. (October 16, 2000). Wood ash and biofilter control of compost odor. *Biofest*. Lecture conducted from Ocean Shores, California.

Rosenfeld, P.E. (2000). Bioremediation Using Organic Soil Amendments. *California Resource Recovery Association*. Lecture conducted from Sacramento California.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. *Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings*. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., and C.L. Henry. (1999). An evaluation of ash incorporation with biosolids for odor reduction. *Soil Science Society of America*. Lecture conducted from Salt Lake City Utah.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Comparison of Microbial Activity and Odor Emissions from Three Different Biosolids Applied to Forest Soil. *Brown and Caldwell*. Lecture conducted from Seattle Washington.

Rosenfeld, P.E., C.L. Henry. (1998). Characterization, Quantification, and Control of Odor Emissions from Biosolids Application To Forest Soil. *Biofest*. Lecture conducted from Lake Chelan, Washington.

Rosenfeld, P.E., C.L. Henry, R. Harrison. (1998). Oat and Grass Seed Germination and Nitrogen and Sulfur Emissions Following Biosolids Incorporation With High-Carbon Wood-Ash. Water Environment Federation 12th Annual Residuals and Biosolids Management Conference Proceedings. Lecture conducted from Bellevue Washington.

Rosenfeld, P.E., C.L. Henry, R. B. Harrison, and R. Dills. (1997). Comparison of Odor Emissions From Three Different Biosolids Applied to Forest Soil. *Soil Science Society of America*. Lecture conducted from Anaheim California.

Teaching Experience:

UCLA Department of Environmental Health (Summer 2003 through 20010) Taught Environmental Health Science 100 to students, including undergrad, medical doctors, public health professionals and nurses. Course focused on the health effects of environmental contaminants.

National Ground Water Association, Successful Remediation Technologies. Custom Course in Sante Fe, New Mexico. May 21, 2002. Focused on fate and transport of fuel contaminants associated with underground storage tanks.

National Ground Water Association; Successful Remediation Technologies Course in Chicago Illinois. April 1, 2002. Focused on fate and transport of contaminants associated with Superfund and RCRA sites.

California Integrated Waste Management Board, April and May, 2001. Alternative Landfill Caps Seminar in San Diego, Ventura, and San Francisco. Focused on both prescriptive and innovative landfill cover design.

UCLA Department of Environmental Engineering, February 5, 2002. Seminar on Successful Remediation Technologies focusing on Groundwater Remediation.

University Of Washington, Soil Science Program, Teaching Assistant for several courses including: Soil Chemistry, Organic Soil Amendments, and Soil Stability.

U.C. Berkeley, Environmental Science Program Teaching Assistant for Environmental Science 10.

Academic Grants Awarded:

California Integrated Waste Management Board. \$41,000 grant awarded to UCLA Institute of the Environment. Goal: To investigate effect of high carbon wood ash on volatile organic emissions from compost. 2001.

Synagro Technologies, Corona California: \$10,000 grant awarded to San Diego State University. Goal: investigate effect of biosolids for restoration and remediation of degraded coastal sage soils. 2000.

King County, Department of Research and Technology, Washington State. \$100,000 grant awarded to University of Washington: Goal: To investigate odor emissions from biosolids application and the effect of polymers and ash on VOC emissions. 1998.

Northwest Biosolids Management Association, Washington State. \$20,000 grant awarded to investigate effect of polymers and ash on VOC emissions from biosolids. 1997.

James River Corporation, Oregon: \$10,000 grant was awarded to investigate the success of genetically engineered Poplar trees with resistance to round-up. 1996.

United State Forest Service, Tahoe National Forest: \$15,000 grant was awarded to investigating fire ecology of the Tahoe National Forest. 1995.

Kellogg Foundation, Washington D.C. \$500 grant was awarded to construct a large anaerobic digester on St. Kitts in West Indies. 1993

Deposition and/or Trial Testimony:

- In the United States District Court For The District of New Jersey
Duarte et al, *Plaintiffs*, vs. United States Metals Refining Company et. al. *Defendant*.
Case No.: 2:17-cv-01624-ES-SCM
Rosenfeld Deposition. 6-7-2019
- In the United States District Court of Southern District of Texas Galveston Division
M/T Carla Maersk, *Plaintiffs*, vs. Conti 168., Schiffahrts-GMBH & Co. Bulker KG MS “Conti Perdido”
Defendant.
Case No.: 3:15-CV-00106 consolidated with 3:15-CV-00237
Rosenfeld Deposition. 5-9-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
Carole-Taddeo-Bates et al., vs. Ifran Khan et al., Defendants
Case No.: No. BC615636
Rosenfeld Deposition, 1-26-2019
- In The Superior Court of the State of California In And For The County Of Los Angeles – Santa Monica
The San Gabriel Valley Council of Governments et al. vs El Adobe Apts. Inc. et al., Defendants
Case No.: No. BC646857
Rosenfeld Deposition, 10-6-2018; Trial 3-7-19
- In United States District Court For The District of Colorado
Bells et al. Plaintiff vs. The 3M Company et al., Defendants
Case: No 1:16-cv-02531-RBJ
Rosenfeld Deposition, 3-15-2018 and 4-3-2018
- In The District Court Of Regan County, Texas, 112th Judicial District
Phillip Bales et al., Plaintiff vs. Dow Agrosiences, LLC, et al., Defendants
Cause No 1923
Rosenfeld Deposition, 11-17-2017
- In The Superior Court of the State of California In And For The County Of Contra Costa
Simons et al., Plaintiffs vs. Chevron Corporation, et al., Defendants
Cause No C12-01481
Rosenfeld Deposition, 11-20-2017
- In The Circuit Court Of The Twentieth Judicial Circuit, St Clair County, Illinois
Martha Custer et al., Plaintiff vs. Cerro Flow Products, Inc., Defendants
Case No.: No. 0i9-L-2295
Rosenfeld Deposition, 8-23-2017
- In The Superior Court of the State of California, For The County of Los Angeles
Warrn Gilbert and Penny Gilber, Plaintiff vs. BMW of North America LLC
Case No.: LC102019 (c/w BC582154)
Rosenfeld Deposition, 8-16-2017, Trail 8-28-2018
- In the Northern District Court of Mississippi, Greenville Division
Brenda J. Cooper, et al., *Plaintiffs*, vs. Meritor Inc., et al., *Defendants*
Case Number: 4:16-cv-52-DMB-JVM
Rosenfeld Deposition: July 2017

In The Superior Court of the State of Washington, County of Snohomish
Michael Davis and Julie Davis et al., Plaintiff vs. Cedar Grove Composting Inc., Defendants
Case No.: No. 13-2-03987-5
Rosenfeld Deposition, February 2017
Trial, March 2017

In The Superior Court of the State of California, County of Alameda
Charles Spain., Plaintiff vs. Thermo Fisher Scientific, et al., Defendants
Case No.: RG14711115
Rosenfeld Deposition, September 2015

In The Iowa District Court In And For Poweshiek County
Russell D. Winburn, et al., Plaintiffs vs. Doug Hoksbergen, et al., Defendants
Case No.: LALA002187
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Jerry Dovico, et al., Plaintiffs vs. Valley View Sine LLC, et al., Defendants
Law No.: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Iowa District Court For Wapello County
Doug Pauls, et al., et al., Plaintiffs vs. Richard Warren, et al., Defendants
Law No.: LALA105144 - Division A
Rosenfeld Deposition, August 2015

In The Circuit Court of Ohio County, West Virginia
Robert Andrews, et al. v. Antero, et al.
Civil Action NO. 14-C-30000
Rosenfeld Deposition, June 2015

In The Third Judicial District County of Dona Ana, New Mexico
Betty Gonzalez, et al. Plaintiffs vs. Del Oro Dairy, Del Oro Real Estate LLC, Jerry Settles and Deward
DeRuyter, Defendants
Rosenfeld Deposition: July 2015

In The Iowa District Court For Muscatine County
Laurie Freeman et. al. Plaintiffs vs. Grain Processing Corporation, Defendant
Case No 4980
Rosenfeld Deposition: May 2015

In the Circuit Court of the 17th Judicial Circuit, in and For Broward County, Florida
Walter Hinton, et. al. Plaintiff, vs. City of Fort Lauderdale, Florida, a Municipality, Defendant.
Case Number CACE07030358 (26)
Rosenfeld Deposition: December 2014

In the United States District Court Western District of Oklahoma
Tommy McCarty, et al., Plaintiffs, v. Oklahoma City Landfill, LLC d/b/a Southeast Oklahoma City
Landfill, et al. Defendants.
Case No. 5:12-cv-01152-C
Rosenfeld Deposition: July 2014

In the County Court of Dallas County Texas
Lisa Parr et al, *Plaintiff*, vs. Aruba et al, *Defendant*.
Case Number cc-11-01650-E
Rosenfeld Deposition: March and September 2013
Rosenfeld Trial: April 2014

In the Court of Common Pleas of Tuscarawas County Ohio
John Michael Abicht, et al., *Plaintiffs*, vs. Republic Services, Inc., et al., *Defendants*
Case Number: 2008 CT 10 0741 (Cons. w/ 2009 CV 10 0987)
Rosenfeld Deposition: October 2012

In the United States District Court of Southern District of Texas Galveston Division
Kyle Cannon, Eugene Donovan, Genaro Ramirez, Carol Sassler, and Harvey Walton, each Individually and on behalf of those similarly situated, *Plaintiffs*, vs. BP Products North America, Inc., *Defendant*.
Case 3:10-cv-00622
Rosenfeld Deposition: February 2012
Rosenfeld Trial: April 2013

In the Circuit Court of Baltimore County Maryland
Philip E. Cvach, II et al., *Plaintiffs* vs. Two Farms, Inc. d/b/a Royal Farms, Defendants
Case Number: 03-C-12-012487 OT
Rosenfeld Deposition: September 2013

EXHIBIT C



1640 5th St., Suite 204 Santa
Santa Monica, California 90401
Tel: (949) 887-9013
Email: mhagemann@swape.com

Matthew F. Hagemann, P.G., C.Hg., QSD, QSP

**Geologic and Hydrogeologic Characterization
Industrial Stormwater Compliance
Investigation and Remediation Strategies
Litigation Support and Testifying Expert
CEQA Review**

Education:

M.S. Degree, Geology, California State University Los Angeles, Los Angeles, CA, 1984.

B.A. Degree, Geology, Humboldt State University, Arcata, CA, 1982.

Professional Certifications:

California Professional Geologist

California Certified Hydrogeologist

Qualified SWPPP Developer and Practitioner

Professional Experience:

Matt has 25 years of experience in environmental policy, assessment and remediation. He spent nine years with the U.S. EPA in the RCRA and Superfund programs and served as EPA's Senior Science Policy Advisor in the Western Regional Office where he identified emerging threats to groundwater from perchlorate and MTBE. While with EPA, Matt also served as a Senior Hydrogeologist in the oversight of the assessment of seven major military facilities undergoing base closure. He led numerous enforcement actions under provisions of the Resource Conservation and Recovery Act (RCRA) while also working with permit holders to improve hydrogeologic characterization and water quality monitoring.

Matt has worked closely with U.S. EPA legal counsel and the technical staff of several states in the application and enforcement of RCRA, Safe Drinking Water Act and Clean Water Act regulations. Matt has trained the technical staff in the States of California, Hawaii, Nevada, Arizona and the Territory of Guam in the conduct of investigations, groundwater fundamentals, and sampling techniques.

Positions Matt has held include:

- Founding Partner, Soil/Water/Air Protection Enterprise (SWAPE) (2003 – present);
- Geology Instructor, Golden West College, 2010 – 2014;
- Senior Environmental Analyst, Komex H2O Science, Inc. (2000 -- 2003);

- Executive Director, Orange Coast Watch (2001 – 2004);
- Senior Science Policy Advisor and Hydrogeologist, U.S. Environmental Protection Agency (1989–1998);
- Hydrogeologist, National Park Service, Water Resources Division (1998 – 2000);
- Adjunct Faculty Member, San Francisco State University, Department of Geosciences (1993 – 1998);
- Instructor, College of Marin, Department of Science (1990 – 1995);
- Geologist, U.S. Forest Service (1986 – 1998); and
- Geologist, Dames & Moore (1984 – 1986).

Senior Regulatory and Litigation Support Analyst:

With SWAPE, Matt’s responsibilities have included:

- Lead analyst and testifying expert in the review of over 100 environmental impact reports since 2003 under CEQA that identify significant issues with regard to hazardous waste, water resources, water quality, air quality, Valley Fever, greenhouse gas emissions, and geologic hazards. Make recommendations for additional mitigation measures to lead agencies at the local and county level to include additional characterization of health risks and implementation of protective measures to reduce worker exposure to hazards from toxins and Valley Fever.
- Stormwater analysis, sampling and best management practice evaluation at industrial facilities.
- Manager of a project to provide technical assistance to a community adjacent to a former Naval shipyard under a grant from the U.S. EPA.
- Technical assistance and litigation support for vapor intrusion concerns.
- Lead analyst and testifying expert in the review of environmental issues in license applications for large solar power plants before the California Energy Commission.
- Manager of a project to evaluate numerous formerly used military sites in the western U.S.
- Manager of a comprehensive evaluation of potential sources of perchlorate contamination in Southern California drinking water wells.
- Manager and designated expert for litigation support under provisions of Proposition 65 in the review of releases of gasoline to sources drinking water at major refineries and hundreds of gas stations throughout California.
- Expert witness on two cases involving MTBE litigation.
- Expert witness and litigation support on the impact of air toxins and hazards at a school.
- Expert witness in litigation at a former plywood plant.

With Komex H2O Science Inc., Matt’s duties included the following:

- Senior author of a report on the extent of perchlorate contamination that was used in testimony by the former U.S. EPA Administrator and General Counsel.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of MTBE use, research, and regulation.
- Senior researcher in the development of a comprehensive, electronically interactive chronology of perchlorate use, research, and regulation.
- Senior researcher in a study that estimates nationwide costs for MTBE remediation and drinking water treatment, results of which were published in newspapers nationwide and in testimony against provisions of an energy bill that would limit liability for oil companies.
- Research to support litigation to restore drinking water supplies that have been contaminated by MTBE in California and New York.

- Expert witness testimony in a case of oil production-related contamination in Mississippi.
- Lead author for a multi-volume remedial investigation report for an operating school in Los Angeles that met strict regulatory requirements and rigorous deadlines.

- Development of strategic approaches for cleanup of contaminated sites in consultation with clients and regulators.

