



SEPPS Land Use Consulting

Anthem Chapel of Goleta

§ 17.30.050 Development Standards Analysis Development Plan, CUP and Subdivision

A.

Proposed site designs must preserve wildlife corridors or habitat networks. Corridors must be of sufficient width to protect habitat and dispersal zones for small mammals, amphibians, reptiles, and birds.

There is not an existing wildlife corridor through the property. The project will allow passage for animals as described and will provide habitat for animals in a restored ESHA buffer.

B.

Land divisions are only allowed if each new lot being created, except for open space lots, is capable of being developed without building in any ESHA or ESHA buffer and without any need for impacts to ESHAs related to fuel modification for fire safety purposes.

The applicant has requested an ESHA buffer reduction as allowed by the Municipal code. With this reduction, the project will comply.

C.

Site plans and landscaping must be designed to protect ESHAs. Landscaping, screening, or vegetated buffers, must retain, salvage, and/or re-establish vegetation that supports wildlife habitat whenever feasible. New development must incorporate design techniques that protect, support, and enhance wildlife habitat values. Planting of non-native, invasive species within ESHA or ESHA buffers must not be permitted.

The proposed plans include a substantially improved ESHA buffer with native trees, plants and shrubs including that for Monarch foraging. The existing buffer is mainly bare dirt/gravel.

D.

New development must not degrade water quality, including the ocean, lagoons, creeks, ponds, wetlands, or any other waterbody. Pollutants that could adversely affect protected, sensitive resources shall not be discharged or allowed to flow off site.

The proposed project will improve stormwater drainage on the site and provide the necessary BMPs to help keep stormwater runoff clean.

E.

All new development must be sited and designed to minimize grading, alteration of natural landforms and physical features, and vegetation clearance in order to reduce or avoid soil erosion, creek siltation, increased runoff, and reduced infiltration of stormwater, and to prevent net increases in baseline flows for any receiving water body.

The project does not propose unreasonable grading nor does it significantly impact soil erosion. It is not located near a creek or pond and will not increase baseline flows of stormwater with the proposed drainage and stormwater runoff design.

F.

Light and glare from new development must be controlled and directed away from wildlife habitats. Exterior night lighting must be minimized, restricted to low-intensity fixtures, shielded, and directed away from ESHAs, consistent with the requirements and standards in Chapter [17.35](#), Lighting.

Lighting will be minimal at the perimeters of the project. See accompany photometric analysis for details as well as lighting cut sheets.

G.

All new development must minimize potentially significant noise impacts on special-status species, consistent with the requirements of Chapter [17.39](#), Performance Standards.

An acoustic analysis has been provided with the application to address the occasional outdoor events.

H.

All new development must be sited and designed to minimize the need for fuel modification or weed abatement for fire safety in order to preserve native and/or non-native supporting habitats. Development must use fire-resistant materials and incorporate alternative measures, such as firewalls and landscaping techniques that will reduce or avoid fuel modification activities.

The project will not need substantive fuel modification efforts as designed.

I.

The timing of construction activities must be controlled to minimize potential disruptions or impacts to wildlife during critical time periods, such as nesting or breeding seasons.

The applicant is prepared to accept conditions which restrict construction during portions of the year and will work with a biologist as necessary to survey nests and roosting areas.

J.

Grading, earthmoving, and vegetation clearance within or adjacent to ESHA is prohibited during the rainy season, generally from November 1st to March 31st, except: NOTE

- 1. Where necessary to protect or enhance the ESHA itself; or**
- 2. Where erosion control measures and best management practices (BMPs), such as sediment basins, silt fencing, sandbagging, or installation of geofabrics have been incorporated into the project, approved by the City, and installed prior to any grading operations; or**
- 3. Where necessary to remediate hazardous flooding or geologic conditions that endanger public health and safety.**

Noted.