Executive Director:

As Executive Director with Orange Coast Watch, Matt led efforts to restore water quality at Orange County beaches from multiple sources of contamination including urban runoff and the discharge of wastewater. In reporting to a Board of Directors that included representatives from leading Orange County universities and businesses, Matt prepared issue papers in the areas of treatment and disinfection of wastewater and control of the discharge of grease to sewer systems. Matt actively participated in the development of countywide water quality permits for the control of urban runoff and permits for the discharge of wastewater. Matt worked with other nonprofits to protect and restore water quality, including Surfrider, Natural Resources Defense Council and Orange County CoastKeeper as well as with business institutions including the Orange County Business Council.

Hydrogeology:

As a Senior Hydrogeologist with the U.S. Environmental Protection Agency, Matt led investigations to characterize and cleanup closing military bases, including Mare Island Naval Shipyard, Hunters Point Naval Shipyard, Treasure Island Naval Station, Alameda Naval Station, Moffett Field, Mather Army Airfield, and Sacramento Army Depot. Specific activities were as follows:

- Led efforts to model groundwater flow and contaminant transport, ensured adequacy of monitoring networks, and assessed cleanup alternatives for contaminated sediment, soil, and groundwater.
- Initiated a regional program for evaluation of groundwater sampling practices and laboratory analysis at military bases.
- Identified emerging issues, wrote technical guidance, and assisted in policy and regulation development through work on four national U.S. EPA workgroups, including the Superfund Groundwater Technical Forum and the Federal Facilities Forum.

At the request of the State of Hawaii, Matt developed a methodology to determine the vulnerability of groundwater to contamination on the islands of Maui and Oahu. He used analytical models and a GIS to show zones of vulnerability, and the results were adopted and published by the State of Hawaii and County of Maui.

As a hydrogeologist with the EPA Groundwater Protection Section, Matt worked with provisions of the Safe Drinking Water Act and NEPA to prevent drinking water contamination. Specific activities included the following:

- Received an EPA Bronze Medal for his contribution to the development of national guidance for the protection of drinking water.
- Managed the Sole Source Aquifer Program and protected the drinking water of two communities through designation under the Safe Drinking Water Act. He prepared geologic reports, conducted public hearings, and responded to public comments from residents who were very concerned about the impact of designation.

- Reviewed a number of Environmental Impact Statements for planned major developments, including large hazardous and solid waste disposal facilities, mine reclamation, and water transfer.

Matt served as a hydrogeologist with the RCRA Hazardous Waste program. Duties were as follows:

- Supervised the hydrogeologic investigation of hazardous waste sites to determine compliance with Subtitle C requirements.
- Reviewed and wrote "part B" permits for the disposal of hazardous waste.
- Conducted RCRA Corrective Action investigations of waste sites and led inspections that formed the basis for significant enforcement actions that were developed in close coordination with U.S. EPA legal counsel.
- Wrote contract specifications and supervised contractor's investigations of waste sites.

With the National Park Service, Matt directed service-wide investigations of contaminant sources to prevent degradation of water quality, including the following tasks:

- Applied pertinent laws and regulations including CERCLA, RCRA, NEPA, NRDA, and the Clean Water Act to control military, mining, and landfill contaminants.
- Conducted watershed-scale investigations of contaminants at parks, including Yellowstone and Olympic National Park.
- Identified high-levels of perchlorate in soil adjacent to a national park in New Mexico and advised park superintendent on appropriate response actions under CERCLA.
- Served as a Park Service representative on the Interagency Perchlorate Steering Committee, a national workgroup.
- Developed a program to conduct environmental compliance audits of all National Parks while serving on a national workgroup.
- Co-authored two papers on the potential for water contamination from the operation of personal watercraft and snowmobiles, these papers serving as the basis for the development of nation-wide policy on the use of these vehicles in National Parks.
- Contributed to the Federal Multi-Agency Source Water Agreement under the Clean Water Action Plan.

Policy:

Served senior management as the Senior Science Policy Advisor with the U.S. Environmental Protection Agency, Region 9. Activities included the following:

- Advised the Regional Administrator and senior management on emerging issues such as the potential for the gasoline additive MTBE and ammonium perchlorate to contaminate drinking water supplies.
- Shaped EPA's national response to these threats by serving on workgroups and by contributing to guidance, including the Office of Research and Development publication, *Oxygenates in Water: Critical Information and Research Needs*.
- Improved the technical training of EPA's scientific and engineering staff.
- Earned an EPA Bronze Medal for representing the region's 300 scientists and engineers in negotiations with the Administrator and senior management to better integrate scientific principles into the policy-making process.
- Established national protocol for the peer review of scientific documents.

Geology:

With the U.S. Forest Service, Matt led investigations to determine hillslope stability of areas proposed for timber harvest in the central Oregon Coast Range. Specific activities were as follows:

- Mapped geology in the field, and used aerial photographic interpretation and mathematical models to determine slope stability.
- Coordinated his research with community members who were concerned with natural resource protection.
- Characterized the geology of an aquifer that serves as the sole source of drinking water for the city of Medford, Oregon.

As a consultant with Dames and Moore, Matt led geologic investigations of two contaminated sites (later listed on the Superfund NPL) in the Portland, Oregon, area and a large hazardous waste site in eastern Oregon. Duties included the following:

- Supervised year-long effort for soil and groundwater sampling.
- Conducted aquifer tests.
- Investigated active faults beneath sites proposed for hazardous waste disposal.

Teaching:

From 1990 to 1998, Matt taught at least one course per semester at the community college and university levels:

- At San Francisco State University, held an adjunct faculty position and taught courses in environmental geology, oceanography (lab and lecture), hydrogeology, and groundwater contamination.
- Served as a committee member for graduate and undergraduate students.
- Taught courses in environmental geology and oceanography at the College of Marin.

Matt taught physical geology (lecture and lab and introductory geology at Golden West College in Huntington Beach, California from 2010 to 2014.

Invited Testimony, Reports, Papers and Presentations:

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Presentation to the Public Environmental Law Conference, Eugene, Oregon.

Hagemann, M.F., 2008. Disclosure of Hazardous Waste Issues under CEQA. Invited presentation to U.S. EPA Region 9, San Francisco, California.

Hagemann, M.F., 2005. Use of Electronic Databases in Environmental Regulation, Policy Making and Public Participation. Brownfields 2005, Denver, Colorado.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Nevada and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Las Vegas, NV (served on conference organizing committee).

Hagemann, M.F., 2004. Invited testimony to a California Senate committee hearing on air toxins at schools in Southern California, Los Angeles.

Brown, A., Farrow, J., Gray, A. and **Hagemann, M.**, 2004. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to the Ground Water and Environmental Law Conference, National Groundwater Association.

Hagemann, M.F., 2004. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in Arizona and the Southwestern U.S. Presentation to a meeting of the American Groundwater Trust, Phoenix, AZ (served on conference organizing committee).

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River and Impacts to Drinking Water in the Southwestern U.S. Invited presentation to a special committee meeting of the National Academy of Sciences, Irvine, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a tribal EPA meeting, Pechanga, CA.

Hagemann, M.F., 2003. Perchlorate Contamination of the Colorado River. Invited presentation to a meeting of tribal representatives, Parker, AZ.

Hagemann, M.F., 2003. Impact of Perchlorate on the Colorado River and Associated Drinking Water Supplies. Invited presentation to the Inter-Tribal Meeting, Torres Martinez Tribe.

Hagemann, M.F., 2003. The Emergence of Perchlorate as a Widespread Drinking Water Contaminant. Invited presentation to the U.S. EPA Region 9.

Hagemann, M.F., 2003. A Deductive Approach to the Assessment of Perchlorate Contamination. Invited presentation to the California Assembly Natural Resources Committee.

Hagemann, M.F., 2003. Perchlorate: A Cold War Legacy in Drinking Water. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. From Tank to Tap: A Chronology of MTBE in Groundwater. Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. A Chronology of MTBE in Groundwater and an Estimate of Costs to Address Impacts to Groundwater. Presentation to the annual meeting of the Society of Environmental Journalists.

Hagemann, M.F., 2002. An Estimate of the Cost to Address MTBE Contamination in Groundwater (and Who Will Pay). Presentation to a meeting of the National Groundwater Association.

Hagemann, M.F., 2002. An Estimate of Costs to Address MTBE Releases from Underground Storage Tanks and the Resulting Impact to Drinking Water Wells. Presentation to a meeting of the U.S. EPA and State Underground Storage Tank Program managers.

Hagemann, M.F., 2001. From Tank to Tap: A Chronology of MTBE in Groundwater. Unpublished report.

Hagemann, M.F., 2001. Estimated Cleanup Cost for MTBE in Groundwater Used as Drinking Water. Unpublished report.

Hagemann, M.F., 2001. Estimated Costs to Address MTBE Releases from Leaking Underground Storage Tanks. Unpublished report.

Hagemann, M.F., and VanMouwerik, M., 1999. Potential Water Quality Concerns Related to Snowmobile Usage. Water Resources Division, National Park Service, Technical Report.

VanMouwerik, M. and **Hagemann, M.F.** 1999, Water Quality Concerns Related to Personal Watercraft Usage. Water Resources Division, National Park Service, Technical Report.

Hagemann, M.F., 1999, Is Dilution the Solution to Pollution in National Parks? The George Wright Society Biannual Meeting, Asheville, North Carolina.

Hagemann, M.F., 1997, The Potential for MTBE to Contaminate Groundwater. U.S. EPA Superfund Groundwater Technical Forum Annual Meeting, Las Vegas, Nevada.

Hagemann, M.F., and Gill, M., 1996, Impediments to Intrinsic Remediation, Moffett Field Naval Air Station, Conference on Intrinsic Remediation of Chlorinated Hydrocarbons, Salt Lake City.

Hagemann, M.F., Fukunaga, G.L., 1996, The Vulnerability of Groundwater to Anthropogenic Contaminants on the Island of Maui, Hawaii. Hawaii Water Works Association Annual Meeting, Maui, October 1996.

Hagemann, M. F., Fukanaga, G. L., 1996, Ranking Groundwater Vulnerability in Central Oahu, Hawaii. Proceedings, Geographic Information Systems in Environmental Resources Management, Air and Waste Management Association Publication VIP-61.

Hagemann, M.F., 1994. Groundwater Characterization and Cleanup at Closing Military Bases in California. Proceedings, California Groundwater Resources Association Meeting.

Hagemann, M.F. and Sabol, M.A., 1993. Role of the U.S. EPA in the High Plains States Groundwater Recharge Demonstration Program. Proceedings, Sixth Biennial Symposium on the Artificial Recharge of Groundwater.

Hagemann, M.F., 1993. U.S. EPA Policy on the Technical Impracticability of the Cleanup of DNAPL-contaminated Groundwater. California Groundwater Resources Association Meeting.

Hagemann, M.F., 1992. Dense Nonaqueous Phase Liquid Contamination of Groundwater: An Ounce of Prevention... Proceedings, Association of Engineering Geologists Annual Meeting, v. 35.

Other Experience:

Selected as subject matter expert for the California Professional Geologist licensing examination, 2009-2011.

ATTACHMENT 7

Land Acquisition Loan

LAND ACQUISITION LOAN AGREEMENT

By and Between the

**CITY OF GOLETA,
a body politic**

and

**HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA,
a public body, corporate and politic**

HERITAGE RIDGE, GOLETA

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**LAND ACQUISITION LOAN AGREEMENT
(HERITAGE RIDGE)**

This Land Acquisition Loan Agreement (“**Agreement**”) is entered into on _____, 2022 by and between the CITY OF GOLETA, a body politic (“**City**”) and HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, a public body, corporate and politic (“**Borrower**”). City and Borrower are sometimes referred to herein as the “parties” and each individually as a “party.”

RECITALS

The following recitals are a substantive part of this Agreement; capitalized terms used but not defined herein shall have the meaning ascribed to them in the PSA defined below.

A. Borrower is the buyer under a Purchase and Sale Agreement and Joint Escrow Instructions for Family Affordable Parcel dated July 29, 2021, as amended, and Purchase and Sale Agreement and Joint Escrow Instructions for Senior Affordable Parcel dated July 29, 2021, as amended, whereby Borrower agreed to purchase certain property located in the City of Goleta, County of Santa Barbara, State of California (collectively referred to as the “PSA”).

B. Pursuant to the PSA, Borrower agreed to purchase that certain approximately 2.95-acre parcel of real property (APN: _____) and that certain approximately 1.81-acre parcel of real property (APN: _____), located on the north side of Camino Vista Drive in Goleta, California, (the “Property”), legally described in Attachment No. 1 and depicted in Attachment No. 2, both incorporated herein by reference.

C. In order for Borrower to realize its plan to buy the Property by June 1, 2025 and, thereafter, build 41 senior affordable units and 63 family affordable units as part of the Heritage Ridge Residential Project, which includes 228 market rate units to be built by another developer (the “Heritage Ridge Project”) and contribute to the development of more affordable housing in the City, the parties mutually desire for Borrower to purchase the Property and for City to assist Borrower in such acquisition of the Property and/or construction of the affordable units by providing to Borrower a loan in the amount of One Million Dollars (\$1,000,000) (the “Loan”), subject to the terms and conditions of this Agreement.

D. The PSA has a closing deadline of June 1, 2025 by which Buyer must close escrow in order to avoid termination of the contract (“Outside Closing Date”).

NOW, THEREFORE, City and Borrower hereby agree as follows:

AGREEMENT

1. DEFINITIONS

1.1 Terms. The following terms, as used in this Agreement, shall have the meaning ascribed them in this Section:

- (a) “**Agreement**” means this Land Acquisition Loan Agreement.

(b) **“Borrower”** has the meaning set forth in the introduction to this Agreement.

(c) **“City”** means the City of Goleta.

(d) **“Claim”** means any claim, loss, cost, damage, expense, liability, Lien, action, cause of action (whether in tort, contract, under statute, at law, in equity or otherwise), charge, award, assessment, fine or penalty of any kind.

(e) **“Conditions Precedent to Disbursement”** has the meaning set forth in Section 2.4.

(f) **“Deed of Trust”** means the “Short Form Deed of Trust and Assignment of Rents,” attached hereto as Attachment No. 4, to be executed by and between City and Borrower, and recorded as a lien against the Property for the purpose of securing Borrower’s obligations under the Loan.

(g) **“Effective Date”** means the date upon which this Agreement shall have been executed by City.

(h) **“Eligible Costs”** means costs directly related to acquisition of the Property.

(i) **“Environmental Claim”** means any and all claims, demands, damages, losses, liabilities, obligations, penalties, fines, actions, causes of action, judgments, suits, proceedings, costs, disbursements and expenses, including reasonable attorneys’ fees and costs and costs of environmental consultants and other experts, and all foreseeable and unforeseeable damages or costs of any kind or of any nature whatsoever, directly or indirectly, relating to or arising from any actual or alleged violation of any Environmental Law or Hazardous Substance Discharge.

(j) **“Environmental Document”** means any exemption determination, any Negative Declaration (mitigated or otherwise) or any Environmental Impact Report (including any addendum or amendment to, or subsequent or supplemental Environmental Impact Report) required or permitted pursuant to the National Environmental Policy Act (codified as 42 U.S.C. §§ 4321 *et seq.*) or the California Environmental Quality Act (codified as Public Resources Code Sections 21000 *et seq.*), as applicable, to issue any discretionary Approval required to approve this Agreement.

(k) **“Environmental Law”** means any Federal or California law regarding any of the following at, in, under, above, or upon the Property: (a) air, environmental, ground water, or soil conditions; or (b) clean-up, remediation, control, disposal, generation, storage, release, discharge, transportation, use of, or liability or standards of conduct concerning, Hazardous Substances, as now or may, at any later time, be in effect

(l) **“GAAP”** means generally accepted accounting principles set forth from time to time in the opinions and pronouncements of the Accounting Principles Board and the American Institute of Certified Public Accountants and statements and pronouncements of

the Financial Accounting Standards Board (or agencies with similar functions of comparable stature and authority within the accounting profession), or in such other statements by such other entity as may be in general use by significant segments of the United States accounting profession, which are applicable to the circumstances as of the date of determination.

(m) **“Governmental Requirements”** means all laws, ordinances, statutes, codes, rules, regulations, orders and decrees, of the United States, the state, the county, City, or any other political subdivision in which the Property is located, and of any other political subdivision, agency or instrumentality exercising jurisdiction over City, Borrower or the Property.

(n) **“Hazardous Substance”** means any flammable substances, explosives, radioactive materials, asbestos, asbestos-containing materials, polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, medical wastes, toxic substances or related materials, explosives, petroleum, petroleum products and any “hazardous” or “toxic” material, substance or waste that is defined by those or similar terms or is regulated as such under any Law, including any material, substance or waste that is: (a) defined as a “hazardous substance” under Section 311 of the Water Pollution Control Act (33 U.S.C. § 1317), as amended; (b) substances designated as “hazardous substances” pursuant to 33 U.S.C. § 1321; (c) defined as a “hazardous waste” under Section 1004 of the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901, *et seq.*, as amended; (d) defined as a “hazardous substance” or “hazardous waste” under Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Reauthorization Act of 1986, 42 U.S.C. § 9601, *et seq.*, or any so-called ‘superfund’ or ‘superlien’ law; (e) defined as a “pollutant” or “contaminant” under 42 U.S.C. § 9601(33); (f) defined as “hazardous waste” under 40 C.F.R. Part 260; (g) defined as a “hazardous chemical” under 29 C.F.R. Part 1910; (h) any matter within the definition of “hazardous substance” set forth in 15 U.S.C. § 1262; (i) any matter, waste or substance regulated under the Toxic Substances Control Act (“TSCA”) [15 U.S.C. Sections 2601, *et seq.*]; (j) any matter, waste or substance regulated under the Hazardous Materials Transportation Act, 49 U.S.C. Sections 1801, *et seq.*; (k) those substances listed in the United States Department of Transportation (DOT)Table [49 C.F.R. 172.101]; (l) any matter, waste or substances designated by the EPA, or any successor authority, as a hazardous substance [40 C.F.R. Part 302]; (m) any matter, waste or substances defined as “hazardous waste” in Section 25117 of the California Health and Safety Code; (n) any substance defined as a “hazardous substance” in Section 25316 of the California Health and Safety Code; (o) any matter, waste, or substance that is subject to any other Law regulating, relating to or imposing obligations, liability or standards of conduct concerning protection of human health, plant life, animal life, natural resources, property or the enjoyment of life or property free from the presence in the environment of any solid, liquid, gas, odor or any form of energy from whatever source; or (p) other substances, materials, and wastes that are, or become, regulated or classified as hazardous or toxic under Law or in the regulations adopted pursuant to said Law, including manure, asbestos, polychlorinated biphenyl, flammable explosives and radioactive material. Notwithstanding the foregoing, “Hazardous Substances” shall not include such products in quantities as are customarily used in the construction, maintenance, development or management of residential developments or associated buildings and grounds, or typically used in residential activities in a manner generally used in other comparable residential developments, or substances commonly ingested by a significant

population living within the Project including, without limitation, alcohol, aspirin, tobacco and saccharine.

(o) **“Hazardous Substance Discharge”** means any deposit, discharge, generation, release, or spill of a Hazardous Substance that occurs at on, under, into or from the Property, or during transportation of any Hazardous Substance to or from the Property, or that arises at any time from the Construction, use or operation of the Project or any activities conducted at on, under or from the Property, whether or not caused by a Party.

(p) **“Loan”** has the meaning set forth in Section 2.1.

(q) **“Loan Documents”** means the documents, instruments and agreements evidencing and securing the Loan including, but not limited to, this Agreement, the Note, and the Deed of Trust.

(r) **“Note”** means the “Promissory Note,” attached hereto as Attachment No. 3, to be executed by Borrower, for the purpose of evidencing Borrower’s repayment obligations under the Loan.

(s) **“Official Records”** means the Official Records of the County of Santa Barbara, State of California.

(t) **“Project”** means the Heritage Ridge Project, which will include a multifamily rental housing development to be developed on the Property, with units to be made available and rented to persons or families at an affordable rent, pursuant to the Conditions of Approval of the Heritage Ridge Project and any other separate agreement by and between the Parties.

(u) **“Property”** has the meaning set forth in Recital B of this Agreement.

(v) **“Third Person”** means any Person that is not a Party, an affiliate of a Party, or an elected official, officer, director, manager, shareholder, member, principal, partner, employee or agent of a Party.

2. LOAN AGREEMENT

2.1 Loan. City hereby agrees to make a loan (the **“Loan”**) to Borrower in an amount not to exceed ONE MILLION DOLLARS (\$1,000,000.00), subject to the terms and conditions of the Loan Documents. The Loan shall be disbursed in one lump-sum amount. The Loan shall be evidenced by the Note and secured by the Deed of Trust. Borrower shall execute the Note and Deed of Trust, as applicable, upon the completion of all Conditions Precedent to Disbursement, and the Deed of Trust shall thereafter be immediately recorded in the Official Records.

2.2 Repayment of Loan. The Loan shall be due and payable in full at the earlier of (i) a Default under this Agreement; or (ii) thirty (30) years after the date of execution of the Note, provided that Borrower obtains a Permanent Financing Package to which this Loan will be subordinated (“Maturity Date”). The Loan shall bear simple interest at the rate of three percent

(3%) per annum, payable monthly, commencing upon the date of disbursement of the Loan until a Permanent Financing Package is obtained, at which time principal and interest payments shall be deferred and paid using residual receipts pursuant to Section 5 of the Note.

2.3 Use of Funds. Loan funds may be used only for the acquisition of the Property and/or construction of affordable residential units of the Property in accordance with all applicable Governmental Requirements. Eligible Costs shall be: the purchase price of the Property, professional service fees associated with Borrower's due diligence related to purchase of the Property, environmental remediation costs, as necessary, and for no other purpose unless expressly consented to by the City, which consent may be withheld in the City's sole and absolute discretion. Eligible Costs shall not include Borrower's overhead or administrative costs.

2.4 Disbursement of Loan Funds; Conditions Precedent to Disbursement. The City's obligation to disburse the Loan (in one lump-sum) is conditioned upon the satisfaction or waiver by City of each and all of the conditions precedent described below ("**Conditions Precedent to Disbursement**"), which are solely for the benefit of the City, and which shall be fulfilled or waived by the time periods provided for herein. If the Conditions Precedent to Disbursement are not satisfied or expressly waived by _____, 2024, this Agreement shall automatically terminate with no liability to or remaining obligations of either City or Borrower. The Conditions Precedent to Disbursement include:

(a) Subject to expiration of any applicable cure period, Borrower shall not be in default of any of its obligations under the terms of this Agreement.

(b) Execution and delivery of the Note and the Deed of Trust.

(c) Delivery of a binding commitment by a title insurance company acceptable to the City to issue a lender's policy of Title Insurance with any endorsements the City may reasonably require, insuring the City in the principal amount of the Loan, of the validity and priority of the Deed of Trust upon the Property, subject only to liens and matters of record approved by the City in writing, and showing fee simple title to the Property in the name of the Borrower.

(d) Borrower shall have provided the City with a copy of the resolution of the Borrower approving and authorizing execution of this Agreement and all documents contemplated hereby on behalf of Borrower and with such other documentation required by the City regarding Borrower's creation, status and authority to enter into this transaction.

(e) Borrower shall have provided City with a certificate showing it to be in good standing under the laws of the State of California.

(f) Deposit of all funds and properly executed documents into the escrow account established for this transaction as necessary to effect the conveyance of the Property from seller of the Property to Borrower.

(g) All of the representations and warranties made by the Borrower in this Agreement and in the Note and the Deed of Trust shall be true and correct in all material respects as of the date of disbursement.

(h) Borrower and Seller are not in default under the PSA.

2.5 City Not Liable. In no event shall City be liable to Borrower or any other party, including but not limited to any lender, contractor or subcontractor, for any damage whatsoever which may result in whole or in part from any action or inaction of City hereunder, including without limitation, failure or delay in making any disbursement of Loan funds, except to the extent of City's gross negligence or willful misconduct.

3. REPRESENTATIONS AND WARRANTIES

3.1 City Representations. City represents and warrants to Borrower as follows:

3.1.1 Authority. This Agreement is entered into by City in accordance with City Council Resolution No. _____.

3.1.2 No Conflict. To the best of City's knowledge, City's execution, delivery and performance of its obligations under this Agreement will not constitute a default or a breach under any contract, agreement or order to which City is a party or by which it is bound.

3.1.3 No Bankruptcy. City is not the subject of a bankruptcy proceeding.

3.1.4 No Condemnation. No condemnation proceeding or moratorium is pending or threatened against the Property or any portion thereof that would impair the use, occupancy or full operation of the Property in any manner whatsoever.

3.2 Borrower's Representations. To induce City to make the Loan, Borrower hereby makes the following representations and warranties to City, and shall remake these representations and warranties on the date of disbursement of Loan proceeds. The Borrower shall, upon learning of any fact or condition which would cause any of the warranties and representations in this Section not to be true, immediately provide written notice of such fact or condition to City.

3.2.1 Organization. Borrower is a public body, corporate and politic, in good standing under the laws of the State of California. The copies of the documents evidencing the organization of Borrower which have been delivered to City are true and complete copies of the originals, as amended to the date of Borrower's execution of this Agreement.

3.2.2 Authority to Borrow. Borrower has full power and authority to execute and deliver this Agreement, to make and accept the borrowings contemplated hereunder, to execute and deliver all applicable Loan Documents and to perform and observe the terms and provisions of all of the above.

3.2.3 Authority of Persons Executing Documents. The applicable Loan Documents have been executed and delivered by persons who are duly authorized to execute and

deliver the same for and on behalf of Borrower, and all actions required under the Borrower's organizational documents and applicable governing law for the authorization, execution, delivery and performance of the Loan Documents have been duly taken.

3.2.4 No Conflict. The execution, delivery and performance by Borrower of the Loan Documents to which it is a party will not (i) violate any provision of any law, statute, rule or regulation or any order, writ, judgment, injunction, decree, determination or award of any court, governmental agency or arbitrator presently in effect having applicability to Borrower or the Property; or (ii) result in a breach of or constitute a default under any indenture, loan or credit agreement or any other agreement, lease or instrument to which Borrower is a party or by which any of its properties may be bound or, except as specifically contemplated herein, result in the creation of any lien on any asset of Borrower.

3.2.5 Compliance with Laws; Consent and Approvals. The borrowing of the Loan and use of such proceeds shall comply with all Governmental Requirements.

3.2.6 Valid Binding Agreement. The Loan Documents executed by Borrower constitute, or if not yet executed, will constitute when so executed, legal, valid and binding obligations of Borrower enforceable by and against it in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting the rights of creditors generally and general principles of equity.

3.2.7 Pending Proceedings. Borrower is not in default under any law or regulation or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Borrower, threatened against or affecting Borrower, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Borrower, materially and adversely affect Borrower's ability to repay the Loan or construct the Project.

3.2.8 Financial Statements. All financial statements and information delivered to City by or on behalf of Borrower, including information relating to the financial condition of Borrower and the Property, fairly and accurately represent the financial condition of the subject thereof and have been prepared in accordance with GAAP, consistently applied, or another sound accounting practice consistently applied as previously submitted by Borrower to City and approved by City. Borrower acknowledges and agrees that City may request and obtain additional information from third parties.

3.2.9 No Material Adverse Event. There has been no material adverse change in the value or physical condition of the Property or in the financial condition of Borrower since the dates of the latest financial statements of Borrower furnished to City, and except as otherwise disclosed to City in a specified writing, Borrower has not entered into any material transaction that is not disclosed in such financial statements.

3.2.10 Accuracy. All reports, documents, instruments, information and forms of evidence delivered to City concerning the Loan or security for the Loan or required by the Loan Documents are accurate, correct and sufficiently complete to give City true and accurate knowledge of their subject matter and do not contain any misrepresentation or omission.

3.2.11 Disclosure of Information. All material information concerning the Property known to Borrower, or that should have been known to Borrower in the exercise of reasonable care, has been disclosed to City. There are no facts or information known to Borrower, or that should have been known to Borrower in the exercise of reasonable care, that would make any of the information furnished to City by Borrower inaccurate, incomplete, or misleading in any material respect.

3.2.12 No Condemnation. No condemnation proceeding or moratorium is pending or threatened against the Property or any portion thereof that would impair the use, occupancy or full operation of the Property in any manner whatsoever.

3.2.13 Eligible Costs. The proceeds of the Loan shall be used only for the payment of Eligible Costs.

3.2.14 FIRPTA. Borrower is not a “Foreign Person” within the meaning of FIRPTA, or is exempt from the provisions of FIRPTA, and Borrower has complied and will comply with all of the requirements under FIRPTA.

4. COVENANTS OF BORROWER

4.1 Best Efforts. Borrower will make all possible efforts to obtain TCAC financing for the Heritage Park Project prior to the Financing Deadline.

4.2 Notices to City. Borrower shall promptly notify City in writing of:

(a) Any communication, whether written or oral, that Borrower may receive from any governmental, judicial or legal authority, giving notice of any claim or assertion that any portion of the Property fails in any respect to comply with any Governmental Requirement;

(b) Any material adverse change in the physical condition of the Property (including any damage suffered as a result of earthquakes or floods), or in Borrower’s business condition (financial or otherwise), operations, properties or prospects, or Borrower’s ability to repay the Loan; or

(c) The institution of any litigation, arbitration or governmental proceeding, or the rendering of a judgment or decision in such litigation or proceeding, which may cause a material adverse effect to Borrower and the Property.

4.3 Construction and Development. Borrower shall begin construction of the Heritage Ridge Project no later than 5 years from the date of execution of the Note. The issuance of building permits shall evidence the beginning of construction. Failure to begin construction or to obtain a Permanent Financing Package by such 5 years after the Note execution date shall trigger the Maturity Date of this Loan to be accelerated and for the Loan to become immediately due and payable.

4.4 Indemnity.

4.4.1 Borrower Indemnity Obligations. Borrower shall indemnify City against any claim to the extent such claim arises from any wrongful intentional act or negligence of Borrower. Borrower shall also indemnify City against any and all of the following: (a) any application made by or at Borrower's request; (b) any agreements that Borrower (or anyone claiming by or through Borrower) makes with a Third Person regarding the Property; (c) any workers compensation claim or determination relating to any employee of Borrower or their contractors; and (d) any Environmental Claim attributable to any action or failure to act by Borrower. Borrower assumes the risk of delays and damages that may result to Borrower from any Third Person actions related to City's approval of this Agreement or any associated approvals, even in the event that an error, omission or abuse of discretion by City is determined to have occurred. If a Third Person files a legal action regarding City's approval of this Agreement or any associated approval (exclusive of legal actions alleging violation of Government Code Section 1090 by elected officials of City), Borrower shall indemnify City against such Third Person legal action, including all legal costs, monetary awards, sanctions, attorney fee awards, expert witness and consulting fees, and the expenses of any and all financial or performance obligations resulting from the disposition of the legal action. City shall reasonably cooperate in its defense in any legal action subject to this Section 4.4 and Borrower's indemnity obligations for such legal action. Nothing contained in this Section 4.4 is intended to be nor shall be deemed or construed to be an express or implied admission that City may be liable to Borrower or any other party for damages or other relief regarding any alleged or established failure of City to comply with any law. Any legal action that is subject to this Section 4.4 (including any appeal periods and the pendency of any appeals) shall constitute an Enforced Delay and the time periods for performance by any Party under this Agreement may be extended pursuant to the provisions of this Agreement in Section 8.3.

4.4.2 [Intentionally Deleted].

4.4.3 Survival of Indemnification and Defense Obligations. The indemnity and defense obligations of the Parties under this Agreement shall survive the expiration or earlier termination of this Agreement, until any and all actual or prospective claims regarding any matter subject to an indemnity obligation under this Agreement are fully, finally, absolutely and completely barred by applicable statutes of limitations.

4.4.4 Indemnification Procedures:

(a) *Prompt Notice.* Borrower shall promptly notify the City of any claim.

(b) *Selection of Counsel.* Borrower shall select counsel reasonably acceptable to the City. Counsel to Borrower's insurance carrier that is providing coverage for a claim shall be deemed reasonably satisfactory, except in the event of a potential or actual conflict of interest for such counsel regarding such representation or such counsel proves to be incompetent regarding such representation. Even though Borrower shall defend the claim, the City may, at its option and its own expense, engage separate counsel to advise it regarding the claim and its defense. The City's separate counsel may attend all proceedings and meetings. Borrower's counsel shall actively consult with the City's separate counsel. Borrower's counsel shall, however, control the defense, except to the extent that the City waives its rights to indemnity and defense of such Claim.

(c) *Cooperation.* The City shall reasonably cooperate with Borrower's defense of the City.

(d) *Settlement.* Borrower may only settle a claim without the consent of the City, if the claim is within the policy limits of applicable insurance policies provided in satisfaction of the requirements of this Agreement and such settlement procures a release of the City from the subject claims, does not require the City to make any payment to the claimant and neither the City nor Borrower on behalf of the City admits any liability.

(e) *Insurance Proceeds.* Borrower's obligations shall be reduced by any net insurance proceeds actually received by the City for the matter giving rise to the indemnification obligation.

4.5 Financial Statements and Reports. Borrower shall furnish to City, within ten (10) days after demand, the financial statements of Borrower, which may be internally prepared, on a consolidating and consolidated basis and in conformity with GAAP, consisting of at least statements of income, cash flow, changes in financial position and stockholders' equity, and a consolidated balance sheet, setting forth in each case in comparative form corresponding figures from the previous financial statements delivered to City pursuant to this Section.

4.6 Books and Records. Borrower shall keep adequate and proper records and books of account in connection with the Loan, in which full and correct entries will be made of its dealings, business and affairs. All records and books of accounts and other materials deemed to be relevant to the Loan shall be accessible at any time to the authorized representatives of City for the purpose of examination or audit. Any expenditure from the Loan proceeds that is not authorized by this Agreement or that cannot be adequately documented shall be disallowed and must be reimbursed to City or its designee by Borrower immediately. Expenditures not described in this Agreement shall be deemed authorized if the performance of such activities is approved in writing by City prior to their commencement. Absent fraud or mistake on the part of City, the determination by City of the qualification of any expenditure shall be final.

4.7 Compliance. Borrower shall comply and shall cause the Property to comply at all times in all material respects with all Governmental Requirements to which it may be subject.

4.8 Report to City. Commencing on the Effective Date, Borrower shall file with City quarterly status reports on Borrower's progress on securing financing for the Heritage Ridge Project.

5. DEVELOPMENT OF PROJECT

5.1 Covenant to Develop the Project. Borrower covenants to and for the exclusive benefit of City that Borrower shall commence, pursue and complete the development and construction of the Project in accordance with the timeframes and other requirements of this Agreement and a future agreement by and between the Parties to be negotiated and executed at a later date (the "**Future Definitive Agreement**"), including but not limited to, purchasing the Property, securing all approvals required pursuant to any Governmental Requirements and proceeding with construction of the Project in accordance with a Schedule of Performance attached to the Future Definitive Agreement. Borrower covenants and agrees for itself, its successors and assigns that the Property shall be improved and developed with the Project, in conformity with the terms and conditions of this Agreement, the Future Definitive Agreement, and all Governmental Requirements. The covenants of this Section shall run with the Property until the issuance of a Certificate of Completion for the Project.

5.2 Project Entitlements. Borrower acknowledges and agrees that the construction of the Project shall be subject to the City's zoning, building and land use regulations (whether contained in ordinances, the municipal code of the City, conditions of approval or elsewhere) (collectively, "**Land Use Laws**"). No action by the City with reference to this Agreement or any related documents shall be deemed to constitute a waiver of any Land Use Laws required for the construction of the Project as applicable to Borrower, any successor in interest of Borrower, or any successor in interest to the ownership, use or occupancy of the Property. Land Use Laws may only be changed or waived by modification or variance approved by the City.

5.3 Intentionally Omitted.

5.4 Cost of Construction. All cost and expense in performing the construction of the Project, and for all materials and equipment related thereto, shall be borne solely by Borrower.

5.5 Licensed General Contractor. The construction of Project must be performed by a licensed general contractor approved by City in writing, which approval City shall not unreasonably withhold.

5.6 Construction Contract. The licensed contractor(s) selected by Borrower, and approved by City under Section 5.5, shall perform the construction of the Project pursuant to a construction contract (the "**Construction Contract**") entered into by and between the applicable Borrower and contractor. The Construction Contract must be approved by City in writing, which approval shall not be unreasonably withheld, prior to the Commencement of Construction.

5.7 Permits and Approvals. Before Commencement of Construction, Borrower shall secure or cause to be secured any and all land use and other entitlements, permits and approvals

which may be required pursuant to any Governmental Requirements related to construction of the Project. City staff will work cooperatively with Borrower to assist in coordinating the expeditious processing and consideration of all necessary permits, entitlements and approvals.

5.8 Anti-Discrimination. Borrower, for itself and its successors and assigns, agrees that, in performing the construction of the Project, it shall not discriminate against any employee or applicant for employment on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code.

5.9 Certificate of Completion. City's obligation to issue a Certificate of Completion shall be subject to the satisfaction of the following conditions precedent in addition to the other requirements set forth in this Section 5.9:

(a) Borrower shall have secured and delivered to City final inspection sign-offs from all federal, state and local government authorities certifying that the Project and its intended uses are in compliance with all applicable Governmental Requirements; and

(b) Borrower shall deliver to City evidence that (i) all cost and expense related to the construction of the Project shall have been paid in full; and (ii) the period for filing mechanic's liens has expired or conditional final lien waivers and releases in form and substance satisfactory to City have been obtained by Borrower from all applicable contractors, subcontractors, mechanics and materialmen.

Promptly after the completion of the construction of the Project, Borrower's delivery of the items set forth in (a) and (b) above to City's satisfaction, and upon the written request by Borrower, City shall inspect the Project and furnish Borrower with a Certificate of Completion, which shall evidence and determine the satisfactory completion of the construction of the Project. The Certificate of Completion shall not be withheld or delayed by City unless Borrower shall have failed to satisfactorily complete the construction in substantial compliance with the terms and provisions of this Agreement and any Future Definitive Agreement.

A Certificate of Completion shall not be deemed or construed to constitute evidence of compliance with or satisfaction of any obligation of Borrower to any holder of a mortgage or any insurer of a mortgage securing money loaned to finance improvements on the Property, or any portion thereof. Such Certificate of Completion is not a notice of completion as referred to in Section 3093 of the California Civil Code.

6. USE AND MAINTENANCE OF THE PROPERTY; NONDISCRIMINATION; RIGHTS OF SECURITY FINANCING HOLDERS

6.1 Restrictive Covenants. Borrower covenants and agrees for itself, its successors, assigns, and every successor in interest to devote the Property to the Heritage Ridge Project in accordance with the terms of this Agreement and the Future Definitive Agreement for the period of time specified therein. The foregoing covenant shall run with the land.

6.2 Maintenance of the Property. Upon acquisition of the Property and for the term of the Loan, Borrower shall keep the Property in good condition, order and repair and shall not commit waste or permit impairment, demolition or deterioration of the Property; shall comply with all applicable state and federal regulations addressing the physical condition of the Property and buildings located on the Property and all applicable standards of the City including but not limited to building standards, planning regulations, and utilities code; shall complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed and to pay when due all claims for labor performed and materials furnished; shall maintain the buildings in a habitable condition; and do all other acts which from the character or use of the Property may be reasonably necessary. City shall have the right to inspect the Property during normal business hours, provided Borrower and the occupant are given at least seventy-two (72) hours written notice prior to any such inspection.

6.3 Obligation to Refrain from Discrimination. The Borrower covenants and agrees for itself, its successors, its assigns and every successor in interest to the Property, or any part thereof, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, sexual orientation, source of income, age, marital status, physical or mental handicap, medical condition, ancestry, or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Borrower itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Property. The foregoing covenants shall run with the land and shall remain in effect in perpetuity.

6.4 Form of Nondiscrimination and Nonsegregation Clause. The Borrower shall refrain from restricting the rental, sale or lease of the Property on the basis of race, color, creed, religion, sex, sexual orientation, source of income, age, marital status, physical or mental handicap, medical condition, ancestry, or national origin of any person. All such deeds, leases or contracts shall contain or be subject to substantially the following nondiscrimination or nonsegregation clauses. City understands that the wording of certain services agreements are not within the control of Borrower, and to such extent that Borrower does not have control of the wording, then Borrower is excused from complying with this section.

6.4.1 In deeds. “The grantee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land.”

6.4.2 In leases. “The lessee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this

lease is made and accepted upon and subject to the following conditions: “That there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the land herein leased, nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants or vendees in the land herein leased.”

6.4.3 In contracts. “There shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land.”

6.5 [Intentionally Deleted].

6.6 Rights of Access. For the purposes of assuring compliance with this Agreement, representatives of the City shall have the reasonable right of access to the Property without charges or fees for the purpose of inspection of the Property as to maintenance of the improvements thereon. Such representatives of the City shall be those who are so identified in writing by the City Manager, or his/her designee.

6.7 Effect and Duration of Covenants. The covenants contained in Sections 6.1 and 6.2 of this Agreement shall remain in effect for fifty-five (55) years commencing with the date the Deed of Trust is recorded on the Property. The covenants against discrimination contained in Sections 6.3 and 6.4 of this Agreement shall remain in effect in perpetuity. The covenants established in this Agreement shall, without regard to technical classification and designation, be binding on the part of the Borrower and any successors and assigns to the Property or any part thereof, and the tenants, lessees, sublessees and occupants of the Property, for the benefit of and in favor of the City and any successor in interest thereto.

7. DEFAULTS AND REMEDIES

7.1 Default. A party to this Agreement shall be in default if it fails to perform or satisfy any obligation or requirement set forth (i) herein after fifteen (15) days of receiving written notice from the non-defaulting party of such default; or (ii) under any applicable Loan Document after any applicable cure period.

7.2 Remedies.

7.2.1 City. Upon default by Borrower, City may accelerate the maturity date of the Note and demand that Borrower immediately remit to City all cost and expense, interest and

principal due City under the Note. City may also exercise its rights under the Deed of Trust, including but not limited to initiating a foreclosure action under applicable California law.

7.2.2 Borrower. Upon default by City, Borrower's sole remedy for such breach shall be to institute an action at law or equity to seek specific performance of the terms of this Agreement. Borrower shall not be entitled to recover damages for any default by City hereunder.

7.3 Rights and Remedies Cumulative. The rights and remedies of City hereunder are cumulative, and the exercise by City of one or more of such rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default caused by Borrower.

8. GENERAL PROVISIONS

8.1 Notices. Any notice required or authorized under this Agreement, or service of process, shall be effective if, and only if, in writing and (a) on the day a party is personally served, (b) three (3) business days after a party deposits the notice with the U.S. Postal Service, postage prepaid, by registered or certified mail, or (c) the next business day after a party sends the notice using a nationally recognized overnight delivery service (e.g. FedEx) to the party in question at the address shown below:

Borrower: Housing Authority of the County of Santa Barbara
815 W. Ocean Avenue
Lompoc, CA 93436
Attn: Robert Havlicek, Executive Director

City : City of Goleta
Attn: Robert Nisbet, City Manager
130 Cremona Drive, Suite B
Goleta, CA 93117

With a copy to: Best Best & Krieger LLP
Attn: Megan K. Garibaldi, Esq.
18101 Von Karman Ave.
Suite 1000
Irvine, CA 92612

An address set forth in this Section may be changed by the respective party providing the other party with written notice, in the manner set forth herein, indicating the new address for purposes of this Section.

8.2 Applicable Law. The laws of the State of California shall govern the interpretation and enforcement of this Agreement.

8.3 Enforced Delay; Extension of Times for Performance. In addition to specific provisions of this Agreement, performance by a party hereunder shall not be deemed to be in

default, and all performance and other dates specified in this Agreement shall be extended, where delays or defaults are due to: war; insurrection; strikes; lockouts; riots; floods; earthquakes; fires; casualties; acts of God; acts of the public enemy; pandemics and epidemics; quarantine restrictions; freight embargoes; lack of transportation; governmental restrictions or priority; litigation; inability to secure necessary labor, materials or tools; acts or omissions of the other party; acts or failures to act of City or any other public or governmental agency or entity (other than the acts or failures to act of City which shall not excuse performance by City); or any other cause beyond the control or without the fault of the party claiming an extension of time to perform. Notwithstanding anything to the contrary in this Agreement, an extension of time for any such cause shall be for the period of the enforced delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of the commencement of the cause. Times of performance under this Agreement may also be extended in writing by the mutual agreement of City and Borrower. Notwithstanding any provision of this Agreement to the contrary, the lack of funding to complete the construction of the Heritage Park Project on the Property shall not constitute grounds of enforced delay pursuant to this Section.

8.4 Transfers of Interest in Property or Agreement.

8.4.1 Prohibition. The qualifications and identity of Borrower are of particular concern to City. It is because of those unique qualifications and identity that City has entered into this Agreement with Borrower. Borrower shall not transfer, assign, sell or grant any interest in this Agreement or any portion of the Property except as expressly set forth herein.

8.4.2 Permitted Transfers. City approval of a transfer of this Agreement or an interest in the Property, or any part thereof, shall not be required in connection with any of the following transfers:

(a) The conveyance or dedication of any portion of the Property to City or other appropriate governmental agency, or the granting of easements or permits, to facilitate site preparation for implementation of the Lease or development of the Heritage Park Project;

(b) Any requested assignment for purposes of financing the construction of improvements upon the Property;

(c) Any mortgage, deed of trust, or other form of conveyance for all or any portion of the financing necessary to fund the Heritage Park Project, but Borrower shall notify City in advance of any such mortgage, deed of trust or other form of conveyance for financing pertaining to the Property;

(d) Any mortgage, deed of trust or other form of conveyance for restructuring or refinancing of any amount of indebtedness described in subsection (c) above;

(e) A sale or transfer resulting from or in connection with a reorganization as contemplated by the provisions of the Internal Revenue Code of 1986, as amended or otherwise, in which the ownership interests of a corporation are assigned directly or by operation of law to a person or persons, firm or corporation which acquires the control of the

voting capital stock of such corporation or all or substantially all of the assets of such corporation;

(f) Transfer of the Project or to a tax credit partnership (a “Tax Credit Partnership”) in which (i) the original Borrower or an entity owned or controlled by Borrower serves as a general partner, (ii) an entity holding an organizational clearance certificate issued by the California Board of Equalization serves as a general partner, and (iii) a tax credit investor that is obligated to make capital contributions as part of the Additional Borrower Financing serves as the limited partner;

(g) Sale, transfer, conveyance or pledge of limited partnership interests in the Tax Credit Partnership, or (B) the appointment by the partners of the Tax Credit Partnership of an additional or substitute co-general partner of managing general partner in accordance with the partnership agreement of the Tax Credit Partnership; provided the Tax Credit Partnership delivers prior written notice thereof to the City, and such additional or substitute co-general partner shall be subject to the approval of the City, which approval shall not be unreasonably withheld;

(h) The transfer (A) of an interest in and/or of a partner in the Tax Credit Partnership to another existing partner of the Tax Credit Partnership, or (B) of an interest in a general partner of the Tax Credit Partnership to an affiliate of any general partner, or (C) of an interest in a general partner of the Tax Credit Partnership so long as such transfer, together with any prior transfer of an interest or interests in such general partner, do not result in more than forty-nine percent (49%) of the interest in such general partner having been transferred since the date hereof;

(i) Transfers of an interest in a parent of a partner, provided, however, transfers of an interest in a parent of a partner performing the primary management functions on behalf of the Tax Credit Investor which results in the original Borrower owning less than a controlling interest in such parent of such partner shall be subject to the written consent of the City, which consent shall not be unreasonably withheld;

(j) The lease of residential units at the Project to qualified tenants;

(k) Transfer of the Project or partnership interests in the Tax Credit Partnership to a general partner of the Tax Credit Partnership at the end of the fifteen year tax credit initial compliance period;

(l) The transfer of the partnership interest of the limited partner of the Tax Credit Partnership to another party, or the redemption of the limited partner of the Tax Credit Partnership’s interest in the Tax Credit Partnership provided that, prior to any such transfer, limited partner of the Tax Credit Partnership has paid in full its capital contribution to the Tax Credit Partnership as and to the extent required in the Tax Credit Partnership’s partnership agreement;

In the event of a transfer by Borrower under subparagraphs (a) through (l), inclusive, above, not requiring City’s prior approval, Borrower nevertheless agrees that at least thirty (30) days prior to such assignment it shall give written notice to City of such transfer and

satisfactory evidence that the transferee has assumed the obligations of this Agreement, if applicable.

8.4.3 Transfer by City. City may assign, sell, transfer or grant any of its rights or obligations under this Agreement to any third party.

8.5 Relationship Between City and Borrower. It is hereby acknowledged that the relationship between City and Borrower is not that of a partnership or joint venture and that City and Borrower shall not be deemed or construed for any purpose to be the agent of the other. Accordingly, except as expressly provided herein, City shall have no rights, powers, duties or obligations with respect to the development, operation, maintenance or management of the Property. Borrower agrees to indemnify, hold harmless and defend City from any claim made against City arising from a claimed relationship of partnership or joint venture between City and Borrower with respect to the development, operation, maintenance or management of the Property.

8.6 Signs. Upon acquisition of the Property and during any construction of the Project on the Property, City may place or require to be placed signs upon the Property, for public display, stating that City is providing financing for the development.

8.7 City Approvals and Actions. Whenever a reference is made herein to an action or approval to be undertaken by City, the City Manager or his or her designee is authorized to act on behalf of City unless specifically provided otherwise or the context should require otherwise.

8.8 Counterparts. This Agreement may be executed in any number of counterparts and by different signatories hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same instrument, for the same effect as if all signatories hereto had signed the same signature page. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more additional signature pages.

8.9 Integration. This Agreement and the Loan Documents contain the entire understanding between the parties relating to the transaction contemplated by this Agreement. All prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into the Loan Documents and shall be of no further force or effect. Each party is entering into the Loan Documents upon the representations set forth in the Loan Documents and upon each party's own independent investigation of any and all facts such party deems material.

8.10 Venue. Any legal action instituted by a Party relating to this Agreement shall be brought in the Superior Court of the County of Santa Barbara, State of California, or in the United States District Court for the District of California in which Santa Barbara County is located.

8.11 Attorneys' Fees. In any action between the parties to interpret, enforce, reform, modify, rescind, or otherwise in connection with any of the terms or provisions of the Loan

Documents, the prevailing party in the action shall be entitled, in addition to damages, injunctive relief, or any other relief to which it might be entitled, reasonable costs and expenses including, without limitation, litigation costs and reasonable attorneys' fees.

8.12 Titles and Captions. Titles and captions are for convenience of reference only and do not define, describe or limit the scope or the intent of this Agreement or of any of its terms. Reference to section numbers are to sections in this Agreement, unless expressly stated otherwise.

8.13 Interpretation. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others where and when the context so dictates. The word "including" shall be construed as if followed by the words "without limitation." This Agreement shall be interpreted as though prepared jointly by both parties.

8.14 No Waiver. City may at any time and from time to time waive any one or more of the terms or conditions contained in this Agreement, but any such waiver shall be deemed to be made pursuant to this Agreement and not in modification thereof, and any such waiver in any instance or under any particular circumstances shall not be construed a waiver of such term or condition or of any subsequent default. In order to be effective, all such waivers must be in writing and signed by the City Manager. The failure of City to promptly exercise its rights or remedies shall not be deemed to be a waiver or grounds for the claim of estoppel.

8.15 Modifications. Any alteration, change or modification of or to this Agreement, in order to become effective, shall be made in writing and in each instance signed on behalf of each party.

8.16 Severability. If any term, provision, condition or covenant of this Agreement or its application to any party or circumstances shall be held, to any extent, invalid or unenforceable, the remainder of this Agreement, or the application of the term, provision, condition or covenant to persons or circumstances other than those as to whom or which it is held invalid or unenforceable, shall not be affected, and shall be valid and enforceable to the fullest extent permitted by law.

8.17 Incorporation of Recitals. The recitals set forth above, and all defined terms set forth in such recitals and in the introductory paragraph preceding the recitals, are hereby incorporated into this Agreement as if set forth in full.

8.18 Incorporation of Attachments. All attachments referenced in this Agreement are hereby incorporated into this Agreement by this reference.

8.19 Legal Advice. Each party represents and warrants to the other the following: they have carefully read the Loan Documents, and in signing the Loan Documents, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in the Loan Documents, or have knowingly chosen not to consult legal counsel as to the matters set forth in the Loan Documents; and, they have freely signed the Loan Documents without any reliance upon any agreement, promise, statement or representation by or on behalf of the other party, or their respective agents,

employees, or attorneys, except as specifically set forth in the Loan Documents, and without duress or coercion, whether economic or otherwise.

8.20 Time of Essence. Time is expressly made of the essence with respect to the performance by City and Borrower of each and every obligation and condition of the Loan Documents.

8.21 Cooperation. Each party agrees to cooperate with the other in this transaction and, in that regard, shall execute any and all documents which may be reasonably necessary, helpful, or appropriate to carry out the purposes and intent of this Agreement including, but not limited to, releases or additional agreements.

8.22 Conflicts of Interest. No member, official or employee of City shall have any personal interest, direct or indirect, in the Loan Documents, nor shall any such member, official or employee participate in any decision relating to the Loan Documents which affects his personal interests or the interests of any corporation, partnership or association in which he is directly or indirectly interested.

8.23 Time for Acceptance of Agreement. This Agreement, when executed by Borrower and delivered to City, must be authorized, executed and delivered by City on or before forty-five (45) days after signing and delivery of this Agreement by Borrower or this Agreement shall be void, except to the extent that Borrower shall consent in writing to a further extension of time for the authorization, execution and delivery of this Agreement.

8.24 Agreement Binding. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

8.25 Non-Liability of Officials and Employees of City. No member, official or employee of City shall be personally liable to Borrower, or any successor in interest, in the event of any default or breach by City or for any amount which may become due to Borrower or its successors, or on any obligations under the terms of the Loan Documents. Borrower hereby waives and releases any claim it may have against the members, officials or employees of City with respect to any default or breach by City or for any amount which may become due to Borrower or its successors, or on any obligations under the terms of the Loan Documents. Borrower makes such release with full knowledge of Civil Code Section 1542 and hereby waives any and all rights thereunder to the extent of this release, if such Section 1542 is applicable. Section 1542 of the Civil Code provides as follows:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AND THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.”

ATTACHMENTS

Attachment No. 1	Legal Description of Property
Attachment No. 2	Map of Property
Attachment No. 3	Form of Promissory Note
Attachment No. 4	Form of Deed of Trust
Attachment No. 5	Form of Lease
Attachment No. 6	Form of Guaranty

[Signatures to appear on the following page.]

IN WITNESS WHEREOF, City and Borrower have executed this Agreement on the respective dates set forth below.

CITY:

Date: _____

CITY OF GOLETA, a body politic

By: _____

Robert Nisbet

Title: City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

BORROWER:

Date: _____

HOUSING AUTHORITY OF THE
COUNTY OF SANTA BARBARA, a
public body, corporate and politic

By: _____

Robert P. Havlicek, Jr.

Its: Executive Director

ATTACHMENT NO. 1

LEGAL DESCRIPTION

Real property in the City of Goleta, County of Santa Barbara, State of California, described as follows:

APN: xxx-xxx-xxx

ATTACHMENT NO. 2

PROPERTY MAP

ATTACHMENT NO. 3

FORM OF PROMISSORY NOTE

**PROMISSORY NOTE
(Heritage Ridge)**

Principal Sum Not to Exceed
\$1,000,000.00

_____, 2022
Goleta, California

FOR VALUE RECEIVED, THE HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, a public body, corporate and politic (the “Maker” or “Borrower”), having an address at 815 W. Ocean Avenue, Lompoc, CA 93436, promises to pay THE CITY OF GOLETA, a body politic (“Payee” or “City”), the principal sum not to exceed ONE MILLION DOLLARS (\$1,000,000.00), or so much of such principal as may be advanced, with interest at the rate of three percent (3%) per annum. Interest shall be simple interest only.

1. Purpose. This Note is made and delivered pursuant to and in implementation of that certain Land Acquisition Loan Agreement entered into between City and Borrower, dated _____, 2022 (the “Loan Agreement”), which provides for the acquisition of the Property, as described in the City Deed of Trust securing this Note.

2. Security. Payment of this Note is secured by a deed of trust, assignment of rents, security agreement and fixture filing (the “City Deed of Trust”).

4. Maturity Date. This Note shall be due and payable in full thirty (30) years after the date hereof (the “Maturity Date”), provided Borrower has complied with all covenants under the Loan Agreement.

5. Payment. Interest only monthly until the first to occur of : (i) 5 years, or (ii) Borrower has obtained a Permanent Financing Package. At such time, the Loan will either become due in the event of clause 5(i), or upon the occurrence of clause 5(ii), interest and principal shall be deferred until the beginning at the end of Maker’s first fiscal year following the issuance of a certificate of occupancy for the Project, Maker shall make annual payments of principal and interest to the Payee in an amount equal to the Payee’s allocation of the Residual Receipts Payment defined herein. The payments described hereinabove shall be paid to Holder no later than one hundred twenty (120) days after the end of Maker’s fiscal year and shall be allocated in accordance with subsection C below.

A. The “**Residual Receipts Payment**” shall equal fifty percent (50%) of the Residual Receipts, as defined below. The Residual Receipts Payment as set forth herein constitutes the cumulative annual payment due to the Payee under this Note.

B. For the purposes of this Note, “**Residual Receipts**” shall mean the sum of money computed as follows:

i. All rents, revenues, consideration or income (of any form) derived by Maker in connection with or relating to the ownership or operation of the Project, including any

net revenue derived from any refinancing of the Project and any revenue from contributions, loans or grants which is not required to meet future project obligations (but excluding tenants' security deposits, partner capital contributions and similar advances) less all of the following: all customary and reasonable costs and expenses in connection with the operation and maintenance of the Project approved by Payee in the budget described below, including but not limited to premiums for property and liability insurance, utility services not paid directly by tenants, maintenance and repair, security services and payments for social/supportive services, asset management fees not to exceed \$18,000 per year (subject to an annual 3% increase), a partnership management fee in the amount of \$7,500 per year increased annually by 4%, deferred developer fee, provided that the aggregate developer fee does not exceed the maximum fee allowed by CTCAC or pursuant to any other agreements entered into between the Maker and Payee, property management fees not to exceed \$50 per unit per month, increasing annually by up to 3%; payments of principal and interest due on financing from sources reviewed and approved in writing by Payee (including on development and deficit loans made by Maker or any partner of Maker); provided, however, that no such written approval from Payee shall be required with respect to development and deficit loans made by Maker or any Partner of Maker to prevent a default or other material breach under any financing obtained by Maker; amounts approved by Payee expended to restore the Project after a casualty loss or condemnation; reasonable and customary cost for accounting and auditing the books and records of the Project; taxes; franchise tax filing fees; local, state and federal monitoring compliance fees; and deposits to Project reserves approved by Payee or required by any other lender or the tax credit investor.

ii. Notwithstanding the generality of the foregoing, the following items are not expenses or deductible in computing Residual Receipts:

(a) Payment of any fees or expenses or of any portion of the Residual Receipts to Maker, except as expressly provided in Section 5.B.i, above;

(b) Income taxes imposed upon Borrower's income; and

(c) Payment of interest on any indebtedness of Maker to any affiliate of Maker (individual or entity) or to any other third-party lender or partner not otherwise approved by Payee;

(d) Depreciation, cost recovery, amortization and similar items which do not involve the expenditure of cash.

6 Payment Location. Payment shall be made in lawful money of the United States to the City of Goleta, 130 Cremona Drive, Goleta, CA 93117. The place of payment may be changed from time to time as the Payee may from time to time designate in writing.

7. Default. The occurrence of any of the following shall constitute an event of default under this Note:

A. Maker fails to pay any amount due hereunder within thirty (30) days of its due date; or

B. Any default by Maker under this Note, the Loan Agreement, the Guaranty, or the City Deed of Trust recorded against the Site after the expiration of all applicable cure periods; or

C. Any default by Maker under any other obligation of Maker recorded against the Site after the expiration of all applicable cure periods; or

D. Maker shall not be considered in default under this Note until the expiration of all notice and cure periods provided to Maker.

Upon the occurrence of any uncured event of default, or at any time thereafter, at the option of the Payee hereof, the entire unpaid principal and interest owing on this Note shall become immediately due and payable. This option may be exercised at any time following any such event, and the acceptance of one or more installments thereafter shall not constitute a waiver of Payee's option. Payee's failure to exercise such option shall not constitute a waiver of such option with respect to any subsequent event. Payee's failure in the exercise of any other right or remedy hereunder or under any agreement which secures the indebtedness or is related thereto shall not affect any right or remedy and no single or partial exercise of any such right or remedy shall preclude any further exercise thereof.

8. Default Interest Rate. At all times when Maker is in default hereunder by reason of Maker's failure to pay principal due under this Note within applicable cure periods, the interest rate on the sums as to which Maker is in default (including principal, if Payee has elected to declare it immediately due and payable), shall be the highest rate then allowed by law as of the date of the default or 10% whichever is lower.

9. Waivers. Maker and any endorsers hereof and all others who may become liable for all or any part of this obligation, severally waive presentment for payment, demand and protest and notice of protest, and of dishonor and nonpayment of this Note, and expressly consent to any extension of the time of payment hereof or of any installment hereof, to the release of any party liable for this obligation, and any such extension or release may be made without notice to any of said parties and without any way affecting or discharging this liability.

10. Costs. Maker agrees to pay immediately upon demand all costs and expenses of Payee including reasonable attorneys' fees:

A. If after default and the expiration of all notice and cure periods this Note is placed in the hands of an attorney or attorneys for collection,

B. If after a default hereunder or under the City Deed of Trust or Loan Agreement and after the expiration of all notice and cure periods Payee finds it necessary or desirable to secure the services or advice of one or more attorneys with regard to collection of this Note against Maker, any guarantor or any other party liable therefor or to the protection of its rights under this Note, the City Deed of Trust, the Guaranty, the Loan Agreement or other loan document executed in connection with the Project, or

C. If Payee seeks to have the Property abandoned by or reclaimed from any estate in bankruptcy, or attempts to have any stay or injunction prohibiting the enforcement or collection

of this Note or prohibiting the enforcement of the City Deed of Trust or any other agreement evidencing or securing this Note lifted by any bankruptcy or other court.

D. If Payee shall be made a party to or shall reasonably intervene in any action or proceeding, whether in court or before any governmental entity, affecting the Site or the title thereto or the interest of the Payee under the City Deed of Trust, including, without limitation, any form of condemnation or eminent domain proceeding, Payee shall be reimbursed by Maker immediately upon demand for all costs, charges and reasonable attorneys' fees incurred by Payee in any such case, and the same shall be secured by the City Deed of Trust as a further charge and lien upon the Site.

11. Notices. Any notices provided for in this Note shall be given by mailing such notice by certified mail, return receipt requested at the address stated in this Note or at such address as either party may designate by written notice.

12. Successors. This Note shall be binding upon Maker, its successors and assigns.

13. California Law. This Note shall be construed in accordance with and be governed by the laws of the State of California.

14. Severability. If any provision of this City Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

15. Nonrecourse. This Note is a nonrecourse obligation of Maker. Neither Maker nor any of its officers, directors or general and limited partners shall have any personal liability for repaying the principal or interest of the Note. In any action brought to enforce the obligations of Maker under this Note or the City Deed of Trust, the judgment or decree shall be enforceable against Maker solely and only to the extent of its interest in the property described in the City Deed of Trust or its interest in any other security loaned by Maker as security for this Note, and Payee shall not seek any deficiency judgment against the Maker. The foregoing provisions shall not prevent recourse to the collateral security for the Loan or constitute a waiver, release or discharge of or otherwise affect the obligation to pay, any indebtedness evidenced by the loan documents executed in connection with this Project or limit the right of any person to name the Maker or any other person claiming an interest in or right to such collateral as party defendant in any action or suit for judicial foreclosure or in the exercise of any other remedy, including injunctive or other equitable relief, under any of the loan documents executed in connection with this Project so long as no deficiency judgment shall be sought against the Maker.

The foregoing limitation shall not apply to any and all loss, damage, liability, action, cause of action, cost or expense (including without limitation, reasonable attorneys' fees and expenses) to the extent incurred by Payee as a result of any:

A. Fraud or material misrepresentation under or in connection with the loan or any loan document executed in connection with this Project;

B. Intentional bad faith waste of the Site by the Maker;

C. Losses resulting from Maker's failure to maintain insurance as required under the Deed of Trust; or

D. Misappropriation of any rents, security deposits, insurance proceeds, condemnation awards or any other proceeds derived from the collateral security by the Maker.

If any of the events listed in the foregoing (a) through (d) occurs, Payee shall have the right to proceed directly against Maker at the time the event giving rise to the recourse liability occurred to recover any and all loss, damage, liability, action, cause of action, cost or expense (including without limitation, reasonable attorneys' fees and expenses) incurred by Payee.

16. Nonliability of Maker and Payee Officials and Employees.

A. No member, official or employee of the Payee shall be personally liable to the Maker in the event of any default or breach by the Agency or on any obligations under the terms of this Note.

B. No member, official or employee of the Maker shall be personally liable to the Payee in the event of any default or breach by the Maker or for any amount which may become due to the Payee or on any obligations under the terms of this Note.

HOUSING AUTHORITY OF THE COUNTY OF
SANTA BARBARA
a public body corporate and politic,

By: _____
Robert P. Havlicek, Jr.
Its: Executive Director

ATTACHMENT NO. 4

FORM OF DEED OF TRUST

When Recorded Mail Document To:

City of Goleta
130 Cremona Drive
Goleta, CA 93117
Attn: City Manager

Exempt from recording fees pursuant to
Government Code Section 27383

APN: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS **DEED OF TRUST**, together with the **ADDENDUM TO DEED OF TRUST** attached hereto as Exhibit B and incorporated herein by this reference, both made as of _____, 20__, between

For the Housing Authority of the County of Santa Barbara, a public body, corporate and politic, herein called **TRUSTOR**, whose address is 815 W. Ocean Avenue, Lompoc, CA 93436,

_____ Title Company, a _____, herein called **TRUSTEE**, and

the City of Goleta, a body politic, herein called **BENEFICIARY**, whose address is 130 Cremona Drive, Goleta, CA 93117.

WITNESSETH: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH POWER OF SALE, that **PROPERTY** in Santa Barbara County, California, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH the rents, issues and profits thereof, **SUBJECT, HOWEVER**, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one Promissory Note, dated as of _____, 2022, and any extension or renewal thereof, in the principal sum of **One Million Dollars (\$1,000,000.00)** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the Promissory Note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

which provisions, identical in all counties, (printed on the attached unrecorded pages) are hereby adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that Trustor will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

TRUSTOR:

Housing Authority of the County of Santa Barbara,
a public body corporate and politic

By: _____
Robert P. Havlicek, Jr.
Executive Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On this ___ day of _____, 20__ before me, _____,
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

DO NOT RECORD

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such, rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

DO NOT RECORD

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash of lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the proceeding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and pages where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

[To Be Inserted]

APN: _____

EXHIBIT B

ADDENDUM TO DEED OF TRUST

This Addendum to Deed of Trust is part of the Deed of Trust dated _____, 20__, to which it is attached, by and between HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA, a public body corporate and politic, as “**Trustor**,” and the CITY OF GOLETA, a body politic, as “**Beneficiary**.” The following provisions are made a part of the Deed of Trust:

1. No Discrimination. The Trustor covenants by and for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Trustor itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the Property.

2. Nondiscrimination Clauses. All deeds, leases or contracts made relative to the Property, the improvements thereon or any part thereof, shall contain or be subject to the nondiscrimination clauses set forth in California Health and Safety Code Section 33436.

3. Subordination. Beneficiary agrees that the terms and conditions of this Deed of Trust shall be subject to and subordinate to the terms and conditions of financing, for the purpose of developing or rehabilitating the Property, obtained by Trustor through a lender acceptable to Beneficiary pursuant to the terms of such subordination agreement executed by Beneficiary and such lender; provided the total aggregate amount of financing secured by the Trustor together with the indebtedness secured by this Deed of Trust shall not exceed the total appraised value of the Property.

4. Default. Notwithstanding any other provisions in this Deed of Trust, the occurrence of any of the following shall constitute an event of default under the Promissory Note secured by this Deed of Trust and this Deed of Trust, and a default may be declared under this Deed of Trust solely upon the occurrence of any of the following: Any failure by Trustor to (i) pay any amount due or perform any obligation under the Promissory Note within fifteen (15) days of its due date; or (ii) perform any of the terms or conditions of that certain Land Acquisition Loan Agreement, dated _____, 2022, by and between Trustor and Beneficiary after any applicable notice and cure periods.

5. Casualty. Beneficiary acknowledges and agrees that Trustor shall have the absolute right, subject to the rights of any senior lienholders, to prosecute, settle, and adjust any insurance claims, and use the proceeds thereof, provided Trustor holds and applies any insurance proceeds following a casualty toward the restoration or rebuilding of the improvements on the Property.

6. Hazardous Substances.

(a) As used in this Section 6, the following terms shall have the following meanings:

(i) “Environmental Laws” means all statutes, ordinances, orders, rules, regulations, plans, policies or decrees and the like now or hereafter in effect relating to (A) Hazardous Substance Activity or Hazardous Substances; (B) the generation, use, storage, transportation or disposal of Hazardous Substances, or solid waste; or (C) occupational safety and health, industrial hygiene, land use or the protection of human, plant or animal health, safety or welfare, including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. Section 9601 et seq.) (“CERCLA”); the Hazardous Material Transportation Act (49 U.S.C. Section 180 et seq.); the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. Section 136 et seq.); the Resource Conservation and Recovery Act (42 U.S.C. Section 6901 et seq.); the Clean Air Act (42 U.S.C. Section 740 et seq.); the Federal Water Pollution Control Act (33 U.S.C. Section 1251 et seq.); the Occupational Safety and health Act (29 U.S.C. Section 651 et seq.); the Safe Drinking Water Act (42 U.S.C. Section 300f et seq.); the Porter-Cologne Water Quality Control Act (California Water Code Section 13020 et seq.); the Safe Drinking Water and Toxic Enforcement Act of 1986 (California Health & Safety Code Section 25249.5 et seq.); the Hazardous Substance Account Act (California Health & Safety Code Section 25300 et seq.); the Hazardous Waste Control Act (California Health & Safety Code Section 25100 et seq.); The California Environmental Quality Act (California Public Resources Code Section 2100 et seq.); and the rules, regulations and ordinances of the City of Goleta or any applicable federal, state and local agencies or bureaus, as amended from time to time.

(ii) “Foreclosure Transfer” means the transfer of title to all or any part of the Property or the Trust Estate at a foreclosure sale under the Deed of Trust, either pursuant to judicial decree or the power of sale contained in the Deed of Trust, or by deed in lieu of such foreclosure.

(iii) “Hazardous Substances” means (A) any chemical, compound, material, mixture or substance that is now or hereafter defined or listed in, or otherwise classified pursuant to, any Environmental Laws as a “hazardous substance,” “hazardous material,” “hazardous waste,” “extremely hazardous waste,” “acutely hazardous waste,” “radioactive waste,” “infectious waste,” “biohazardous waste,” “toxic substance,” “pollutant,” “toxic pollutant,” “contaminant” as well as any other formulation not mentioned herein intended to define, list, or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, toxicity, reproductive toxicity, “EP toxicity” or “TCLP toxicity”; (B) petroleum, natural gas, natural gas liquids, liquefied natural gas, synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas) and ash produced by a resource recovery facility utilizing a municipal solid waste stream, and drilling fluids, produced waters and other wastes associated with the exploration, development or production of crude oil, natural gas, or geothermal resources; (C) “hazardous substance” as defined in Section 2782.6(d) of the California Civil Code; (D) “waste” as defined in Section 13050(d) of the California Water Code; (E) asbestos in any form; (F) urea formaldehyde foam insulation; (G) polychlorinated biphenyls (PCBs); (H) radon; and (I) any other chemical, material, or substance that, because of

its quantity, concentration, or physical or chemical characteristics, exposure to which is limited or regulated for health and safety reasons by any governmental authority, or which poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

(iv) “Hazardous Substance Activity” means any actual, proposed, or threatened use, storage, holding, existence, location, release (including, without limitation, any spilling, leaking, leaching, pumping, pouring, emitting, emptying, dumping, disposing into the environment, and the continuing migration into or through soil, surface water, groundwater or any body of water or the air), discharge, deposit, placement, generation, processing, construction, treatment, abatement, removal, disposal, disposition, handling, or transportation of any Hazardous Substance from, under, in, into, or on the Property, including without limitation, the movement or migration of any Hazardous Substances from surrounding property, surface water, groundwater or any body of water, or the air under, in, into or onto the Property and any residual Hazardous Substances contamination in, on, or under the Property.

(v) “Losses” means all charges, losses, liabilities, damages (whether actual, consequential, punitive, or otherwise denominated), costs, fees, demands, claims for personal injury or real or personal property damage), actions, administrative proceedings (including informal proceedings), judgments, causes of action, assessments, fines, penalties, costs, and expenses of any kind or character, foreseeable and unforeseeable, liquidated and contingent, proximate and remote, including, without limitation, the following: (A) the reasonable fees and expenses of outside legal counsel; (B) the reasonable fees and expenses of accountants, third-party consultants, and other independent contractors retained by an Beneficiary; (C) costs, including capital, operating and maintenance costs, incurred in connection with any investigation or monitoring of site conditions or any clean-up, remedial, removal or restoration work required or performed by any federal, state or local governmental agency or political subdivision or performed by any non-governmental entity or person that is required by Environmental Laws or administrative ruling or directive because of the presence, suspected presence, release or suspected release of Hazardous Substances in violation of Environmental Laws in the air, soil, surface water or groundwater at the Property; (D) any and all diminution in value of the Property, loss of use or damage to the Property, or loss of profits or loss of business opportunity; and (E) reasonable costs and expenses of enforcing this Section 6.

(vi) “Environmental Losses” means Losses arising out of or as a result of: (A) the occurrence of any Hazardous Substance Activity; (B) any violation of any applicable Environmental laws relating to the Property or to the ownership, use, occupancy or operation thereof; (C) any investigation, inquiry, order, hearing, action, or other proceeding by or before any governmental agency in connection with any Hazardous Substance Activity; or (D) any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, brought or asserted against any Indemnitee which directly or indirectly relates to, arises from or is based on any of the matters described in clauses (A), (B), or (C), or any allegation of any such matters.

(b) Trustor represents and warrants to Beneficiary that Trustor has conducted as appropriate inquiry and investigation, and, to the best of Trustor’s knowledge, based on such inquiry and investigation, no portion of the Property is being used or has ever been used at any

previous time, for the disposal, storage, treatment, processing or other handling of Hazardous Substances, nor have any Hazardous Substances migrated onto or from the Property. Neither the Property nor Trustor is in violation of or subject to any existing, pending or threatened investigation by any governmental authority under any Environmental Law. Trustor's prior and intended use of the Property will not result in the disposal or release of any Hazardous Substances on, under, about or to the Property or the migration of any Hazardous Substances from the Property. The foregoing representations and warranties shall be continuing and shall be true and correct for the period from the date hereof to the release of this Deed of Trust (whether by payment of the indebtedness secured hereby or foreclosure or action in lieu thereof), and these representations and warranties shall survive such release.

(c) Trustor represents and warrants to Beneficiary that Trustor has complied with all recommendations by any engineers retained by Trustor and all requirements of any applicable department of environmental resources, environmental protection agency or similar governmental agency, and there are no recommendations by said engineers or requirements ordered by said agency or any other governmental body for environmental investigation or cleanup with respect to the Property.

(d) On and after the date hereof, Trustor shall not (a) allow any Hazardous Substances to be installed, used, introduced, stored, treated, disposed of, generated, manufactured, discharged, dumped, transported or brought in, upon or over the Property in violation of applicable law; (b) allow any soil or ground water contamination or pollution with any Hazardous Substances on the Property in violation of applicable law; (c) allow any Hazardous Substances to migrate from the Property in violation of applicable law; (d) allow any Hazardous Substances to migrate onto the Property from any adjacent properties in violation of applicable law; or (e) allow or cause the Property to be in violation of, or to trigger a duly initiated and prosecuted investigation of the Property by any governmental authority under applicable limitations, restrictions, conditions, standards, prohibitions, requirements, obligations, schedules or timetables contained in any local, state and/or federal laws, regulations, codes, ordinances, plans, administrative or judicial orders, decrees, judgments, notices or demand letters issued, entered, promulgated or approved thereunder relating to the environment, land use, water and air quality and Hazardous Substances ("**Environmental Requirements**").

(e) If the presence of any Hazardous Substances on the Property caused or permitted by Trustor results in any contamination of the Property, Trustor shall promptly take all actions, at its sole expense, as are necessary to return the Property to the condition existing prior to the introduction of any such Hazardous Substances to the Property; provided that Beneficiary's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse long-term or short-term effect on the Property.

(f) At any time after the occurrence and during the continuance of any default under this Section 6, Beneficiary shall have the following rights and remedies, in addition to any other rights and remedies Beneficiary has under this Deed of Trust:

(i) As provided in California Code of Civil Procedure Section 564, Beneficiary or its employees, acting by themselves or through a court appointed receiver may do

any of the following: (i) enter upon, possess, manage, operate, dispose of, and contract to dispose of the Property or any part thereof; (ii) take custody of all accounts; (iii) negotiate with governmental authorities with respect to the Property's environmental compliance and remedial measures; (iv) take any action necessary to enforce compliance with environmental provisions, including spending Rent Payments to abate any environmental problem; (v) make, terminate, enforce or modify leases of part or all of the Property; (vi) contract for goods and services, hire agents, employees, and counsel, make repairs, alterations, and improvements to the Property necessary in Beneficiary's judgment to protect or enhance the security hereof; and/or (vii) take any and all other actions which may be necessary or desirable to comply with Trustor's obligations hereunder and under the Loan Documents. All sums realized by the receiver or Beneficiary under this subparagraph, less all costs and expenses incurred by either of them under this subparagraph, including attorneys' fees, and less such sums as Beneficiary or the receiver deems appropriate as a reserve to meet future expenses under this subparagraph, shall be applied on any indebtedness secured hereby in such order as Beneficiary shall determine. Neither application of said sums to said indebtedness, nor any other action taken by Beneficiary or the receiver under this subparagraph shall cure or waive any default or notice of default hereunder, or nullify the effect of any such notice of default. Beneficiary, or any employee or agent of Beneficiary, or a receiver appointed by a court, may take any action or proceeding hereunder without regard to the adequacy of the security for the indebtedness secured hereunder, the existence of a declaration that the indebtedness secured hereby has been declared immediately due and payable, or the filing of a notice of default.

(ii) With or without notice, and without releasing Trustor from any obligation hereunder, to cure any default of Trustor or in connection with any such default, Beneficiary or its agents, acting by themselves or through a court-appointed receiver, may enter upon the Property or any part thereof and perform such acts and things as Beneficiary deems necessary or desirable to inspect, investigate, assess, and protect the security hereof, including of any of Beneficiary's other rights: (i) to obtain a court order to enforce Beneficiary's right to enter and inspect the Property under California Civil Code Section 2929.5 (in respect of which the decision of Beneficiary as to whether there exists a release or threatened release of hazardous substance, as defined therein, onto the Property shall be deemed reasonable and conclusive as between the parties hereto); and (ii) to have a receiver appointed under California Code of Civil Procedure Section 564 to enforce Beneficiary's right to enter and inspect the Property for hazardous substances as defined therein. All costs and expenses incurred by Beneficiary with respect to the audits, tests, inspections, and examinations which Beneficiary or its agents or employees may conduct, including the fees of engineers, laboratories, contractors, consultants, and attorneys, shall be paid by Trustor. All costs and expenses incurred by Trustee and Beneficiary pursuant to this subparagraph (including court costs, consultant fees and attorney fees, whether incurred in litigation or not and whether before or after judgment) shall bear interest at the Note Rate, from the date they are incurred until said sums have been paid.

(iii) Beneficiary may seek a judgment that Trustor has breached its covenants, representations and/or warranties with respect to the environmental matters set forth above in this Section 6, by commencing and maintaining an action or actions in any court of competent jurisdiction for breach of contract pursuant to California Code of Civil Procedure Section 736, whether commenced prior to foreclosure of the Property or after foreclosure of the Property, and to seek the recovery of any and all costs, damages, expenses, fees, penalties, fines,

judgments, indemnification payments to third parties, and other out-of-pocket costs or expenses actually incurred by Beneficiary or advanced by Beneficiary (collectively, the “**Environmental Costs**”) relating to the cleanup, remediation or other response action required by applicable law or which Beneficiary believes necessary to protect the Property, it being conclusively presumed between Beneficiary and Trustor that all such Environmental Costs incurred or advanced by Beneficiary relating to the cleanup, remediation, or other response action respecting the Property were made by Beneficiary in good faith. All Environmental Costs incurred by Beneficiary under this subparagraph (including court costs, consultant fees and attorney fees, whether incurred in litigation or not and whether before or after judgment) shall bear interest at the Note Rate, from the date of expenditure until said sums have been paid. Beneficiary shall be entitled to bid, at any sale of the Property held hereunder, the amount of said costs, expenses and interest in addition to the amount of the other obligations hereby secured as a credit bid, the equivalent of cash.

(iv) As provided in California Code of Civil Procedure Section 726.5, Beneficiary may waive its lien against the Property or any portion thereof, to the extent such property is found to be environmentally impaired as defined therein, and to exercise any and all rights and remedies of an unsecured creditor against Trustor and all of Trustor’s assets and property for the recovery of any deficiency and Environmental Costs, including seeking an attachment order under California Code of Civil Procedure Section 483.010. Beneficiary and Trustor each represents and warrants for itself that it has no actual knowledge of any release of any Hazardous Substance (as defined in Section 726.6) on, to or under the Property. As between Beneficiary and Trustor, for purposes of California Code of Civil Procedure Section 726.5, Trustor shall have the burden of proving that Trustor or any related party (or any affiliate or agent of Trustor or any related party) did not cause or contribute to, and was not in any way negligent in permitting, any release or threatened release of the Hazardous Substance.

(v) Trustor acknowledges and agrees that notwithstanding any term or provision contained herein or in the Loan Documents, the Environmental Costs and all judgments and awards entered against Trustor pursuant to Section 6(f)(iv) above shall be exceptions to any nonrecourse or exculpatory provision of the Loan Documents, and Trustor shall be fully and personally liable for the Environmental Costs and such judgments and awards and such liability shall not be limited to the original principal amount of the obligations secured by this Deed of Trust, and Trustor’s obligations shall survive the foreclosure, deed in lieu of foreclosure, release, reconveyance, or any other transfer of the Property or this Deed of Trust.

(g) Trustor hereby agrees to indemnify, defend and hold harmless Beneficiary from and against any and all Environmental Losses.

TRUSTOR:

HOUSING AUTHORITY OF THE COUNTY OF
SANTA BARBARA,
a public body corporate and politic

By: _____
Robert P. Havlicek, Jr.
Executive Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On this ___ day of _____, 20__ before me, _____,
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

EXHIBIT A
Legal Description of Property

[to be inserted]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On this ___ day of _____, 20__ before me, _____,
Notary Public, personally appeared _____, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
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Signature: _____ (Seal)

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COUNTY OF _____

On this ___ day of _____, 20__ before me, _____,
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in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

ATTACHMENT 8

Heritage Ridge Residential Project

Staff Presentation Power Point

CITY COUNCIL HEARING

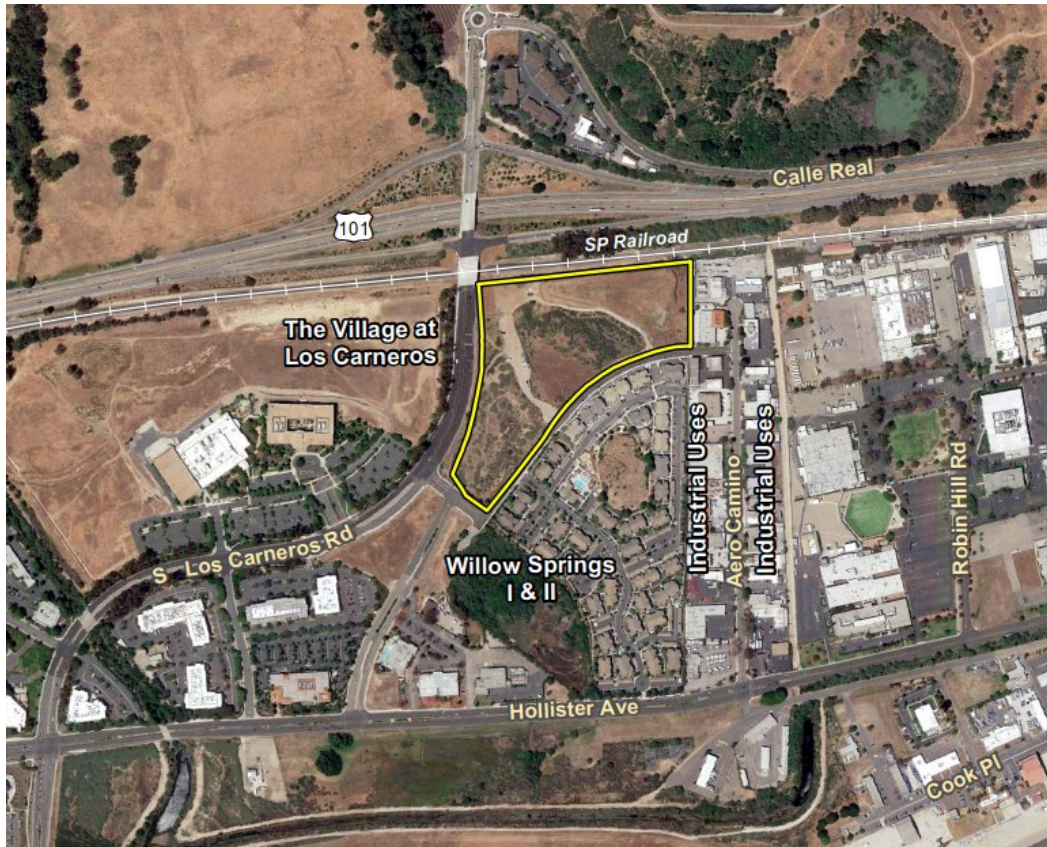
March 7, 2023

Heritage Ridge Residential Project



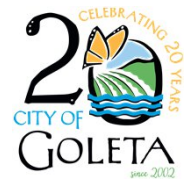
March 7, 2023– CITY COUNCIL

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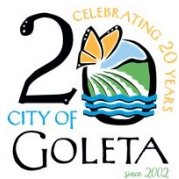
Project Site

17.36-acre vacant site
north of Camino Vista and
east of S. Los Carneros Rd.



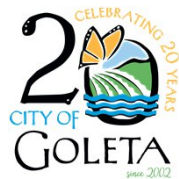
Approval Requests

- General Plan Amendment to remove an Environmental Sensitive Habitat Area designation;
- Vesting Tentative Map to consolidate 13 lots into 4 lots;
- Development Plan for 332 units (102 affordable units with two manager units and 228 market rate); and
- Certification of an Environmental Impact Report



Background

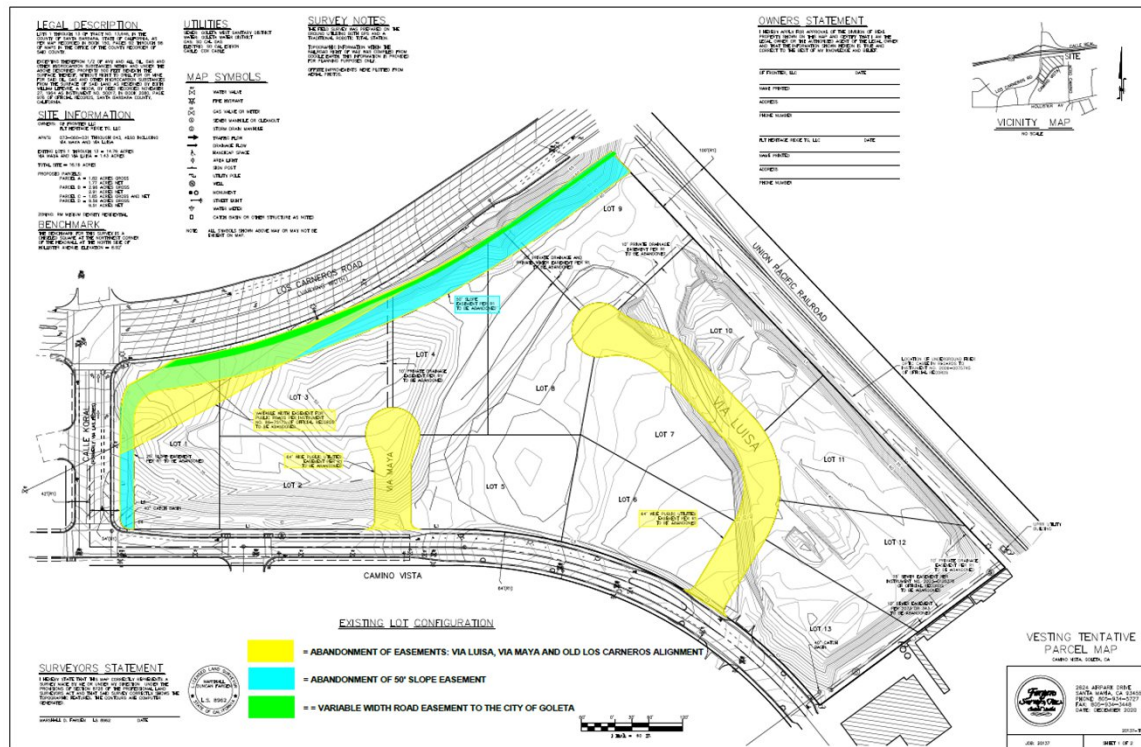
- Submitted in 2014 as 360 units (132 senior, 228 market-rate)
- Application deemed complete in 2014 (being processed under prior Zoning code)
- Draft EIR circulated in 2016
- Project revised in 2019 as 332 units (104 affordable, 228 market-rate)
- New design to DRB in 2020 and 2021
- Revised Draft EIR circulated in 2021 (public comment period closed in June 2021)
- Final EIR prepared January 2022 and made available in February 2022
- Planning Commission Hearings March and April 2022
- Planning Commission Recommended approval of all components on Nov. 14, 2022 with Park Option #2 (Original Design)



Project Description

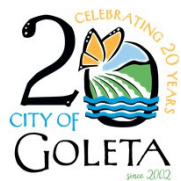
General Plan Amendment remove ESHA designation of Coastal Sage Scrub from the site.

Vesting Tentative Map and Roadway/Slope easement vacations merge 13 existing lots and re-subdivide into four lots; vacate three road and slope/landscape easements; and dedicate area adjacent to Los Carneros.



March 7, 2023 – CITY COUNCIL

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Affordable Units

Voluntarily proposed the 102 affordable housing at the low-income range with 2 manager units. The currently anticipated mix is as follows:

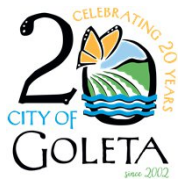
Senior Affordable (40 units with 1 manager unit)

- 1 unit for an onsite resident manager
- 10 units for veterans
- 12 units for seniors who are unhoused with significant medical needs
- 8 units for seniors who are unhoused and have mental health and other needs
- 10 units for lower income seniors in need of affordable housing
-

Family Affordable (62 units with 1 manager unit)

- 1 unit for an onsite resident manager
- 12 units for households with veterans
- 12 units for households in need of housing with a family member with significant medical needs
- 14 units for households in need of housing with a family member who has mental health and other needs
- 12 units for households currently experiencing, or at risk of, homelessness
- 12 units for lower income households in need of affordable housing

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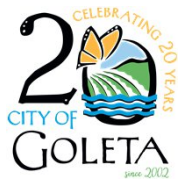
Public Park Original Design

General Plan designation of two-acre public park

- Grassy lawn area;
- Playground and tot lot;
- Picnic area;
- Perimeter walking/jogging path;
- 10 fitness equipment stations;
- Meadow with native grasses;
- Educational features of Chumash village renditions; and
- Native interpretive garden.



HERITAGE RIDGE



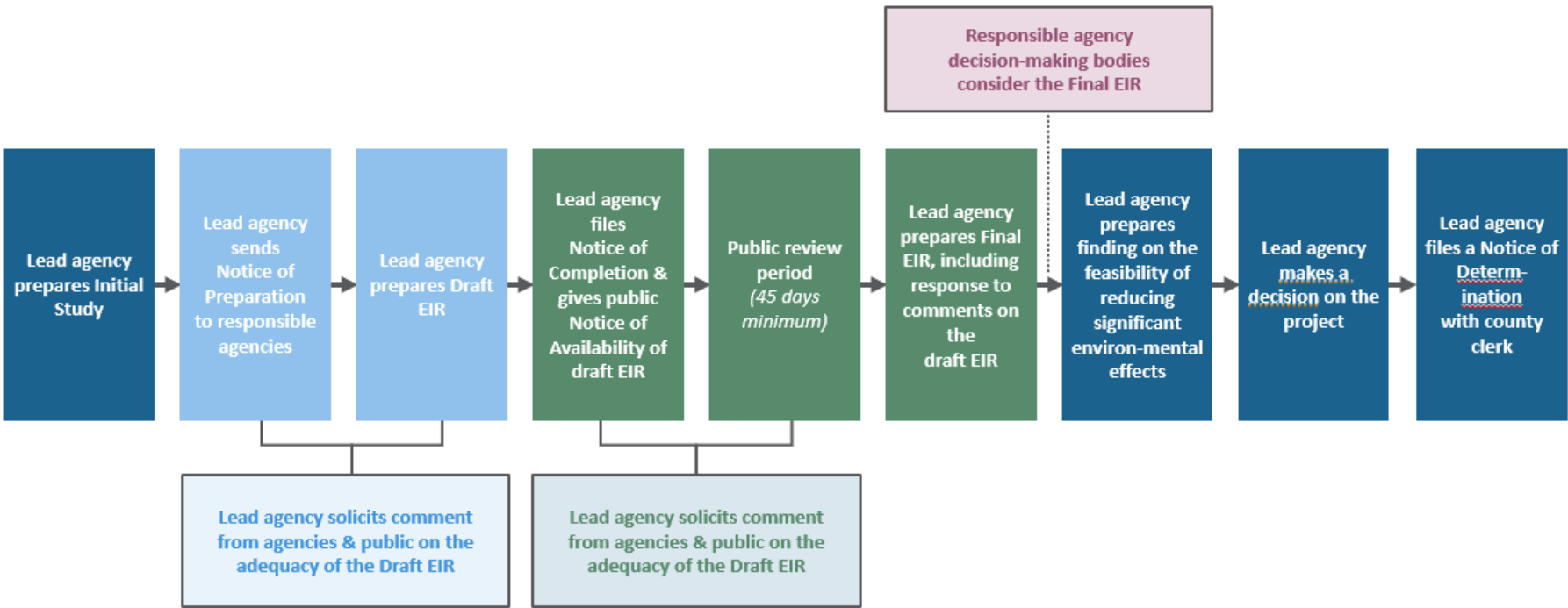
March 7, 2023 – CITY COUNCIL

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Architectural Style and Height

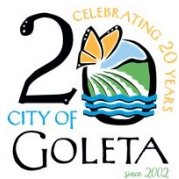


CEQA Process



EIR Background

- Notice of Preparation circulated in April 2015
 - 9 public comment letters received
- Draft EIR circulated in June 2016
 - 14 public comment letters received
- Revised Draft EIR circulated in May 2021 (public comment period ended in June 2021)
 - 7 public comment letters received
- Final EIR released in February 2022
 - Public comments received after close of public comment period in March and April 2022
- Preface chapter added to Final EIR in October 2022



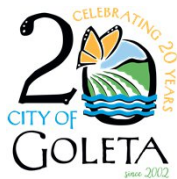
EIR Summary

Significant Unavoidable Impacts:

- Cultural and Tribal cultural resources (cumulative)
- Noise (short-term construction noise impacts)
- Utilities and service systems (solid waste project-level and cumulative)

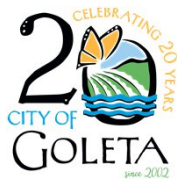
Less than Significant with Mitigation

- Aesthetics and visual resources (lighting)
- Biological resources (nesting/foraging birds, indirect habitat impacts, wildlife linkage)
- Cultural and Tribal cultural resources (impacts on Native American Site #CA-SBA-56)
- Geology and soils (liquefaction potential, expansive and erodible soils)
- Hydrology and water quality (alteration of drainage patterns/increased impermeability)



Final EIR Preface

- Preface does not change the Final EIR analysis or conclusions
- Preface provides clarifying information to address:
 - Response to substantive comments received after the close of the public review period, including:
 - EIR baseline and mapping
 - 100-foot setback from Los Carneros Creek Streambed Protection Area (SPA)
 - Environmentally sensitive habitat area (ESHA) mapping
 - Wildlife corridors
 - Changes in project design
 - Increased SPA setback
 - Park design options
 - Affordable housing and manager units

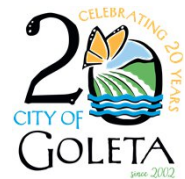


Original Park Design

- Designed in collaboration with BBCI
- Reviewed by Design Review Board
- Reviewed by Parks & Recreation Commission

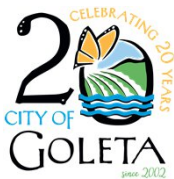


HERITAGE RIDGE



Affordable Housing

- Housing Authority to purchase Lots 1 & 2 on or before June 1, 2025.
- Heritage Ridge grades & constructs super pads for Lots 1 & 2.
- Heritage Ridge and Housing Authority will enter into an Affordability Covenant and Regulatory Agreement that will provide for the affordability of the units for 55 years.



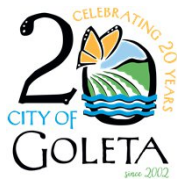
Affordable Housing (cont.)

If Housing Authority does not purchase Lots 1 & 2 by June 1, 2025:

1. Within 1 year, Heritage Ridge can find another housing developer to develop the units under the same terms as provided for in the Conditions; or
2. Within 7 years, Heritage Ridge can build the units themselves.

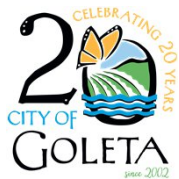
Until Number 1 or Number 2 happens, the City holds onto the Quimby fees paid by Heritage Ridge at final map recordation.

If neither Number 1 or Number 2 happens, the City has the right to enforce violation of the Conditions in accordance with the Municipal Code, including but not limited to revocation of the Development Plan.



State Density Bonus Concession

- The project qualifies for a concession under the Density Bonus Law.
- Heritage Ridge has requested the concession of providing fewer parking spaces than required for the market rate units from 542 to 494 parking spaces.



Conclusion

- Project site is designated as an Affordable Housing Opportunity site.
- The 102 affordable units will contribute to the City's RHNA numbers.
- Completes the third phase of the Willow Springs, planned in the General Plan.
- The project meets all zoning standards and General Plan policies.
- The EIR sufficiently analyzes the Project's potentially significant environmental impacts and provides a range of feasible alternatives.
- The DRB reviewed project 4 times to come to a desirable architectural style.
- All findings can be made to support approval.



Recommendation

That the City Council adopt the following Resolutions :

1. Adopt Environmental Findings Pursuant to the CEQA, to Certify the Heritage Ridge Residential Project Environmental Impact Report; Adopt the Mitigation Monitoring and Reporting Program, and Adopt Statement of Overriding Considerations;
2. Adopt Amendments to the General Plan/Coastal Land Use Plan Open Space Element Figure 3-5 and Conservation Element Figure 4-1;
3. Approve the Vesting Tentative Map to Merge and Re-subdivide Thirteen Lots into Four Lots (Three Residential Lots and One Park Lot) for the Heritage Ridge Residential Project; and
4. Approve the Development Plan for 332 Apartment Units, with a State Density Bonus Parking Concession, and a Public Park (Option 2- Original Design) for the Heritage Ridge Residential Project

